

OVERLAND PARK CITY COUNCIL MEETING

April 21, 2025

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

Mrs. Holly Grummert, Council President; Mr. Jim Kite; Mr. Richard Borlaza; Mr. Logan Heley; Mr. Scott Mosher; Mrs. Melissa Cheatham; Mr. Gregg Riess; Mr. Drew Mitrisin; Mr. Chris Newlin; Ms. Inas Younis; Mr. Jeff Cox; and Mr. Sam Passer.

Also present were: Mrs. Lori Luther, City Manager; Mrs. Kristy Stallings, Deputy City Manager; Mr. Bryan Dehner, Assistant City Manager; Mr. Jack Messer, Assistant City Manager; Mrs. Kate Gunja, Assistant City Manager; Mrs. Leslie Karr, Planning and Development Services Director; Mrs. Doreen Jokerst, Police Chief; Mr. Alan Long, Fire Chief; Ms. Gena

PLEDGE OF ALLEGIANCE

Mayor Curt Skoog led the audience in the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Mayor Curt Skoog opened the public comment period. No speakers were signed up to speak.

PUBLIC HEARING

2026-2030 FIVE-YEAR FINANCIAL PLAN, CAPITAL IMPROVEMENTS PROGRAM, AND MAINTENANCE PROGRAM PUBLIC HEARING

Finance and Budget Director Gena McDonald stated the Capital Improvements Program (CIP) and Maintenance Program (MIP) include construction and improvements to City infrastructure and facilities and the purchase of large scale equipment and technology. The Five-Year Financial Plan includes the City's extended plan allowing for sustainable planned expenditures and revenues through 2030. The City Manager's proposed CIP and MIP were presented at the Committee-of-the-Whole in February and Goal Area Committee reviewed the proposed programs in February through early March. Today is the second public hearing in front of the City Council. The first public hearing was held in the fall of 2024 to allow the City to take public comments into consideration as the plan was being developed. In addition, there have been two public hearings in front of the Planning Commission, including one earlier this month, where no public comments were received. Additionally, the Planning Commission found that the recommended CIP is in conformance with the City's Comprehensive Plan. The 2026-2030 plan includes \$344,695,000 in funding for capital projects and \$244,635,000 of funding for maintenance projects. The plans as presented result in a five-year financial plan, which maintains a 2030 ending cash balance of 30.4 percent, which is in line with the City's adopted fiscal policy. Following tonight's public hearing, these plans are before the City Council for adoption and consideration.

Mayor Curt Skoog opened the public hearing period. With no comments being made, Mayor Skoog closed the public hearing.

MAYOR CURT SKOOG

ADOPTION OF THE 2026-2030 FIVE-YEAR FINANCIAL PLAN, CAPITAL IMPROVEMENTS PROGRAM, AND MAINTENANCE PROGRAM

Mrs. Holly Grummert moved that the City Council adopt the 2026-2030 Five-Year Financial Plan, Capital Improvements Program, and Maintenance Program for budget planning purposes. The motion was seconded by Mr. Chris Newlin.

Mr. Logan Heley stated while he strongly supports the Metcalf Pedestrian Trail Project's overall goals being consistent with his prior vote, he cannot support the 2026-2030 CIP recommendation tonight due to serious concerns regarding the Metcalf Pedestrian Trail Project's inadequate mitigation of mature tree removal. This project's current design fails to adequately address the loss of established trees, which are vital to the community. He is also troubled by the outdated street tree policy and the lack of empirical evidence supporting the claim that street trees along thoroughfares are dangerous. Research demonstrates the positive impact of street trees on safety, community character, and property values. It is also worth noting that Vision Metcalf specifically calls for the inclusion of street trees. Instead of focusing solely on perceived safety concerns, he would encourage the City to explore solutions that enhance both safety and street character. Potential solutions he would hope to continue working with City staff on include lane narrowing, extending the downtown form-based code district, roadway reclassification, and innovative design solutions. He clarified that he is a fan of the overall Metcalf Pedestrian Trail Project, but the City must balance project goals with preserving the urban tree canopy. He hopes to continue conversations with City staff to find a solution that allows the City to move forward with the vital Metcalf Pedestrian Trail Project while also honoring the importance of mature trees and street trees within the community.

