



**CITY COUNCIL  
CITY OF PRAIRIE VILLAGE  
JANUARY 6, 2020**

The City Council of Prairie Village, Kansas, met in regular session on Monday, January 6, 2020, at 6:00 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas. Mayor Mikkelson presided.

**ROLL CALL**

Roll was called by the City Clerk with the following Council Members in attendance: Chad Herring, Jori Nelson, Serena Schermoly, Ron Nelson, Tucker Poling, Andrew Wang, Sheila Myers, Brooke Morehead, Dan Runion, Courtney McFadden, Ted Odell and Terrence Gallagher. Staff present: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney David Waters, attorney with Lathrop & Gage; Wes Jordan, City Administrator; Jamie Robichaud, Deputy City Administrator; Lisa Santa Maria, Finance Director; Meghan Boom, Assistant City Administrator; Adam Geffert, City Clerk.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mr. Gallagher made a motion to approve the agenda for January 6, 2020. Mrs. Schermoly seconded the motion, which passed unanimously.

**INTRODUCTION OF STUDENTS & SCOUTS**

No students or scouts were in attendance.

**PRESENTATIONS**

**Recognition of Outgoing Councilmembers and retiring Treasurer**

Mayor Mikkelson read proclamations citing the accomplishments of outgoing Councilmembers Serena Schermoly, Andrew Wang, Brooke Morehead and Ted Odell. Additionally, retiring City Treasurer Fielding Norton was recognized for his many years of service to the City.

**Swearing in of new Councilmembers**

The Mayor swore in new Councilmembers Inga Selders, Bonnie Limbird, Piper Reimer and Ian Graves, as well as reelected members Chad Herring and Courtney McFadden.



### **Meadowbrook Development Update**

Justin Duff, representing Van Trust, the property owner of the Meadowbrook development, provided an update to Council. He noted that townhomes were selling quickly, though single-family homes sales were slower than anticipated. He added that the Kessler apartment building was 75% leased, and that the Inn at Meadowbrook hotel would open in April 2020. Café Provence will be opening a restaurant at the Inn called Verbena, as well as a secondary space that will resemble the French Market at the Prairie Village shops. Finally, a 225 unit senior living facility is expected to open in early 2022, and a pedestrian bridge will be installed between ponds in the park space in the spring.

Jeff White with Columbia Capital, the City's independent financial advisor, described the tax increment financing (TIF) that was used to finance the development. He noted that in 2016, the City issued \$11.3 million in general obligation bonds for parkland acquisition and infrastructure, and that the tax revenue generated on incremental development is used to pay the debt service on these bonds. Since issuance, the performance of the TIF has exceeded expectations, primarily because the valuations of the development have been higher than originally modeled. Mr. White stated that if this performance continues, debt service on the 20-year loan could be fully paid in 14 to 15 years.

Ms. Nelson asked what the average sale prices of single-family homes and townhomes were at the development. Mr. Duff said that townhomes were generally selling for over \$900,000 and single-family homes for over \$1,000,000.

### **PUBLIC PARTICIPATION**

With no one present to address the Council, public participation was closed at 6:48 p.m.

### **CONSENT AGENDA**

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

**Terrence Gallagher moved for the approval of the Consent Agenda of January 6, 2020 as presented:**

1. Approval of regular City Council meeting minutes - December 16, 2019
2. Approval of expenditure ordinance #2985
3. Purchase request of crime prevention police vehicle
4. Purchase request of three patrol police vehicles
5. Consider approval of the 2020 SuperPass interlocal agreement and swim meet letter of understanding
6. Consider purchase of in-car video and body-worn camera system

**A roll call vote was taken with the following votes cast: "aye": Herring, J. Nelson, Selders, R. Nelson, Poling, Limbird, Myers, Reimer, Runion, McFadden, Graves, Gallagher.**



### COMMITTEE REPORTS

- Mrs. Myers stated that the civic center survey had been completed, and that Wiese was analyzing results, which would be presented to Council at a later date.
- Ms. Nelson noted that the Environmental Committee's proposed plastic bag ban would be brought before Council in February.
- Ms. Reimer said that she had been appointed as the City Council representative to the United Community Services of Johnson County's Drug and Alcohol Council. She attended the group's annual meeting on December 10, at which a presentation was given on social isolation.

