

**CITY OF SHAWNEE
CITY COUNCIL MEETING
MINUTES
July 14, 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 (*online*)

Governing Body Absent:**Staff Present:**

Paul Kramer - City Manager
Colin Duffy - Deputy City Manager
Jenny Smith - City Attorney
Lauren Grashoff - Assistant City Manager
Stephanie Zaldivar - City Clerk
Mike Inich - I.T. Director
Doug Donahoo - Communications Director
Sean Rocco - Finance Director
Rick Potter - Fire Chief
Sam Larson - Police Chief
Geoffry Brown - Budget & Purch. Specialist
Tonya Lecuru - Parks & Recreation 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 July 14th, 2025, meeting of the Shawnee City Council. I am Mayor Mickey Sandifer, and I will be chairing this meeting. I'll do a roll call at this time. Councilmember Whitted.

COUNCILMEMBER WHITTED: Present.

MAYOR SANDIFER: Councilmember Gillette.

COUNCILMEMBER GILLETTE: Present.

MAYOR SANDIFER: Councilmember Murphy.

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: And Councilmember Burchfield.

COUNCILMEMBER BURCHFIELD: Present.

MAYOR SANDIFER: Thank you.

B. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

(Pledge of Allegiance and Moment of Silence)

MAYOR SANDIFER: Thank you.

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

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

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

GoverningBody@cityofshawnee.org.

C. CONSENT AGENDA

1. Approve minutes from the City Council meeting of June 23, 2025.
2. Approve minutes from the Council Committee meeting of June 23, 2025.
3. Consider approving the extension of SUP-03-12-06, to allow Natureplay Preschool at Mill Creek Activity Center to operate a childcare facility in the Planned Industrial zoning district, located at 6518 Vista Drive.
4. Consider approving the extension of SUP-07-20-06, to allow MK Salon to operate a one-chair hair salon as a home occupation, located at 10423 W. 52nd Circle.

5. Consider approving the extension of SUP-10-92-11, to allow Johnson County Wastewater District to operate the Mill Creek Treatment Plant located at 20001 W. 47th Street.
6. Consider approving the extension of SUP24-02, to allow Wild Oak Academy to operate a childcare facility in the Commercial Neighborhood zoning district, located at 13811 W. 63rd Street.
7. Consider accepting the dedication of land, or an interest in for public purposes, contained in the Heartland Logistics Park, Fourth Plat (FP25-10), a land subdivision located in the 24900 block of West 43rd Street.
8. Consider accepting the dedication of land, or an interest in for public purposes, contained in the K-7 Commercial Center Fourth Plat, Lot 10 (FP25-05), a land subdivision located at 8200 Monticello Terrace.
9. Consider accepting the dedication of land, or an interest in for public purposes, contained in the Preserve at Clear Creek, Third Plat (FP25-09), a land subdivision located in the 7500 block of Clare Road.
10. Consider approving the Purchase of Network Switch Hardware Components to refresh current end of life hardware.
11. Consider an Excise Tax Abatement agreement with DI, LLC, for the Hidden Creek Reserve subdivision being developed in the general vicinity of 6700 Hedge Lane Terrace.
12. Consider an Excise Tax Abatement agreement with Shawnee Golf & Country Club, an Arkansas Limited Partnership, for the Greens at Shawnee, Second Plat being developed in the general vicinity of 23600 Clear Creek Parkway.

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? Seeing none, I'll accept a motion.

COUNCILMEMBER KNAPPEN: Move to approve.

COUNCILMEMBER STIENS: Second.

MAYOR SANDIFER: We'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. Is there anyone here to speak about -- if anyone is here to speak about a specific item on the agenda, please wait until the 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?

MR. DUFFY: No, Mayor. We didn't have anyone pre-register.

MAYOR SANDIFER: Okay. Is there anyone in the audience that would like to speak? Moving on.

The next item is Business from the Floor. Is there anyone here to speak about a specific item on the agenda -- why do I have that twice?

E. MAYOR'S ITEMS

MAYOR SANDIFER: The next item on the agenda is Mayor's Items. I don't have anything this evening.

F. ITEMS FROM THE PLANNING COMMISSION MEETING OF JUNE 16, 2025

1. Consider an Ordinance for RZ25-04, to rezone approximately 25.1 acres from Residential Suburban to Single-Family Residential for Canyon Lakes West, located in the 5800 block of Clare Road.

MAYOR SANDIFER: And the next item on the agenda is Items from the Planning Commission Meeting of June 16th, 2025. Item Number 1 is to consider an ordinance for RZ25-04, to rezone approximately 25.1 acres from Residential Suburban to Single-Family Residential for Canyon Lakes West located in the 5800 block of Clare Road. Paul.

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

MR. ALLMON: Good evening, everyone. I'm going to do an overview of the project, and I believe the applicant's design team is present to answer questions. They don't have a formal presentation for you, so I will jump right into this.

The proposed development will include 51 single-family residential lots, three tracts, and public street right-of-way. Forty-nine (49) of those lots are included in the rezoning request while two of those lots are simply being replatted. They are zoned R-1 today, and that's for street realignment purposes.

The subject property was zoned from AG to Residential Suburban back in 2001 as part of the Farmington Hills subdivision. The Farmington Hills development included 266 single-family lots on property zoned RS and R-1 but was never constructed. In 2017, a rezoning request for 41 duplex lots, or 82 units, was recommended for approval by the Planning Commission on these 25 acres; however, the applicant did withdraw that approval prior to it going to a City Council meeting. So, the property remained zoned RS.

