

**CITY OF SHAWNEE  
CITY COUNCIL MEETING  
MINUTES**  
May 12, 2025  
6:00 P.M.

**Governing Body Present:**

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

**Governing Body Absent:****Staff Present:**

Paul Kramer - City Manager  
Colin Duffy - Deputy City Manager  
Lauren Grashoff - Assistant City Manager  
Jenny Smith - City Attorney  
Stephanie Zaldivar - City Clerk  
Doug Donahoo - Communications Director  
Kellie Heckerson - Admin. Coordinator CMO  
Kelly Grisnik - Human Resources Director  
Sam Larson - Police Chief  
Sean Rocco - Finance Director  
Mike Inich - I.T. Director  
Rick Potter - Fire Chief  
Doug Allmon - Community Development  
Director  
Tonya Lecuru - Parks & Recreation Director  
Kevin Manning - Public Works Director  
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 12<sup>th</sup>, 2025, meeting of the Shawnee City Council. I am Mayor Mickey Sandifer, and I'll be chairing this meeting tonight. 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.

**COUNCILMEMBER MURPHY:** Present.

**MAYOR SANDIFER:** Councilmember Kemmling.

**COUNCILMEMBER KEMMLING:** Present.

**MAYOR SANDIFER:** Councilmember Knappen.

**COUNCILMEMBER KNAPPEN:** Present.

**MAYOR SANDIFER:** Councilmember Stiens. Is she online? Okay. She's absent.

**MR. DUFFY:** Mayor, it looks like she just joined. Let me get her promoted to panel.

**MAYOR SANDIFER:** Is she on?

**MR. DUFFY:** She is.

**MAYOR SANDIFER:** Okay. Councilmember Stiens. I'm going to say present apparently.

**MR. DUFFY:** She is rejoining.

**COUNCILMEMBER STIENS:** Present. Did you hear me?

**MR. DUFFY:** We can hear you. Thank you.

**COUNCILMEMBER STIENS:** Sorry.

**MAYOR SANDIFER:** Councilmember Walters. Councilmember Walters.

**COUNCILMEMBER WALTERS:** Present.

**MAYOR SANDIFER:** Councilmember Burchfield.

**COUNCILMEMBER BURCHFIELD:** Present.

**MAYOR SANDIFER:** Thank you.

## B. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

(Pledge of Allegiance and Moment of Silence)

**MAYOR SANDIFER:** Thank you. All right.

Next, I'd like to explain our procedure 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 -- all comments are limited to five minutes, and no person may speak more than once -- more than once to 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 we have an accurate record of your name and address. Additionally, any comments can be

submitted to the entire Governing Body via email at:  
[GoverningBody@cityofshawnee.org](mailto:GoverningBody@cityofshawnee.org).

## C. CONSENT AGENDA

1. Approve minutes from the City Council meeting of April 28, 2025.
2. Approve minutes from the Council Committee meeting of April 28, 2025.
3. Review minutes from the Planning Commission meeting of April 21, 2025.
4. Consider approving the extension of SUP-02-03-04, a special use permit issued to Surf and Go IV to operate gas pumps in the Commercial Neighborhood zone, located at 7154 Renner Road.
5. Consider accepting the dedication of land, or an interest in for public purposes, contained in the Bittersweet Bluff, 2nd Plat (FP25-03), a residential subdivision located at 26288 West 67th Street.
6. Consider accepting the dedication of land, or an interest in for public purposes, contained in the Monticello Center, Seventh Plat (FP25-04), a commercial subdivision located in the 22600 Block of Silverheel Street.
7. Consider approving an Ordinance amending Chapter 2.12 of the Shawnee Municipal Code to add a new Section 2.12.040 to provide provisions for a Fire Chief.
8. Consider the withdrawal of SUP-06-20-04, a special use permit issued to Harley's Hideaway Bar & Grill for live entertainment in the Commercial Neighborhood zone, located at 12200 Johnson Drive.
9. Consider a Memorandum of Understanding with Johnson County to cost share translation services specific to CDBG and HOME Programs outreach.

**MAYOR SANDIFER:** The next item on the agenda is the Consent Agenda. Would anyone like -- on the Council like to remove anything on the Consent Agenda? Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Thanks, Mayor. Not a removal but just kind of a question, maybe better suited for staff. Number 9, excuse me, Number 8 regarding a special use permit for Harley's Hideaway for live entertainment there. Just a quick question. I know we've had some trouble with the Social bar with noise and issues with that. And I'm wondering if we have some lessons learned that maybe we were able to share with that business prior to them applying for that. And is the neighborhood prepared for potential noise issues if we do approve that?

**MR. ALLMON:** So, in actuality, this is a withdrawal of that special use permit. They had that, I believe, for just live karaoke events and some things that were really not disruptive to the neighborhood. But they have now gone out of business and there's now a Mexican restaurant in that facility, I believe. And at this point, they have not requested any sort of live entertainment so --

**COUNCILMEMBER GILLETTE:** Sorry about that.

**MR. ALLMON:** No. That's okay. And in terms of lessons learned, yes. We explain our rules about sound and property lines with any special use permit that comes in for -- in the CN zone as this is in. Hopefully that answers your question.

**COUNCILMEMBER GILLETTE:** Thank you, Doug.

**MR. ALLMON:** You bet.

**MAYOR SANDIFER:** Anyone else? Hearing none, I'll accept a motion for the Consent Agenda.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Laurel.

**COUNCILMEMBER BURCHFIELD:** 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 1:** Kurt Knappen - Ward 3/Laurel Burchfield - Ward 4: Approve the Consent Agenda as presented. The motion carried 8-0-0.

#### 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 about an item that is not on tonight's agenda, now is the time to speak. Did anyone sign up for this?

**MR. DUFFY:** No, Mayor. We didn't have anyone pre-register for Business from the Floor.

**MAYOR SANDIFER:** Okay. Is there anyone here in the audience that would like to speak on anything that is not on our agenda? Okay.

#### E. MAYOR'S ITEMS

##### 1. Poppy Month Proclamation

**MAYOR SANDIFER:** The next item are Mayor's Items. Item Number 1 is Poppy Month Proclamation. Communications Director Doug Donahoo will read the proclamation while I present it. I'd like to invite the members of the American Legion to the front for a presentation for tonight's proclamation.

**MR. DONAHOO:** Whereas, the United States of America is a land of freedom, secured and preserved by the courageous service of our military personnel; and

Whereas, a nation at peace must be reminded of the price of war and the debt owed to those who have died in war; and

Whereas, the red poppy has been designated as a symbol of sacrifice, of lives in all wars; and

Whereas, the American Legion has pledged to remind America annually of this debt through the distribution of this memorial flower.

Now, therefore, Mickey Sandifer, Mayor of Shawnee, Kansas, does hereby proclaim May 2025 as Poppy Month, and asks all citizens to pay tribute to those who have made the ultimate sacrifice.

(Applause)

**MAYOR SANDIFER:** And if anybody didn't get their poppies, [inaudible].

(Off Record Talking)

## F. PUBLIC ITEMS

### 1. **Conduct a public hearing on the community development and housing needs for the 2026 Community Development Block Grant Action Plan.**

(a) Conduct a public hearing.

**MAYOR SANDIFER:** The next item on the agenda is Public Items. Item Number 1 is to conduct a public hearing on the community development and housing needs for the 2026 Community Development Block Grant Action Plan.

I'll now accept a motion to conduct a public hearing. Sierra.

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

**MAYOR SANDIFER:** Laurel.

**COUNCILMEMBER BURCHFIELD:** 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 2:** Sierra Whitted - Ward 1/Laurel Burchfield - Ward 4: Conduct a public hearing. The motion carried 8-0-0.

**MAYOR SANDIFER:** We are now in a public hearing. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Our Assistant City Manager, Lauren Grashoff, will handle this item this evening.

**MS. GRASHOFF:** All right. Good evening. So, this is a little bit different format from how we've traditionally done our needs assessment hearing, so I'll kind of get into that a little bit.

[Overview slide]

Because this might be an introduction to this program for some of our audience, if they did want to come and provide feedback this evening, I'll do a quick program overview as well as touch on our Shawnee specific program elements. And then we will conclude with the public hearing and public comments for the evening.

[Community Needs Assessment slide]

So, traditionally this has been an individual separate meeting outside of City Council, basically just a call, informal, just sort of public call for public feedback on what we are required to do as a community needs assessment. And basically, so that's ask the community what's needed and how we can use our Community Development Block Grant funding every year.

Unfortunately, that call has not actually -- we have not had participants in that meeting the last several years. So, this is, you know, we already have sort of a captive audience as our Council meetings. So, this is an attempt to basically just sort of reprogram and hopefully get some additional feedback this evening.

We use part of this assessment, and it includes a hearing, but also a variety of other tools, again, to get feedback from the community as a part of establishing our programmatic priorities and it helps guide our annual project selection.

[What is CDBG? slide]

So again, just a quick overview of the program. This is a program through Housing and Urban Development. It's an annual grant to localities and states to assist in providing what's deemed viable communities, which means decent housing and suitable living environments, and expanded economic opportunities. The goal is really to primarily serve persons of low and moderate income. And each grantee of the funding is required to make sure that all of the eligibility requirements are met, including again benefiting low to moderate income persons, preventing or eliminating blight. And then in certain circumstances, it might be like disaster recovery for meeting an urgent need.

[Eligible Activity Examples slide]

Some eligible activity examples include housing. For instance, we have a Minor Home Rehabilitation Program that we've funded continuously through CDBG funds. Real property activities, public facilities including streets, stormwater, sidewalks, economic development, which would we did use some of the coronavirus funds to assist with some microenterprise assistance several years ago. Public services. So, those are kind of the standard, childcare, emergency rent or utility assistance. It can also be things like job training for low to moderate income residents or assistance to community based development organizations. And those could be organizations that maybe do some renovation or maybe home construction themselves. And those are generally non-profits.

[Funding Guidelines slide]

So, there are guidelines, of course, being any federal program. Funding is obligated annually. We don't exactly -- there's a formula. We don't know the funding until each year as the federal government allocates and sets their budget annually. Overall

program wide, we cannot spend more than 20 percent of our annual grant on planning our administrative costs and no more than 15 percent on public service activities and then a minimum of 70 percent of that funding, again, has to benefit low to moderate income persons.

And the way that benefit can be provided to those households can be either through directly providing services to them, like childcare assistance or emergency rent assistance. Or it can be provided through what's called an area benefit. And so, we -- that would be something more like our infrastructure projects where we look at a census block group. And that area has a majority of low to moderate income households within that area. And so doing things like public infrastructure improvements would provide that overall area wide benefit.

**[Shawnee CDBG slide]**

So, moving into our specific program. Our program year runs with the calendar year. Unfortunately, we don't know our 2025 award yet, but our 2024 award was just over \$275,000 with our five-year average being a little higher than that.