Mr. Jeff Cox stated he will not support this budget because of the conversion of a popular Farmer's Market into the Clock Tower Landing Gathering Space, and it seems like a solution looking for a problem.

Mayor Skoog stated he wanted to ensure the public understands what is in this document, as it is the plan for residential street and thoroughfare improvements, as well as park improvements, and anything related to capital. He added voting against this is voting against those topics in his opinion. Individuals cannot always have everything they want in a compromising document, but he is excited to have this come through the Committees unamended and to the Council tonight for approval.

The motion passed by a vote of 10 to 2, with Mr. Heley and Mr. Cox voting nay.

Mayor Skoog stated they are halfway through the budget process and have made it through the Capital and Maintenance projects. In April and June, the Council will begin the Operating Budget, as part of the year-long budgeting process.

PROCLAMATION – Proclaiming April 21, 2025, as JCCC Women's Basketball Championship Day.

Mrs. Holly Grummert stated the Johnson County Cavaliers were crowned the National Junior College Athletic Association (NJCAA) Division 2 National Women's Basketball Champions on March 22, 2025, beating the Pima Aztecs 75 points to 67 points. The victory marks the Johnson County Community College Women's basketball program third national championship. The win gave Head Coach Ben Conrad his second NJCAA Division 2 title. Freshman Guard Layla Scott was the Most Valuable Player for the tournament leading Johnson County with 25 points, the most scored in a national championship game in program history. Sophomore Yar Manyiel and Esme Stacker were selected as all tournament performers. The Johnson County Cavalier basketball team's achievements bring immense pride to the community. Mayor Skoog proclaimed April 21, 2025, as Johnson County Community College Women's Basketball Championship Day in Overland Park, and urged all residents to celebrate the Johnson County Community College Women's basketball team for their outstanding achievements in winning the NJCAA Division 2 National title. The City commends their hard work and dedication.

Mayor Skoog stated Johnson County Community College is crucial part of the community in many ways and celebrating a national championship is always fun. He thanked the team for being in Overland Park, being the national champions, and for all the hard work it takes to get there.

Coach Ben Conrad stated he appreciates having them at the Council meeting. This is a very Kansas City-based team with eleven students from the Kansas City area and a handful of Johnson County residents. He noted he has been in this area for 17 years and while this was built around the Johnson County residents, they welcome others to attend. He is proud that Yar Manyiel from North Kansas City is an all-tournament team student who will go on to play Division 1 basketball next year. He is proud of his other students from other areas of Kansas City, Independence, and Missouri who will go to different colleges. They have opportunities after they leave Johnson County Community College. This college is creating value and opportunities for them to move on after graduation. He noted Layla Scott was the captain of the all-tournament team and lifted up the team in the national title game. Every team member has been a large part of what they have done. He thanked the City for their support and they are proud to represent the county and Overland Park.

Mayor Skoog congratulated the team on their win.

PROCLAMATION – Proclaiming April 25, 2025, as Arbor Day in Overland Park.

Mr. Logan Heley stated in 1872, Julius Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees and this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world. Trees can reduce the erosion of topsoil by wind and water, cutting heat and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife. Trees are a renewable resource, giving paper, wood for homes, fuel for fires, and countless other wood products. Trees in the City increase property values, enhance the economic vitality of business areas, and beautify the community. Overland Park has been recognized for the 46th consecutive year as a Tree City USA by the National Arbor Day Foundation. Mayor Skoog proclaimed April 25, 2025, as Arbor Day in Overland Park, and encouraged all residents to support efforts to protect

trees and woodlands and to support the City's Urban Forestry Program and urged all residents to plant trees to promote the wellbeing of present and future generations.

Mayor Skoog stated after the branding update, the City is still using the tree as part of the City's logo.