The subject site is designated as Traditional Residential Neighborhood within the Achieve Shawnee Future Land Use Framework. The Traditional Residential Neighborhood designation calls for single-family detached residential uses on individual lots. And those are usually found typically in a subdivision. Thus, this rezoning request is compliant -- in compliance with the City's Comprehensive Plan.

Primary access this 25-acre phase of Canyon Lakes is by Clear Creek Parkway and Belmont Drive via 58th Street and 58th Place connections to the east. A single access point to Clare Road is shown on the plat, but staff has determined, after input from neighbors and input from the Planning Commission, staff has determined that that road connection to Clare can be deferred until Clare is fully improved through a capital improvement project.

Clear Creek Parkway has been improved as a major connector with lanes in east and west directions with a center full turn lane for the full width. And also, Belmont has been improved past the school from Clear Creek Parkway clear up to 55th Street.

The proposed rezoning to R-1 is the same zoning designation as adjacent phases of Canyon Lakes. This is, I think, the seventh or eighth phase. So, those other phases that have been zoned and built to the south and east. And it should be noted too that many of these proposed R-1 lots exceed the minimum 12,000 square foot lot size required in the RS zoning district.

A public hearing was held on this item at the June 16th, 2025, Planning Commission meeting. Several neighbors did speak in regard to the item, and their concerns were primarily on traffic and the condition of Clare Road. And in particular, it was brought up that there was concerns about having an additional connection point to Clare. And as I said, staff went back and revisited that. Normally, we like good connectivity through a subdivision, but in this case, we have that via Clear Creek Parkway and Belmont to the east. So, there's no need to connect that through to Clare at this time as, again, I said, until Clare is improved fully.

There was a discussion at the Planning Commission level, and after discussion, they did believe that the context of this development, especially with what you have to the east and the south, was in good keeping with the Comprehensive Plan, and they voted unanimously to recommend approval.

Being that an ordinance is required for rezoning, the Governing Body should consider the eight factors that are listed there in your staff report. And also, an ordinance is required for this as I said. That means that five votes to approve the ordinance, six votes to deny the request by overriding the recommendation of the Planning Commission, or five votes to simply remand it back to the Planning Commission to discuss specific items.

With that, I will stop my presentation. The Planning Commission, as I said, did recommend 9-0 that the zoning request be approved and sent it to you for your final consideration.

That's my report. As I said, I'm here to answer questions. If you have questions for the development design team, they are here as well.

MAYOR SANDIFER: Kurt.

COUNCILMEMBER KNAPPEN: Thank you, Doug. I've got a couple questions. When the duplexes got opposition, was that the neighbors behind them, or do you remember?

MR. ALLMON: I do remember. I think the majority of the opposition to those -- we didn't ever have a zoning process on it, except for at the Planning Commission level. I

do recall, I think, it was the majority of the people along Clare Road. But I think the active people in opposition as far as a mile, two miles away, I believe the property owner to the north also spoke at the Planning Commission public hearing in regard to that as well.

COUNCILMEMBER KNAPPEN: Thank you. And then once Clare is improved, will the developer come back in and do that entrance?

MR. ALLMON: We've still got to go through a final plat process. So, we'll look at grades to see how close we can get now. The problem is we don't have a profile for Clare. And we won't have until it's ready to be built. The main process here is to make sure that we get the right-of-way dedicated, that there's proper access for public safety, and that the people who will have homes on that lot have enough extension for driveway connections into it if need be.

COUNCILMEMBER KNAPPEN: And so right now we have no outward-looking date for Clare for a plan?

MR. ALLMON: I don't believe it's on the five-year CIP.

COUNCILMEMBER KNAPPEN: Okay. And then, I mean, I would note that these exceed the R-1 lot requirements, which is good. And then my last question, I assume that these are going to essentially match the rest of Canyon Lakes?

MR. ALLMON: It's my understanding that the developer wants to continue on with what they're experienced in building and marketing. And this rezoning fits in with the other phases of their development.

COUNCILMEMBER KNAPPEN: Okay. Thank you.

MAYOR SANDIFER: Tony. Angela.

COUNCILMEMBER STIENS: Thank you, Mayor. Doug, I just have a quick question, and maybe this is also a question for traffic engineering, but -- so, I have had -- no one has come up to me particularly against this project or anything in that neighborhood. And we always want -- we love to see houses built obviously out there. I think the biggest concern is the infrastructure, you know, as we mentioned with Clare Road and some of that. I think, and I've driven along Clear Creek Parkway, so I'm pretty familiar with that area. And it has grown tremendously back there. I mean, we have been building a lot back there. I've heard concerns, you know, that sometimes we're putting a lot of building projects back there, but the infrastructure is not necessarily following suit. So, what are your takes? Would you comment on that?

MR. ALLMON: Sure.

COUNCILMEMBER STIENS: I mean, do you feel like the infrastructure is there? And maybe to ease because I know that does come up a lot.

MR. ALLMON: This is kind of a good case scenario in my opinion because this isn't on an island. This developer actually created a benefit district and partnered with the City to construct Clear Creek Parkway. That was a City project, but there was participation of the developer and those lots. There's an assessment that's spread across all phases

to pay for that street. Also, when Farmington Hills came in, the school district was very proactive in finding ground for an additional school site to facilitate these types of homes and this sort of development. And so, Belmont, in conjunction with this developer and previous development to the north, actually connects all the way to 55th. So, you have good access.

