

## OVERLAND PARK CITY COUNCIL MEETING

January 13, 2025

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

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

Also present were: Mrs. Kristy Stallings, Deputy City Manager; Mrs. Kate Gunja, Assistant City Manager; Mr. Bryan Dehner, Assistant City Manager; Mr. Jack Messer, Assistant City Manager; Mr. Michael Koss, City Attorney; Mr. Trevor Stiles, Senior Assistant City Attorney; Ms. Doreen Jokerst, Chief of Police; Ms. Gena McDonald, Director of Finance and Budget; Mrs. Leslie Karr, Director of Planning and Development Services; Mr. Tony Sage, Chief Information Officer; Mr. Brian Monberg, Current Planning Manager; Mrs. Danielle Hollrah, Senior Planner; Mrs. Erin Ollig, Strategic Planning Manager; Mr. Kyle Dieckmann, Deputy City Engineer; Ms. Meg Ralph, Director of Strategic Communications; Mr. Mark Barksdale, IT Support Specialist; and Ms. Cindy Terrell, Recording Secretary.

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### **PLEDGE OF ALLEGIANCE**

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

### **OPEN PUBLIC COMMENT PERIOD**

None.

### **PUBLIC HEARING**

#### **CONSIDERATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FEDERAL FISCAL YEAR 2025-2029 CONSOLIDATED PLAN AND FEDERAL FISCAL YEAR 2025 ANNUAL ACTION PLAN**

**RESOLUTION NO. 4998** – Approving the City’s Community Development Block Grant Federal Fiscal Year (FFY) 2025-2029 Consolidated Plan and FFY 2025 Annual Action Plan and its submission to the U.S. Department of Housing and Urban Development (HUD).

Strategic Planning Manager Erin Ollig presented Resolution No. 4998 for Council consideration. The purpose of the public hearing is to gather final public comment on two (2) required plans that the City must submit to the Unified States Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) dollars. The 2025-2029 Consolidated Plan outlines priorities for the CDBG program for five (5) years. The second plan, the Federal Fiscal Year (FFY) 2025 Annual Action Plan, defines how the City plans to spend the \$700,000 of anticipated funding

for CDBG each year. Both plans developed throughout 2024. In spring, staff consulted partner organizations and engaged members of the public through a community needs assessment survey. Staff held two (2) open houses and one (1) listening session in Spanish to identify priorities. In July, staff held an application period for organizations to apply for funding for FFY 2025. The applicants then made presentations to the CDBG Advisory Committee in August. That group made their recommendations in September and October, deliberated, and presented the information to Community Development Committee at their November meeting. This information was included in the agenda materials.

As part of the CDBG Citizen Participation Plan, Mrs. Ollig said the City is required to publish the proposed Consolidated and Annual Action plans, provide a 30-day public review and comment period, and hold a formal public hearing to receive public comment prior to action by the Governing Body. The 30-day public comment period ran from November 27, 2024, through December 31, 2024, and the City received no comments. If approved, staff will submit both plans to HUD for final approval.

Mayor Skoog opened the public hearing on this item. Hearing no comments, he closed the public hearing at 7:34 p.m.

Mr. Logan Heley moved to approve Resolution No. 4998, approving the City's Community Development Block Grant Federal Fiscal Year (FFY) 2025-2029 Consolidated Plan and FFY 2025 Annual Action Plan and its submission to the U.S. Department of Housing and Urban Development (HUD). Mrs. Inas Younis seconded the motion, which carried by a roll-call vote of 9 to 0.

### **MAYOR CURT SKOOG**

RECOGNITION OF THE ATTORNEY GENERAL AWARD FOR DISTINGUISHED SERVICE IN COMMUNITY POLICING – To Police Officers Bill Koehn and Wesley Griffith, who were recently honored in Washington, D.C., at the United States Department of Justice.

