



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
JULY 17, 2023**

The City Council of Prairie Village, Kansas, met in regular session on Monday, July 17, at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the City Clerk with the following Councilmembers in attendance: Chad Herring, Cole Robinson, Inga Selders, Ron Nelson, Lauren Wolf, Dave Robinson, Greg Shelton, Courtney McFadden, and Ian Graves. Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; Melissa Prenger, Public Works; City Attorney David Waters, attorney with Spencer Fane LLP; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Meghan Buom, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Mikkelson noted that the agenda had been amended to include a debrief on the recent storm that had caused widespread damage in the City, as well as a request to authorize City staff to remove tree debris caused by the storm.

Mr. Cole Robinson made a motion to approve the modified agenda as presented. Mr. Herring seconded the motion, which passed 9-0.

INTRODUCTION OF STUDENTS AND SCOUTS

No students or scouts were present at the meeting.

PRESENTATIONS

- Storm debrief - Mayor Mikkelson shared information about the strong thunderstorm that caused significant damage and sustained power outages in the City on Friday, July 14, 2023, and noted that he had declared a local state of emergency. Winds nearing 100 MPH caused substantial damage to over 50 homes, about a dozen of which remained uninhabitable. There were no known serious injuries or deaths due to the storm. The Mayor added that 186,000 customers were without power at the outage peak, with 8,200 of those located in Prairie Village.
 - Chief Steve Chick of Consolidated Fire District #2 said that 196 calls for service were received in the first 24 hours after the storm began. Firefighters



responded to a total of 12 structure fires and three structure collapses, as well as 23 other types of fires. Chief Chick added that the department was still dealing with an increased call load three days after the event, including several responses to generator fires.

- Mr. Bredehoeft provided a Public Works update, noting that crews worked Friday evening as well as full days Saturday and Sunday to clear roads, and that information about a citywide debris pickup effort would be shared soon.
- Chief Roberson stated that during the four-hour period after the storm began, officers responded to 72 calls for service, which was about three times the typical number of calls received on a busy Friday night. In total, officers responded to 234 calls over the weekend.
- **COU2023-46 Authorize the City Administrator and/or Public Works Director to remove tree debris caused by storm damage**

Mr. Jordan said that Council Policy 215 stated that “Council must authorize the collection and disposal of tree debris for public and/or private trees requiring more than two days of Public Works Department efforts.” He added that as part of the City’s emergency management planning efforts, contractual agreements were in place when assistance from outside organizations was needed with debris management, and that Council had approved a debris management agreement with AshBritt on September 6, 2022.

Mr. Jordan stated that costs for the cleanup were not easy to determine. He noted that the City spent \$183,000 to handle the winter storm damage in January 2019, and the current damage was estimated to be 1.5 to 2 times greater. Including manpower, the estimated cleanup cost was thought to be between \$500,000 and \$750,000.

He stated that the City was in communication with Johnson County Emergency Management about FEMA public assistance, the primary mechanism used by the federal government to assist local governments after a disaster. The threshold to receive FEMA funds for Johnson County in 2023 is \$2,707,791.72, and the state threshold is \$5,200,047.60.

Mr. Jordan said that tree debris would begin being picked up on Monday, July 24, and would likely continue for several weeks. Funds would be expended from the solid waste management contingency fund and/or reserve fund.

Mr. Dave Robinson made a motion to authorize expenditure authority for the City Administrator and/or Public Works Director to manage, approve, and oversee plans to remove tree debris caused by storm damage. The motion was seconded by Mr. Herring and passed 9-0.



- Stacey Hammond with BT&Co., P.A., gave a presentation on the 2022 audit of the City. She noted that the company had issued an unmodified audit opinion, which was the best opinion that could be received.

PUBLIC PARTICIPATION

- Pam Justus, Ward 5, shared concerns about certain proposals recommended by the Ad Hoc Housing Committee.
- Nancy Ash, 9 LeMans Court, stated her opposition to the proposed community center.
- Jim Handley, Ward 2, noted his concerns about rising property taxes.
- Marilyn Thomas, 7862 Howe Circle, stated her opposition to the proposed community center.
- Leon Patton, Ward 5, shared his thoughts on the recent housing forums and noted problems with the housing survey.
- Karen Gibbons, 71st Street, stated her support of petitions to address zoning matters and the City government's structure.

