

**CITY OF SHAWNEE  
CITY COUNCIL MEETING  
MINUTES  
February 10, 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  
Gris Jaramillo – Assistant City Clerk  
Sam Larson – Police Chief  
Rick Potter – Fire Chief  
Mike Inich – I.T. Director  
Doug Donahoo – Communications Director  
Kellie Heckerson – Admin. Coordinator CMO  
Tonya Lecuru – Parks & Rec. Director  
Jamie Greer – HR Business Partner  
Kevin Manning - Public Works Director  
Doug Allmon - Community Development  
Director

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

**A. ROLL CALL**

**MAYOR SANDIFER:** Good evening and welcome to the February 10<sup>th</sup>, 2025, meeting of the Shawnee City Council. I'm Mayor Mickey Sandifer, and I will be chairing this meeting. I'll do a roll call at this time. Councilmember Whitted.

**COUNCILMEMBER WHITTED:** Present.

**MAYOR SANDIFER:** Councilmember Gillette.

**COUNCILMEMBER GILLETTE:** Present.

**MAYOR SANDIFER:** Councilmember Murphy.

**COUNCILMEMBER MURPHY:** Present.

**MAYOR SANDIFER:** Councilmember Kemmling.

**COUNCILMEMBER KEMMLING:** Present.

**MAYOR SANDIFER:** Councilmember Knappen.

**COUNCILMEMBER KNAPPEN:** Present.

**MAYOR SANDIFER:** Councilmember Stiens.

**COUNCILMEMBER STIENS:** Present.

**MAYOR SANDIFER:** Councilmember Walters.

**COUNCILMEMBER WALTERS:** Present.

**MAYOR SANDIFER:** Councilmember Burchfield.

**COUNCILMEMBER BURCHFIELD:** Present.

**MAYOR SANDIFER:** Thank you.

**B. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**MAYOR SANDIFER:** Please join us now in the Pledge of Allegiance led by the Broken Arrow Elementary School. This is their student council. You guys come up to the mic, please. Okay.

(Pledge of Allegiance)

**MAYOR SANDIFER:** And a moment of silence, please.

(Moment of Silence)

**MAYOR SANDIFER:** Thank you. Now, my children all went through Broken Arrow when it first opened. And it's a fantastic school, isn't it?

**STUDENT:** Yeah. It certainly is.

**COUNCILMEMBER MURPHY:** She's not shy.

**MAYOR SANDIFER:** Now, who's the council president? All right. Now, question. What would you like to see different in your school or something that would make your school better?

**STUDENT:** I think, well, something -- the reason why I joined student council was to create a garden for my school.

**MAYOR SANDIFER:** Good answer. Now, one of these days, one or some of you may be sitting up here. So, keep that in mind as you're growing up and when you're going through everything. You know, when we were your age, I'm sure that was the last thing on our mind is to be sitting up at the city council in front of everybody. But to be able to do what you're doing, congratulations and thank you for what you do. And if you'd like to state your name, we'll start here and go over.

(Broken Arrow Student Council student introduced themselves to the Governing Body.)

**MAYOR SANDIFER:** Now, if you guys would like a picture, we could take just a minute and let you get your pictures. Then if you guys decide you want to go ahead and go you can.

(Pictures were taken)