The situation on Clare, I'm not going to say it's great. But at least through this section there's two travel lanes. And the thought is, is that most people will use Clear Creek Parkway. They'll use Belmont to go north. They'll go over K-7 to get to the services around Walmart, to get to the grocery store to the east that's off of 66th Street on that side. And so, in this case the infrastructure may not surround it on all four sides, but it certainly is adequate to handle what this last phase will generate.

COUNCILMEMBER STIENS: Okay. Thank you.

MAYOR SANDIFER: Tony.

COUNCILMEMBER GILLETTE: Yeah. Thank you, Mayor. Doug, just to follow up on the same thought process. I think this is a very appropriate development in this area. Since it's an upside-down "L" and you've got vacant land essentially to the southwest corner of Clear Creek Parkway, is that lot area a different owner? And is there a reason why that area isn't connecting what I'll consider, what I'll call the additional south loop extension of those streets that are already existing.

MR. ALLMON: Southwest. I'm sorry. I'm not following you.

COUNCILMEMBER GILLETTE: Southeast. Excuse me. The southeast corner.

MR. ALLMON: The southeast corner right here. So, that is all controlled by this developer. And the corner itself is included in this preliminary plat.

COUNCILMEMBER GILLETTE: Right.

MR. ALLMON: The property to the east of there has already been zoned and preliminary platted. The homes just haven't been built yet.

COUNCILMEMBER GILLETTE: Perfect.

MR. ALLMON: So, that R-1 zoning, there's actually two lots, I think, in one of those phases that are part of the replat for the street realignment.

COUNCILMEMBER GILLETTE: Very good. So, then we're going to put street access onto Clear Creek Parkway for those developments.

MR. ALLMON: That is correct. Now, you can -- well, if you look at the Planning Commission staff report you can see where that other connection to Clare will come down south through those other phases. And that's why we were comfortable not having a connection to Clare now because you have a secondary access point through a previous phase to Clear Creek Parkway. And then you also have 58th and 59th Streets then that can extend across the green space clear over to Belmont because those streets have already been stubbed through previous development.

COUNCILMEMBER GILLETTE: Thanks. I just wanted to be clear as to why that area wasn't considered in this rezoning part because it's already been done.

MR. ALLMON: It's already been zoned and preliminary platted and maybe even final platted.

COUNCILMEMBER GILLETTE: Right. Because Belmont is going -- is now the busy street. That's also school access.

MR. ALLMON: Right.

COUNCILMEMBER GILLETTE: It's a heavily traveled road already. So, if we're able to get folks away from the school from heavy traffic that helps with young children that are crossing the area. I think it's very appropriate and I'm excited about this project. Thank you.

MR. ALLMON: And I don't mean to underestimate Clare. But in this situation, the good thing is that the eastward mobility to all the goods and services and things that people will really drive to that access has been created through Clear Creek Parkway improvement and through Belmont to the north.

COUNCILMEMBER GILLETTE: Thank you, Doug.

MAYOR SANDIFER: Kurt.

COUNCILMEMBER KNAPPEN: Yeah. Clear Creek Parkway is plenty big enough, I agree. We used to call the bridge on Clear Creek the bridge to nowhere. And it's quickly becoming the bridge to quite a few houses.

COUNCILMEMBER STIENS: To somewhere.

COUNCILMEMBER KNAPPEN: To somewhere. So, I think that's interesting. One other concern that I've had as the current ones have been built is construction vehicles on Clare Road. And I think, if I'm not mistaken, they're not supposed to use Clare, is that correct? And do we do anything to reinforce that to the builders, the developer?

MR. ALLMON: So, in our department we don't have police powers. We do have a pre-construction meeting with any developer, and they're aware of our concerns and our desires. I don't know that they control every single truck in and out, especially if it's something not related to the subdivision development. There are a lot of large lot homes that are being built out there on AG property, and there may be fill or something like that. But yes, we try to minimize construction traffic on Clare. And in this situation, we have good access through Clear Creek Parkway and previous phases.

So, the developer is here. I'm sure he hears you loud and clear that having larger trucks on Clare is not something that the City desires.

COUNCILMEMBER KNAPPEN: Yeah. And then the last comment, and then we -- I'll be done. But it doesn't directly relate to this, but it is getting busier out there, and everything is going to go east. And we really do need to think about -- I don't know what the solution will be. But Silverheel and Shawnee Mission Parkway are right by that McDonald's, in particular, is continuing to be -- I heard about another wreck, a friend of

mine, just this last week. I don't know if that's high enough on our list to get ahead of and start thinking about, but it's becoming a real problem.

And then to the extent possible, maybe we talk about it in next year's budget or Capital Improvement Plan. But I'd like to get Clare at least on the long-term list and start talking about it. So, anyway, this project looks good. Thank you.

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

Motion 2: Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve an Ordinance for RZ25-04, to rezone approximately 25.1 acres from Residential Suburban to Single Family Residential for Canyon Lakes West, located in the 5800 block of Clare Road. The motion carried 8-0-0.

G. STAFF ITEMS

1. Consider approving changes to Policy Statement No. 56, Comprehensive User Fee Schedule.

MAYOR SANDIFER: The next item on the agenda are Staff Items. Item Number 1 is to consider approving changes to Policy Statement No. 56, Comprehensive User Fee Schedule. Paul.

CITY MANAGER KRAMER: Thank you, Mr. Mayor. Our Deputy City Manager, Colin Duffy, will handle this item.