Our 2025 funded activities included the Renner Road stormwater pipe replacement. That's being funded about 75 percent. Again, we don't have actual numbers, but this is -- essentially, when we get those, that number how we'll break it out. Another 15 percent going to public services, and then 20 percent to the program administration. This is for City services only to support the cost of this. We do not allow those public service agencies to use any of our funds for administrative or overhead costs.

**[2025 Eligible Funding Areas slide]**

And so, this is, as I mentioned, that area benefit. The areas in blue are the areas that are currently eligible to receive that area benefit. As part of this program, we go through a five-year plan development process as well as an annual plan process. We are currently -- our current cycle is 2025 through 2029. A Consolidated Plan is what those are called. And then obviously we are planning for our 2026, starting that process this year.

**[2025-2029 Consolidated Plan - Community needs assessment resources slide]**

So, within the five-year plan that we're currently operating under, we use a variety of tools and resources to help basically determine those community needs. And those can be anything from data. We look at census information and housing market analysis that Johnson County pulls together for us. Obviously, we have our Shawnee citizen surveys. We annually, as part of our CIP project process, go through and look at some of those capital improvement needs as well as a variety of other just outreach opportunities with public service agencies, Housing and Urban Development. And so, there's a wide range of input that we basically get as part of this process to help determine our priorities and projects to be -- we can use the funds on.

**[2025-2029 Consolidated Plan - Priority objectives/Projected outcomes slide]**

So, last year we set the priority objectives. These are pretty consistent across our entire program history with this. Create and maintain suitable living environments, decent housing, and provide economic opportunity.

The outcomes for those include availability/accessibility, affordability, and then overall sustainability.

*[2025-2029 Consolidated Plan - Priority needs slide]*

As I mentioned, we use a variety of different tools and resources, including in -- with the development of the consolidated plan. we had a lot of robust online feedback to a survey tool. Adapted that, again, with all of our other sort of community planning and surveys and projects. So, we really -- what we see, and this is consistent year over year, is priority needs focused around public facilities and infrastructure, housing rehabilitation and then those public services.

What specifically shook out last year, which can change year to year, looking at some of those critical needs, streets sidewalks and stormwater, energy efficiency related to housing rehabilitation. And then public services, the feedback was around mental health supports and then housing assistance.

*[Consolidated Plan - Annual Plan slide]*

So, as I noted, those sort of three broad categories, we do try to keep consistent because obviously if we're looking at a five-year plan, we want to make sure the activities we're doing each year meet that overall five-year plan priorities. So, project needs or need level as far as critical to high or moderate can change year over year. And that can vary, obviously, based on if, you know, possibly if there's an urgent need or if there's availability of services.

We saw during COVID there was a lot of funding out there and so there maybe wasn't necessarily a need for some of the CDBG money because there were other funds available. So, that can vary year over year, and it includes variations in sub-grantee requests.

And so, we also use these priorities in order to -- through our sub-grantee applications. We do have set scoring criteria. And part of that scoring criteria includes alignment with our priority needs. So again, identifying these and then annually doing this needs assessment helps us identify if there are projects that either meet and align, or maybe don't as well align and maybe so that doesn't necessarily score as high.

*[2026 Action Plan Timeline slide]*

So, our 2026 Plan planning for the 2026 plan year, we did as part of -- in combination with Johnson County and Overland Park, we do this annually. Again, part of that actual sending out surveys to public service agencies, cities, county organizations. Doing that as well as having the meeting, this public hearing this evening.

And then we move into basically actually designating those projects. So, we do a call for sub-grantee applications in June. The application deadline is July. And then we -- after that, hold two additional public hearings, and that's really when we get into the discussion on what the actual applications are and those projects proposals.

Typically, then we would have that final public hearing in October. There's a required 30-day public comment period following that final public hearing, and that really wraps up the planning cycle for us to basically be ready to start programs January 1.

*[Public Comments slide]*

So, there's no formal action that needs to be taken tonight. Again, this is a public hearing. It's intended to get your feedback as well as public feedback. If there are different, you know, if you want to reaffirm maybe some of the priorities, or if there is a request to maybe look into, maybe it be an agency or a project type, we could certainly

within our grantee applications do sort of special calls for maybe priority projects. But that's not necessarily, again, nothing that has to be action taken this evening. Anything specific is going to come later this year in August and October for discussion.

And so, there is, for anyone, information we do have on our website as well for a really thorough -- there's a video on there as well, for additional information about this program. So, I will answer any questions you all have.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Yeah. Good job, Lauren. I was going to interrupt you several times, but you were cruising.

**MS. GRASHOFF:** Sorry. I was.

**COUNCILMEMBER KNAPPEN:** So, good job. I have three questions actually.

**MS. GRASHOFF:** Yeah.

**COUNCILMEMBER KNAPPEN:** One, you showed a slide that showed three designated areas. How specifically were those decided? I know you mentioned income level often. But we can only use this money in these three areas, and then how were they picked?

**MS. GRASHOFF:** Yeah. So, this is set -- they actually, HUD actually went -- we are finally on more recent census data. And that threshold is set within the overall federal program guidelines. So, it's 50 percent of the census block group, which is a, you know, boiled down area. Based on that population and looking at the income no more than 50 percent of those households can be -- basically meet the income threshold.

**COUNCILMEMBER KNAPPEN:** Okay. Thank you. And I said poverty levels. I didn't mean that. I meant based on the income level.

The second thing, one of the slides showed that 70 percent needs to be used for low income. But then you showed where we were spending, we're paying for Renner, I think, it was -- 75 percent of it was paid for by this. So, my question there is basically, are we putting as much -- are we using as much as we can toward public infrastructure out of this budget?

**MS. GRASHOFF:** So, we do -- basically everything that you'll see, and I just noticed the numbers are off by 5 percent there. But we do -- we'll actually go to 20 percent for public services. We generally try because we do have more funding requests than we have funding. So, we try to maximize that and then we use the remainder essentially for an infrastructure project. But the public services and public infrastructure, those benefit, have that low to moderate income benefit. So, really, we're only looking -- so, we're looking at 90 percent low to moderate income benefit with 10 percent going to administration.

**COUNCILMEMBER KNAPPEN:** Good. And then my final question, you mentioned that you can use it toward mental health support.

**MS. GRASHOFF:** Uh-huh.

**COUNCILMEMBER KNAPPEN:** Are we able to use any of this funding to help support the, you know, we brought on three mental health workers within the Police Department. Are we able to use any of this money to support that program?

**MS. GRASHOFF:** It would have to be client specific. So, it's possible if maybe Johnson County Mental Health, or if after the fact we were able to get household information as far as their income. It is possible that we could use this funding for that.

**COUNCILMEMBER KNAPPEN:** The reason I'm asking my last two questions, obviously we want a lot of this money to be available for residents that are low income. But I know a lot of times it's not utilized that way as much as it could be. And so, I just want to make sure that we're using as much of it as we can to support our infrastructure, our police force if we can use it that way and things like that. So, that's why I bring it up. Thank you.

**MAYOR SANDIFER:** Laurel.

**COUNCILMEMBER BURCHFIELD:** Thank you. I actually want to just kind of ask some clarifying questions based off what Councilmember Knappen said. Is this not being used to the best of its or the fullest of its ability? Are the funds not being used that we are spending?

**MS. GRASHOFF:** I would definitely say we try to allocate, and this is new actually for 2025. We have historically 100 percent funded for that low to moderate income benefit. And so that is something that we did change with basically getting a new staff person for this year. It's not paying for hours for staff time. It's paying for her training in order to be able to get up to speed and manage this program. And so overall, yes. Essentially, you know, again, we try to because we do see a public service need try to cap out at 20 percent and then use the rest for either -- it could be both public facilities, infrastructure, and housing rehabilitation. Generally, year over year, we spend the majority of our funding. I think as I've mentioned at some previous meetings, we do have some outstanding housing rehabilitation funds, but we are actively working with Johnson County on getting that money spent.

**COUNCILMEMBER BURCHFIELD:** Okay. I just wanted to clarify because it sounds like we have great need. You said that the ask for funds is higher than we provide. So, I would be hesitant to direct staff to look for other places to spend money when we know that there is need that fits very cleanly under these buckets. And I did want to clarify the percentage, the 75 percent -- or the 20 percent now going to public service.

**MS. GRASHOFF:** Yes.

**COUNCILMEMBER BURCHFIELD:** Is there flexibility to change those numbers for the next consolidated plan or those are pretty set?

**MS. GRASHOFF:** So, that's not set. Those really just follow essentially the funding requirements by HUD. But if we did decide, and we -- you all decided that you wanted to spend more, maybe 90 percent, or, you know, something like only 15 percent on public services, that's definitely something that we could discuss as we bring those projects back in August. There will be, you know, we'll show you the overall funding request, kind of where that's at, our estimated funding level. And if there are, you know, any reasons to cut or reallocate towards other programs.

**COUNCILMEMBER BURCHFIELD:** Got it. And then those three areas. The residents don't have to live in those areas. Those are for the designated infrastructure, correct?

**MS. GRASHOFF:** Correct.

**COUNCILMEMBER BURCHFIELD:** So, the programs that benefit low to moderate income, those are all of our residents.

**MS. GRASHOFF:** Correct.

**COUNCILMEMBER BURCHFIELD:** Because the infrastructure projects are there.

**MS. GRASHOFF:** Yes.

**COUNCILMEMBER BURCHFIELD:** Excellent. I love that we have this funding available to support housing projects or housing support. That's something we know our community needs. And so, I'm very excited for the ability to look at this and really see how we can make the greatest impact with our housing needs. Thank you.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** I just want to follow up because I might be wrong. But I guess what I was referring to, I assume it comes out of this, this program, but there's opportunities for low income folks to get help maybe with rent or electricity or housing rehab. And it's my understanding that traditionally, not all that money is really used. It's not utilized as much as it could be. That's why we've tried to reach out and let people know about it. Is that correct? Because that's what I was referring to when I said I don't think all of it is used.

**MS. GRASHOFF:** So, I will say the utility and rent assistance is heavily used. Generally, because the agencies that have, that have that funding are well connected within the community and are sort of known resource providers, Salvation Army, Metro Lutheran Ministry, Catholic Charities, and so there is not typically a shortfall as far as having clients, residents that can use that assistance. Where we have seen the shortfall is within the Minor Home Rehabilitation Program. And so actually because that money wasn't getting spent through COVID, basically for almost two years, we basically had hit a pause on that. So, we've been trying to catch up. We have not allocated funding the last two funding cycles to that program for us to be able to catch up. So, we don't want to allocate funding obviously if there's need elsewhere, then we want to be able to use that instead of just having it sit there.

**COUNCILMEMBER KNAPPEN:** Thank you.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETT:** Lauren, just kind of a general question. Under the public services side, if an organization that serves the special needs students that wanted to apply for this type of thing, even though maybe it doesn't fit their program for the first year, is that something that we would still encourage applicants for the following years if it met their goals, then it's something that we can [inaudible].