**MAYOR SANDIFER:** That was nice.

**COUNCILMEMBER KNAPPEN:** Very nice. Well done.

### **C. CONSENT AGENDA**

1. Approve minutes from the City Council meeting of January 27, 2025.
2. Approve minutes from the Council Committee meeting of January 27, 2025.
3. Consider approving a Contract with K&W Underground, Inc. for termination of approximately 15 miles of City fiber.
4. Consider approving the review of SUP-02-20-01, a special use permit issued to Seafood Island to allow occasional live music inside the restaurant within the Commercial Neighborhood zoning district, located at 10810 W. 75th Street.
5. Consider approving the extension of SUP-03-07-01, a special use permit issued to Happy Campers Montessori to operate a commercial daycare, located at 21403 Midland Drive.
6. Consider approving the extension of SUP22-15, a special use permit issued to Oakview Climate Controlled Storage to operate a self-storage business in the Commercial Highway zoning district, located in the 6425 Maurer Road.
7. Consider approving the extension of SUP23-05, a special use permit issued to Ridge Motors to operate an on-line automobile dealership, located at 6917 Martindale Road.
8. Consider approving the extension of SUP23-07, a special use permit issued to On the Go Gas Station to operate a convenience store with fuel pumps in the Commercial Neighborhood zoning district, located at 6631 Nieman Road.
9. Consider approving the extension of SUP23-08, a special use permit issued to The Rush FunPlex to operate an indoor family entertainment center in the Commercial Neighborhood zoning district, located at 13110 W. 62nd Terrace.
10. Consider accepting the dedication of land, or an interest in for public purposes, contained in the Kenneth Estates Fourth Plat (FP24-16), a residential subdivision located at 7234 Westgate Street.

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

**COUNCILMEMBER KNAPPEN:** No. I don't have anything to remove. I do have two random plugs that I don't usually --

**MAYOR SANDIFER:** Yes.

**COUNCILMEMBER KNAPPEN:** -- from the Consent Agenda. Number one. I'm glad to see that Seafood Island, a special use permit for live music inside. That restaurant, the food is awesome. The only thing I think could make it better is live music while you eat it.

And secondly, the special use permit for Happy Campers Montessori school. I hear nothing but rave reviews. I know that they have a line of people and really excited, and I know the owner. Happy that her business has done so well and look forward to approving that special use permit as well.

So, with that, I'll move to approve the Consent Agenda.

**MAYOR SANDIFER:** I have a motion to approve the Consent Agenda. Do I have a second? Angela.

**COUNCILMEMBER STIENS:** Second.

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

**COUNCILMEMBERS:** Aye.

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

**Motion 1:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: 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. Nobody signed up at this time?

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

**MAYOR SANDIFER:** Is there anybody in the audience that would like to speak on anything? Hearing none, we'll move on.

#### E. MAYOR'S ITEMS

**MAYOR SANDIFER:** The next item is Mayor's Items, and I do not have anything this evening.

#### F. APPOINTMENTS

1. **Conduct appointments and reappointments to the Shawnee Chamber of Commerce's Visit Shawnee Advisory Committee.**

**MAYOR SANDIFER:** The next item is Appointments. Item Number 1 is to consider appointments and reappointments to the Shawnee Chamber of Commerce Visit Shawnee Advisory Committee. Paul.

**CITY MANAGER KRAMER:** Deputy City Manager Colin Duffy will handle this item.

**MR. DUFFY:** Thank you, Mayor and Council. This is our annual appointment process for the Visit Shawnee Advisory Committee. Appointments to this Visit Shawnee Advisory Committee come as a recommendation from that advisory committee for appointment by the Mayor and approval by the Governing Body. Nine members are up for appointment and reappointment. Six are appointments and three are reappointments. Those individuals are listed in the memo. Terms of the appointments are two years, and they expire January 31<sup>st</sup> of the corresponding year.

With that, I'll just stand for any questions.

**MAYOR SANDIFER:** Any questions for the staff? Anybody sign up for this? Is there anybody in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Jeanie.

**COUNCILMEMBER MURPHY:** Move to approve.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** [Inaudible]

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

**COUNCILMEMBERS:** Aye.

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

**Motion 2:** Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1: Approve the appointments and reappointments to the Shawnee Chamber of Commerce's Visit Shawnee Advisory Committee as listed in the agenda packet. The motion carried 8-0-0.

## G. ITEMS FROM THE COUNCIL COMMITTEE FROM JANUARY 27, 2025

1. Consider adopting the proposed Comprehensive Plan amendments as presented as detailed in the Planning Commission staff report.

**MAYOR SANDIFER:** The next item on the agenda is items from the Council Committee meeting on January 27<sup>th</sup>, 2025, chaired by Councilman Knappen. Councilman Knappen.

**COUNCILMEMBER KNAPPEN:** Yes. Item Number 1 is to consider adopting the proposed Comprehensive Plan amendments as presented as detailed in the Planning Commission staff report.