MR. DUFFY: Mayor and Council, good evening. This legislative session, the legislature approved amendments to Kansas Open Records Act. These amendments do two things. One, they require the hourly rate of staff charged to the request to be at the lowest cost category of staff reasonably necessary to fulfill the request, not including benefits. And two, to restrict incidental costs from being charged to the KORA request.

The item before you tonight amends our fee schedule in Policy Statement 56 to match the statutorily required changes. Pretty straightforward. So, with that, I'm happy to answer any questions you may have.

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

COUNCILMEMBER STIENS: Move to approve.

MAYOR SANDIFER: Go ahead, 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 3: **Angela Stiens - Ward 3/Jacklynn Walters - Ward 4:** Approve proposed changes to Policy Statement No. 56 (PS-56), Comprehensive User Fee Schedule, with an effective date of July 1, 2025. The motion carried 8-0-0.

2. Consider Bids and Award the Contract for the 7070 Renner Road Pipe Repair Project to Infrastructure Solutions, LLC.

MAYOR SANDIFER: Item Number 2 is to consider bids and award the contract for the 7070 Renner Road Pipe Repair Project to Infrastructure Solutions, LLC. Paul.

CITY MANAGER KRAMER: Thank you, Mr. Mayor. Tonight, we have Kevin Taylor who will be handling all of our Public Works items. So, I'm going to turn it over to him.

MR. TAYLOR: Good evening, Mayor and Council. This project is getting funding from CDBG. As you can see on the map, kind of not sure from here, it doesn't look super visible, but right along Renner Road north of Midland you got a couple of locations. One at 7070 Renner and one at 6818 Renner. We'll be removing failed corrugated metal pipe and replacing with reinforced concrete pipe and also replacing five curb inlet structures. Infrastructure Solutions is the low bid at \$233,000. Are there any questions?

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

COUNCILMEMBER MURPHY: 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: **Jeanie Murphy - Ward 2/Laurel Burchfield - Ward 4:** Approve the contract with Infrastructure Solutions, LLC for the 7070 Renner Road Pipe Repair project in the amount of \$233,000 and authorize the Mayor to sign a final agreement as approved by the City Attorney. The motion carried 8-0-0.

3. **Consider Professional Engineering Services Agreement with Olsson for inspection and testing services related to the Windsor Neighborhood and Quivira Drive and Albervan CMP Replacement Project, P.N. 3598.**

MAYOR SANDIFER: Item Number 3 is to consider approving the Professional Engineering Services Agreement with Olsson for inspection and testing services related to the Windsor Neighborhood and Quivira Drive and Albervan CMP replacement project, Project No. 3598, P.N. 3598. Paul.

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

MR. TAYLOR: All right. Like you said, this item is asking for approval on an engineering services agreement with Olsson. This is a SMAC-funded project. On the map you can see an area in the top left corner, kind of at 69th and Richards Circle area, another spot at 70th and Westgate, and then also a pretty long stretch along Quivira Drive near Albervan. This contract would include administration, inspection, testing, and coordination of design revisions in the amount of \$148,585. Any questions on that one?

MAYOR SANDIFER: Anyone have any questions? Tony.

COUNCILMEMBER GILLETTE: Yeah. Kevin, real quick. I'm pretty familiar with both of these areas. The area along Quivira and Albervan, it shows like we've got some pipe failure on what I'll say is the -- that southwest corner, if you will, and it's a sloped area, uphill, unimproved part of that subdivision. Is there plans for any other -- is that a collector area that we're having to replace that that pipe area into that unapproved area, or why is that highlighted in there? Can you explain?

MR. TAYLOR: Why is it highlighted? I'm not sure what you mean. We've just indicated the area where the pipe is failing.

COUNCILMEMBER GILLETTE: So, it's because it's just --

MR. TAYLOR: Yes. Yes.

COUNCILMEMBER GILLETTE: -- failed pipe all the way in that particular area.

MR. TAYLOR: I'm sorry. I could have explained that better. We're replacing over 1,800 feet of failed corrugated metal pipe as well.

COUNCILMEMBER GILLETTE: Gotcha. I just wanted to make sure that that was, you know, we weren't tacking into an area and growing --

MR. TAYLOR: Right.

COUNCILMEMBER GILLETTE: -- into something that's not even showing any development. And I believe that owner is --

MR. TAYLOR: You're right. Just replacing --

COUNCILMEMBER GILLETTE: Gotcha.

MR. TAYLOR: Yeah. Removal and replacement. I didn't go into as much detail on this. It was actually something that the -- the work was approved about a month ago. This is just the inspection contract with Olsson, so.

COUNCILMEMBER GILLETTE: Great. Thank you, Kevin. Appreciate it.

MR. TAYLOR: You bet.

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

COUNCILMEMBER GILLETTE: Yeah. Move to approve P.N. 3598.

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 5: **Tony Gillette - Ward 1/Sierra Whitted - Ward 1:** Approve the professional services agreement with Olsson, in the amount of \$148,585, to provide administration, inspection, and testing services for the project and authorize the Mayor to sign the agreement. **The motion carried 8-0-0.**

4. **Consider bids and award the contracts for the inspection and testing services for the Goddard Street and Shawnee Mission Parkway & 61st Street and Melrose Lane CMP Replacement Projects (P.N. 3601).**

MAYOR SANDIFER: Item Number 4 is to consider bids and award the contract for the inspection and testing services for the Goddard Street and Shawnee Mission Parkway and 61st Street and Melrose Lane CMP Replacement Project, P.N. 3601. And we have two motions on this. Paul.