Mrs. Bailey Patterson, City Forester, stated the Arbor Day proclamation is one of several elements necessary for Overland Park to maintain a Tree City USA designation. 2024 was the 46th consecutive year this has been a Tree City community. She noted there are Legacy of Greenery Committee members present at this meeting, who have continued education and outreach by the yearly Industry Appreciation event, which has become a great success within its first three years. They have been closely involved with the Urban Forest Plan. Earlier in the year, they added a second forester, who gave away more than 1,600 tree and shrub seedlings to celebrate Arbor Day. They completed planting trees provided by a grant from Kansas Forest Service to restore canopy lost in the last quarter. 300 total trees were planted for this grant. Foresters also focused public outreach on proper tree care, such as correct mulching techniques. In 2025, they have many other projects they are pursuing, such as adopting the Urban Forest Plan, opening the time capsule that was buried 25 years ago at the Legacy Garden at the Arboretum on April 26, which is open to the public, presenting the Annual State of the Urban Forest to the Community Development Committee, and continuing public education and outreach including through social media, the Overview newsletter, and many public-facing events throughout the year.

REAPPOINTMENTS TO THE BOARD OF ZONING APPREALS:

Justin Howard – Term 5-2-2025 to 5-2-2028

Kathleen Brewer – Term 5-2-2025 to 5-2-2028

Mrs. Grummert moved to approve the reappointments to the Board of Zoning Appeals. The motion was seconded by Mr. Heley, which passed by a vote of 12 to 0.

Mayor Skoog stated there was a dedication of Maple Hill Park today, which is the latest of the City parks to receive a refresh. He encouraged residents to visit at 8451 Switzer. This park has pickleball courts, new restrooms, a new playground, a new parking lot, and it is completely off-grid and solar-powered. This is the first experience in the City with this type of park.

There was a press release concerning a company establishing business in the City, which will be discussed in this meeting.

COUNCIL PRESIDENT HOLLY GRUMMERT

Mrs. Grummert stated Saturday, April 19, 2025, was the first day of the 2025 Farmer's Market season, which is operating at Matt Ross Community Center this year. The opening day was large with an estimated 10,000 people attending despite the cooler temperatures and the rainy morning, and this number is 1,000 more than last year. This number is typically seen during the height of the summer season and it is exciting to see people enjoying the market.

The Recycling Extravaganza will be held April 26, and May 31, 2025, will be the electronics recycling and shredding event.

REPORT FROM COMMITTEE-OF-THE-WHOLE MEETING HELD APRIL 21, 2025.

RESOLUTION NO. 5039 – Establishing the City of Overland Park Brand.

This evening, the Committee-of-the-Whole heard a briefing from staff on the City's preparations for the 2026 World Cup. The Committee also recommended City Council adoption of Resolution No. 5039, which establishes a City of Overland Park brand identity system.

Ms. Grummert moved to adopt Resolution No. 5039, establishing a City of Overland Park brand identity system. The motion was seconded by Mr. Newlin.

Mr. Heley stated he would not be supporting the resolution.

Mr. Scott Mosher stated there was a lot of collaboration and hard work put into rebranding Overland Park. He was initially not excited for this rebranding, but seeing it executed has changed his mind. It shows this is a City of parks and fine living, and it stands out. He appreciates the hard work that was put in by staff, and he thanked staff and this is something to be proud of.

Mayor Skoog stated residents interested in this topic can visit the Committee-of-the-Whole video stream for a complete presentation. The Committee of the Whole voted to recommend to the Council approval of Resolution No. 5039 by a vote of 11 to 1.

The motion to approve Resolution No. 5039 passed by a vote of 11 to 1, with Mr. Heley voting nay.

CITY MANAGER LORI CURTIS LUTHER

TASK ORDER NO. 4 TO CONSTRUCTION MANAGER AGREEMENT –
McCownGordon Construction, LLC, for structural concrete for Clock Tower Landing, in the amount of \$3,904,071.

Assistant City Manager Kate Gunja stated this task order includes the mechanical, electrical, and plumbing work associated with Clock Tower Landing, which includes work associated with the project including in the new pavilion, in the parking lot, gathering space, and the plaza. The Mayor noted the terminology change from change order to task order. The City Manager executed a non-monetary amendment to formalize that change.

The estimated project completion date remains May 2026 and the total project budget also remains on track. Staff recommended approval of Task Order No. 4 to the Construction Manager Agreement with McCownGordon Construction, LLC, in the amount of \$3,904,071. She noted the owner's representative Jamie Stadler, Parks and Recreation Director Bryan Toben, and McCownGordon representatives were present to assist with questions.