Any discussion on this from Councilmembers?

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

**COUNCILMEMBER KNAPPEN:** Yeah. We worked extensively on this at our last Council Committee meeting, had good discussion. I want to thank, I think all of us felt like the Planning Commission did a good job and spent a lot of time. We also appreciated staff meeting with us three-on-ones or individually to review our wards and any other ward that we were interested in.

And so, from the discussion that we had as a group, I think, I hope the majority of us feel comfortable with 98 percent of this. That said, I moved to override the Planning Commission recommendation by keeping Mixed-Use at K-7 and 75<sup>th</sup> Street and adopting the remaining recommended changes by the Planning Commission.

**MAYOR SANDIFER:** Okay. I have a motion. Do I have a second?

**COUNCILMEMBER KEMMLING:** 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 3:** Kurt Knappen - Ward 3/Dr. Mike Kemmling - Ward 2: Approve the Comprehensive Plan amendments as recommended by the Planning Commission with the exception to continue the Mixed-Use area at K-7 and 75<sup>th</sup> Street. The motion carried 8-0-0.

## H. STAFF ITEMS

1. Consider approving final change order to Contract No. 2024-015 with McAnany Construction Inc. for the 2024 Mill and Overlay Project.

**MAYOR SANDIFER:** The next item on the agenda are Staff Items. Item Number 1 is to consider approving the final change order to Contract No. 2024-015 with McAnany Construction, Incorporated for the 2024 Mill and Overlay Project. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. This item will be handled by Kevin Manning, the Director of Public Works.

**MR. MANNING:** Good evening. This first item is for the 2024 Mill and Overlay Project. The project is complete and the final change order is about \$270,000 for a final contract total of about \$8.2 million. And this change order basically represents an increase in quantities for additional work, primarily overlay, milling, and replacement of curb and gutter.

**MAYOR SANDIFER:** Okay. Are there any questions for staff? Anyone sign up to make comments? Anyone in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** 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 4:** Kurt Knappen - Ward 3/Laurel Burchfield - Ward 4: Approve final change order to Contract No. 2024-015 with McAnany Construction, Inc. for the 2024 Mill and Overlay project. The motion carried 8-0-0.

**2. Consider authorizing staff to bid the 2025 Mill and Overlay Program and the 2025 Crack Seal Program. Consider approving the substantive terms of the street scanning contract with StreetScan for \$73,250.**

(a) 2025 Mill and Overlay Program/2025 Crack Seal Program

**MAYOR SANDIFER:** Item Number 2 is to consider authorizing staff to bid the 2025 Mill and Overlay Program and the 2025 Crack Seal Program. Consider approving the substantive terms of the street scanning contract with StreetScan for \$73,250. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Once again, Kevin Manning will handle this item.

**MR. MANNING:** So, this year's Mill and Overlay Program will be a little bit different than previous years in that we have our very large Shawnee Mission Parkway project that we're planning on doing next year, and I'll be talking a little bit about that later. But as a result of just the size of that project, we're paring down the mill and overlay to about 16 lane miles where typically it would be anywhere between 40 to 50 lane miles. So, it's going to be a significantly smaller project, but we want to make sure that we are, you know, making sure we're keeping a good balance in the Special Highway Fund, so if any emergencies come up, we're able to fund that.

So, overall, we're doing quite a bit more work than a typical year, when adding that Shawnee Mission Parkway project in, but this particular project will be smaller. And we're also looking at starting this project in March and then wrapping it up closer to July since it will be a smaller project.

So, what's before you tonight is, in terms of the project budget right now, we've got \$3.2 million for the mill and overlay where, you know, what you just approved for 2024 was an \$8 million project. And then also where the project budget for the crack seal program is \$100,000 and then we've got \$73,250 for our contract with StreetScan. They're our contractor that provide basically a quantitative rating system for all of our streets. They scan our streets every three years. We did this back in 2022. We were

satisfied with the product. We like what we're getting, and we want to continue to have consistency in our scanning moving forward. So, we'd like to use StreetScan again. I think that's everything. Any questions?

