

OVERLAND PARK CITY COUNCIL MEETING

March 3, 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. Logan Heley; Mrs. Melissa Cheatham; Mr. Jeff Cox; Mr. Scott Mosher; Mr. Gregg Riess; Ms. Inas Younis; Mr. Chris Newlin; Mr. Richard Borlaza; and Mr. Drew Mitrisin.

Also present were: Mrs. Lori Curtis Luther, City Manager; Mr. Michael Koss, City Attorney; Mrs. Kristy Stallings, Deputy City Manager; Mrs. Lorraine Basalo, Director, Public Works; Ms. Doreen Jokerst, Police Chief; Mr. Alan Long, Fire Chief; Mrs. Leslie Karr, Director of Planning and Development Services; Ms. Meg Ralph, Director of Strategic Communications; Mr. Tony Wilson, IT Support Specialist; and Ms. Kathleen Behrens, Recording Secretary. There were approximately 35 audience members.

PLEDGE OF ALLEGIANCE

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

OPEN PUBLIC COMMENT PERIOD

Mayor Skoog opened the public comment period, stating two speakers were signed up to speak.

Mr. Jeff Harness, 9407 Bluejacket, referred to the United States Constitution, noting the term "Federalism" was not found in this document, which he felt was key to their nation's political system and shared powers and sovereignty among their nation and states. Every 20 years since 1981, their nation goes through a major shift in business, society, governance and technology. They then rebrand federalism. The shifts usually begin with some detrimental event, such as 9/11 or COVID-19 events, which he felt pushes their business and society to the edge. Every five years the Census Bureau conducts a survey of governments. The results of these surveys show the governance function, structure, deployment and finances of state and local organizational units. The primary components of local government include the city, county and special districts, which are water, sewers, buses, community development, Tax Increment Financing (TIF) districts, Sales Tax and Revenue (STAR) Bond districts and the like. He noted the federal government is the largest owner of vacant ground and land, as well as the largest tenant. He felt this was why Homeland Security was created in 2002. Government used the latest and greatest technology to survey the public in terms of safety and security. When the field study ended in 2022, and he felt it was time for them to merge Homeland Security with the Department of Defense and start rebuilding to get back to releasing powers to the states. He felt the shift in culture, politics and technology is key to branding new generations. The beta generation begins this year, which makes him think they should merge the federalism cycle with their quarter-of-a-century birthdays and create a 25-year cycle.

Mr. Jeff Kocen, 13809 Goodman, referred to two bids listed on the agenda from Vance Brothers for \$4.5 million chip seal maintenance, including 139 lane miles of collector and residential streets in 2025. He pointed out this was an increase in lane miles and

dollars to Vance Brothers from 137 miles and \$4 million in 2024. 2024 was the first year the City had the additional infrastructure funding for the increase of the three-eighth-cent sales tax. He had previously spoke to the Council about the possibility of this measure failing, as the ordinance did not include any timeline or guardrails to eliminate the use of chip seal. For this reason, he opposed the increase in tax and had recommended the Council revise the ordinance before putting it on the ballot. The measure narrowly passed 53 percent to 47 percent; however, he felt residents made it clear they wanted to end the use of chip seal. In 2024, the Council made good on the Mayor's promise by reducing chip seal use by 18 percent, which he felt was going in the right direction, as lane miles fell from 168 miles to 137 miles. However, he did not feel the Council wanted to further reduce the use of chip seal, as the number of lane miles in 2025 will increase to 139 miles. He along with other residents were hopeful the new funds would hasten the retirement of chip seal. He wanted a timeframe to be established or perimeters to end the use of chip seal. His neighborhood streets were chip sealed in 2023, and they were originally built in the late 1980s. Curbs, storm drains and sidewalks continue to deteriorate rapidly, and in many cases are not safe or Americans with Disabilities Act (ADA) compliant. He felt they would reach 2030 before getting the opportunity to have rehabilitation, not preservation like what was done in 2023. It will be 42 years after they were constructed and eight years before they achieve their 50-year end-of-life target.