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

MR. TAYLOR: All right. Thank you. Again, this is also a SMAC funding project through the county. You can see areas on the left of the two maps there, a good -- basically all the way up Goddard from Shawnee Mission Parkway up to 61st. That's what that is. It might be 62nd. Sorry, can't see very well. Also, there's a little spot a little bit east of that, but there's some pipe that crosses the frontage road. I think that's probably the bank that that's right in front of. And then also on the other map, 61st Street just east of Melrose, and this project replacing over 1,000 feet of the corrugated metal pipe with reinforced concrete pipe and associated structures.

The first issue is to award to Infrastructure Solutions, as they were the low bidder on the work, for \$1,220,000, and also to approve an engineering services agreement with Olsson for \$123,050. Are there any questions on this?

MAYOR SANDIFER: Anyone have any questions? Hearing none, do I have anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none.

I will accept a motion approving the contract with Infrastructure Solutions, LLC in the amount of \$1,220,000 and authorizing the Mayor to sign a final agreement as approved by the City Attorney. Do I have a motion? Jeanie.

COUNCILMEMBER MURPHY: Move to approve.

COUNCILMEMBER KNAPPEN: Second.

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

COUNCILMEMBERS: Aye.

MAYOR SANDIFER: Opposed, nay.

Motion 6: Jeanie Murphy - Ward 2/Kurt Knappen - Ward 3: Approve the contract with Infrastructure Solutions, LLC in the amount of \$1,220,000 and authorize the Mayor to sign a final agreement as approved by the City Attorney. The motion carried 8-0-0.

MAYOR SANDIFER: The second motion is -- I will accept a motion approving the professional engineering service agreement, services agreement with Olsson in the amount of \$123,050 to provide administrative inspections and testing services for the project.

Do I have a motion?

COUNCILMEMBER KNAPPEN: Move to approve.

COUNCILMEMBER STIENS: Second.

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

COUNCILMEMBERS: Aye.

MAYOR SANDIFER: Opposed, nay. Motion passes.

Motion 7: Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve the Professional Engineering Services Agreement with Olsson, in the amount of \$123,050, to provide administration, inspection, and testing services for the project. The motion carried 8-0-0.

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5. Intent to Exceed the Revenue Neutral Rate for the 2026 Budget.

MAYOR SANDIFER: Okay. Item Number 5 is extend -- intent to exceed the revenue neutral rate for the 2026 budget. Paul.

CITY MANAGER KRAMER: Thank you, Mr. Mayor. The resolution before the Council tonight is to notify the County Clerk of the City's intent to exceed the revenue neutral rate. The notices required by Kansas law if the City expects to collect more property tax revenue than the previous year even if the mill levy doesn't increase. It should be noted that the resolution does not set the final mill rate for the City. That will be determined during the budget adoption process, which is scheduled for August.

The projected 2026 property tax levy is \$34.2 million, or about \$1.39 million higher than the prior year. And on those revenue sources, as indicated in the agenda memo, about 70 percent of that \$1.39 million is from an increase from new construction, changes in property use, or expiring abatements, and the remainder, about 30 percent, comes from rising values in existing residential and commercial properties. So, again, tonight we're not setting any mill rates. We're just passing a resolution of intent.

If there's any questions, our Finance Director Sean Rocco is here, and I'll do my best to answer your questions.

MAYOR SANDIFER: Anyone on the Council have any questions? Mike.

COUNCILMEMBER KEMMLING: And just to clarify, even if we passed an intent to exceed the revenue neutral rate, we don't have to, we could still pass a budget that's revenue neutral or below.

CITY MANAGER KRAMER: Absolutely. This sets the upper cap. So, at this point we couldn't increase the mill rate, but we could certainly go lower by statute.

MAYOR SANDIFER: Tony.

COUNCILMEMBER GILLETTE: Yeah. Thank you, Mayor. As a continuation from Councilmember Kemmling, we did not do a mill levy rate reduction on this budget last year, and we still took in over \$1.3 million to the City coffers. So, just as a tee-up for our budget sessions, I will be proposing a mill levy decrease. I know that's not the issue in front of us. But just to keep this in mind as this starts and kicks off the process on the budget side. So, just wanted to make that comment. Thank you.

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

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 8: Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1: Direct staff to inform the County Clerk of the City's intent to exceed the revenue neutral tax rate of 22.300 mills. The motion carried 8-0-0.

CITY MANAGER KRAMER: We also need a motion to set August 25th as the public hearing for the revenue neutral rate hearing. So, if we could just have somebody make that motion that would be fine.

MAYOR SANDIFER: Okay. I didn't have that on here, but.

CITY MANAGER KRAMER: I should have caught that in the recommendation when we did the first time.

MAYOR SANDIFER: Do we need a motion now?

CITY MANAGER KRAMER: Yeah. To set August 25th as the public hearing.

MAYOR SANDIFER: Okay. Do I have a motion? Jeanie.

COUNCILMEMBER MURPHY: Move to set August 25th as the date for the public hearing on the revenue neutral rate.

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 9: **Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1:** Approve the public hearing date of August 25, 2025, to set the revenue neutral rate. **The motion carried 8-0-0.**

6. Consider City funding for 2026 event "Americana and Ales"

MAYOR SANDIFER: Item Number 6 is to consider funding the 2026 event "Americana and Ales." Paul.

CITY MANAGER KRAMER: Thank you, Mr. Mayor. This is a continuation of an item that the Governing Body heard at our last meeting. So, this is considering funding for the 2026 event "Americana and Ales" in conjunction with the World Cup.