**MAYOR SANDIFER:** Any questions for staff? Tony?

**COUNCILMEMBER GILLETTE:** Yeah. Just real quick, Kevin. With the anticipation of it being a lot less projects in this calendar year, do we anticipate any problems with any of our traditional bidders on this mill and overlay side of it or.

**MR. MANNING:** If anything, this year, we're anticipating we could get some bidders that maybe aren't as comfortable with some of the larger projects. So, we're anticipating hopefully to get some more bids than we have been in the past, which is good because we've -- our bids, our number of bidders has been going down over time. And so, I think with a smaller project there will be some more people that are maybe interested in that.

**COUNCILMEMBER GILLETTE:** Good. Yeah. That was exactly where my brain was going. I figured with the big one that we have going on with the Parkway that it might open up some other doors. So, great. Awesome. Great to hear it. Thank you.

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

**COUNCILMEMBER KNAPPEN:** Move to approve.

**COUNCILMEMBER GILLETTE:** Second.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

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

**COUNCILMEMBERS:** Aye.

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

**Motion 5:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve staff to bid the 2025 Mill and Overlay Program and the 2025 Crack Seal Program. The motion carried 8-0-0.

(b) Street scanning contract with StreetScan

**MAYOR SANDIFER:** Item Number 3 is to consider approving --

**MR. DUFFY:** Mr. Mayor, if we could go back to the previous item. I believe there are two motions for that item.

**MAYOR SANDIFER:** Do what?

**CITY MANAGER KRAMER:** There's a second motion needed for the StreetScan.

**MAYOR SANDIFER:** Sorry.

**CITY MANAGER KRAMER:** The 2025 assessment.

**MAYOR SANDIFER:** There's a second motion for this item. I will accept a motion to approve. Angela.

**COUNCILMEMBER STIENS:** Move to approve.

**MAYOR SANDIFER:** Jacklynn.

**COUNCILMEMBER WALTERS:** Second.

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

**COUNCILMEMBERS:** Aye.

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

**Motion 6:** [Angela Stiens - Ward 3/Jacklynn Walters - Ward 4:](#)  
Approve the 2025 street scanning contract with StreetScan.  
The motion carried 8-0-0.

**3. Consider an Interlocal Agreement with Johnson County for Reimbursement of Construction Services for the 2024 Stormwater Pipe Renewal Projects.**

**MAYOR SANDIFER:** Item Number 3 is to consider approving the interlocal agreement with Johnson County for reimbursement of construction services for 2024 Stormwater Pipe Renewal Project. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Once again, Kevin Manning on this item.

**MR. MANNING:** This item tonight is actually for five separate interlocal agreements for five different stormwater projects. These are projects that are already complete. You may have noticed that we're bringing two similar items to you tonight. So, this first one is for 2024 interlocal agreements. And the next item on the agenda is for 2025. The reason those are both on there tonight is the county is changing its processes on how those, basically interlocal agreements are reimbursed. So, previously they were looking at doing those based on actual cost, which was the process up until now. So, that's what we're looking at in 2024.

Moving forward, they will basically be entering into these agreements based on estimated costs and then they'll still be reimbursing on actuals, but the agreement will be signed basically at the beginning of the project.

So, for this first item though, we're talking about five projects. The total project cost was \$5.28 million. Not all that money was eligible for reimbursement. There was about \$3 million on the -- across these five projects that was eligible for reimbursement at 50 percent. So, the City will be receiving approximately \$1.53 million from reimbursement from the county on overall five projects total.

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

**COUNCILMEMBER MURPHY:** Move to approve the agreements.

**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 7:** Jeanie Murphy - Ward 2/Laurel Burchfield - Ward 4: Approve five Interlocal Agreements with Johnson County for Reimbursement of Construction Services for the 2024 Stormwater Pipe Renewal Projects. The motion carried 8-0-0.

**4. Consider an Interlocal Agreement with Johnson County for Reimbursement of Construction Services for the 2025 Stormwater Pipe Renewal Projects.**

**MAYOR SANDIFER:** Item Number 4 is to consider approving the interlocal agreement with Johnson County for reimbursement of construction services for the 2025 Stormwater Pipe Renewal Project. Paul.