CONSENT AGENDA

Mayor Mikkelson asked if there were any items to remove from the consent agenda for discussion:

1. Consider approval of regular City Council meeting minutes - June 20, 2023
2. Consider renewal of franchise agreement with Unite Private Networks, LLC
3. Consider an ordinance approving the Prairie Village Jazz Festival as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public area of the event
4. Consider request for alcoholic beverage waiver for Harmon Park for the Prairie Village Jazz Festival
5. Consider approval of short-term special use permit for the KU Kickoff event at Corinth Square

Mr. Nelson made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": Herring, C. Robinson, Selders, Nelson, Wolf, D. Robinson, Shelton, McFadden, Graves. The motion passed 9-0.

COMMITTEE REPORTS

- Discuss City Hall improvement options as presented to Finance Committee

Ms. Prenger shared information about several potential improvement options to address inadequacies at City Hall. She noted that when the presentation was shared with the Finance Committee, its recommendation was to move forward with



new construction with a cost ceiling of \$30 million rather than remodeling the existing structure. She added that if the recommendation was approved by Council, a design agreement with an architect would be presented at an upcoming meeting.

Ms. Prenger noted that the existing building had several issues that would need to be dealt with if a remodel were selected, such as a lack of thermal zoning, an electrical system that no longer met code, inefficient windows, and lack of proper fire protection, as well as an overall lack of space. The following construction items were presented:

- Option 1: Basic renovation - would separate staff and public areas and maintain existing footprint. Cost would be approximately \$12 million.
- Option 2: Heavy renovation - would separate staff and public areas, add separate entrances, improves staff proximity, maintain similar footprint, and achieve LEED Gold status. Cost would be approximately \$22 million.
- Option 3: New construction - would add a courtroom, separate entrances, give the Police Department the ability to use existing City Hall space and allow for future expansion, and would achieve LEED Platinum status.
 - Phase A option: Police Department would stay in current location and expand into MPR space, new City Hall building would be placed on south end of parking lot, existing driveway remains. Cost would be approximate \$31 million.
 - Phase B option: Would include Phase A options along with the addition of a central entrance, park lawn and plaza area. Cost would be approximately \$4 million.

Ms. Prenger said that the Finance Committee had recommended Option 3, Phase A, with a cost ceiling of \$30 million.

Mr. Nelson asked what the useful life of a new building would be, and whether the design would anticipate future changes and needs. Ms. Prenger said the useful life would be approximately 50 - 75 years, and that the building would be designed to allow for future growth.

Mr. Shelton made a motion to proceed with Option 3, Phase A, per the recommendation of the Finance Committee. The motion was seconded by Ms. Wolf and passed 9-0.

Ms. Prenger said that the design team would come back Council with three options for new construction prior to moving forward with schematic design.

- Mrs. McFadden provided a summary of the annual VillageFest event on July 4, noting that there were an estimated 10,000 attendees. She thanked those who helped plan the event and served as volunteers.



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- Mr. Shelton shared details about the Environmental Committee's booth at VillageFest, at which information about Monarch butterflies and beekeeping were shared.
- Mr. Cole Robinson noted that the police pension fund had a strong second quarter and had grown by 8.37% since the beginning of the year. He also provided a recap of the Diversity Committee's recent town hall event on transgender issues, and the "PV Seen" inclusive playdate event at Porter Park on June 24.
- Mr. Dave Robinson said that planning for JazzFest continued, and that the event was less than two months away.

MAYOR'S REPORT

- The Mayor stated the following events had taken place since the prior Council meeting:
 - Two housing forums to discuss ideas for R-2, R-3, R-4, and commercial zoning districts, on June 22 and July 13
 - The Prairie Village community gardeners' summer solstice party
 - The United Community Services' Human Services Summit on June 21
- The Mayor noted there was an Arts Council gallery reception on July 12
- The Mayor noted the following upcoming events:
 - A ribbon-cutting event at the remodeled Meadowbrook Shopping Center on July 19
 - A First Suburbs Coalition meeting on July 21
 - The Ward 3 primary election on August 1
- The Mayor also read a list winners of Ingram's "Best in Business Kansas City", which included several businesses in Prairie Village.