**MS. GRASHOFF:** Yeah. So, that is definitely an eligible activity. Any sort of activity that benefits intellectually or mentally disabled, physically disabled persons is what's called a presumed benefit. And so, it is likely that some sort of benefit to those clients, whether it's for housing assistance or maybe it's programs that could potentially benefit that population.

**COUNCILMEMBER GILLETTE:** Thanks. That's what I thought. I just wanted to clarify. Thanks.

**MAYOR SANDIFER:** Anyone else? Is there anyone signed up for this?

**MR. DUFFY:** Yes, Mayor. We had two pre-register. The first is Alex Blattner.

When you're through, please sign your name and address and phone number on the --

**MS. BLATTNER:** I will do that after. Thank you. Hello. My name is Alex Welch Blattner, and I live at 13213 West 66<sup>th</sup> Terrace in Ward 2.

I don't have, personally, a specific project request, but I do want to share my thoughts on what types of projects that I would like to see the City pursue using these grant funds. I'm here because I have been watching every City Council meeting for the last five years and have seen this Council and past councils in action.

What I have heard from some of these Councilmembers is that housing for our low income neighbors is not always a priority. Some have said they don't think we should have more apartments in Shawnee. Some have suggested that apartments and other rental housing leads to a rise in crime and brings undesirable people to our community. Some advocate year after year for reductions to property taxes that disproportionately benefit wealthy homeowners and don't benefit renters at all. Some have said they believe the City's primary job is to protect property values for wealthy homeowners.

Others on the Council have recently advocated for more diverse affordable housing, which I really appreciate. I just want to be clear that that's not going unnoticed. But it sometimes seems that certain Councilmembers still only consider their neighbors to be those who drive around in cars and who own nice, expensive homes. These statements reveal a bias toward protecting wealthy homeowners, a disregard for neighbors who might not wish to own a home for whatever reason, and a sometimes hateful disdain for working class renters.

Shawnee may contain some of the wealthiest zip codes in Johnson County, but we also contain some of the poorest, and the CDBG program seeks to serve those residents. We have residents doing important work at the local grocery store, the hospital, the school who would never even dream of owning a home because they are struggling just to cover rent on their apartment each month. And in many cases, they also use means other than cars to get around like walking and biking. The senior struggling to continue paying for their home is my neighbor. The waitress who can barely cover rent each month is my neighbor. The homeless person sleeping on the street or living in their car is my neighbor. They are valued members of this community and precious children of God. All of our neighbors deserve infrastructure that allows them to get to their destination safely with or without a car. They all deserve to have housing that they can afford. And most importantly, all of our neighbors deserve to be considered whenever a

decision is being made, whether it's about what specific projects we're funding through CDBG or any other future development. So, that's my thoughts.

**MAYOR SANDIFER:** Thank you. Anyone else?

**MR. DUFFY:** Yes. Next, we have Melissa Sabin.

**MS. SABIN:** Good evening, Mayor, Councilmembers. I'm Melissa Sabin. I'm in Ward 4, Precinct 3. Thank you so much for letting me speak. This is actually very near and dear to my heart, so I'm glad we had an opportunity to do this in a public forum.

So, as you shape the plan, I urge you to prioritize the shortage of attainable housing in Shawnee, particularly under-utilized spaces, which I'll get back to. So today, our housing stock is largely made up of single-family homes and a limited number of apartment complexes. The medium home price exceeds 400,000, and the average rent for a two-bedroom apartment is close to 1700, which I wish that's what I was paying.

What we're missing is the middle, which are townhomes, duplexes, and modest entry-level homes that offer a realistic path from renting to ownership. And I have actually seen this first-hand. In 2022, I moved from Lenexa into Shawnee, and I was adamant that I had to be in Shawnee. And I searched for a townhome or a small home to buy, and even a duplex or a small home to rent at that time, I know in 2022 was kind of a very difficult housing market. And I think I must have looked at every single one in Shawnee. And as soon as I got there, someone had either put in an application and an offer, and it was already off the table. It was that difficult. And when I did find something that I liked, I actually -- thank you for bringing up the special needs stuff. I actually have a disabled son that has -- that needs wheelchair access. And so, a lot of times it wasn't a good fit because we just didn't have the accessibility. And I wound up renting at the Chadwick, which I do love, but -- and last year, I actually looked into buying a home again, but homes in the 2000, sorry, 250 and 300K range all needed major work. There was nothing that was turnkey and like a modest price range option. I've also spoken with families who've lived in Shawnee for a long time who own the larger single-family homes but want to downsize due to aging, empty nesting or financial strain. But in today's market, moving into something smaller or renting would actually cost them more money, so they just stay put. That tells me we're not just facing an affordability problem, but we also have a flexibility problem. So, I'm encouraging the City to incentivize missing middle housing development, expand home ownership assistance for moderate income buyers and again focus on accessibility so that for those of us who have maybe more needs, we have more options. And I say that because Shawnee, if you don't -- if you're not aware of the B.E. fit, sorry, the B.E. Smith Family Center, which is tied to Advent Health, it is a one-of-a-kind institution that serves children with developmental needs, a lot of them with physical needs. And so, I wanted to be in Shawnee specifically because it's right down the road from us. And I know we would attract a lot of families also who, you know, their kids go there up until the age of seven. And then also to explore programs that support homeowners in converting underutilized space through accessory dwelling units or ADUs, duplex conversions or downsizing incentives. And to push education on this because this was the first time I had heard of it as well. So, just letting the Shawnee residents know that this is something that you're looking for feedback on. But also, you know, in the Chadwick, I actually know a couple of new couples that just got married who are wanting to buy and they're having troubles. And if they knew about this, you know, maybe there is something there, so I will absolutely pass it on to them. We have so much to offer our

residents. My son and I want to stay and continue building our life here. But right now, our best option seems to be to look for housing outside of Shawnee due to the lack of attainable choices. And we risk pricing out not just those who want to stay, but those we want to attract like educators, healthcare workers, small business owners, and young families who form the foundation of a strong, sustainable city. So, I'm hoping a robust and responsive plan can address those. So, thank you so much.

**MAYOR SANDIFER:** Thank you. Is there anyone else?

**MR. DUFFY:** No, Mayor. That's all that pre-registered.

**MAYOR SANDIFER:** Okay. Is there anyone else in the audience that would like to speak on this? Come on up.

**MR. BRAYLEY:** Good evening, Council. Randy Brayley, 23537 West 74<sup>th</sup> Terrace. I wasn't intending to speak on this topic, but as we started talking about apartments, and I've already talked to Kurt about this, I want to close the loop on some feedback that I have regarding apartments. I live adjacent to Hedge Lane Terrace apartment complex, one of our newest apartment complexes that were completed. I've served on the Planning Commission and had heard all the horrible things that apartments will bring to a community. And I'm here to tell you what I've experienced with this new development next to my single-family home development is nothing like that. The property is well maintained. The residents are respectful. There has been no significant increase in traffic or crime, and they've been great neighbors to our community. So, as we move forward, we know we hear from the public and their impressions. I'm here to tell you that has not been my experience with an apartment being adjacent to my single-family residential development. Thank you.

**MAYOR SANDIFER:** Thank you. Just sign the --

**MR. BRAYLEY:** Sign this? Thank you.

**MAYOR SANDIFER:** Anyone else in the audience that would like to speak on this? Hearing none.

(b) Conclude the public hearing

**MAYOR SANDIFER:** I'll accept a motion to conclude the public hearing. Jeanie.

**COUNCILMEMBER MURPHY:** Move to conclude public hearing.

**MAYOR SANDIFER:** Did you want to say something? Let Laurel go ahead and say something real quick.

**COUNCILMEMBER BURCHFIELD:** Sorry. I just wanted to make a quick comment, and that is to thank our City staff for changing the process because clearly, we had a lot more feedback this time around and we heard that our residents appreciate this opportunity. So, I just wanted to, before we moved on, say thank you for changing the actual process for this.

**MAYOR SANDIFER:** Jeanie.

**COUNCILMEMBER MURPHY:** Move to conclude public hearing.

**MAYOR SANDIFER:** Jacklynn.

**COUNCILMEMBER WALTERS:** Second.

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

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes. There was no formal action to be taken at this time. Additional public hearings on this proposed project for the 2026 program year will be held in August and October.

#### **G. ITEMS FROM THE PLANNING COMMISSION MEETING OF APRIL 21, 2025**

1. Consider an Ordinance for PUD25-01, to rezone approximately 26.9 acres from Agricultural to Planned Unit Development Mixed Residential for Shawnee Crossings Townhomes, a development proposed generally within the 22300 Block of West 71st Street.

**MAYOR SANDIFER:** The next item on the agenda is items from the Planning Commission meeting of April 21<sup>st</sup>, 2025. Item Number 1 is to consider an ordinance for PUD25-01 to rezone approximately 26.9 acres from Agricultural to Planned Mixed Development -- or Planned Unit Development Mixed Residential for Shawnee Crossings Townhome, a development proposed generally within the 22300 block of West 71<sup>st</sup> Street. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. This item tonight will be handled by Doug Allmon, our Community Development Director.

**MR. ALLMON:** Good evening, everyone. I'm going to give a brief project overview, and then I believe the applicant and their team is here to provide a brief informational session as well. And then everyone will be available to answer questions.

The rezoning request is from Agricultural to Planned Unit Development Mixed Residential. The proposed development plan includes 212 dwelling units in 47 two-, three, and four- and nine-plex buildings. The site is bound by the Maranatha Christian Academy to the west, Shawnee Crossings Retail Center with office development to the north, Madison Heights subdivision to the east, and it's abutted on the south by 71<sup>st</sup> Street.

The 26.9 acre unplatte property is comprised mostly of farmland with an open drainage channel along the west side and a mature tree line along the north and east borders.

The subject is designated as Mixed Residential Neighborhood within the Achieve Shawnee Future Land Use Framework. The Mixed Residential Neighborhood is a residential area that allows a mix of single-family detached housing lots as well as single-family attached and small scale attached housing including rowhomes, duplexes, triplexes, quadplexes, and other attached townhome structures. The proposed

development plan does provide a transition between the existing single-family uses to the east and the more intense uses to the west and northwest of the site.

Per City code, this development requires 424 parking spaces. That's two for each residential unit. This plan provides 507 total parking spaces, and that does not include the approximately 80 spaces that could be provided by on-street parking. Provided parking includes 202 garage spaces, 234 driveway parking spaces, and then 24 off-street visitor parking spaces.

The applicant has indicated development will be platted to allow for a condominium-type ownership with provisions of a maintenance provided community. Units in the nine-plex buildings will also be condo platted for individual sale. Once the property is replatted to allow for owner-occupied units a condominium owners association shall be formed for this development.

A public hearing was held on this item at the April 21<sup>st</sup>, 2025, Planning Commission meeting. Several neighbors spoke in regard to the item. Their concerns focused primarily on traffic, the multi-family nature of the development proposal, storm drainage, building architecture, and preservation of the eastern tree line. Staff and the applicant's engineer at that meeting did explain that traffic impact from the development would not overwhelm the existing street system, especially in light of the connection to and construction of Hilltop through the development site.