Chief of Police Doreen Jokerst stated on December 4, 2024, the United States Department of Justice awarded Police Officer Wesley Griffith and Police Officer Bill Koehn the Seventh Annual Attorney General's Award for Distinguished Service in Community Policing. The Attorney General Merrick Garland presented the award. This award recognizes exceptional efforts and innovations in community policing, criminal investigations, and field operations.

Police Chief Jokerst stated Police Officer Koehn is a 31-year veteran, and Police Officer Griffith has been with the Overland Park Police Department for 23 years. These exceptional officers comprise the Crime Prevention Team for Overland Park, and by utilizing their knowledge, skills, and abilities, the department provides these services and programs to the citizens and businesses, including self-developed programs that they initiate themselves. The Crime Prevention Team provides many free services to the community that include, but are not limited to, almost 400 presentations, physical security assessments for residential homes and to businesses, and they have conducted well over 120 assessments. While handling these responsibilities, they demonstrated innovations in community policing and developed two (2) new programs, Steadfast OP and OP Resolute, which brought proven crime prevention methods to even more community members. These programs are great examples of innovative and

adaptive ways to connect with and empower members of the community to reduce criminal opportunities. These officers exemplify above-and-beyond what she has seen in her career, building community partnerships, organizational transformation, and problem solving, all of which are pillars of community policing. It was a distinct honor to recognize officers Koehn and Griffith, and to celebrate them in this significant achievement as the first ever in the history of Overland Park and the agency.

Mayor Skoog said this recognition speaks to the high level of policing in Overland Park. Police Officers Koehn and Griffith are ever-present all over the City helping residents to ensure they have safe neighborhoods. He thanked them for their service.

NEW APPOINTMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZENS ADVISORY COMMITTEE:

Janet Fournier - Term - 01-01-2025 to 12-31-2027  
Jason Martin - Term - 01-01-2025 to 12-31-2027  
Jeffrey Rhodes - Term - 01-01-2025 to 12-31-2027

REAPPOINTMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZENS ADVISORY COMMITTEE:

Ryan Hussey - Term - 01-01-2025 to 12-31-2027  
Barb Silin - Term - 01-01-2025 to 12-31-2027  
Sara Prem - Term - 01-01-2025 to 12-31-2027  
Bobby Brown - Term - 01-01-2025 to 12-31-2027

APPOINTMENTS OF CHAIR AND VICE CHAIR - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZENS ADVISORY COMMITTEE:

Sara Prem, Chair  
Ryan Hussey, Vice Chair

REAPPOINTMENT TO THE CIVIL SERVICE COMMISSION:

Mindy Manes - Term - 01-01-2025 to 12-31-2028

REAPPOINTMENTS TO THE ENVIRONMENTAL ADVISORY COUNCIL:

Cassandra Ford - Term - 01-01-2025 to 12-31-2027  
John Neuberger - Term - 01-01-2025 to 12-31-2027  
Megan Parsons - Term - 01-01-2025 to 12-31-2027  
Barry Dicker - Term - 01-01-2025 to 12-31-2027

REAPPOINTMENTS TO THE MENTAL HEALTH ADVISORY COMMITTEE:

Anne Timmons - Term - 12-20-2024 to 12-20-2027  
Tim DeWeese - Term - 12-20-2024 to 12-20-2027  
Melissa Hillman - Term - 12-20-2024 to 12-20-2027  
Gregory Nawalanic - Term - 12-20-2024 to 12-20-2027  
Sara Schlagel - Term - 12-20-2024 to 12-20-2027

Mr. Heley moved to approve the new appointments reappointments, as presented. The motion was seconded by Mr. Chris Newlin and carried by a vote of 9 to 0.

**COUNCIL PRESIDENT HOLLY GRUMMERT**

No report.