Mr. Kocen noted there were numerous collector streets receiving chip seal maintenance again only a few years from when it was last done, because the chip seal has already failed. He felt it was time to recognize spending tax dollars on failing chip seal is not a good investment and only further delays fixing the real issues. He referred to the Public Works Committee minutes of June 22, 2016, where comments were made with regards to the investment of infrastructure, which had stated if they do not take care of what currently exists, nothing should be built new. They need to take care of what they have been left with, because the City is falling behind. He asked that this be the last year their tax dollars are used to fund chip seal maintenance in Overland Park.

With no further comments, Mayor Skoog closed the public comment period.

MAYOR CURT SKOOG

Mayor Curt Skoog announced that the Downtown Overland Park Partnership (DOPP) annual meeting was held last week. He noted that this meeting connected with Overland Park being selected as one of the best U.S. cities for small business. He encouraged everyone to experience Downtown Overland Park.

Mayor Skoog noted an art exhibit space is located at the Tomahawk Ridge Community Center, and the new exhibit going up is called "The Road Home - the journey from homelessness to home." He felt there were some great photographs and stories provided with the exhibit. The exhibit will be available until March 16, 2025, and there is no cost to attend.

Mayor Skoog announced that the St. Patrick's Day parade will be held Saturday, March 8, 2025, in Downtown Overland Park, beginning at 10:00 a.m.

Mayor Skoog recognized some Rockhurst High School students who were in attendance at the meeting. He encouraged the students to get involved in local government in the future.

PROCLAMATION – Proclaiming March 3, 2025, as Raahul Aravind Day in Overland Park.

Mayor Skoog presented a proclamation proclaiming March 3, 2025, as Raahul Aravind Day in Overland Park. Mr. Aravind is a junior high school student at Blue Valley North High School, who was selected to compete in the U15 U.S.A. 2024 National Championship held in Atlanta, Georgia, from November 8 through 11, 2024. This prestigious event showcased the nation's top young cricketers, and Mr. Aravind's outstanding performance as the leader for the Missouri region, and regional tournaments helped his team advance to National competition. His contributions helped Missouri secure the runner-up position and qualified for nationals. He commended Mr. Aravind for his contributions to the sport and continued success as an exceptional role model and ambassador for Cricket in the community.

Mr. Raahul Aravind, thanked the City Council for presenting him with the proclamation, and to his parents and coaches for their support in this journey.

Mayor Skoog congratulated Mr. Aravind on his accomplishments. He felt it was important to recognize the power of their diversity and their welcoming community.

PROCLAMATION – Proclaiming March 2025, as National Sleep Awareness Month.

Mayor Skoog proclaimed March 2025 as National Sleep Awareness Month in Overland Park. This serves as a timely opportunity to highlight the importance of sleep health and recognizes organizations that address barriers to achieving it. Overland Park partners with Sleepyhead Beds to facilitate collection of mattresses to provide to families in need, which includes new or gently used mattresses and sanitizing and redistributing them free of charge, which also divert approximately 225 tons of waste from landfills last year alone. Overland Park residents can donate their new or used mattresses to families in need and help ensure children in the Kansas City region have access to a proper place to sleep, which is essential for their health, education and emotional wellbeing.

Mr. Aaron Gutzlaff, president of the board for Sleepyhead Beds, appreciated the proclamation and recognition of Sleep Awareness Month and Sleepyhead Beds. He felt this recognition helps highlight their mission, as there are many children in the Kansas City area who do not have their own bed to sleep in or a comfortable place to sleep. Their mission is to help redistribute mattresses in the Kansas City area and provide them to families in need.

NEW APPOINTMENT TO THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD:

Justin Wieners - Term 11-01-2024 to 01-11-2026

Mayor Skoog presented the new appointment of Justin Wieners to the Downtown Business Improvement District Advisory Board.

Council President Holly Grummert moved to approve the new appointment of Justin Wieners to the Downtown Business Improvement District Advisory Board for the term

of 11-1-2024 to 1-11-2026. Mr. Logan Heley seconded the motion, which carried by a vote of 12 to 0.