Staff and the applicant's engineer also explained that stormwater would be controlled and detained within two new basins along the western edge of the development. It was also noted that the developer's intent is to preserve existing trees as best as possible, except where 70<sup>th</sup> Street would be connected along the east property line.

The Planning Commission did just discuss architecture in detail and the applicant agreed to add detail to the rear elevations of the structures and enhanced four-sided architecture throughout the development. These revisions would be reviewed at the time of final development plan.

After deliberation, the Planning Commission did unanimously conclude that the use of the property for Mixed Residential Neighborhood made sense based on transitions and use from east to west and in regard to the City's Comprehensive Plan.

The Governing Body should consider the *Golden* factors that are outlined in your staff report when reviewing a request for rezoning. I won't go over those as they are in your packet. In this instance, an ordinance is required to approve the Planned Unit Development rezoning request.

A protest petition was submitted within the 14-day protest period. Analysis of the petition revealed that 10 percent of the property within the 200 foot protest area had been represented by valid property owner signatures. Staff does note that some of the properties represented on the petition were not located within the 200 foot protest area. Valid signatures representing 20 percent or more of the protest area is required for a valid protest petition. In light of this, an ordinance will require five votes to approve, or six votes to deny the request by overriding the recommendation of the Planning Commission. A remand back to the Planning Commission can also occur by a simple majority of those present and voting. I believe we have nine, so that would be five

tonight. But any motion for a remand back to the Planning Commission should ask for review of specific items related to the project itself.

With that, the Planning Commission did, by a vote of 9-0, recommend that the Governing Body approve PUD25-01, subject to the conditions listed in the Planning Commission staff report that was attached within your packet. With that I will conclude, and I believe the applicant is present to discuss as well.

**MAYOR SANDIFER:** Okay.

**MR. RILEY:** Mr. Mayor, members of the Council, thank you for your time this evening. Mike Riley with Riley Development and Hilltop Road Partners. I'd like to take a minute just to provide you with a brief history of our company, my own experience, and to discuss the project that we are here for tonight, Shawnee Crossing Townhomes.

I recognize that our company might be new to many of you, so I thought I'd take just a minute to provide you a brief history. For the past 45 years, my family and our residential development and home building company have been in the business of just that, residential development and home building throughout the entire metropolitan area. In fact, for the majority of that timeframe, we have been partners with the man by the name of Darol Rodrock of Rodrock Development, who over that same time period has been one of the largest developers in Johnson County. As a result of that partnership, we were involved in almost all of Rodrock developments in Johnson County from the years 1982 to 2020. And I still consider Darol Rod rock a mentor to this day. In fact, we were a lead partner of Mr. Rodrock's in three Shawnee developments over the past 20 years - Fairway Hills, Wedgewood, and the Greens of Chapel Creek. Som we aren't completely new to Shawnee. I provided staff with a history of, and recommendation of sorts from Darol Rodrock speaking to our history together.

My personal history is a 32-year history of being in the residential development and home building business within the entire metropolitan area. We are currently involved in six new home communities with each having some multi-family component and a commercial development and also one redevelopment project in downtown Kansas City.

While I will be the lead in this development, our partnership group has an extended history of development and home building throughout the entire metropolitan Kansas City area where we have developed over 38 new home communities. To that end, I wanted to mention, as it was a question at the Planning Commission, Hilltop Road Partners will be the development LLC for this project, and I will be the lead of that development group. To that entity, that entity is not fully set up at the present time. But certainly, if this project is moved forward, that obviously will take place.

We are very excited tonight to bring to you Shawnee Crossing Townhomes as a potential project for your consideration. At the same time, I know that this project being an infill project is a difficult one as I think all infill projects are. As opposed to blazing new streets out in the middle of cornfields in undeveloped areas, infill projects are more difficult, primarily because infill projects already have neighbors. And certainly, Shawnee Crossing Townhomes is no exception to that. We have commercial neighbors to our north. We have a private school and commercial uses to our west. And we have a single-family commercial use and neighborhood to our east with multi-family and

townhomes to our south. Each one of these surrounding neighbors have different ideas, needs, and desires when discussing or looking at a project on this site.

So, our challenge was to come up with a project that hopefully works for everyone - commercial neighbors, multi-family neighbors, single-family neighbors, the City, and everything that's needed from staff's perspective, and then, of course, our needs as well to move a project forward. And we really feel that we are presenting tonight a project that marries the needs, the wants, and the desires of the neighborhood in general, the City, the current property owner, and our needs. Not that everyone loves it 100 percent, but a project that checks the boxes for most. A project that is well designed, well thought out, and professional. Taking into account the consideration of all the neighbors and their needs, while at the same time making sure that it's a project that can hit the market and be constructed with the right market considerations. A project that when completed is one that everyone can look back on and feel like it was a success and be proud of. The goal here is just that. Believe it or not, we aren't out here to hurt anybody or to cause problems, but rather to develop a project that at the end of the day, we can all be proud of.

Now I want you to know what got us to this stage was many months of meetings and planning and many meetings of design work and discussions with neighborhood and staff. You know, when we look at a site, we certainly, and most times, have an idea of what we want to develop on that particular project. But many times that ebbs and flows based on those meetings, and Shawnee Crossing is no -- Shawnee Crossing Townhomes is no exception to that.

Now, staff provided with you what I believe to be an amazing description of the project in detail, so I won't go into everything, and I know that our narrative was provided to you as well. However, I would like to address a few of the concerns that were raised at the Planning Commission, most importantly from the Madison Heights single-family community to our east. And quite honestly, I get their concerns. Of all the neighbors, this project is probably going to impact their neighborhood the most, so I totally understand their concerns. And I hope what I communicate is that we have taken those concerns into account and we believe that we are presenting a project that satisfies most, if not all, of those issues.

Density, drainage, and design were the primary concerns of the night. Density. Staff already addressed this a little bit, but our density as we sit tonight was a concern of the Madison Heights community to our east. However, our density, as we sit here tonight, is only eight units per acre, which for a multi-family project is not ultra dense. In fact, I would challenge you to look at other multi-family townhome developments within the City of Shawnee, and I think you would find that a lot of those projects are 9, 10 and 12 units per acre as opposed to our eight. And certainly, our density is not going to go up from tonight, but I could potentially see as we finalize all of our engineering that if anything, our unit count will go down slightly, therefore reducing our unit counts perhaps just a little bit.

Drainage. I certainly understand that Madison Heights and the homeowners to our east are concerned about drainage, and they were that night, as we are as well. They were concerned about runoff affecting their neighborhood and water detention on our side as mentioned from staff. From a water runoff perspective, our water is not running back to the east, which is where Madison Heights is located. The tree line that is located between our two properties is actually the height of the watershed. So, from that point

west within that tree line, everything west, the water is going to flow west, and everything east is going to flow east. So, however, I don't see any of our project -- all of our water runoff is going to the west and to the north. So, I don't see that our project is going to have any impact from a drainage perspective onto Madison Heights to the east. In fact, a lot of their backyards are sloped uphill, and so we're not going to impact their drainage any more than what they are currently experiencing today. All of our drainage is going to flow to the west and to the north.

In regards to design of the project, there were three main concerns. Specifically, again, from the Madison Heights community. Number 1, the connection and the extension of 70<sup>th</sup> Street from the community into Hilltop Road. Number 2, our east tree line that we have committed to maintaining, and Number 3, the ranch style single-family level homes that we're committed to building backing up to their new neighborhood. To address each one of those, Number 1, the extension of 70<sup>th</sup> Street to Hilltop Road. This was a requirement from City staff, and I believe it was the right decision. It will provide a secondary entrance and exit from the Madison Heights community, which they don't have to this day. I don't see traffic increasing flowing into that community from Hilltop Road, rather, I see it as an opportunity for another exit path in the event that community needs it. They only have one exit and entrance today.

The east tree line that separates the two communities was the second major concern and a question as to if we would commit to keeping that intact. And clearly that is our intention. It is of value to the Madison Heights community, and it will be a value to our community as well. And our engineering and design will allow us to make that commitment to stay out of that tree line almost entirely so it can go mostly undisturbed. Now, I'm not saying that that tree line probably shouldn't be touched a little bit. There's some hedgerow trees and some bad stuff, some dead stuff in there, but for the most part, we are committed to preserving it 100 percent with the exception of that connection of 70<sup>th</sup> Street moving to the west.

We also made a commitment to build only ranch style duplex homes backing up to Madison Heights. And the concern of the neighborhood at the time was if we could change that at a future point in time. And certainly, that is not intention. And I believe staff did a great job at the Planning Commission explaining that that would entail a total reboot of the planning process. So, we are committed to keeping that ranch style duplex home, backing up to the single-family homes, which is Madison Heights.

Finally, the architectural elevations of the backs of the ranch style duplexes was a concern that was raised. And I have to be honest with you, that one kind of caught me off guard at the Planning Commission. I had not heard that prior to, with many people throughout staff and different people seeing those back elevations. Nevertheless, the concern was that the rear elevation was too plain and that it didn't provide much privacy. So, while I don't have those changes completely fleshed out, I have provided staff with a new sketch of the rear elevation of that ranch duplex, which will provide that neighbor and those neighbors a little bit more of a private backyard, private situation. So, we're discussing a second roof tier, which will be a gabled second roofline that will provide a covered patio for each home, which will provide more patio between the homes to our east as well as between the units themselves. I also noted the Planning Commission, as staff discussed, that our architectural renderings were about 85 percent completed, and that we had to work on some of the things which we have committed to doing before we come back for final development approval.

So, to conclude, I'm really proud of the project that we have before you tonight. I think it meets the needs, again, of most, if not all the parties that would be affected by the development. And when completed, I really think that it will be one that the City of Shawnee and the neighborhood will be proud of. With that, I hope to -- or I'm around to answer any questions.

**MAYOR SANDIFER:** Thank you.

**MR. RILEY:** Thank you.

**MAYOR SANDIFER:** Anyone have any questions? Questions for staff? Jeanie.

**COUNCILMEMBER MURPHY:** I just want to clarify that we are only voting on the rezoning from Agricultural and not on any of the plan.

**MR. ALLMON:** In this case, this is a Planned Unit Development, so the site plan is tied to the rezoning. So, in effect, you are blessing the plan as it's presented. If this were a traditional district like an R-1 single-family, something like that, then you would not be looking at exact layouts. The Planning Commission has more purview on that. But what I will say is that you're approving the preliminary development plan. In Shawnee, the Planning Commission will have final say on the final development plan that would include refinement of exact placement of trees, exact building materials, those sort of things. But this is, yes, you would be approving the plan as well.

**MAYOR SANDIFER:** Any more questions for staff? Mike.

**COUNCILMEMBER KEMMLING:** And, Doug, not to put you on the spot, do you have the -- whatever the density is there for Madison Heights.

**MR. ALLMON:** I do not. But it's a single-family subdivision. My guess is it's probably around 2.5, something like that.