**CITY MANAGER LORI CURTIS LUTHER**

Assistant City Manager Bryan Dehner provided an update on the response to the recent snowstorms. On January 2, 2025, staff and crews began preparing for the upcoming storm. They began with pretreating the roadways. The storm brought with it some ice, but fortunately the City did not experience limb and power line issues that typically accompany it. The blizzard began on Saturday, January 4, 2025, and lasted throughout the day. The consistent snow kept crews on the primary thoroughfares without any residential connection until it stopped falling late Sunday evening. During that timeframe, staff put together a plan. Other communities reached out to compare notes and advised if they were considering closing city operations. The State of Kansas made the decision to close interstate highways, so this snow event had a great impact for all. The Johnson County Medical Director authorized alternate transports. All Johnson County ambulances were busy, so the City had fire trucks and City pickup trucks taking people to the hospital.

Mr. Dehner stated on Monday crews continued to get ahead plowing the priority streets. By Monday evening, they were able to get 25 percent of the residential streets plowed. On Tuesday, that jumped to 50-75 percent, and on Wednesday they reached the 100 percent threshold. They called contractors to work on the cul-de-sacs. The Public Works Department retained a skeleton crew on Thursday to reload trucks, prep equipment, make repairs, and send workers home by 11:00 a.m., so they could return by 7:00 p.m. to resume plowing. Some areas in southern Overland Park received more snow than other parts of the City. The next round of snow came on Thursday, but temperatures were somewhat warmer, so crews were able to clean the streets quicker.

Mr. Dehner stated the January 4, 2025, event produced 13 inches of snow, while the Thursday event measured at roughly 3 inches. The Public Works Department is built on a two-shift system to push snow. Whether they are plowing two (2) inches of snow or 10 inches of snow, they always activate the same number of people. Once they reach the 4-inch threshold, they activate the private contractors to work the cul-de-sacs. City trucks also work cul-de-sacs, by taking two spins to push the snow into the middle. The private contractors haul the snow away.

Mr. Dehner said it generally takes 24- to 48 hours to clear the roads once the snow stops falling. A typical snowfall for Overland Park is 2- to 4 inches, which is how the City built the system. The approach used by Overland Park is to plow from A to Z, then plow from Z to A for the next event. The City has over 2,000 cul-de-sacs. The private contractors hit their threshold yesterday. The first January storm took 55 hours to plow to 100 percent. Crews were able to clear the second storm in approximately 40 hours. The City uses 60 trucks and a staff of 172. He noted that close to half of that number are people who work outside of the Public Works Department and do not drive trucks for a living. In fact, half of the crew that plowed on January 4, 2025, had not ever plowed in the City, so they took things slow at first. Once the snow fully melts, they will be able to get a better idea of any damage caused by the trucks. A 12-hour shift of plowing snow is tough. Hotel rooms were offered to employees who live far outside of Overland Park.

Mr. Dehner reported that the Communications division had a dedicated webpage to post snow operation updates. There were 55 posts across social media channels that received more than 500,000 views; staff posted two (2) emergency alerts and kept the City website updated; sent out three (3) E-newsletters with updates; and 516 mentions of snow operations in local media worth more than \$450,000 in local advertising value. The work continues. He presented progress maps. Crews are taking care of the areas that still require attention on a complaint basis. Staff continues to address on a case-by-case basis unique situations where crews missed a street. They will deploy a damage assessment team tomorrow to look things over and start to clear out the OP Care tickets.

Mayor Skoog said they certainly appreciate residents' support, patience, and understanding as they continue to assess the clean-up operations.

### **CONSENT AGENDA**

#### **COMMUNITY DEVELOPMENT – Staff Report:**

RESOLUTION NO. 5017 – Enlargement of Consolidated Main Sewer District, located at Blue Valley Middle School No. 11, in the vicinity of 175th Street and Switzer.

#### **FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Committee Report:**

RESOLUTION NO. 5013 – Declaring the U.S. Conference of Mayors America250 Initiative to be a City-sponsored public event.

ADDENDUM NO. 3 TO HARDWARE MAINTENANCE AGREEMENT – Yellow Dog Networks, Inc., for maintenance of the City's data backup and recovery system, for a one-year period, in the amount of \$198,319.48.

RENEWAL OF SOFTWARE MAINTENANCE AGREEMENT – Intergraph Corporation, doing business through its Hexagon Safety and Infrastructure division, for Computer-Aided Software and Mobile for Public Safety Services, in an amount of \$161,499.