### MAYOR'S REPORT

Mayor Mikkelson reported the following:

- Climate Action KC held a "resilience in action" seminar that was attended by several Councilmembers and City staff. Council will discuss climate action further at its upcoming work session.
- The Mayor attended a D.A.R.E graduation at St. Ann's School.
- The Mayor met with Governor Kelly and other area Mayors to discuss the economic "border war" in the Kansas City region.
- The Mayor and City staff attended the Mission Hills holiday lunch. A joint event or work session between the Mission Hills and Prairie Village City Councils was discussed.
- The Mayor attended the Northeast Johnson County Mayors holiday lunch.
- A legislative forum with state representatives will be held on Wednesday, January 8.
- The Future of the Arts reception will take place on Friday, January 10.
- The Mayor was asked to serve on the advisory committee for Climate Action KC. A Climate Action KC happy hour will be held on January 16.
- The Mayor attended a ribbon cutting for the new Osteo Strong location in the City.
- The Mayor will attend a D.A.R.E. graduation at Belinder Elementary School on January 17.
- The Johnson County NAACP will host a Martin Luther King Day dinner, at which Major Byron Roberson will receive an award.
- The annual Northeast Johnson County State of the Cities luncheon will take place on January 23.
- The Mayor announced that the Macy's store in the Village Shops would be closing in approximately 90 days.
- The Mayor said that committee assignments for Councilmembers would be made available the following day.
- The Mayor stated that Café Provence was selected as one of the top 100 restaurants in America by Open Table.
- Ron Nelson was selected to participate in the Northeast Johnson County Leadership Academy.



## **STAFF REPORTS**

### **Public Safety**

- None

### **Public Works**

- Mr. Bredehoeft said that the third and final public skate park meeting would be held on January 22.

An all-electric Chevrolet Bolt, the first vehicle acquired through the Enterprise lease program, arrived the previous week.

- Mr. Herring thanked Public Works for the installation of a sidewalk at 63<sup>rd</sup> and Delmar, which was installed in conjunction with the City of Fairway.

### **Administration**

- Mrs. Buum stated that Suzanne McCullough had accepted the Pool Manager position in 2020. The hiring process for other pool staff will begin soon.
- Mrs. Robichaud noted that a public hearing for a rezoning request would be held on Tuesday, January 7. The Sharp Law Firm is considering the purchase of two lots owned by Prairie Baptist Church on 75<sup>th</sup> Street to construct a new office building. The lots are currently zoned residential. If approved by the Planning Commission, the rezoning will come before the City Council for final approval.

A public hearing for rezoning the Public Works facility will be held at the February Planning Commission meeting. Currently, the Public Works property is comprised of multiple lots that are zoned both R-1A and RP-4. In conjunction with the renovation, Public Works is seeking to consolidate these lots into a single lot zoned RP-1.

Letters regarding the curbside composting and glass recycling program were sent to residents that were selected to participate the week before Christmas. The last day for residents to opt out is January 10, and the program will begin the first full week of February.

- Mr. Jordan stated that the January Plan of Action was included in the meeting packet.

Mr. Jordan recognized Chief Schwartzkopf for his appointment as President of the Metro Chiefs organization.

## **OLD BUSINESS**

Ratification of 2020 Legislative Platform



Mayor Mikkelson stated that although it had been approved by the previous Council, he believed it was important for new Councilmembers to ratify the platform.

**Mr. Poling made a motion to ratify the 2020 Legislative Platform. Mr. Gallagher seconded the motion, which passed 10-2, with Mr. Runion and Mrs. Myers in opposition.**

Mr. Nelson added that House Bill 2430, which proposes to repeal the property tax lid, was pre-filed by Representative Riley.

### **NEW BUSINESS**

**COU2020-01            Consider professional services supplemental No.1 with the Clark Enersen Partners for the Public Works building (BG700002)**

Mr. Bredehoeft stated that at the October 7, 2019 Council Meeting, the Governing Body approved the schematic design for the new Public Works Facility. Schematic design translates the conceptual layouts into physical drawings and determines the requirements and relationships of the space. The schematic drawings were reviewed by the project team for functionality, adjacencies, compliance with codes, security, and aesthetics. This phase is used to firm up the total square footage, the schedule, and the budget.

The remainder of the project is covered under supplemental No. 1 and will be comprised of the following phases:

- Design Development
- Bidding
- Construction Documents
- Construction Administration

**Mr. Poling made a motion to approve the professional services supplemental No. 1 with Clark Enersen Partners for the Public Works building in the amount \$635,800. Ms. Nelson seconded the motion, which passed unanimously.**

**COU2020-02            Consider construction contract for pool replaster - leisure and wading**

Mr. Bredehoeft stated that the project would replace and reapply the plaster surfaces of the leisure and wading pools, as well as replace tile and drain grates. The lowest bidder was not selected due to its lack of pool plastering experience. The second lowest bidder, KC Gunite, provided references to over 70 pool projects, and was selected as a result.

**Mr. Gallagher made a motion to authorize the Mayor to sign the construction contract with KC Gunite, Inc., for the pool replaster project. Mr. Nelson seconded the motion, which passed unanimously.**



Mr. Herring asked what the timeline would be for the work. Mr. Bredehoeft said that while there is not a definitive timeline yet, he expected work to be completed by early May.