COUNCIL PRESIDENT HOLLY GRUMMERT

Council President Holly Grummert provided a reminder that this is Severe Weather Preparedness Week. This week, they plan to discuss the National Weather Service creating this national recognition to promote planning and preparedness for inclement weather. The City encourages everyone to create a safety plan and learn about watches, warnings and advisories for severe weather, which includes tornados, flooding and thunderstorms in their area. April through June has historically had the highest rates of tornado breakouts in their area. Everyone can stay informed about the local weather this spring by having a weather radio, downloading a weather app or signing up for Notify JOCO and having a severe weather plan.

CITY MANAGER LORI CURTIS LUTHER

City Manager Lori Curtis Luther announced the snow crews will be recognized tomorrow for all the work they have done. She noted that applications are open for the City's Residential Stormwater Cost Share Program, which limits one project per household. This program helps cover materials and labor costs for projects that reduce runoff and improve water quality. Some examples of eligible projects include rain and pollinator gardens, rain barrels, native tree plantings, buffers, swales, permeable pavement, and soil restoration. Details of this program are on OPKansas.org/cost share. After applying for this program, she asked that potential participants wait for an email conformation and approval before beginning a project. Once a project is complete, staff asks that before and after photos be shared and submission of any receipts to receive reimbursement of funds. This program operates on a first come/first served basis available in the City and is subject to Public Works Department approval. The application process is open until October 31, 2025, or until all funds are allocated.

CONSENT AGENDA:

COMMUNITY DEVELOPMENT – Staff Report:

RESOLUTION NO. 5026 – Setting a public hearing for February 2, 2026, pursuant to K.S.A. 12-1752 and Overland Park Municipal Code Section 7.25.110; concerning the unsafe and dangerous structure at 15216 Perry.

RESOLUTION NO. 5027 – Setting a public hearing for February 2, 2026, pursuant to K.S.A. 12-1752 and Overland Park Municipal Code Section 7.25.110; concerning the unsafe and dangerous structure at 11004 West 141st Street.

RESOLUTION NO. 5029 – Setting a public hearing for February 2, 2026, pursuant to K.S.A. 12-1752 and Overland Park Municipal Code Section 7.25.110; concerning the unsafe and dangerous structure at 5344 Hardy.

RESOLUTION NO. 5023 – Enlargement of Consolidated Main Sewer District, located at 8201 West 135th Street.

PUBLIC SAFETY – Committee Report:

RESOLUTION NO. 5022 – Adopting the Region “L” Multi-Jurisdictional Hazard Mitigation Plan.

PUBLIC WORKS - Committee Report:

BID TABULATION – Primetime Contracting Corp., for the 2025 Parking Lot Replacement Projects at Founders Park, Regency Lake Park, St. Andrews Turf Care Center, and repair of the Matt Ross Retaining Wall, in the amount of \$1,295,011.

INTERLOCAL AGREEMENT – City of Prairie Village, for public improvement of the traffic signals at the intersection of 95th Street and Roe; and 95th Street and Rosewood Drive, in the total estimated cost of \$1,520,000 with an estimated cost to Overland Park in the amount of \$760,000.

2025 MODEL YEAR VEHICLE PURCHASES – Using the MOKAN Council of Public Purchasing (MKCPP), f/k/a the Mid America Council of Public Procurement (MACPP), bid for the 2025 Model Year vehicle purchases.

BID TABULATION – Vance Brothers, LLC, 2025 Street Improvement Project (Preservation – Part 1), in the amount of \$1,937,044.61.

BID TABULATION – Vance Brothers, LLC, for the 2025 Street Improvement Project (Preservation – Part 2), in the amount of \$2,530,910.60.

BID TABULATION – Pbx Corporation and Subsidiary, for 2025 Bridge Maintenance, in the amount of \$750,715.80.

BID TABULATIONS FOR 2025 STREET MAINTENANCE MATERIALS:

BID TABULATION – 2025 Road Oils – Vance Brothers, Inc., for Item 1 CSS-1H and Water (Heated); and Maxwell Products, for Items 2 and 4 Rubberized Asphaltic Crack Sealer and Wide Crack Mastic (black); and Adventus Material Strategy for Item 3 Concrete Joint/Crack Sealer (gray).