**COUNCILMEMBER KEMMLING:** Right. And then I couldn't find here in the documents we had if there's any drawings specifically of the driveways and the lengths as well as the crosswalks.

**MR. ALLMON:** So, those would be contained in this Planning Commission staff report. They should be at least somewhat legible. We have a full preliminary development plan. I think I know what you're hinting at. And I know that the Prairie Pine Townhomes is an example that we do not want to duplicate. So, in this case, we have diligently gone through this plan in making sure that those driveway depths, nose to nose, can accommodate two cars plus the garage, and also taking into consideration that this, unlike Prairie Pines, is the development of a collector through there. It's a 36 foot back-to-back street. So, parking on one side is certainly more feasible than the crammed feeling that you get up at 55<sup>th</sup> and Johnson Drive in that development. And so, I want to assure you that this is not an apples to apples comparison to that. And those driveway links have been reviewed in detail.

Another thing that staff looked at on this one that's contrary to that plan, even the ones that provide the nose to nose parking or nose to rear, I guess, parking that would work are on the side of a sidewalk. So, the rear of the car blocks the sidewalk, which then people do not want to get ticketed for that, so then they're encouraged to park in the

street. We strategically placed the sidewalk on the opposite side. So, it took -- to make the parking much more strategic and effective, I guess, in comparison to that development.

**COUNCILMEMBER KEMMLING:** Yeah. And obviously I've brought that up as an example, Prairie Pines is one that I'm not fond of.

**MR. ALLMON:** Yes.

**COUNCILMEMBER KEMMLING:** And so, I appreciate you referencing that.

**MR. ALLMON:** A lesson learned.

**COUNCILMEMBER KEMMLING:** Right. Because sometimes those driveways look fine, and then you realize the crosswalk goes across and makes part of it unusable. So, do we have a drawing that we can bring up that shows where the on-street parking is?

**MR. ALLMON:** Everything would be included. I didn't put the actual plan sets in the attachments. If it's something that you want us to look even more detailed at final, we could do that.

**COUNCILMEMBER KEMMLING:** Is it going to be primarily on Hilltop or the --

**MR. ALLMON:** Yes. Yes. And the thing, another comparison too, and I don't want to go back to the history of it, but the lesson learned also. This development has pretty significantly less buildings, which allowed a better spacing, which allowed those driveways not to be blocked by cars on the street as well. That the intent is Hilltop would be the main primary parking for those extra spaces.

**COUNCILMEMBER KEMMLING:** All right. Thank you.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** Thanks, Mayor. A couple of quick things. Mr. Riley, I appreciated your opportunity to meet with you. I believe we met March 7<sup>th</sup> with staff and reviewed the project. And if I recant my words at that time, I said I thought it was a very attractive looking project, and I thought it was appropriate for the area. And if you recall at the time, I made one big suggestion to you and that is for personal reasons actually, if we were to downsize to a mixed unit facility like this, two-car garages, there are none. And so, I was wondering whether or not if that's something you reconsidered in your final proposal upon meeting with staff and some additional Councilmembers. I know it was late in the game. Your drawings were already out, and you probably spent some considerable money at the time. But I wondered if you might be able to address whether or not there was a consideration, a reconsideration for your design to maybe meet some of the needs to better fit the character of the neighborhood adjacent to the west. To the east. Excuse me.

**MR. RILEY:** Yes. Excuse me. To answer your question, Commissioner, yes. Councilmember. We are still considering that, and we'll look at that. We've talked to staff about two different options. One, shrinking down the number of units and going with two-car garages. They've also provided an option and some detail for us to make a second car garage or a second car parking spot next to the garage, which wouldn't be

enclosed, but would be another parking spot. So, which is what my comment was, I guess, during my review was that, if anything, I think I see our unit count going down. Because if we were to make it through the final development process and final engineering, if we were to decide to make some of the units two-car garages, that would probably reduce the entire building. So, I would see our unit count go down. So, it's still under consideration, sir, absolutely.

**COUNCILMEMBER GILLETTE:** Well, thank you for your candor on that. And that was really the only thing we did discuss with staff at the time as I thought your design and the building construction is fine, very appropriate for the area, and appreciated your consideration to the neighborhoods of putting in ranch style homes behind the current single-family homes. Another point of contention of many other projects that have come across this Council over the years.

So, if I've done the math right, I think if you just reduce the amount of units by four or five buildings along the, I'll call it the eastern edge and then the northern edge, if you just took that down by four that would reduce your density from about 7.88 today to about, you know, roughly 7.5. So, not a dramatic change, but definitely a, you know, a very helpful part of an adjustment for this project.

So, just as a side note. Willow Ridge to your south is a is a project of townhomes. They do have two-car garages currently. So, I feel a little bit like we're having to do the Planning Commission's work here since there was no discussion by our Planning Commissioners to bring that at the time. So, I would like to make a proposal that we remand this back to the Planning Commission to do just that, to change the units along the northern and the eastern edge with two-car garages.

**MAYOR SANDIFER:** Laurel.

**COUNCILMEMBER BURCHFIELD:** Mr. Mayor, I did have some questions before we get to a motion, if I may.

**MAYOR SANDIFER:** Yeah. I know. Yeah. And then we've got an audience also.

**COUNCILMEMBER BURCHFIELD:** Right.

**COUNCILMEMBER KNAPPEN:** Yeah. I was just going to say I've got some comments as well, but I wanted to wait until we hear from the audience.

**MAYOR SANDIFER:** Okay. You want to hear from the audience first?

**COUNCILMEMBER BURCHFIELD:** I just wanted to ask a quick question, Mr. Riley, if you don't mind coming back up here. Sorry. You're getting steps tonight. On the topic of density, I was curious to hear from you about just how many buildings you think is feasible to reduce or number of units to reduce without affecting the price. You and I also had the opportunity to meet, and one of the things that I voiced to you is that we need more affordable and attainable units in our community. And I understand that that is not necessarily the intended audience for your development. But I'm curious, as we talk about density and talk about alternative ways to design this property, how much could we realistically reduce without affecting that price tag? Are there opportunities to make those units that we don't take away available at a lower price for our residents who need them? Just want to hear your opinion on all that?

**MR. RILEY:** Absolutely. Yeah. Thank you for the question. It's certainly a marriage between trying to accomplish what is correct for the market while also being attainable or affordable. And that, I guess, valuation is up to the beholder, right? But again, I think, you know, when I took the Planning Commission's thoughts on our rear elevations, which I thought were attractive, which I thought provided enough privacy, which were very similar to another duplex project that was recently approved, I looked at it and I said, okay, well, we can make some changes. But every change that we do, every second roof line, every covered patio is an additional cost, which makes your concern of attainability and affordability a bigger challenge.

We can certainly look at doing two-car garages everywhere. That reduces the number of doors. It reduces the unit count, and it makes everything more expensive. So, while we are achieving certain things, we're taking away others. And so, what I had hoped to be able to do was through our final engineering and final development was to maybe marry not all two-car garages but possibly every other building or to provide an opportunity for that exterior second car garage parking or second parking space next to the garage, which would accomplish some of the concerns of parking and where to go, but may not provide that second full car second garage that we're all used to in 400 and \$500,000 homes. And so, I think it's a marriage.

How many units do I think that we could come back with? I think, you know, we're at 212 today. I think we were looking at the final development as we, you know, kind of roll things out, closer to 200, closer to 195, which would get overall to the closer to 7.5 total. But as we go to two-car garage ranch duplexes all the times, we are back at 450 and \$475,000 a door with full 2,100 square foot ranches and basements for storm coverage and all of those things, which are wonderfully needed, I guess, but also doesn't fix the affordability and the attainability question that was also addressed earlier this evening.

So, this was somewhat, I guess, we were trying to come up with a product that I thought would hit the market right while not being that same 400. You know, right down the street on Silverheel today, they're selling single car garages for \$420,000 today. These homes won't be on the market for at least two years. What will those homes be in two years? I can't tell you that answer, but it probably won't be \$420,000 for a single car townhome.

So, this was that marriage of trying to do the right thing for the City and also trying to hit the market right while not presenting everything at 450 and \$500,000 homes.

**COUNCILMEMBER BURCHFIELD:** And I appreciate that. And I know that you are stuck in a very difficult place of making all of these pieces fit together in a way that makes sense. So, thank you. I just think that this is a conversation that we need to continue to have as we're talking about opportunities for changing design or thinking about the way this development may come to be. Affordability is a critical need for our community. So, thank you.

**MAYOR SANDIFER:** Anyone else? He wants to talk after. Anyone signed up for this?

**MR. DUFFY:** No, Mayor. No one pre-registered.

**MAYOR SANDIFER:** Is there anyone in the audience that would like to speak on this issue? Please come up. When you're finished, sign your name and address and phone number on the podium, please, on the pad.

**MR. JONES:** I'm David Jones at 22111 West 69<sup>th</sup> Terrace. I'm a homeowner in the Madison Heights neighborhood. I do like his architecture for the most part. I would like to see an architecture change on the rear of the duplexes that face the east toward my neighborhood. And I do agree that it would be great to have two garages for the residences closest to the Madison Heights neighborhood. Because let's face it, who has enough storage with just one garage? You know, you can't park your car in the garage and store all your stuff. So, it's pretty difficult on that. I think other than that, those are my concerns. So, I just wanted to bring those up.

**MAYOR SANDIFER:** Thank you. Anyone else signed up, or anyone else that would like to speak on this? Come on up.

**MR. CHEW:** My name is Don Chew. I'm with PBI Gordon at 22701 West 68<sup>th</sup> Terrace. And I hadn't planned on speaking tonight, and I had reviewed some of this, but I hadn't thought about the drainage. The drainage is the primary reason that we ended up in the building we're in, in that we had a major storm back in 2017, our basement flooded. And we've since solved that issue. I just asked that in this development, whatever we're doing along that northwest corner, that we make sure the drainage is right because I don't want to go back to having a flooded basement. And we have sump pumps and all that, but I do ask that when you look at that we have the drainage right.

The only other thing I would say as a worker there and driving out. I know you've done traffic studies. But when you look right there at Hilltop and Shawnee Mission Parkway, I've seen it backed up many a time all the way to Midland or sometimes onto the western part of Midland due to the people coming out of, whether it's Sombreros or Dairy Queen or Primrose or whatever it is, that traffic really gets congested. And I think it's a great outlet that they will have to come out that way. It's just going to add to it. So, with that, thank you.

**MAYOR SANDIFER:** Thank you. Kurt, you wanted to say something?

**COUNCILMEMBER KNAPPEN:** Sure. I'll chime in. First of all, thank you, Mr. Riley, for a thoughtful project here. When I first heard of triplexes and quadplexes, I don't like those, so I was a little nervous, which caused me to dig in and learn a lot more about this project. And there's a lot of things that I -- that I like about it. First of all, nothing else is going to go there. It's going to be mixed-use. So, we need to keep that in mind.

Secondly, it's for ownership, right, not rentals. And it will have an HOA established, which is -- which is really great. I think that actually can't be a deciding factor when we rezone, but I think it's worth noting.