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

**MR. MANNING:** As I mentioned, this item is for the interlocal agreements for 2025. This is actually for nine different projects or basically nine different agreements. We've combined several of these and so we actually have five projects, but we have to have an individual agreement with the county for each one. So, these projects, the construction costs are estimated about \$10 million. About \$8.45 million is eligible for reimbursement. And so this year we're looking at receiving at 50 percent about \$4.2 million for the county across these projects.

So, definitely a huge benefit. And I just wanted to take this opportunity to once again recognize our Stormwater Manager, Cynthia Moeller-Krass. She does a great job applying for all these projects and getting funding. We're receiving, you know, over \$4 million from the county that, you know, is not a guarantee. It's a competitive process. So, once again, just wanted to recognize her and all her work.

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

**COUNCILMEMBER MURPHY:** Move to approve the agreements.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** [Inaudible].

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

**COUNCILMEMBERS:** Aye.

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

**Motion 8:** Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1:  
Approve nine interlocal agreements with Johnson County for reimbursement of construction services for the 2025 Stormwater Pipe Renewal Projects. The motion carried 8-0-0.

5. **Consider Amending Resolution Nos. 1969 & 1999 Declaring the Intent to Issue Federally Taxable Private Activity Revenue Bonds (IRBs) (43rd and Clare Project) in the Principal Amount Not to Exceed \$27,000,000.**

**MAYOR SANDIFER:** Item Number 5 is to consider amending Resolution Nos. 1969 and 1999, declaring the intent to issue federally taxable private activity revenue bonds (IRBs) (43rd and Clare Project) in the principal amount not to exceed \$27 million. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. The item before you tonight is a consideration of an extension of IRBs for approximately 30 acres of property at 43rd and Clare Road. You'll see the property listed on the screen above you.

The IRB's intent is to finance the cost of acquiring, constructing, and equipping an approximately 257,000 square foot industrial warehouse facility. The extension request is a two-year extension request until March of 2027 for the issuance of the bonds.

A quick history of this. The IRBs were initially passed in March of 2022 and good for only one year. The Council extended this in February of 2023 ahead of the March 2023 expiration for two years. So, what today would be would be a second two-year extension to March of 2027.

In addition, there is one housekeeping item. They're requesting consent of assignment. It's essentially where -- of the shifting the company holding the rights to those. It's the same company, just a different LLC.

As a reminder, on the use of similar IRBs, revenue bonds do not in any respect, they're not the obligation of the City or the county, nor are they payable in any manner by taxation. All costs of issuance are paid by the company. In addition, the origination fee will be paid to the City at the time the bonds are issued.

I did ask Curtis Holland as a representative of the developer to come here tonight having done a second, now, extension, requesting it, I thought an update on the site, the prospects, what they're doing with it, what they hope to do would be appropriate. So, I'm going to turn it over to Curtis Holland, a representative of the developer.

**MR. HOLLAND:** Thank you, Mr. Mayor and members of the City Council. Yes. My name is Curtis Holland. I'm actually an attorney. I represent the Block Real Estate Services, who is the proposed developer of this project. On your screen, as you can see, it's the undeveloped square that's highlighted in red lines. It is a building, as Paul mentioned, it's proposed to be an industrial building. It's a single load building. It was approved a few years. We went through Planning and went through an extensive process. It's much like the other buildings that are there. Those were also financed in the exact same way that we're asking here tonight with an IRB. As Paul mentioned, it's all solely on the developer. There's no risk to the City itself.

I would tell you that my client is actively marketing the project and has been. It's gone a little slower than we had hoped. I have spoken to him, and he's told me that they have several prospects that they're talking to right now and there's a good chance that this thing might get pushed forward even this year for building.

They're not going to build it spec because you all have, know very well from approving project costs for your own projects, construction costs have gotten to be really, really high since COVID. They're some 30 percent or higher than pre-COVID days. Interest rates and so forth have sort of played with developers in terms of their rate -- of rate of return analysis. And so, we're -- they're being careful to start the project. They don't want to do a spec building like was done already out there that's sort of sitting there. We want to be careful not to do that. But we do want to bring in a project to the City and we're hopeful we can get started on it this year.