Mrs. Grummert moved to approve Task Order No. 4 to construction manager agreement with McCownGordon Construction, LLC, in the amount of \$3,904,071. The motion was seconded by Mr. Heley.

Mayor Skoog stated this budget has not changed and this falls within the original approved budget. There has been a lot of construction and utility work and he appreciates the team for moving the project along.

Mrs. Melissa Cheatham stated she would like to thank staff for the change in nomenclature, as she felt the old language did not properly reflect on how business is done within the City. They will use the construction manager at risk and then execute the project over a series of tasks. She thanked staff for accepting the feedback and it will make this process more clear to residents and the Council.

Mr. Drew Mitrisin asked if the design is still anticipated to be complete around May 1. Mrs. Gunja stated yes, they are still on the projected timeframe. There have been different checkpoints for the design and they are still on schedule. Mr. Mitrisin asked if they should anticipate a final guaranteed maximum price (GMP) in one of the next few meetings. Mrs. Gunja stated there is not a specific target date and there will be a final GMP over the summer.

Mayor Skoog asked to clarify what GMP means.

Mrs. Gunja stated GMP is the guaranteed maximum price, which is what is included in the task orders to execute the project.

The motion passed by a vote of 12 to 0.

CONSENT AGENDA:

Mrs. Grummert moved to approve the Consent Agenda. The motion was seconded by Mr. Heley, which passed by a roll-call vote of 12 to 0.

COMMUNITY DEVELOPMENT – COMMITTEE REPORT

RESOLUTION NO. 5040 – Enlargement of Consolidated Main Sewer District, located in the vicinity of 174th Street and Metcalf.

RESOLUTION NO. 5041 – Setting a public hearing for April 6, 2026, pursuant to K.S.A. 12-1752 and Overland Park Municipal Code Section 7.25.110; concerning the unsafe and dangerous structure for 10018 Knox Drive.

PUBLIC SAFETY – COMMITTEE REPORT

WAIVE BID PROCESS, APPROVE STAFF SELECTION AND AUTHORIZATION TO ENTER INTO AGREEMENT – Titan Built, LLC, for Construction Manager at Risk Services for the Police Training Facility, in an amount not to exceed \$63,520.

WAIVE BID PROCESS AND AUTHORIZATION TO PURCHASES – Kansas City Hyundai for four new Hyundai Santa Fe All-Wheel Drive Hybrid staff vehicles, in an amount not to exceed \$156,040.

WAIVE BID PROCESS AND AUTHORIZATION TO PURCHASE – Bob Allen Ford for eleven new patrol vehicles and two pickup trucks, in an amount not to exceed \$567,342 using contract pricing with the State of Kansas.

PUBLIC WORKS – STAFF REPORT

RESOLUTION NO. 5038 – Declaring it necessary to appropriate private property for the use of the City, for improvements to Switzer from 167th Street to 179th Street in the City.

FINANCE, ADMINISTRATION, AND ECONOMIC DEVELOPMENT – COMMITTEE REPORT

DISPOSITION OF CITY PROPERTY – Sale of remnant City property adjacent to 4702 Conser.

WAIVE BID PROCESS AND AUTHORIZATION TO NEGOTIATE A CONSTRUCTION MANAGER AGREEMENT – Monarch Build, LLC, for Overland Park Convention Center restroom remodel.

MUNICIPAL ADDENDUM TO TIPS COOPERATIVE PURCHASING CONTRACT NO. 241001 – The Fagan Company, for Scafe Facility HVAC Services, in an amount of \$345,718.

FINANCE, ADMINISTRATION, AND ECONOMIC DEVELOPMENT – STAFF REPORT

COUNCIL MINUTES – January 27, and March 3, 2025.

EXPENDITURE ORDINANCE NO. 4A – Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for March 28 through April 10, 2025.

AMENDMENT NO. 3 TO AGREEMENT – CyberForceQ, LLC, to provide Managed Security Services, for a two-year period in an amount of \$333,724.

REGULAR AGENDA:

COMMUNITY DEVELOPMENT – Committee Report:

Logan Heley, Chair

No report.