SECOND AMENDMENT TO AGREEMENT – Intellicents Investment Solutions, Inc., for retirement services, retirement education, and financial planning.

#### **FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Staff Report:**

COUNCIL MINUTES – October 7, 2024.

CONFIRMATION OF INVESTMENTS – For agency securities in the amount of \$10,000,000.

EXPENDITURE ORDINANCE NO. 12A – Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for November 22 through December 5, 2024.

EXPENDITURE ORDINANCE NO. 12B – Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for December 6 through December 19, 2024.

Mayor Skoog presented the Consent Agenda and asked the Council if they wanted to remove any item for separate discussion.

Mr. Heley moved to approve the Consent Agenda, as presented. The motion was seconded by Mr. Newlin and carried by a roll-call vote of 9 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

The Public Safety Committee will meet on Wednesday of this week.

**PUBLIC SAFETY – POLICE DEPARTMENT – Staff Report:**

No report.

**PUBLIC SAFETY – FIRE DEPARTMENT – Staff Report:**

No report.

**PUBLIC WORKS – Committee Report:**

Drew Mitrisin, Vice Chair

No report.

**PUBLIC WORKS – Staff Report:**

No report.

**FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Committee Report:**

Chris Newlin, Chair

No report.

**FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Staff Report:**

AGREEMENT – Mercer Health and Benefits, LLC, for Employee Benefit Consulting Services.

Deputy Kristy Stallings presented an agreement with Mercer Health and Benefits, LLC, to provide employee benefit consulting services. The Finance, Administration and Economic Development (FAED) Committee considered this item last summer and recommended that staff be directed to negotiate an agreement, which is being presented for approval.

Mr. Jeff Cox said he would abstain from voting on this item.

Mr. Newlin moved to approve the agreement with Mercer Health and Benefits, LLC, for Employee Benefit Consulting Services. Mr. Heley seconded the motion, which carried by a vote of 8 to 0 to 1, with an abstention from Mr. Cox.

**ECONOMIC DEVELOPMENT PUBLIC-PRIVATE PARTNERSHIP PROJECTS**

RESOLUTION NO. 5000 – Providing for notice of a public hearing concerning the advisability of creation of a Community Improvement District (CID) generally located at the northwest intersection of West 151st Street and U.S. 69 Highway, and declaring the intent to levy a Community Improvement District Sales Tax pursuant to K.S.A. 12-6a26 et seq., as amended (Stanley Square CID).

Mrs. Stallings presented Resolution No. 5000, providing for notice of a public hearing concerning the advisability of creation of a Community Improvement District (CID) generally located at the northwest intersection of West 151st Street and U.S. 69 Highway; and declaring the intent to levy a Community Improvement District Sales Tax, pursuant to K.S.A. 12-6a26 et seq., as amended, commonly referred to as the Stanley Square CID. The FAED Committee recommends holding a public hearing. Because of publication deadlines, that public hearing needs to be scheduled for February 17, 2025. Following the public hearing, the Council will determine if they want to create the CID and approve a redevelopment agreement, which the FAED Committee reviewed and was recommending approval.

Mr. Newlin moved to approve Resolution No. 5000, providing for notice of a public hearing concerning the advisability of creation of a Community Improvement District (CID) generally located at the northwest intersection of West 151st Street and U.S. 69 Highway; and declaring the intent to levy a Community Improvement District Sales Tax, pursuant to K.S.A. 12-6a26 et seq., as amended, commonly referred to as the Stanley Square CID. The motion was seconded by Mr. Sam Passer and carried by a roll-call vote of 9 to 0.

**PLANNING COMMISSION – Consent Agenda:**

SPECIAL EVENT PERMIT NO. SEP2024-00386 – 13700 Switzer. A special event permit is requested from February 21 through December 7, 2025, to allow

multiple events at the Scheel's Overland Park Soccer Complex. Application made by Michael Laplante, representing the City of Overland Park.

