CITY COUNCIL
CITY OF PRAIRIE VILLAGE
JUNE 3, 2024

The City Council of Prairie Village, Kansas, met in regular session on Monday, June 3, at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the City Clerk with the following councilmembers in attendance: Cole Robinson, Terry O'Toole, Inga Selders, Ron Nelson, Lori Sharp, Dave Robinson, Tyler Agniel, Greg Shelton, Ian Graves, and Terrence Gallagher. Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; Melissa Prenger, Public Works; City Attorney Alex Aggen, Hunter Law Group; Wes Jordan, City Administrator; Tim Schwartzkopf, Assistant City Administrator; Meghan Buum, Assistant City Administrator, Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Gallagher made a motion to approve the agenda as presented. The motion was seconded by Mr. Shelton and passed 10-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Mr. Dave Robinson read a proclamation declaring June 7, 2024, as National Gun Violence Awareness Day in Prairie Village.

PUBLIC PARTICIPATION

- Dennis Boody, 7639 Chadwick Street, and Lee Denny, 7740 Fairway Street, spoke in opposition to the effort to recall the Mayor.
- Pam Justus, 7637 Chadwick Street, stated her opposition to the proposed construction of a new city hall building and community center.
- Leon Patton, Ward 5, Jan Lane, Ward 1, and Tom Ward, 22 Coventry Court, spoke in opposition to proposed amendments to the City's zoning regulations.

- Chris Thompson, 8710 Alhambra Street, shared his frustration with the service provided by the City's solid waste contractor, Republic Services.
- Paul Gorelick, 8050 Mohawk Street, thanked the Mayor, councilmembers and staff for their service to the City.
- Steve Snitz, 4310 W. 70th Terrace, spoke in favor of the effort to recall the Mayor.

CONSENT AGENDA

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

1. Consider approval of regular City Council meeting minutes – May 20, 2024
2. Consider an updated ordinance approving the Juneteenth Freedom Celebration event 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

Mr. Gallagher made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, Sharp, D. Robinson, Agniel, Shelton, Graves, Gallagher. The motion passed 10-0.

COMMITTEE REPORTS

- Ms. Selders stated that the Juneteenth Freedom Celebration would be held at Harmon Park on June 15.

- Mr. O'Toole noted that the Planning Commission would meet on June 4 to again consider proposed changes to the City's zoning code regulations. He added that comments had been received from numerous residents, which had been shared with commission members.

- Mr. Graves said that the Finance Committee had unanimously recommended approval of the proposed 2025 draft budget.

MAYOR'S REPORT

- The Mayor noted that he had attended an Urban Land Institute program recognizing the development of the Meadowbrook Park project with Mr. Bredehoeft on May 29.
- The Mayor shared the following upcoming events:
  - The Meadowbrook Park Festival on June 7
  - The United Community Services' Human Services Summit on June 12
  - The Mid-America Regional Council's annual regional assembly on June 14
- The Mayor also noted that the municipal pool complex had opened over Memorial Day weekend.

STAFF REPORTS

- Mr. Bredehoeft stated that the collection of storm debris from an area of the City that had been damaged by a tornado on May 19 had been completed, and that additional debris had also been collected from individual homes that experienced damage from a severe storm the following weekend.

- Mr. Hannaman reported that the 2025 budget that had been recommended for approval by the Finance Committee would be presented to the Council on June 17.

- Mr. Jordan said that he was working with representatives from Evergy to schedule a presentation on the company's infrastructure in the City at a future meeting. He also noted that he and Mr. Bredehoeft had been in communication with the YMCA to provide more information about its pro forma for the proposed community center project at the July 1 Council meeting.

OLD BUSINESS

None.

NEW BUSINESS

Discussion of public meeting and Planning Commission comments on city hall schematic design (Project BG510003)

Ms. Prenger provided a summary of comments received at the public meeting to discuss the proposed improvements that had been held on March 26, as well as those received from the Planning Commission at its April 2 meeting. She noted that approximately 91 people had attended the public meeting, at which information was provided by staff at four discussion stations and via video animations of the proposed plans. Thirty-one comment cards were completed, 17 of which stated opposition to the plan, five which were supportive but shared concern about cost, and nine in support of the project as presented.

Rick Wise with Clark and Enersen, the architect for the project, provided information about comments received from staff and the Planning Commission. He noted that staff had provided the following input:

- Investigate different staff parking lot layouts due to concerns with traffic flow
- Consider three large street trees along Mission Road to screen staff parking
- Consider internal pedestrian circulation for more practical routes between facilities

Mr. Wise said that in response to staff comments, an alternative design to relocate staff parking to the entrance driveway was being considered, as was the planting of trees along

Mission Road. He also noted that options were being considered to improve pedestrian circulation and efficiencies on sidewalks.