Parking, as you've heard, is a big issue with this Council because we've been burned before. And I like the fact that you have two each. Really it sounds like even three would fit in if you have the garage and two cars can fit on the driveway. I love the idea, if you're willing to consider at least putting in the second parking space, even if it wasn't covered. So, I would encourage you to at least consider that.

We got a letter today from Maranatha. They don't have any objections. So, I noted that. We're also getting a collector street paid for by you as a result of this. I do really appreciate that.

Because I didn't listen to it, but I heard you had feedback at the Planning Commission, and you spoke to it tonight about wanting to preserve that tree line. I don't think that was part of the initial plan. I appreciate that you're willing to go back and commit to that on the east side.

And then just lastly a couple more things. Obviously, I think you're a very reputable builder. And like I said, I don't love triplexes and quadplexes. But when I actually saw some of your work in previous neighborhoods and I saw the renderings, I thought it looked very nice. I was pleasantly surprised.

And then finally, I'll compliment you for not asking for any incentives. You're not even asking for the IRBs that are pretty typical for the building materials. So, that's a lot there. But given that, and I certainly won't question any of my counterparts for how they might choose to vote, but I don't -- as I review it, I can't see a reason not to approve based on the *Golden* factors. So, thank you.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** Hi. I just want to say that this project to me seems to align with our Achieve Shawnee plan. It's providing a need. I love that it is ownership and not rental. It just provides another avenue of home ownership for residents. And I really love the details. I was reading through there some of the amenities of the nature preserve and community garden aspect. That's something I'm very passionate about and I was happy to see. That's something that I hear from people in multi-buildings wanting, and I was happy to see that provided.

And to the garage conversation, I've lived in a duplex with one-car garage, and we did have enough space. So, I have had that experience. It worked for us. It's what we needed at the time. And if this means that it keeps prices lower for people, I love it. If maybe there's a mix and match and have some with the additional parking, I could totally support that as well.

But yeah. I'm excited for this plan. And thank you.

**MAYOR SANDIFER:** Jeanie.

**COUNCILMEMBER MURPHY:** Yeah. I have to say I agree on the whole garage thing. I lived for 15 years in a single-family home with a one-car garage. And you put a shed in the yard, and you deal with it. But I would hate to see units removed just for the sake of a two-car garage if it means the prices go up because we do need attainable housing. And, you know, if you've got -- if you've got space for three cars, I think you can find a way. But I really would prefer to have more units and lower prices.

**MAYOR SANDIFER:** Thank you. Mike.

**COUNCILMEMBER KEMMLING:** Yeah. I guess I'll give my commentary then now. I do have some concerns about the density. Maybe it's relative what's high density or not. I mean, we used to have a definition with numbers. But I mean, to me eight units

next to roughly a 2½ single-family development is quite a step up, and so I'm not a huge fan of the number of units there.

I'm still concerned about parking. You know, we talked about the fact that, yeah, there's 507 and the requirement is 424, but of that 202 are garages. And the house I've lived in for 20 years with the single-car garage does not house a car. It has storage in it. And so that's my personal experience. If two out of the five people who have these use their garage for storage, then we're below the minimum now again. And so, I still think that that's going to become an issue.

Street parking, there's 80 spots. Man, that depends on how people park. And so, I think that the parking can become a big issue here. And so that's one of my holdbacks along with the density. And so, that's why I would favor Mr. Gillette's motion to remand this and would not be in favor of voting for the zoning as it's proposed in front of us. Thank you.

**MAYOR SANDIFER:** At this time, I'll accept a motion. Laurel.

**COUNCILMEMBER BURCHFIELD:** I'd like -- Jacklynn wants --

**MAYOR SANDIFER:** You're there. You're both there.

**COUNCILMEMBER WALTERS:** No. Just kind of a follow-up comment.

**MAYOR SANDIFER:** Okay. Follow up.

**COUNCILMEMBER WALTERS:** If I could, sorry, before we make a motion.

**MAYOR SANDIFER:** Go ahead.

**COUNCILMEMBER WALTERS:** Just wanted, first of all, to thank you. Typically, this isn't a project that I would be somewhat supportive of. I appreciate that they're owner occupied, that you've taken into consideration some of the factors that we've had when it comes to issues with higher density areas in townhomes specifically, concerning parking and street traffic, and all of that. However, I do still have some of the similar concerns as to some of my other Councilmembers, especially when it comes to the traffic, whether that's on Hilltop. I know it was mentioned the sidewalk on one side. I think if I was understanding that correct where traffic would be hopefully parking on the opposite side. But I just -- I know from having walked in a lot of townhome neighborhoods that is not the case. They're parking on both sides of the street. It's very difficult to navigate through, which then causes a safety concern, I think, for the residents.

Like I said, I think there's some factors that I like about this project and then others that I don't. You know, I'm somewhere in the middle on, you know, I like the idea of maybe an extra parking space on the driveway, allowing for, you know, if a two-car owner lives there but they have a different work schedule. So, you know, you have to get out and move the vehicle, and those are just complicating factors. Having been a four vehicle owner family with multiple drivers and a two-car garage and a narrow driveway, things that you have to navigate. So, you know, it's things like that that I'm thinking, you know, maybe just that extra space where they can park to the side would be, I think, helpful and maybe not as expensive as a two-car garage. But you know, there sounds like

there's not a whole lot of storage in and of itself at all within the home other than, you know, closet space and things of that nature.

So, I would be in favor of remanding back and looking at what that would look like to add in some spaces there. Just making sure that we're really doing our due diligence to ensure that we're making it feasible for the residents surrounding in other neighborhoods, but also those that are living right there and having to navigate that day in and day out. I think the renderings are very nice. Yeah. So that's where I currently stand. I appreciate your time tonight. Thank you.

**MR. RILEY:** Can I address one thing?

**COUNCILMEMBER WALTERS:** Yep. Absolutely.

**MR. RILEY:** So, I totally hear your thoughts. I do want -- just want to mention that the duplex, triplex, and fourplex are all on basements. Every single one of them are on basements.

**COUNCILMEMBER WALTERS:** Okay.

**MR. RILEY:** That has been committed to. So, from a storage perspective, you not only have closet space --

**COUNCILMEMBER WALTERS:** Right. Right.

**MR. RILEY:** -- but you have a basement as well as the garage that we hope they park in.

**COUNCILMEMBER WALTERS:** Ideally, yes.

**MR. RILEY:** Right.

**COUNCILMEMBER WALTERS:** But I'm coming from a family. I understand. You only have so much space.

**MR. RILEY:** I just wanted to mention the basement.

**COUNCILMEMBER WALTERS:** Sure. No. And I appreciate that. Thank you for clarifying. Yes, I think that's beneficial. So, they are unfinished basements. Yes?

**MR. RILEY:** So, certainly it will be up to the end buyer --

**COUNCILMEMBER WALTERS:** Okay.

**MR. RILEY:** -- whether that basement is --

**COUNCILMEMBER WALTERS:** Yes. So, they could --

**MR. RILEY:** -- partially finished, fully finished, or -- it will certainly have a mechanical room that is some sort of storage area.

**COUNCILMEMBER WALTERS:** Storage area. Okay. That is helpful. Again, though, I do think some type of extra space, you know, when you're looking at two occupants and, you know, I know we recently heard somebody mention, you know, newly marrieds that would like to move in or whatever. It's just helpful. Or young college kids that are going to, I don't know. So, you just have different work schedules and all of those factors that I think are important to consider as we look at that. I think that's it. Thank you.

**MAYOR SANDIFER:** Laurel.

**COUNCILMEMBER BURCHFIELD:** I move to approve the ordinance for PUD25-01 to rezone.

**COUNCILMEMBER GILLETTE:** Mayor, I already spoke on the fact that I'd like to propose a remand.

**MAYOR SANDIFER:** You --

**COUNCILMEMBER GILLETTE:** I had my hand up, so I'd like to be recognized.

**MAYOR SANDIFER:** Well, I'm sorry, but I wasn't taking motions at that point. Now, I have a motion. Okay. We had discussion. Then we do motions. I've got a motion. Do I have a second?

**COUNCILMEMBER MURPHY:** Second.

**MAYOR SANDIFER:** We've got a motion and a second on this item. Let's do a roll call vote. Sierra.

**COUNCILMEMBER WHITTED:** Aye.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** No.

**MAYOR SANDIFER:** Jeanie.

**COUNCILMEMBER MURPHY:** Aye.

**MAYOR SANDIFER:** Mike.

**COUNCILMEMBER KEMMLING:** Nay.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Yes.

**MAYOR SANDIFER:** Jacklynn. Or --

**COUNCILMEMBER WALTERS:** Is Angela with us?

**COUNCILMEMBER STIENS:** I'm on the -- I'm on. I'm voting no. I'd like to remand it back.

**MAYOR SANDIFER:** Okay. Jacklynn.

**COUNCILMEMBER WALTERS:** No.

**COUNCILMEMBER BURCHFIELD:** Aye.

**MAYOR SANDIFER:** And I vote aye. Motion passes.

**Motion 4:** **Laurel Burchfield - Ward 4/Jeanie Murphy - Ward 2:** Approve an Ordinance for PUD25-01, a request to rezone 26.9 acres from Agricultural Planned Unit Development Mixed Residential for Shawnee Crossings Townhomes, a development proposed generally within the 22300 Block of West 71<sup>st</sup> Street. **The motion carried. The Mayor broke the tie 5-4-0 with Tony Gillette - Ward 1, Dr. Mike Kemmling - Ward 2, Angela Stiens - Ward 3, and Jacklynn Walters - Ward 4 voting no.**

## H. STAFF ITEMS

1. **Consider Final Change Order to Contract No. 2024-021 with Amino Brothers Co. Inc. for the Monrovia Street Improvement Project from 55th Street to Johnson Drive, P.N. 3561.**

**MAYOR SANDIFER:** The next item on the agenda is Staff Items. Item Number 1 is to consider approving Final Change Order to Contract No. 2024-021 with Amino Brothers Company, Incorporated for the Monrovia Street Improvement Project from 55<sup>th</sup> Street to Johnson Drive, P.N. 3561. Paul.

**CITY MANAGER KRAMER:** Thank you. Kevin Manning, our Public Works Director, will handle this item.

**MR. MANNING:** This is a final negative change order due to basically reduced quantities on this project. This was Monrovia Street. Basically, our most recent street improvement project. But the original construction contract was about 2.39 million, and this final change order is a reduction in about 33,000 for a final construction contract of about 2.35 million.

**MAYOR SANDIFER:** Is there anyone signed up to speak on this? Are there any questions for staff? Anyone in the audience that would like to speak on this either? Hearing none, I'll accept the motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Okay. 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 5:** Kurt Knappen - Ward 3/Sierra Whitted - Ward 1: Approve Final Change Order to Contract No. 2024-021 with Amino Brothers Co. Inc., for the Monrovia Street Improvement Project from 55<sup>th</sup> Street to Johnson Drive, representing a net decrease of \$33,347.21 for a final contract amount of \$2,354,956.79. The motion carried 8-0.