So, the World Cup is next summer and metro area communities are planning events to attract visitors. Shawnee is developing a unique signature event to showcase and support local businesses. Collaboration on this event includes City staff, the Shawnee Chamber of Commerce, some local stakeholders. The presentation last time was by Eddie Crane. The music and event production experience will oversee that event with City staff and the Chamber.

As a quick reminder, "Americana and Ales," the event, is a free public festival celebrating Americana and Bluegrass music designed to highlight Downtown Shawnee and the Shawnee's brewery scene, attract local residents, regional visitors, and international tourists, and help promote new developments and investment in Shawnee's Downtown.

Just the presentation without the funding support from the Council at this point did bring quite a bit of attention. I just printed out a couple. Fox4 news did a story, Shawnee considering hosting a music and beer festival to attract World Cup visitors as well as metro families to the heart of Downtown Shawnee. Channel 5, Shawnee kicks off -- kicks around "Americana and Ales" idea ahead of World Cup 2026. And the *Kansas City Star*, Johnson County plans to woo World Cup tourists with live music, craft beer as governments and organizations across the metro consider how to best handle and attract potentially hundreds of thousands of visitors.

So, the strategic goals of this event is to establish Shawnee as an early leader in regional World Cup celebrations as cities continue to try to figure out what they are going to do to try to capitalize on this event. Secure a place on regional World Cup calendars, drive economic development and tourism visibility, and serve as Shawnee's City-led signature event for the World Cup.

The timing and logistics, early planning is critical due to regional competition for event resources such as stages, fencing, tents, artists or musical acts. Early funding is needed to secure those artists, production equipment, infrastructure, and logistics. As mentioned at the last meeting, the overall total event budget is \$110,000. The ask today is for \$55,000. I believe it may save 50 in your packet. The \$5,000 addition is for marketing for the event as we start to market it. \$25,000 for the artist deposits and \$25,000 for the equipment and infrastructure deposits on that equipment.

The funding source would be Shawnee's Transient Guest Tax Fund. Those are tax dollars collected at hotels or for any stays less than 30 days in the City of Shawnee paid to those and then remitted back to the City.

So, the item before you tonight is to provide direction to authorize the City Manager to expend \$55,000 for the start of the "Americana and Ales" event. And I'm happy to answer any questions you have at this at this point.

I did note that we are attempting grants, corporate sponsorships, and all other types of funding opportunities to lessen the cost to the City, although we are planning to use Transient Guest Tax Funds for this event.

MAYOR SANDIFER: Thank you. Anyone have any questions? Mike.

COUNCILMEMBER KEMMLING: Yeah. Like I said at the last meeting, I'm not opposed to this event or it being held here, although I am opposed to using City funds for this. You know, if it comes in at budget, which is \$110,000; they're hoping to get \$30,000 in sponsorship. I don't know what happens if they fall short there. The packet here says the City funding request is \$80,000, although only 55 tonight. So, once again, this 55 isn't the total ask at this point. And as we saw from the cost analysis of Old Shawnee Days, the cost of an event is more than just what we hand out as well. And so, I'm for the event if they want to find a way to fund it themselves, but I'm against the City giving money for it. Thank you.

MAYOR SANDIFER: Is there anyone signed up for this?

MR. DUFFY: Yes, Mayor. We had one pre-register, Tara Stratton.

MAYOR SANDIFER: Okay. When you're finished, please sign your name on the podium and put your name and address on there, please. And state your name and address.

MS. STRATTON: Okay. My name is Tara Stratton. I live at 6132 Ballentine right over there. Thank you for giving me the time to speak today. I've never done anything like this, so please be patient with me. And today's also my birthday. So, it's very important to me that I speak today. So, I'm a parent, a homeowner, a business owner, and a musician here in eastern Shawnee. I and my husband are both native Kansans and working musicians that have been playing for various audiences for about 60 years between the two of us. So, when I saw that a new Americana music event was proposed for Downtown Shawnee, I was all for it. We moved to the area in 2019 in the hopes of being able to walk to a vibrant entertainment district just like we both had in places like Chicago, Lawrence, Westport, Waldo.

I came to the City Council meeting on June 23rd and left confused as a resident and musician. So, I have questions on specific details that I don't think have been provided yet. I have no doubt that the \$50,000 that has been requested at the agenda is needed right away for artist deposits and vendor reservations, et cetera. I am primarily focused on the opportunities that might be afforded to local entertainment-related businesses and organizations in our community as a result of this event. I think there is some confusion on the genre because I have been informed since the presentation in June that the genre for the festival is bluegrass, which is more of a subset of Americana. Is there a specific reason to choose bluegrass? I think that could be complicated in terms

of marketing and using the name Americana. The genre of a modern Americana is much broader and allows for more variation in styles presented at a music festival. It seems this would be -- generate more foot traffic. I personally know a swath of musicians that live and work around, near the Downtown Shawnee area that are not considered bluegrass but would be considered Americana. Their fans feel the same.

This brings me to my next question. We have not seen a listing of potential artists, but examples of some from previous festivals the organizers have booked. How can citizens work with the organizers to make sure investment is put back into local tax paying musicians and their families in some way. I understand the need to book larger regional and national acts and cover and tribute bands to capture larger crowds. But I'm concerned we may not be seeing much opportunity for live music from local and original acts from details I've seen and heard so far.

If we were talking about featuring and promoting Shawnee, how are the organizers ensuring that many Shawnee area musicians as possible, as many Shawnee area musicians as possible have an opportunity to participate or consult on some level with this event?