BID TABULATION – 2025 RECYCLED ASPHALT REJUVENATOR – Bagela USA, LLC, for component 1, SilvaRoad RP Performance and Component 2, PelletRAP.

BID TABULATION – 2025 ASPHALTIC CONCRETE – Bettis Asphalt and Construction, Inc., for Item 1 OP SuperPave Intermediate Course, KCMMB A2 and Paving Millings Credit, and Item 2 KDOT Class A Commercial Grade HMA; and retain Asphalt Sales, Co., Inc., and Superior Bowen Asphalt Co., LLC, as alternate suppliers.

BID TABULATION – 2025 PORTLAND CEMENT CONCRETE – Penny's for Item 1 KCMMB 4K, Item 2 KCMMB 5K, and Item 3 low strength flowable fill; and retain Concrete Materials, Inc., and Geiger Ready Mix as alternate suppliers.

BID TABULATION – 2025 AGGREGATES – Mid-States Materials for Items 1 through 5.

CITY-STATE AGREEMENT NO. 48-24 – Kansas Department of Transportation to establish the project responsibilities for reimbursement of costs for the

development of a comprehensive safety action plan as part of the Safe Streets and Roads for All (SS4A) Grant Program, in the amount \$62,500. (KDOT Project No. U-2523-01)

PUBLIC WORKS - Staff Report:

ORDINANCE NO. MTI-3415,A – Providing for the public improvement of a Main Trafficway – Switzer Road, 167th Street to 179th Street, in the City.

ORDINANCE NO. MTI-3480 – Providing for the public improvement of a Main Trafficway – Metcalf at 77th Street in the City.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT - Committee Report:

AGREEMENT – Scott Rice Office Works, LLC, for on-demand services of furniture purchases for City facilities, using the State of Kansas Participating Addendum, State Contract No. 55404 to the National Association of State Procurement Officers ValuePoint Cooperative Purchasing Agreement with Steelcase, Inc.

REQUEST TO WAIVE THE SELECTION PROCESS AND AUTHORIZATION TO NEGOTIATE AGREEMENT – Milliman, Inc., for Defined-Benefit Retirement Plan Administration Services for the Police Department Retirement Plan and the Fire Department Retirement Plan.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT - Staff Report:

COUNCIL MINUTES – October 21 and November 4, 2024.

CONFIRMATION OF INVESTMENTS - In Agency Securities in the amount of \$5,000,000.

EXPENDITURE ORDINANCE NO. 2A – Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for January 31 through February 13, 2025.

AGREEMENT – Community Capital Fund, for administration of the Property Tax Rebate Pilot Program.

Mayor Skoog presented the Consent Agenda for approval and asked if any items needed to be removed for separate discussion.

Mr. Scott Mosher requested the removal of Consent Agenda Item Nos. 12 and 13 for separate discussion.

Council President Grummert moved to approve the Consent Agenda as outlined, excluding Consent Agenda Item Nos. 12 and 13. Mr. Logan Heley seconded the motion, which carried by a roll-call vote of 12 to 0.

Mr. Mosher referred to Item No. 12 and 13 as they relate to street improvements with the use of chip seal. He asked why the miles for this maintenance have increased,

what the process is and why they use it. He understood they were trying to eliminate this method of maintenance and depend on it less.

Director of Public Works Lorraine Basalo explained that when the three-eighth cent sales tax initiative was passed, one of its biggest goals was an increase of close to \$10 million at the time that would allow them to be able to complete more rehabilitation, which would be close to 30 lanes miles. Whatever rehabilitation they were doing would then show a reduction in the amount of chip seal they were doing. In previous years, chip seal was effective in the extension of the useful life of the infrastructure and is cost efficient. However, many times, since they were only doing about eight lane miles a year, they were not able to complete rehabilitation at the mid-life of the pavement. The sales tax provided them the opportunity to expand their overlay program, as well as allow them to start reducing their reliance on chip seal, which was going to have to happen in many different ways.