COMMUNITY DEVELOPMENT – PLANNING AND DEVELOPMENT SERVICES – Staff Report:

No report.

COMMUNITY DEVELOPMENT – PARKS AND RECREATION – Staff Report:

No report.

PUBLIC SAFETY – Committee Report:
Melissa Cheatham, Chair

Mrs. Cheatham thanked the Fire Department for opening their doors this weekend for the open house and she hopes everyone who attended had a great time.

PUBLIC SAFETY – POLICE DEPARTMENT - Staff Report:

No report.

PUBLIC SAFETY – FIRE DEPARTMENT – Staff Report:

No report.

PUBLIC WORKS – Committee Report:
Jim Kite, Chair

Mr. Jim Kite stated the Public Works Committee will be meeting at City Hall this week at 7:00 p.m.

PUBLIC WORKS – Staff Report:

No report.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Committee Report:
Chris Newlin, Chair

Mr. Chris Newlin stated they have one item to discuss under Economic Development Public-Private Partnership Projects.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Staff Report:
Kristy Cannon Stallings, Deputy City Manager

No report.

ECONOMIC DEVELOPMENT PUBLIC-PRIVATE PARTNERSHIP PROJECTS – REGULAR AGENDA:

PROPOSED ECONOMIC DEVELOPMENT PROPERTY TAX REBATE – Project Turtle.

Mr. Newlin stated last Wednesday, Project Turtle was announced and Fiserv had a regional hub visit Overland Park. The City won this thanks to many partners who worked on bringing it to the City, and they were chosen over cities such as Phoenix, Arizona; Dallas, Texas; and Atlanta, Georgia. The committee approved that staff move forward with a property tax rebate negotiation with Project Turtle. They will be bringing 420,000 total square feet to be refurbished and will invest \$125 million to \$175 million into this, bringing 2,000 jobs to Overland Park, averaging \$125,000 per year. Over a ten year period, this will bring approximately \$2.5 billion in payroll to Overland Park in this investment. This will be approximately \$1.3 million over ten years of property tax rebates.

Deputy City Manager Kristy Stallings clarified this is a rebate of approximately \$1.3 million from the City tax and a total of \$3 million for all jurisdictions, which excludes the Blue Valley School District and Johnson County Community College.

Mr. Newlin stated that investment was approved by a vote of 6 to 0 at the Finance, Administration, and Economic Development Committee meeting, which recommends approval by the City Council.

Mr. Newlin moved that the City Council direct staff to prepare a property tax rebate agreement for Project Turtle for City Council approval. The motion was seconded by Mr. Borlaza.

Mayor Skoog thanked Fiserv and everyone involved in the search, including the Overland Park Chamber of Commerce and the Overland Park Economic Development Council, as well as the Kansas City Area Development Corporation, and the Kansas Department of Commerce. This is the largest job-related project that he has seen in his 20 years on the City Council. This is an important achievement for the City and they are excited to be selected.

Mr. Jeff Cox stated normally when the Governing Body is reviewing tax incentives it is either to build a new structure or to revitalize an existing structure, but with a construction budget they will either be removing a building or significantly altering an existing building. They also use the Economic Development Revenue Bond (EDRB) financing to denote that the construction sales taxes will defer. With a traditional tax abatement, they will still look to improve something. This is similar to tenant improvement, which will not increase the property value, but rather will redesign it for the occupant. \$125 million to \$175 million seems like a lot, so he would like to understand what the investment is for and if it is going to increase the property value.

Mayor Skoog stated this is something they have not done before driven by unique situations with the campus and Fiserv and their expectations. This is a lot of money because they will be gutting the buildings and it is not a simple renovation. It will include new Heating Ventilation, and Air Conditioning (HVAC) system and is a commitment of a minimum of \$125 million investment to improve the two buildings. Between this and the 2,000 high-salaried jobs this project will bring, the City felt comfortable doing a property tax rebate. This is unusual as the rebate will be received by Fiserv and not the property owner. They did not want to abate taxes on schools, or on the Johnson County Community College and would pay those. That is why this unique structure has been considered. The rest of the structure follows a typical economic development process. The company is committed to a number of employees, average salary, and a capital investment. This will be done after the taxes are paid and they will submit a form to the City, which will be reimbursed afterwards. While it is unusual, they felt it was the best fit for the client's needs and the resident's best interest.