Additionally, this event would also directly impact the lack of basic City amenities our own street has. I live within walking distance to here and our street is a favorite shortcut, especially during Downtown events. Despite our proximity to all the redevelopment in Downtown, we don't have sidewalks, real storm drains, or properly lit or spaced streetlights. I have been told there may be some improvements in 2027. In the meantime, we have children and people walking their dogs on our street, having to dodge cars, motorcycles, and even school buses that seemingly chase us into ditches.

From what I gather, the hope is to attract 600,000 to 1,000,000 people to the Downtown area for one day. Because of the close nature of this event, the thruway on our street, our traffic patterns may be greatly impacted and there is much higher risk of injury or death on our street with that many people coming through. What safety precautions could be put in place to keep the impact on our neighborhood to a minimum, since we still do not have the improvements needed to support that kind of auto and pedestrian traffic?

These are all questions that may or may not be able to be answered right now, but they are at top of my mind in trying to support both my community's music events and my working musician household. Thank you.

MAYOR SANDIFER: Thank you. Anyone else want to speak on this item? Hearing none, I'll accept a motion. Jeanie, go ahead.

COUNCILMEMBER MURPHY: What is the balance? Do we have a balance in the Transient Guest Tax Fund at this time? Sorry.

MR. ROCCO: Yes. We do have a balance, and I would love to be able to give you that number right off the top of my head, but I don't have that. I would be happy to get that to you later though. Sorry about that.

MAYOR SANDIFER: Anyone else? Jacklynn.

COUNCILMEMBER WALTERS: Yes. Just kind of a follow-up to our constituent that spoke this evening. So, we, I mean, do we know, are they seeking locals at all?

CITY MANAGER KRAMER: So, it was a great question, and I hadn't had the opportunity to speak to Ms. Stratton. So, we're -- there's going to be two stages. One in the Aztec and then one outside. And having done a festival that had music, we did reserve traditionally like on a smaller stage, maybe as part of the event, local talent. And so, if that's something that's of interest to the Governing Body, then there's absolutely no reason why we can't have some local flavor in that. So, yeah.

COUNCILMEMBER WALTERS: I would personally strongly encourage that --

CITY MANAGER KRAMER: Sure. Yeah.

COUNCILMEMBER WALTERS: -- and prefer that. That being said, I'm not a huge fan of the money that we're allocating in comparison, just the percentage wise, not a fan of that, and I will be a no this evening. Thank you.

COUNCILMEMBER STIENS: Thank you. Just to follow up with the concerns about, as we are expecting the 600,000 visitors here in Shawnee. I know we're, what, about 15-20 minutes-ish from there. And I know there was a gentleman, and I'm sorry I can't recall his name that came here and spoke a couple weeks ago. But are we thinking, you know, we have a lot of planning to do still. So, I realize a lot of that isn't what [inaudible].

CITY MANAGER KRAMER: Yeah. And those numbers are for the region.

COUNCILMEMBER STIENS: Right. So, here in Shawnee.

CITY MANAGER KRAMER: Yeah. And so, I would expect, yeah, the lion's share to be Power & Light to be at the events --

COUNCILMEMBER STIENS: Right.

CITY MANAGER KRAMER: -- to be Kansas City, Missouri, to be -- and I know JCPRD just announced watch parties for all the games. Lenexa is going to have events. So, that would be a very large number. But we expect a much smaller festival than that.

COUNCILMEMBER STIENS: Okay. Just because I know, when I hear that number too, it's like, whoa, that's a huge number. We're having 600,000 people. So, just to clarify that. And so, I know there's -- and I agree also with just the previous comment from our other Councilmember about, you know, if we could have local bands and some of the business, I think that's great. I love that idea. And of course, traffic control and those things. So, we definitely have still a lot to talk about, so. But thank you so much.

MAYOR SANDIFER: Kurt.

COUNCILMEMBER KNAPPEN: Yeah. I was just going to mention, given our proximity away from the Arrowhead, I would be absolutely amazed if this turned into a huge event. I'm almost, I mean, I hope we get visitors. I know we will, and I hope some of them international. But I'm really kind of looking at this as another give back that we do each year kind of like our, you know, Moonlight Market and things like that. So,

hopefully it's more successful and busier than that. But I can't imagine it's going to be throngs of people. That said, though, I did have one logistical question, which, very simply, which City department, is it Community Development, or who is kind of leading this up?

CITY MANAGER KRAMER: The City Manager's Office. So, I'll coordinate. The Police Department handles all the safety decisions.

COUNCILMEMBER KNAPPEN: Sure.

CITY MANAGER KRAMER: What roads we close, when we close them, how far back we close, what the crowd control looks like. And then we'll work with the relevant departments to then to enforce those closures. But primarily the City Manager and the Police Chief.

COUNCILMEMBER KNAPPEN: Okay. Thank you.

MAYOR SANDIFER: Jacklynn.

COUNCILMEMBER WALTERS: Sorry. I meant to ask this earlier. I know when we had this discussion during our committee meeting, I requested maybe a possible ROI.

CITY MANAGER KRAMER: We tried. It's so very difficult because a lot of the local businesses are either closed or they participate in Moonlight Market. And so, we are working on more anecdotal. Do they feel like it gives exposure. But on real dollars, something like Moonlight Market is such a short, concentrated crafts and food trucks that it's hard really to figure out what impact. This would be such a completely different full day opportunity to have shops open all day on a Saturday. That Moonlight Market wasn't just anything that we could come up with an apples to apples comparison.