Mr. Wise next summarized recommendations made by the Planning Commission:

- Consider landscaping alternatives to reduce water usage
- Consider above-grade stormwater detention in lieu of below-grade solution
- Consider alternative city hall location and orientation
- Consider building material selection to create continuity in the municipal complex
- Consider access to emergency generators

He noted that the use of rain gardens and drought tolerant native plants were being considered to address the first point, but that due to limited available space, maintenance needs and safety concerns, it would be difficult to implement above-ground stormwater detention strategies. Further, additional locations for the new city hall building had been studied, with the proposed location being the most ideal based on the layout of the building as well as the addition that would be made to the existing building for municipal court. Lastly, Mr. Wise stated that a combination of new and old materials would be used on both buildings to provide continuity, and an access sidewalk to the generators would be added.

- Mr. Gallagher stated that he felt a grander entry was appropriate for the new city hall building. He also recommended that the overall cost could be reduced by removing the proposed Council meeting room.

- Mr. Selders said that she felt the look of the new building was too modern for Prairie Village.

- Mr. Dave Robinson asked whether a “heavy remodel” of the existing building, rather than new construction, could still be considered. Ms. Prenger stated that the heavy renovation option was not only comparable in cost to the construction of a new building, but would also have fewer improvements for the police department, and would require the relocation of staff for several months.

- Ms. Sharp asked how comments from citizens had been integrated into plans, adding that reducing the cost of the project would be preferable. She also noted that some of the design features, such as the number of restrooms and conference rooms, could be curtailed to cut costs. Mr. Wise said that no work had been done on the project since before the public meeting, and that if approved, the next step would be to incorporate comments from the public, staff and the Planning Commission into the design.

- Mr. Shelton asked how the construction of a new building would improve efficiencies. Ms. Prenger noted that operational costs due to heating and cooling, electrical service and building material types would ultimately be less expensive over the lifetime of a new building than renovating the existing building.

After further discussion, Mr. Gallagher made a motion for the Council to approve the schematic design for design development purposes and to incorporate public, Council and staff comments to create a solution. The motion was seconded by Ms. Selders and passed 6-4, with Mr. Cole Robinson, Mr. O'Toole, Ms. Sharp and Mr. Agniel in opposition.

COU2024-38 Consider professional services supplemental #2 with Clark and Enersen for municipal complex improvements

Ms. Prenger said that Clark and Enersen was the architect of record for the Public Works facility after being chosen by the selection committee in August 2022. The original agreement for the municipal campus project was executed at the September 6, 2022, Council meeting in the amount of $130,000 with supplemental agreement #1 approved in the amount of $360,000 at the August 2023 Council meeting for a total of $490,000. The second supplemental agreement for the project would include the design development phase, construction documents, bidding and construction administration for a fee of $2,049,000, which would raise the maximum fee to $2,539,000.

Ms. Prenger noted that approximately $1,500,000 of funding was available in existing American Rescue Plan Act (ARPA) funds. The 2024 budget also included a $1,150,000 transfer that was planned for municipal complex improvement expenses. Out of this available funding, the remaining $549,000 for the supplemental agreement would be transferred to the CIP Fund for project tracking purposes.

Mr. Shelton made a motion to approve the professional services supplemental #2 agreement with Clark and Enersen for the municipal complex improvements project (BG510003) in the amount of $2,049,000. The motion was seconded by Mr. Graves and passed 7-3, with Mr. O'Toole, Ms. Sharp, and Mr. Agniel in opposition.

COUNCIL COMMITTEE OF THE WHOLE

There was no business to come before the Council Committee of the Whole.

EXECUTIVE SESSION

At 7:55 p.m., Mr. Dave Robinson made the following motion:

"I move that the City Council recess its open meeting and convene in Executive Session at 8:00 p.m. for a total period of 30 minutes for the purpose of needed consultations with the City Attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319(b)(2), to have the City Attorney provide legal advice to the City Council concerning the interpretation of laws, legality, and concerns of potential decisions

and actions which could be taken by the City itself at the City Council's direction and to reconvene the open session, in this room, at 8:30 p.m. The Governing Body, City Administrator, Deputy City Administrator, Assistant City Administrators, and City Attorney will be in attendance for this discussion relating to such legal advice."

The motion was seconded by Mr. Nelson and passed 10-0.

The open meeting resumed at 8:30 p.m.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Council President Mr. Dave Robinson declared the meeting adjourned at 8:31 p.m.

Adam Geffert
City Clerk