In 2024, there was about 738 lane miles of chip seal, representing an average number between residential and collector streets in all neighborhoods. The total preservation program was 211 lane miles in 2024, which included the 138 lane miles of chip seal, 42 lane miles of overlay, and 31 lane miles UBAS, which is a different form of preservation they use. Total chip seal used was about 65 percent of their streets. In 2025, staff proposed a program including a total of 226 lane miles. Information and pavement condition index models are showing they need to do something with 226 lane miles of their network so they can keep their infrastructure in good condition. Staff had proposed 130 lane miles of chip seal, which is 61.5 percent of their program, 38 lane miles of UBAS and 49 lane miles of overlay. Even though they are correct, they do not have 138 lane miles of chip seal, as it has gone up by a couple of lane miles, but they are doing less lane miles in their street maintenance program. Another detail of the chip seal program this year includes about nine lane miles of unimproved thoroughfares as part of their chip seal program and about 130 lane miles in their residential and collector streets. They are also using chip seal to help extend the life of unimproved thoroughfares. Based on their condition, staff is trying to keep them in the best shape possible until they are able to improve those thoroughfares. From one year to the next in their programs, staff has been able to reduce reliance on chip seal even though they must look at the total lane miles of street maintenance and how much of that is chip seal.

Mayor Skoog pointed out that thanks to the residents of Overland Park who voted to increase their sales tax for infrastructure, they have reduced the amount of chip seal they are using and they have dramatically increased the amount of mill and overlay in curbs and gutters that they were able to do with the additional dollars. Chip seal was never promised to go away as part of the recommendation from the Infrastructure Advisory Group (IAG), nor part of the City's message to get people to vote for the project. The message always was that they will reduce chip seal and increase the amount of rehabilitation, which they have delivered.

Mr. Drew Mitrisin asked when the chip seal maintenance would start approximately. Mrs. Basalo explained that normally their chip seal process starts towards the end of May into early June, and they are completing by mid-to-late September, but at times they can complete in late August depending on the weather.

Mr. Mosher moved to approve the bid tabulation for Vance Brothers, LLC, for the 2025 Street Improvement Project (Preservation Part 1) in the amount of \$1,937,044.61 as

presented. Mrs. Grummert seconded the motion, which carried by a roll-call vote of 12 to 0.

Mr. Mosher moved to approve a bid tabulation from Vance Brothers, LLC, for the 2025 Street Improvement Project (Preservation Part II) in the amount of \$2,530,910.60. Mrs. Grummert seconded the motion, which carried by a roll-call vote of 12 to 0.

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 SERVICES – Staff Report:

No report.

PUBLIC SAFETY – Committee Report:

Melissa Cheatham, Chair

No report.

PUBLIC SAFETY – POLICE DEPARTMENT – Staff Report:

No report.

PUBLIC SAFETY – FIRE DEPARTMENT – Staff Report:

No report.

PUBLIC WORKS – Committee Report:

Jim Kite, Chair

No report.

PUBLIC WORKS – Staff Report:

No report.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Committee Report:

Holly Grummert, Chair

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Staff Report:

No report.

**ECONOMIC DEVELOPMENT PUBLIC-PRIVATE PARTNERSHIP PROJECTS –
REGULAR AGENDA:**

RESOLUTION NO. 5030 - Authorizing the sale and conveyance of the Galleria 115 Lot 7 Commercial Development Economic Development Revenue Bond project, the execution of a release of leases and further authorizing additional related actions in connection with the City's not to exceed \$800,000 Federally Taxable Private Activity Revenue Bonds, Series 2024 (Galleria 115 (Phase II - Lot 7 Commercial Development) EDRB Project).

RESOLUTION NO. 5031 - Authorizing the sale and conveyance of the Galleria 115 Lot 6 Commercial Development Economic Development Revenue Bond project, the execution of a release of leases and further authorizing additional related actions in connection with the City's not to exceed \$1,400,000 Federally Taxable Private Activity Revenue Bonds, Series 2024. (Galleria 115 (Phase II - Lot 6 Commercial Development) EDRB Project).