Mr. Cox asked if there is an expectation for how many of those jobs will be people moving in and how many will be local people taking those jobs. Mayor Skoog stated he discussed this with some of their leadership and they intend to start with moving people from within the organization before they begin hiring leadership either locally or from across the country to come to the area to work, and then they will build their teams up. They anticipate a high percentage of 50 percent or more being from the local region and colleges.

Mr. Sam Passer stated he voted on this in Committee. He had to determine whether this was a conflict of interest because he works at a competing company. Due to the nature of his company, he will be abstaining; however, if there were a tie with this vote, he would vote to break the tie in favor of this.

Mr. Scott Mosher stated he did not know who Fiserv was initially and he normally does not support awarding tax money to corporations, though there are times when it makes sense. For a company to come to the City and remodel existing office space, which he would rather a company do than build a new office space, makes sense and what they are doing is likely costing them more money long-term. They are not going to ask for a rebate on schools or from Johnson County Community College, which says a lot about the company. Those buildings they will be remodeling need to be utilized and it is important that this existing space is used. They will be spending at least \$125 million and the City will be rebating them for ten years; they will be given City control over this project to ensure they live up to their end of the bargain, which will likely not be an issue. They have a 15-year lease and will only be given 10 years of rebates. He believes after they live in Overland Park and do business here, they will develop a long-term relationship with the City where Overland Park receives taxes from the organization. This is a rare case where providing a corporation with a rebate makes perfect sense and he will support it.

Mrs. Cheatham stated she supported this at the Finance, Administration, and Economic Development Committee meeting and will do so again tonight. She had asked the Fiserv representative if it was possible to do this deal without the public partnership and she was told it is not. The City competed with other communities and while the City was not the most lucrative offer, they needed this partnership to come here and this will be a major benefit to the community. It was encouraging to hear that the City's offer was not the most lucrative monetarily, but rather the generations before this Council are a major reason why Fiserv will be coming to Overland Park, as well as the great public schools, parks, amenities, affordability, the welcoming community, and quality of life. This is affirming that when they spend money on parks and public schools, it is an economic benefit to the community, and it is reflected when good jobs come to the City. She looks forward to welcoming Fiserv to Overland Park.

The motion passed by a vote of 10 to 1 to 1, with Mr. Cox voting nay and Mr. Passer abstaining.

RECOMMENDATIONS FROM THE PLANNING COMMISSION:

PLANNING COMMISSION - REGULAR AGENDA:

No report.

OLD BUSINESS:

No report.

NEW BUSINESS:

EXECUTIVE SESSION – To conduct preliminary discussion of the acquisition of real property for a public facility, pursuant to K.S.A 75-4319 (b)(6).

April 21, 2025

At 8:12 p.m., Mrs. Grummert moved that the Governing Body recess into executive session for a period of 30 minutes for the purpose of conducting preliminary discussions of the acquisitions of real property for a public facility, pursuant to K.S.A 75-4319 (b)(6), and that the open meeting be resumed in the City Council Chamber at 8:42 p.m. No binding action will be taken in the executive session. The motion was seconded by Mr. Heley, and passed by a vote of 12 to 0.

The Council returned at 8:42 p.m.

Mayor Skoog stated they would extend their time for an additional ten minutes.

At 8:43 p.m., Mrs. Grummert moved that the Governing Body recess into executive session for a period of ten minutes for the purpose of conducting preliminary discussions of acquisition of real estate property for the public facility pursuant to K.S.A 75-4319 (b)(6), and that the open meeting be resumed in the City Council Chamber at 8:53 p.m. The motion was seconded by Mr. Heley, and passed by a vote of 12 to 0.

The Council returned at 8:56 p.m.

ADJOURNMENT

At 8:56 p.m., Mayor Skoog declared the meeting adjourned. Minutes transcribed by Jessica Pierce.

Curt Skoog, Mayor

ATTEST:

Elizabeth Kelley, City Clerk