The way the resolution would read, we would have to have the building -- well, have the building constructed so the bonds could be issued within the next two years. That's a reasonable period of time. We wouldn't issue the bonds for these kind of projects until the project is near completed. That's the way that works. So, that's gives us a year or so to get the project built and then have bonds issued in the next year. So, we're asking again for an extra two years to hopefully move this along.

That's all I have for this. If you have any questions, happy to answer them.

**MAYOR SANDIFER:** Questions. Tony.

**COUNCILMEMBER GILLETTÉ:** Yeah. Thanks, Mr. Holland, for appearing here. Appreciate it. I've been very supportive of this project in this part of our town, and this is a very vital commercial development for us. Thank you for the projects that have been there.

My question, and you kind of sort of answered it with your response, but you said -- would it be groundbreaking within two years or the building construction completed?

**MR. HOLLAND:** It would have to be completed, near completion within two years.

**COUNCILMEMBER GILLETTE:** Okay.

**MR. HOLLAND:** Because the way these work, you wait until the project is near done and when you actually know what the project costs are and the amount of the bonds that you would issue for project. And then you would -- there's a small abatement that would start the next year. And so, you would want to wait until your project is done to take advantage of that, the term of the abatement. And the way Kansas law works, the abatement, the term of the abatement begins the year after the bonds are issued.

**COUNCILMEMBER GILLETTE:** So, thank you, Mr. Holland.

**MR. HOLLAND:** Yes, sir.

**COUNCILMEMBER GILLETTE:** Appreciate that. I just wanted to know what your timeline was.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Yeah. I was wondering if you are able to expand any more on the type of target tenant that you would be looking, just broadly.

**MR. HOLLAND:** So, these are -- these kinds of spaces, these kinds of buildings, the way they're set up, there would be a little, like an office, small space for office in the front and warehousing in the back. It's kind of a flex industrial building space. It's not a distribution facility with double-sided loading docks like you have on the other building to the north. It's not quite like that. Flex buildings are a little harder to fill I would say in the market space, so.

**COUNCILMEMBER KNAPPEN:** Thank you.

**MAYOR SANDIFER:** Thank you.

**MR. HOLLAND:** Yes.

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

**COUNCILMEMBER MURPHY:** Move to approve.

**COUNCILMEMBER STIENS:** Second.

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

**COUNCILMEMBERS:** Aye.

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

**Motion 9:** **Jeanie Murphy - Ward 2/Angela Stiens - Ward 3:** Approve adoption of a resolution amending Resolution Nos. 1969 and 1999, declaring the intent to issue Federally Taxable Private Activity Revenue Bonds (IRBs) (43rd and Clare Project) in the Principal Amount Not to Exceed \$27 million. The motion carried 8-0-0.

## I. MISCELLANEOUS ITEMS

1. **Ratify the semi-monthly claims for February 10, 2025, in the amount of \$3,744,165.16.**

**MAYOR SANDIFER:** The next item on the agenda is Miscellaneous Items. Item Number 1 is to ratify the semi-monthly claim, February 10<sup>th</sup>, 2025, in the amount of \$3,744,165.16.

Anyone sign up for comments on this? Is there anyone in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Angela.

**COUNCILMEMBER STIENS:** So moved.

**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 10:** **Angela Stiens - Ward 3/Laurel Burchfield:** Ratify the semi-monthly claims for February 10, 2025, in the amount of \$3,744,165.16. The motion carried 8-0-0.

## 2. Miscellaneous Council Items

**MAYOR SANDIFER:** Item Number 2, Miscellaneous Council Items. Paul, do you have anything you'd like to discuss?

**CITY MANAGER KRAMER:** Nothing tonight. Thank you.

**MAYOR SANDIFER:** Okay. Thank you. Does anyone on the Council have anything they would like to discuss? Laurel.

**COUNCILMEMBER BURCHFIELD:** Thank you, Mr. Mayor. I just wanted to take a second. We kind of rushed through the comp plan discussion earlier. And so, I just wanted to take a second to kind of explain my vote. Excuse me.