STAFF REPORTS

- Mr. Jordan noted that the July plan of action was included in the meeting packet.
- Ms. Buum stated that the City would be hosting a blood drive on July 19.

OLD BUSINESS

None

NEW BUSINESS

COU2023-42

Consider approval of agreement with Holmes Murphy and Associates (HMA) for employee benefit consulting and broker services



Ms. Volanti stated that the City had submitted an RFP for consulting and broker services to obtain professional assistance in support of the City's current health, dental, vision, life and accidental death/disability, long term disability, employee assistance program, and Section 125 programs for 117 full time employees.

Five responses were received and reviewed by the selection committee, and four firms were interviewed. After making reference calls and reviewing all factors, HMA finished at the top of the rankings and offered the most competitive pricing for the requested services.

Ms. Volanti noted that HMA was a local company that has provided similar services to cities such as Leawood, Merriam, Lee's Summit, and Raymore. Local municipalities that were contacted for reference checks all highly recommended HMA.

Beginning in January 2024, the annual consulting fee would total \$45,000, paid on a quarterly basis.

Mr. Dave Robinson made a motion to approve the agreement with Holmes, Murphy and Associates (HMA) as presented. The motion was seconded by Mrs. McFadden and passed 9-0.

COU2023-43 Consider separate memorandums of understanding with the YMCA and Johnson County Library to complete the public engagement and site design study for a community center and relocation of the Corinth Library branch within the project study area

Mr. Jordan said at the April 17, 2023, Council meeting, staff was directed to work on a next phase memorandum of understanding (MOU) between the City, YMCA, and Johnson County Library in which all parties agreed to complete the public engagement and site design study for a community center and relocation of the library. Like the first MOU, funding for the study would be shared at a cost not to exceed \$150,000, with the three parties each contributing up to \$50,000.

He noted that the following motions were needed:

- Motion #1: Move to approve the memorandum of understanding with the Johnson County Library as outlined by staff
- Motion #2: Move to approve the memorandum of understanding with the YMCA as outlined by staff

Mr. Jordan stated that participants would procure one or more qualified, third-party professionals and architects to conduct the initial design process, which would include engagement of the public on the site design study for the project study area, as well as



designs for the community center and library branch. The purpose of the engagement process would be to give individual members and stakeholders in the local community the opportunity to review concepts, site designs, and renderings and offer feedback to advise participants on the project concepts and designs that appeal to the community and public, including the project as a whole and the center and branch individually.

Mr. Jordan also said that the purpose of the project site design study was to accomplish the following:

- (1) Develop architectural renderings and designs of the community center, library branch, and public open spaces within the project for consideration in the community engagement evaluation
- (2) Engage in programming planning to determine what activities would occur and how much space would be required for the library and City with respect to building sizes and associated parking needs
- (3) Study site feasibility with respect to where each programmatic element would occur; and
- (4) Engage in cost estimating to determine anticipated costs.

County Librarian Tricia Suellentrop was present to answer questions. She noted that the library had partnered with other Johnson County cities in the construction of new branches.

Mrs. McFadden asked how the project would proceed if the Council approved the MOU with the library but not the YMCA. Ms. Suellentrop stated that the library would be a separate building than the proposed community center, and that failure to approve the YMCA MOU would have no effect on the library, apart from the division of costs of the site design and public engagement process.

Mr. Cole Robinson asked why the library wanted to have a separate MOU from the YMCA, and if that would cause the process to proceed more slowly. Ms. Suellentrop said that the purpose was to give the Library Board time to determine how they wished to proceed. She added that it had been the board's practice to do the same in other cities when considering a cooperative campus.

Mr. Graves made a motion to approve the memorandum of understanding with the Johnson County Library as outlined by staff. Mr. Shelton seconded the motion, which passed 9-0.

Mark Hulet, President and CEO of the YMCA of Greater Kansas City was also present to answer questions. He stated that if the memorandum of understanding was approved, the YMCA would begin a feasibility study for fundraising to help pay for a new facility.