SPECIAL EVENT PERMIT NO. SEP2024-00393 – 9875 West 87th Street. A special event permit is requested from January 11 through March 29, 2025, to allow a food truck at the Johnson County Central Resource Library. Application made by Molly Wetta, representing the Johnson County Library.

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00054 – Homes at Wolf Creek, Fourth Plat – Vicinity of the southwest corner of 177th Street and Pflumm. Application made by Pflumm 175th Investors, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT2023-00056)

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00055 – Homes at Wolf Creek, Fifth Plat – Vicinity of the southwest corner of 177th Street and Pflumm. Application made by Pflumm 175th Investors, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT2023-00056)

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00059 – Villas of Antioch – Vicinity of the southwest corner of 127th Street and Antioch. Application made by DEV Investment, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT1999-00125)

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00062 – 143-Met Residences – Vicinity of the northwest corner of 143rd Street and Metcalf. Application made by BK Properties, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT2022-00002)

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00063 – Woodmyre, Second Plat – Vicinity of the northeast corner of 183rd Street and Quivira. Application made by Woodmyre, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT2023-00025)

ACCEPTANCE OF RIGHT-OF-WAY – FINAL PLAT NO. PLT2024-00065 – Woodmyre, Fourth Plat – Vicinity of the northeast corner of 183rd Street and Quivira. Application made by Woodmyre, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. PLT2023-00025)

REVISED PRELIMINARY PLAN NO. PDP2024-00043 – Oak Park Plaza – Vicinity of the southeast corner of 97th Street and Quivira. Application made by Oak Park Mall, LLC. The Planning Commission approved this item on December 9, 2024, by a vote of 11 to 0. (Related Case No. REZ1995-00031)

DFD CERTIFICATE OF CONFORMITY NO. DEV2024-00100 – 8036 Metcalf Apartments – Vicinity of the northwest corner of Hamilton Drive and Metcalf. Application made by Hunt Midwest. The Planning Commission approved this



item on December 9, 2024, by a vote of 11 to 0. (Related Case No. REZ2010-00006)

SPECIAL USE PERMIT NO. SUP2024-00016 – 15238 Broadmoor. A special use permit is requested for a 10-year period of time, to allow a temporary commercial use for a yoga and dance studio. This property is currently zoned IP-1J, Planned Light Industrial District, Johnson County. Application made by William N. Stueck Trust. The Planning Commission approved this item on December 9, 2024, for a 10-year period of time, by a vote of 11 to 0. Ordinance No. Z-4349.

SPECIAL USE PERMIT NO. SUP2024-00017 – 15244 Broadmoor. A special use permit is requested for a 10-year period of time to allow a temporary commercial use for a dance studio. This property is currently zoned IP-1J, Planned Light Industrial District, Johnson County. Application made by LE Dance Studio, LLC. The Planning Commission approved this item on December 9, 2024, for a 10-year period of time, by a vote of 11 to 0. Ordinance No. Z-4350.

SPECIAL USE PERMIT NO. SUP2024-00021 – 10530 Marty. A special use permit is requested for a three-year period of time, to allow a temporary commercial use for a dealer's license. This property is currently zoned CP-2, Planned General Business District. Application made by Lightning Auto Sales, LLC. The Planning Commission approved this item on December 9, 2024, for a three-year period of time, by a vote of 11 to 0. Ordinance No. Z-4353.

Mayor Skoog presented the Planning Commission Consent Agenda and asked if anyone wanted to pull an item for separate discussion.

Hearing none, Mr. Heley moved to approve the Planning Commission Consent Agenda, as presented. Mr. Newlin seconded the motion, which carried by a roll-call vote of 9 to 0.

**PLANNING COMMISSION – Regular Agenda:**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

MID-AMERICA REGIONAL COUNCIL REPORT

No report.

ADJOURNMENT

At 8:01 p.m., Mayor Skoog declared the meeting adjourned. Minutes transcribed by Cindy Terrell.

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Curt Skoog, Mayor

ATTEST:

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Elizabeth Kelley, City Clerk