Deputy City Manager Kristy Stallings presented Resolution No. 5030 and Resolution No. 5031, stating they were similar resolutions, which release property that was financed with Economic Development Revenue Bonds (EDRB) last fall for the purpose of a sales tax exemption. Both resolutions were in separate areas within the Galleria 115 project. Staff recommended approval of Resolution No. 5030 and Resolution No. 5031.

Mayor Skoog confirmed that both resolutions would close out the process. Mrs. Stallings agreed, but noted due to the legal documents the City enters into, releasing the leases also requires City Council approval.

Council President Grummert moved to approve Resolution No. 5030 as presented. Mr. Chris Newlin seconded the motion, which carried by a roll-call vote of 12 to 0.

Council President Grummert moved to approve Resolution No. 5031, as presented. Mr. Newlin seconded the motion, which carried by a roll-call vote of 12 to 0.

RECOMMENDATIONS FROM THE PLANNING COMMISSION

PLANNING COMMISSION - Consent Agenda

SPECIAL EVENT PERMIT NO. SEP2025-00030 – 7211 West 97th Street – A special event permit is requested from April 10 through October 31, 2025, to allow food trucks and live music at Discourse Brewing. Application made by Amanda Luiso.

SPECIAL EVENT PERMIT NO. SEP2025-00035 – 7221 West 79th Street. A special event permit is requested to allow various special events in Downtown Overland Park for 2025. Application made by Angie Mutti, representing the Downtown Overland Park Partnership.

ACCEPTANCE OF RIGHT-OF-WAY - FINAL PLAT NO. PLT2024-00066 – Frey Addition, Second Plat - Vicinity of the southwest corner of 135th Street and Antioch. Application made by William June Frey and Margaret Mary Frey Trust. The Planning Commission approved this item on February 10, 2025, by a vote of 9 to 0. (Related Case No. PLT2023-00021).

ACCEPTANCE OF RIGHT-OF-WAY - FINAL PLAT NO. PLT2024-00071 – Walnut Reserve, Second Plat - Vicinity of the southwest corner of 183rd Street and Metcalf. Application made by Grata, LLC. The Planning Commission approved this item on February 10, 2025, by a vote of 9 to 0 to 1. (Related Case No. PLT2024-00024).

SPECIAL USE PERMIT NO. SUP2024-00025 – 8500 Antioch. A special use permit is requested for a 10-year period of time to allow a new communications tower. This property is currently zoned R-1, Single-Family Residential District. Application made by the City of Overland Park. The Planning Commission approved this item on February 10, 2025, for a 10-year period of time, by a vote of 10 to 0. Ordinance No. Z-4358

SPECIAL USE PERMIT NO. SUP2024-00026 – 11149 West 95th Street. A special use permit is requested for a four-month period of time to allow a temporary commercial use for a seasonal retail garden center. This property is currently zoned CP-2, Planned General Business District. Application made by Oak Park Mall, LLC. The Planning Commission approved this item on February 10, 2025, for a four-month period of time, by a vote of 10 to 0. Ordinance No. Z-4359

Mayor Skoog presented the Planning Commission Consent Agenda for consideration and approval and asked if any items needed to be removed for separate discussion.

Council President Grummert moved to approve the Planning Commission Consent Agenda as presented. Mr. Heley seconded the motion, which carried by a roll-call vote of 12 to 0.

PLANNING COMMISSION – REGULAR AGENDA

OLD BUSINESS

No report.

NEW BUSINESS

MID-AMERICA REGIONAL COUNCIL REPORT

Council President Grummert presented the Mid-America Regional Council (MARC) Report, stating a presentation from the local government and effective committee presented the status of the Mid-America Regional Council federal grants and pass-thru funds that touch all the programs in the regions throughout the area. She felt this was an important time for everyone to think about all the funding that comes from federal grants to MARC, all the organizations that receive that funding, and what it means to be a regional partner, which includes Overland Park.

ADJOURNMENT

Mayor Skoog adjourned the meeting at 8:04 p.m. Minutes transcribed by Kathleen Behrens.

Curt Skoog, Mayor

ATTEST:

Elizabeth Kelley, City Clerk