After discussion, Mr. Graves made a motion to approve the memorandum of understanding with the YMCA as outlined by staff. Mr. Nelson seconded the motion, which passed 8-1, with Mrs. McFadden in opposition.



COU2023-44 Consider agreement with Benson Method for owner's representative services for the community center project (BG500002)

Mr. Bredehoeft said that at its April 17, 2023, meeting, Council directed staff to move forward with an owner's representative contract for the community center project. Given the complexity of this project it was determined by staff that owner representative services would be needed to assist the City in managing the project.

Mr. Bredehoeft noted that three firms were interviewed, and that Benson Method was selected through a qualification-based selection. He added that Benson Method had worked on similar projects in Johnson County and that funding would come from the economic development fund, as well as ARPA funds.

Mr. Graves made a motion to approve the agreement with Benson Method for owner's representative services for the community center project in the amount of \$143,100.00. The motion was seconded by Mr. Nelson and passed 9-0.

COU2023-45 Consider Resolution #2023-02 of the City's intent to exceed the revenue neutral rate and establishing the date and time of a public hearing for the 2024 budget.

Mr. Hannaman stated that Council and staff had worked to develop the 2024 budget over the last several months, and that Council approved the preliminary budget on June 20. The proposed budget would maintain the same level of services as the 2023 budget as well as transfer an additional \$1,150,000.00 to the bond and interest fund in preparation for potential City Hall improvements. The 2024 proposed budget included a total mill rate of 18.309, the same as the 2023 rate. Mr. Hannaman said that the final mill rate could vary slightly based on the results of ongoing appraisal appeals.

Per Senate Bill 13, the proposed budget required a revenue neutral rate hearing to exceed the rate provided by the County Clerk. During the 2021 legislative session, the tax lid was removed and the legislature enacted SB13 and HB2104, establishing new notice and public hearing requirements if a proposed budget would exceed the property tax levy's revenue neutral rate.

Mr. Hannaman explained that the revenue neutral rate was the tax rate in mills that would generate the same property tax in dollars as the previous tax year using the current tax year's total assessed valuation. In Prairie Village, the revenue neutral rate for 2024 would be 15.806 mills; since the proposed budget necessitated 18.309 mills, a public hearing was required. The public hearing would be held at the regular Council meeting on Tuesday, September 5, 2023. The budget public hearing and adoption of the 2024 budget would



immediately follow the revenue neutral rate hearing. Approval of this item would authorize the publishing of both the budget and revenue neutral rate public hearings.

Mr. Graves made a motion to approve Resolution #2023-02 of the City's intent to exceed its revenue neutral rate, establishing the date and time of a public hearing on such matter, and providing for the giving of notice of such public hearing. The motion was seconded by Mr. Cole Robinson. A roll call vote was taken with the following votes cast: "aye": Herring, C. Robinson, Selders, Nelson, Wolf, D. Robinson, Shelton, McFadden, Graves. The motion passed 9-0.

COUNCIL COMMITTEE OF THE WHOLE

There were no items to come before the Council Committee of the Whole.

EXECUTIVE SESSION

At 9:30 p.m., Mr. Nelson made the following motion:

"I move that the Governing Body recess into Executive Session for 30 minutes for consultation with an attorney regarding petitions which would be deemed privileged in the attorney-client relationship pursuant to KSA 75-4319(b)(2). Present will be the members of the Governing Body, the City Administrator, Deputy City Administrator, Assistant City Administrator, and the City Attorney. The regular meeting will resume at 10:00 p.m."

The regular meeting reconvened at 10:00 p.m. At this time, Mr. Waters ensured that no one was present in the Council Chambers or hallways, and Mr. Nelson made the following motion:

"I move that the Governing Body recess into Executive Session for 15 minutes for consultation with an attorney regarding petitions which would be deemed privileged in the attorney-client relationship pursuant to KSA 75-4319(b)(2). Present will be the members of the Governing Body, the City Administrator, Deputy City Administrator, Assistant City Administrator, and the City Attorney. The regular meeting will resume at 10:15 p.m."

The regular meeting reconvened at 10:15 p.m.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelsen declared the meeting adjourned at 10:16 p.m.



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Adam Geffert
City Clerk