We voted to approve the comp plan that would come, changes that came before us from the Planning Commission with one change, which Councilmember Knappen explained. And I just want to make sure that the residents of Shawnee understand that we did accept 98 percent, I think you used, of the proposals that came -- or the recommendations that came from the Planning Commission. They put a lot of work into hearing from the public about these recommended changes. Our staff did a lot of work.

And though my preference would have been for us to accept the recommendations as given by the Planning Commission, the one small change that we accepted tonight to go back to the original comp plan was something that our residents asked for. It was something that was small. And so, in the spirit of what was presented to us at our last Committee hearing -- Committee meeting about balancing resident needs and balancing the needs of the City, I felt like that was a really appropriate way for us to vote.

But I just wanted to again, thank the Planning Commission and thank our staff for all the work they went into that. Thank you.

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

**J. EXECUTIVE SESSION**

**1. Executive Session KSA 75-4319(b)(1) to discuss personnel matters of nonelected personnel.**

(a) Recess to Executive Session

**MAYOR SANDIFER:** Next item on the agenda is we have an Executive Session. The Governing Body will conduct an Executive Session to discuss personnel matters of non-elected personnel in accordance with K.S.A. 75-4319(b)(1) for the purpose of protecting the confidentiality of those communications and protect the privacy interest of such personnel.

At the conclusion of the Executive Session, the meeting will reconvene in the Council Chambers.

I'll accept a motion to recess to Executive Session for 20 minutes. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to recess to Executive Session for 20 minutes.

**MAYOR SANDIFER:** Jeanie.

**COUNCILMEMBER MURPHY:** Second.

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

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. We are in Executive Session.

**Motion 11:** Kurt Knappen - Ward 3/Jeanie Murphy - Ward 2: Recess to Executive Session for 20 minutes. The motion carried 8-0-0.

(Shawnee City Council in Executive Session from 6:27 p.m. to 6:47 p.m.)  
(b) Close the Executive Session and reconvene the meeting

**MAYOR SANDIFER:** [Inaudible; talking off mic]

**COUNCILMEMBER MURPHY:** Move to conclude Executive Session and reconvene.

**MAYOR SANDIFER:** Second?

**COUNCILMEMBER WALTERS:** Second.

**MAYOR SANDIFER:** [Inaudible; talking off mic]

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** [Inaudible; talking off mic]

**Motion 12:** Jeanie Murphy - Ward 1/Jacklynn Walters - Ward 4: Conclude the Executive Session and reconvene the meeting. The motion carried 7-0-0.

(c) Executive Action

**COUNCILMEMBER KNAPPEN:** You want me to make a motion? Yeah. So, I'll just make a couple comments, and I don't know if anybody else has, but we just had a great discussion regarding Paul Kramer, our City Manager's first year of employment. And pleased to say that we are extremely thankful and happy to have you. Across the board everybody feels like you are doing a great job of -- a terrific and amazing job of getting up to speed quickly within our organization, of meeting with every individual that works for the City in small groups. I think you had 30 or 40 work groups, which is extremely impressive. And we love your philosophy and the way that you've led this organization.

So, with that said, I'll make the motion that we go for a 4 percent increase this year.

**MAYOR SANDIFER:** [Inaudible; talking off mic]

**COUNCILMEMBER STIENS:** Second.

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

**COUNCILMEMBERS:** Aye.

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

**Motion 13:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve a 4 percent increase in the City Manager's salary. The motion carried 7-0-0.

**K. ADJOURNMENT**

**MAYOR SANDIFER:** [Inaudible; talking off mic] motion to adjourn. Tony.

**COUNCILMEMBER GILLETTE:** Move to adjourn.

**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. We are adjourned.

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

**Motion 14:** Tony Gillette - Ward 1/Angela Stiens - Ward 3: Adjourn. The motion carried 7-0-0.

(Shawnee City Council Adjourned at 6:48 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

February 17, 2025

Deborah A. Sweeney, Recording Secretary

APPROVED BY:

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Stephanie Zaldivar, City Clerk