## 2. Rail Creek Park Master Plan & Market Analysis.

**MAYOR SANDIFER:** Item Number 2 is Rail Creek Park Master Plan and Market Analysis. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Our Parks and Recreation Director Tonya Lecuru will handle this item tonight.

**MS. LECURU:** All right. Good evening. We are very excited to bring this project to you this evening. As you know, the Rail Creek Park concept has been gaining momentum, and we believe that this master plan and market analysis is the right step to move it to reality. So tonight, I will take you, quickly take you through the steps that have led us to tonight and the scope of services that will equip us to -- for the steps ahead for the development of a park that will not only serve our residents in the Kansas City metro area but create a destination park for cyclists and adventure loving travelers in the Midwest and even nationally.

[Background slide]

So, just a little bit of background there. The RFQ was issued in December. We did have five teams that submitted proposals for that. And we, after scoring internally, we did invite two teams to come back to be interviewed. During that process, we did select the Verio team from our interview process in the selection. And so, the last couple of months since we had selected Verio, we've been working closely with them to develop this scope of services that you will see this evening.

As you many of you know that the Rail Creek Master Plan was approved in the 2024 CIP. The amount at the time was a maximum of \$500,000 for this initial phase of the project. And the proposed contract with Verio is not to exceed \$329,287.

[Design Team slide]

So, our design team, we're really excited to work with them. You may be familiar with the name Verio since they are doing our Garrett Park project. But they have worked really hard to create a team that touches on all aspects of this project. So, we're very excited to have them lead this project. RGDE is our economic impact analysis that will lead that process. SFS Architecture, which we have also worked with in many projects within our system, will work with the park plan, assist with the park planning, community engagement, concept design and build structures. Benesch will be our lead civil

engineer consultant. And then the American Ramp Company will be helping with the planning and design for the specific bike-related components of it.

In addition, partners that we will find invaluable to this collaboration is Donald Jonas with the Donderdag Youth Cycling Program, Shawnee Trek Stores, Urban Trail Company, the Shawnee Chamber and Visit Shawnee and the Shawnee Bicycle Advisory Committee. However, the most important team members are park users, the neighbors, and the residents of Shawnee.

**[Scope of Services slide]**

So, a little bit about the scope of services. It is broken into four different phases. The project kick-off and background, site studies, community engagement and master plan development. So, this kick-off phase and the background, working with the design team and City staff, really getting into the details on what communications will look like. What are our project priorities. Opportunities and constraints with the site as well as funding options.

Public engagement plans. We will have public engagement through the entire process, and we invite the Council to be involved as much or as little as you choose to in those different engagement plans because you will have opportunities obviously throughout the process as well.

Our steering committee, excuse me. Our steering committee, and then also to begin creating a funding master plan, which is something we talked about. This project is a large undertaking. And so, what does it look like to phase this project, so that it is feasible for our community to support as well as enjoy as we move along. So, moving onto this -- okay. So, where did we go? So, the steering committee, site tour, and research and review of previous plans that we have in place will also be part of that first, the first phase of this.

**[Scope of Services - Site Studies slide]**

The second step is our site studies. So, site evaluation, team work sessions, visioning workshop. The visioning workshop is obviously the elected officials, City departments, focus groups, community stakeholders. The market analysis will then take this information from these sessions and test that information gathered in addition to identifying additional complementary uses like possible disc golf or cross-country running that could strengthen the potential for the park. At the end of this phase, an interim summary report will be presented to the Council for your input and feedback at that time.

**[Scope of Services - Engagement slide]**

Our next step would be going into engagement. So, specific engagement. But as I said, the community engagement is going to be a part of every step of this, of the project as we go through. But what will community engagement look like? We have community listening sessions. The visioning workshop that we will kick off, which is a three-day session that we will be listening to the stakeholders, community members, all of those different groups of interest groups. The pop-up, which is -- if you see in the scope of service that was included in your packet, pop up, which would be Old Shawnee Days. If approved tonight, we can move forward with that. And that will be the opportunity partnering with Visit Shawnee in their booth to be able to visit with the community and their interests for the park. And then online engagement. There is a variety of opportunities for that. So, that will all be part of it. The Steering Committee,

again, will have meetings with the team as well as Shawnee Chamber of Commerce and Visit Shawnee, and then also with the City Council. Again, continuous community engagement will be through the entire process to help develop a plan that is current, that's is with where we are at now and what we want to be in the future.

*[Scope of Services - Master Plan Development slide]*

So, what does that master plan development look like? You'll see it a number of times as it goes through, that first master plan following the visioning sessions. That's going to be about 60 percent beginning some options there to select what is our preferred master plan to move forward with the programming, site plan, architectural concepts. So again, taking all that information, what are our options that we want to move forward, and then taking that and building the master plan from that.

So, we did talk about phasing. I spoke with Councilman Gillette earlier. That phasing is a big component that we realized that this needs to take place, so we will discuss that.

Funding master plan, the revenue projections, and operating model. So, what does that economic impact look like?

Brief operations and maintenance guide. This is something that's really important for us, that we have asked for this to be a part of our master plan. With a small staff, how does this impact our staffing levels. How can we work the most -- the best way to make sure that we can maintain the facilities as they are built. So, and the opinion of probable cost. And so, with that opinion of probable cost that will be one of the key features that will guide us on the phasing system, the phasing as we move forward. What can we afford. When can we afford it. And what's the best way to move forward with that.

The draft master plan will then be looked at 90 percent. We will have the opportunity to review that again, make comments, ask for feedback, and then ask for any necessary adjustments based on what that looks like. And then the final master plan would be presented to the City Council for approval.

*[Timeline slide]*

So, our timeline, as we are speaking this evening, this is to approve our consultant agreement with Verio from May to June. We'll be looking at that background phase. June through August, the site study phase. So again, looking at our plans, getting with folks, putting that together. September through October, master plan refinement of that 60 percent plan that comes from our visioning sessions. November and December, again, working on that draft master plan at 90 percent to make final tweaks to it. And then January - February of 2026, taking this master plan to the Council for approval. And again, with those phases available, then to be considered during the CIP discussions for 2026 moving forward.

*[Recommendation slide]*

So, staff recommends that the Governing Body approve the proposed Scope of Services and authorize the Mayor to sign the agreement with Verio, LLC in the amount of \$329,387. Steve Rhoades and Chad Potter with Verio are both with us this evening. So, any questions that you have that I have not answered, they are welcome or are they are pleased to speak to those.

**MAYOR SANDIFER:** Thank you. I have on here as informational only. So, we treat this as an action this evening.

**MR. DUFFY:** Yeah. This is an action item.

**CITY MANAGER KRAMER:** Yeah. This is an action item to approve the contract.

**MAYOR SANDIFER:** All right. Thank you. Are there any questions for staff? Tony. I mean Kurt.

**COUNCILMEMBER KNAPPEN:** Yeah. Thank you, Tonya. So, my question is to reconfirm the timeline and level of commitment we're being asked. It's my understanding from what you said that Phase 1 is \$500,000 roughly, and then 300-plus for design for the design company. It's okay. Correct me.

**MS. LECURU:** Can I correct -- oh, do you want to do that?

**CITY MANAGER KRAMER:** Yeah. There is no -- the first phase is this. So, that 500,000 was what was budgeted for this phase, which is the master plan and site development. You are authorizing no more funds than that for the master plan tonight.

**COUNCILMEMBER KNAPPEN:** And so, 500,000 was set aside.

**CITY MANAGER KRAMER:** For this.

**COUNCILMEMBER KNAPPEN:** But we're only asking for 329,000?

**CITY MANAGER KRAMER:** Yes, sir.

**COUNCILMEMBER KNAPPEN:** Okay. So, then when we approve the final master plan in January or February, are we at that time committing to the full plan?

**CITY MANAGER KRAMER:** You are committing to nothing. At that point the goal would be to have multiple phases, and those phases would be brought to the Governing Body for consideration, of course with staff input on how funding would occur. But you are committing to nothing beyond [inaudible].

**COUNCILMEMBER KNAPPEN:** So, we would vote on each phase at a time.

**CITY MANAGER KRAMER:** Absolutely. What you wanted in it, the scope of it and all those things.

**COUNCILMEMBER KNAPPEN:** The reason I say this, and I may catch some flack because I know a lot of people are really excited about this park, and I think it looks like a really good plan. I also know it's like a \$20 million planned park, and I don't know if we need to do \$20 million worth. Maybe some of it would be good. But anyway, I just wanted to confirm that we'll have the ability to discuss and decide as we go along. Thank you.

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

**COUNCILMEMBER KNAPPEN:** Yeah. I'll just echo what Kurt said. I kind of had some similar reservations just because of how large this was. But I think just this step here, taking a look, seeing what we're going to be in for, as long as this doesn't commit us to the larger scope.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Thanks, Tonya. Thanks for alluding to my question earlier. You answered that exactly as we thought we were discussing. So, it wasn't spelled out specifically in the packet, but you addressed it, and I just want to say thank you and appreciate your hard work on this.

**MAYOR SANDIFER:** Laurel first and then --

**COUNCILMEMBER BURCHFIELD:** Thank you. Tonya, thank you for the presentation. Thank you for putting this into bite-sized bits for us so that we can take it on. I know that you have worked very hard on this. I know the Chamber has worked very hard on this, so I'm excited to see that we're doing this in a way that really tries to understand what our community wants through all this community engagement and all of these different ways that people can give feedback, especially on alternative uses so that we know that we're catching all kinds of users for this, not just those who would participate in the trails, but our residents and visitors who would be using this park for other means. So, I'm really grateful to see that, and I'm grateful that we're going this path of trying to get all the information before we make such a large investment or an ask for such a large investment comes before us. So, really just thank you.

**COUNCILMEMBER WALTERS:** Thank you, Tonya. I was -- I'm trying to think where I was last week, and I was approached by someone. They came right up to me because they knew that I was on the Council, and said, hey, when's that meeting coming up. And I, you know, pointed him to the website and showed him the agenda. But I know there's excitement around this. I wasn't even in Shawnee. I was in Lenexa. I think they were a Lenexa resident actually. And so, I know there's some excitement around this project and even the potential of what it could draw to our city. I appreciate that it's coming in a little under the proposed \$500,000 budget, so I'm thankful for that. And thank you for your hard work and look forward to hearing more. Thanks Tonya.

**MAYOR SANDIFER:** Anyone else? Is there anyone signed up for this? Anyone in the audience that would like to speak on this? Come on up.

**MR. BRAYLEY:** Good evening again. Randy Brayley. 23537 West 74<sup>th</sup> Terrace. This is the item that I did come to speak on. The last time I was here, and we were talking about this project, obviously I'm a cycling enthusiast. My son went through the program with Donderdag, but that's not what my message is today. One thing, having been a former Park Board member, at the end of the day, this is a park for our community.