COUNCILMEMBER WALTERS: Thank you.

MAYOR SANDIFER: Laurel.

COUNCILMEMBER BURCHFIELD: I just wanted to comment that I'm very excited about this event. I think it is, as Paul kind of listed the media that we've already received from it, I think it's going to put Shawnee on the map. I think it's a really great opportunity. I love featuring local artists and musicians. And I think that the character of the festival itself, featuring our musicians but also our breweries and our businesses, I think is going to be a fantastic opportunity for us and I'm very excited to support this.

MAYOR SANDIFER: Tony.

COUNCILMEMBER GILLETTE: Yeah. Thank you, Mayor. I think City Manager's Office will eventually get to a point where we're answering our citizen's, who just spoke, questions, especially knowing the traffic that we can control for Old Shawnee Days. I'm sure a one-day event gives us the experience so we can put our arms around that and maybe expand that into a little bit more of the surrounding neighborhoods. Give them a little bit extra protection. So, I think that's a great idea.

I also believe that her idea of local artists is a fantastic idea. So, I'm all in favor of making sure that that we go in that direction.

But as we spoke about originally, it's corporate sponsors to try and cut down the expenses to the City of this. This is a really unique one-time event, so I'm leaning in favor of it. But everything and anything that that the City can continue to do to give corporate sponsors donation dollars, get our town involved in wrapping their arms around and welcoming this event to our city, I think it will be a win-win all the way across the board. Thank you.

MAYOR SANDIFER: Anyone else?

MR. ROCCO: Mayor, can I add some context to Ms. Murphy's question?

MAYOR SANDIFER: Yeah.

MR. ROCCO: So, my staff was able to pull up the number. At the end of 2024, the Transient Guest Tax Fund had \$458,000 year ending '24. Again, those funds have money coming in and out throughout the year, but that is at least the -- \$458,000. And then the tax revenue itself is generally around \$900,000 to \$950,000 a year for the Transient Guest Tax itself.

MAYOR SANDIFER: Now I'll accept a motion. Jeanie.

COUNCILMEMBER MURPHY: I move to authorize the City Manager to provide \$55,000 in event funding for "Americana and Ales."

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 WHITTED, GILLETTE, MURPHY, KNAPPEN, STIENS, BURCHFIELD: Aye.

MAYOR SANDIFER: Opposed, nay.

COUNCILMEMBERS KEMMLING, WALTERS: Nay.

MAYOR SANDIFER: Mike Kemmling is a nay. Motion passes.

CITY MANAGER KRAMER: And Jacklynn.

MAYOR SANDIFER: Oh, Jacklynn also. Sorry.

Motion 10: Jeanie Murphy - Ward 2/Sierra Whitted - Ward 1: Consider authorizing the City Manager to provide \$55,000 in event funding for "Americana and Ales" to the Shawnee Chamber of Commerce to begin preparation for the event in summer 2026. The motion carried 6-2-0 with Dr. Mike Kemmling - Ward 2 and Jacklynn Walters - Ward 4 voting no.

H. MISCELLANEOUS ITEMS

1. **Ratify the semi-monthly claims for July 14, 2025, in the amount of \$4,254,961.83.**

MAYOR SANDIFER: The next item on the agenda is Miscellaneous Items. Item Number 1 is to ratify the semi-monthly claim for July 14th, 2025, in the amount of \$4,254,961.83.

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

COUNCILMEMBER KNAPPEN: Move to approve.

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 11: Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Ratify the semi-monthly claims for July 14, 2025, in the amount of \$4,254,961.83. The motion carried 8-0-0.

2. Miscellaneous Council Items

MAYOR SANDIFER: Next item on the agenda is Item Number 2, Miscellaneous Council Items. Paul, do you have anything?

CITY MANAGER KRAMER: Not tonight. Thank you.

MAYOR SANDIFER: Okay. anyone else? Angela.

COUNCILMEMBER STIENS: I just wanted to take a brief moment. I know it's been in the news a lot, but I did just want to extend all of our condolences to those in the Texas hill country and all the flood victims there, and just let those people know that we're all praying for them and they hope -- I hope at one point all the loved ones are obviously found and brought back to their families so they could be laid to rest. Thank you.

MAYOR SANDIFER: Anyone else? Jeanie.

COUNCILMEMBER MURPHY: I want to say thank you to everybody in the City that's behind the Shawnee Connect. My, for whatever reason, my constituents think that it only works if I do it not them. But we have had a lot of things that have gone through there just recently in parts of Ward 2, and it is amazing how quickly they have all been resolved. So, thank you to all the City departments and all the work they put in to make sure that those things are taken care of for us.

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

I. ADJOURNMENT

MAYOR SANDIFER: I'll accept a motion. Jeanie.

COUNCILMEMBER MURPHY: Move to adjourn.

MAYOR SANDIFER: I have a motion.

COUNCILMEMBER KNAPPEN: Second.

MAYOR SANDIFER: And a second. All those in favor say aye.

COUNCILMEMBERS: Aye.

MAYOR SANDIFER: Opposed, nay. We are adjourned.

Motion 12: Jeanie Murphy - Ward 2/Kurt Knappen - Ward 3: Adjourn. The motion carried 8-0-0.

COUNCILMEMBER KNAPPEN: We will start the Council Committee meeting in approximately five to ten minutes. As soon as we can corral everybody.

(Shawnee City Council Adjourned at 6:47 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

July 22, 2025

Deborah A. Sweeney, Recording Secretary

APPROVED BY:

Stephanie Zaldivar, City Clerk