And I know that the messaging has been very specific about the excitement regarding the cycling component of this park but understand that this will be a canvas for cyclocross and cyclists to use, but it will also be a green space for the rest of the community to use, engage, and interact.

And again, going back to something we hear a lot from our citizens, especially when it comes to development, is we are very proud and protective of our trees. This is one project where we can say as a city we're going to protect our trees. That other side of the railroad tracks, we're going to leave it, as I understand it, I'm going to be pushing for leaving it as is and simply putting a trail through it so that our citizens, who very much appreciate the natural environment, can experience that. It isn't something they drive

by. They can get into it. They can bird. They can take their kids. They can do all the things that we want to do within nature.

So, as we move forward, please keep an open mind even though we're going to be talking about the cycling component of it, know that I'm going to be in there voicing my opinions on other uses for our community because I want to protect that as well. But parks are a top priority for our citizens. And this is a great piece of ground for us to protect nature, but also give, I mean, there's a neighborhood right across the street where I can't imagine how many kids with bikes that could safely cross the street and engage and have their parents meet and build a community. So, that's what I want us to make sure we have an open mind. Please lean forward. Be curious. Jonas will answer questions. I will answer questions. Tonya will connect you to all the right people if you have questions or concerns. Understand our passion and what this can mean for our city. It will be a differentiator. It will benefit our community. Thank you.

**MAYOR SANDIFER:** Thank you. Anyone else? Come on up.

**MS. SABIN:** Hi. Melissa Sabin again. 7337 Quivira Road. And I'm very excited about this. I actually hadn't heard about it, and I brought up recently to someone that having a disabled kid, I think that one thing I haven't been able to do is talk really to Parks and Rec or really, to the City Council about my input on accessibility in parks specifically. I think a lot of times we take and, you know, copy and paste what other people are doing as accessible, and they might be accessible for kids in wheelchairs, and they might be accessible for kids with disabilities that can walk. But not kids like mine who are mobile, meaning they can crawl, but they want to get around themselves, but are not walking. So, there are playgrounds around town and around Kansas that are doing this right. I guess I was just trying to say thank you for the community engagement. I think that is needed and if you guys could just publicize that and really just, you know, get people involved. I know I have a whole community of people who would love to share some best practices or some inputs at the very least and, you know, that we're heard. So, thank you.

**MAYOR SANDIFER:** Thank you. Is there anyone else? Come on up.

**MR. JONAS:** My name is Jonas. 5430 Swartz Road, Kansas City, Kansas. I just want to commend the City of Shawnee for considering this kind of a project. I've been the executive director of the Donderdag program since 2011. And out of those years, seven of them we've spent out on that piece of property that's under consideration tonight. I can tell you that we have chased an average of 50 kids across that property for 14 nights in a row between September and December, and they've done nothing but gotten stronger and more joyous and full of courage. We have kids that travel here all over from Shawnee but also from Lawrence, Lake Lotawana, and as far south as Lone Jack. So, that park is already being ridden on by the program of cyclocross during the fall and 24/7/365 because it's an open public piece of land. The funny thing about that piece of land is that sometimes when I pull into it or the mowing guys pull into it, people run away because they're out there enjoying it, but they don't understand yet that it's actually a public piece of land. So, it's ready to go. It's got humans thriving and living and growing on it and having a great time.

I also want to tell you that I have helped develop the Welling Trail system in Tahlequah, Oklahoma working with the city manager down there for the last five years. And I'm

currently writing the curriculum for the KC Farm School over in Kansas City, Kansas to train their volunteers on their bike trail program.

And what happens when you put up bike trails and bike spaces and bike areas for your citizens is you end up with a lot of people that get outdoors more. They're naturally attractive. And if you do it right, like the city of -- the Chamber of Commerce and the Parks Department is here in Shawnee, when you do your homework and realize the potential to draw events and other people from other states to these pieces of property, it's really a beautiful and wonderful thing. So, I want to thank you for considering this. I want you to know that there are a lot of people just like me that are at the ready and have already given already just tons of time and energy into this project, and we're ready to help you through this.

**MAYOR SANDIFER:** Thank you.

**MR. JONAS:** Thank you.

**MAYOR SANDIFER:** Anyone else? 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 6:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve the proposed Scope of Services and authorize the Mayor to sign the agreement with Vireo, LLC in the amount of \$329,287. The motion carried 8-0-0.

### 3. Proposed road closure for Old Shawnee Days.

**MAYOR SANDIFER:** Item Number 3 is to propose a road closure for Old Shawnee Days. Paul.

**CITY MANAGER KRAMER:** Lauren Grashoff will handle this item again. And this is for informational purposes only.

**MS. GRASHOFF:** Yeah. So, we wanted to provide a staff update as this is a new proposed road closure for Old Shawnee Days this year. And we are looking at it -- it's Thursday, June 5<sup>th</sup> through Sunday, June 8<sup>th</sup>, and we are looking at a road closure basically for the entirety of the event. Staff has talked about this. I think it's been a discussion off and on for several years. But really the impetus for this and the main benefit is for pedestrian safety. We have thousands of visitors that come to this event,

and they all sort of seem to flock right within the area of the Old Shawnee Days event at Herman Laird Park and Shawnee Town. And historically, the road has not -- Johnson Drive has not been closed. And so, this provides an opportunity for enhanced pedestrian safety as well as the overall visitor experience. And we're really only looking at a road closure in front of Herman Laird Park. So, on the east side of Cody Street and just to the west of the Baptist Church right there. So, the only access point that is being closed is the north entrance to St. Joe School. But they do still have access along King Street. So overall, this is not limiting access to any of our businesses downtown, to any of the churches or schools in the area, as well as any of the residents. And then you'll see on the map there the one way areas north on Cody and south on Flint. Those are already routes that are established as part of Old Shawnee Days. There's no changes there. And there's no impact to the parade. And so, what will happen is on the Saturday for the parade, the route will open specifically for the parade and the route will remain unchanged. So, really overall, we're not looking at any sort of negative impact and just an overall benefit to both the event as well as the residents for their safety and all the visitors that come to this event.

And as I mentioned, staff has discussed this off and on for years. But this was, you know, Parks, Public Works, Fire, Police, City Manager's discussion with all the staff is all, you know, all of the staff is involved in this event, knows this event well, and how it would work best for the event.

So, at this time, since it is just our first proposed road closure for the event, we're not looking at any sort of programming within Johnson Drive. That way emergency access can be maintained. There will be gates at least at one, probably the east end. We are looking at a second gate option if we can get it on the west end. But basically, we don't want to sort of over-program and expand without just seeing how this operates and if this is something more long-term for this event.

As noted, this is just for essentially information as this is a new road closure for the event, but it is something we are excited about for staff and just providing that safety for everyone downtown. We are planning on advance noticing because obviously there will be some detouring that will be required that will impact some of just the local traffic flow. But hopefully we can get advanced noticing out with signage, social media, website, all of our sort of normal opportunities around road closures with emails and give it plenty of notice that this will be closed, again, Thursday through Sunday. So, are there -- I'm here for any questions or any additional information.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** I just have one. Thank you. And I think this sounds like a good idea. You mentioned gates. I'm just curious, you know, you hear about these horrific situations where, you know, somebody mows into a crowd. What are we going to barricade it with? Just maybe big Public Works vehicles or just a gate? That's my question.

**MS. GRASHOFF:** Yeah. So, the gate does seem a little bit, you know, kind of small.

**COUNCILMEMBER KNAPPEN:** Right.

**MS. GRASHOFF:** But they are actually specifically barrier gates. And so, they sit on barrier pedestals, and it is a -- they're used at -- where we rent them from is Sporting

Kansas City, and so they aren't just sort of the standard kind of, you know, cheap arm that someone, you know, you could drive a vehicle through.

**COUNCILMEMBER KNAPPEN:** Yeah. It's not just a metal fence.

**MS. GRASHOFF:** Exactly. And so beyond just the gate areas, we could potentially use the City equipment, or we also will rent specifically for Old Shawnee Days other barricade options. So, we do have to use a lot less barricades for the road closure option. Typically, we run it along the south boundary of Herman Laird barricades, whereas this we're only looking at those two east and west end access points.

**COUNCILMEMBER KNAPPEN:** Thank you.

**MAYOR SANDIFER:** Anyone else? Okay. This was for informational purposes only. No action.

## I. MISCELLANEOUS ITEMS

1. **Ratify the semi-monthly claims for May 12, 2025, in the amount of \$2,768,360.70.**

**MAYOR SANDIFER:** The next item on the agenda is Miscellaneous Items. Item Number 1 is to ratify the semi-monthly claim from May 12<sup>th</sup>, 2025, in the amount of \$2,768,360.70.

Did anyone sign up for comments? Is there anyone in the audience that would like to speak on this? Hearing none, any questions from the Council? I'll accept a motion. Jeanie.

**COUNCILMEMBER MURPHY:** Move to ratify the semi-monthly claims.

**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 7:** Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1: Ratify the semi-monthly claims for May 12, 2025, in the amount of \$2,768,360.70. The motion carried 8-0-0.

## 2. Miscellaneous Council Items

**MAYOR SANDIFER:** Item Number 2 is Miscellaneous Council Items. Paul, do you have anything?

**CITY MANAGER KRAMER:** I'm going to ask Colin Duffy to give a plug for the very first Moonlight Market of the year.

**MR. DUFFY:** Yeah. Kicking off Moonlight Market season this Thursday. Just a reminder, every moonlight market is the third Thursday of the month outside of our June Moonlight Market. That one is moved up a week to avoid the Juneteenth holiday conflict there. So yes. We are open for business this Thursday. Hope to see everyone there.

**MAYOR SANDIFER:** Very good. Anyone on the Council have anything? Angela.

**COUNCILMEMBER STIENS:** Yes. Thank you, Mayor. And thank you, my colleagues, for bearing with me. I've had a crazy couple of weeks. I have an eighth grader that we've gone to the same school for 20 -- I have -- four of my five children have gone to the same school for 24 years at this school. So, it was a very important event tonight.

I just wanted to comment on the recycling event. And I want to thank Paul for allowing one of my constituents to bring her bike up early. She had a bike from childhood, and she said it just really warmed her heart to find out that inmates get the adult bikes and learn a trade. And so, I don't know how many other cities do this. There may be others, but I think that's awesome that Shawnee does do that. And so, I just want to give a shout out to all the people that are involved in making that happen. Thank you.

**MAYOR SANDIFER:** Thank you. Anyone else? Hearing none.

#### J. ADJOURNMENT

**MAYOR SANDIFER:** 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 to adjourn. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

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

**Motion 8:** Kurt Knappen - Ward 3/Jacklynn Walters - Ward 4: Adjourn.  
The motion carried 8-0-0.

**COUNCILMEMBER KNAPPEN:** And our Council Committee will start in approximately five minutes.

(Shawnee City Council Adjourned at 7:52 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 \_\_\_\_\_ May 16, 2025

Deborah A. Sweeney, Recording Secretary

APPROVED BY:

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