**Consider future presentation by Stuart Little regarding government relations advocacy**

Mayor Mikkelson stated that Stuart Little, a lobbyist in the Kansas legislature, had proposed building a coalition of Northeast Johnson County cities to achieve legislative goals in Topeka. Thus far, a few Northeast cities have agreed to work with Mr. Little.

**Mrs. McFadden made a motion to have Mr. Little give a presentation to Council at a future meeting, and Mr. Nelson seconded the motion.**

Ms. Nelson said that she did not see a benefit for City residents, especially considering the positive relationships the City currently has with local representatives. The Mayor noted that the motion was only to have Mr. Little give a presentation to Council to determine whether his services were worth pursuing. Mr. Herring added that if the motion passed, Councilmembers should be given time to consider options after Mr. Little gives his presentation.

**The motion passed 10-2, with Ms. Nelson and Mr. Runion in opposition.**

**Election of 2020 Council President**

Mayor Mikkelson said that a new Council President needed to be selected to lead the Council Committee of the Whole, as well as to preside over all meetings at which the Mayor is absent. Current practice has been to elect the longest serving Council Member who has not yet served as Council President. Mrs. Myers has been on City Council since April 2015, and is the most senior member that has not yet served.

**Mr. Gallagher made a motion to elect Sheila Myers as Council President. The motion was seconded by Mr. Poling, and passed unanimously.**

**Mr. Gallagher made a motion that the City Council move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Mrs. Myers and passed unanimously.**

**COUNCIL COMMITTEE OF THE WHOLE**

**2019 Exterior Grant report and 2020 program changes**

Jamie Robichaud reported that in 2019, the City allocated \$50,000 from the Economic Development Fund for the program, and reimbursed grantees 20% of their total project costs, up to \$2,500 each. For the year, a total of 29 grants were awarded totaling



\$47,037.51. Mrs. Robichaud stated that the most common improvements were windows and siding, followed by gutters, driveways and paint.

The following eligibility criteria were approved as part of the 2019 program:

- The appraised value of the home must be \$225,000 or less and must be located in Prairie Village.
- The home must be zoned R-1A, R-1B, or R-2.
- A building permit may be required depending on the type of improvements.
- The improvements must be in conformance with the Prairie Village Municipal Code.
- The property must be owner-occupied or a rental license must have been in place for the past 365 days in order to be eligible.
- Each property can only receive one grant in a 10-year period.

Mrs. Robichaud asked the Council to consider changes they would be interested in seeing in 2020. She added that staff recommended increasing the maximum appraised value by 9%, based on the average valuation increase in the City in 2019, bringing the 2020 total to \$246,000. Additionally, the City contributes \$6,000 annually to the County's Minor Homes Repair Fund, which is rarely invested back in Prairie Village due to income restrictions. These funds could be redirected to the Exterior Grant Program to better serve residents in the City. Finally, the eligible projects list could be expanded to include projects such as energy efficiency improvements.

Mr. Gallagher asked how many residents were unable to receive grants due to demand, and Mrs. Robichaud stated that a total of seven were put on a wait list. Mr. Gallagher said he supported the redirection of funds from the Minor Homes Repair Fund.

Mr. Herring recommended increasing the maximum property value to \$250,000 for 2020, and suggested adding home interior projects to the eligibility list. Ms. Nelson agreed, suggesting that items such as foundation repair, insulation and HVAC equipment replacement be included. Ms. Selders asked that electrical system improvements and sewer pipe replacements be added as well. Mrs. McFadden stated that she felt the program should remain focused on exterior improvements.

**Mr. Poling made a motion to increase the maximum property value to \$250,000, and direct staff to come back with a list of options for adding projects that are improvements to sustainability for homes and options for additional funding. The motion was seconded by Ms. Nelson.**

After further discussion, **Mr. Runion moved to divide the motion into two separate motions: the first motion to increase the maximum home value to \$250,000, and the second motion to direct staff to come back with a list of options for adding projects that are improvements to sustainability for homes and options for additional funding. Mrs. McFadden seconded the motion.**



The motion to amend the motion passed 7-5, with Mr. Herring, Ms. Nelson, Ms. Selders, Mr. Nelson and Mr. Poling in opposition.

The motion to increase the maximum dollar amount to \$250,000 passed unanimously.

The motion to direct staff to come back with a list of options for adding projects that are improvements to sustainability for homes and options for additional funding passed 8-4, with Mrs. Myers, Ms. Reimer, Mr. Runion and Mrs. McFadden in opposition.

**COU2020-03          Consider 2020 recreation fee schedule**

Mrs. Buum presented the proposed fee schedule approved by the Parks and Recreation Committee. She noted that two adjustments were made: first, the minimum-age requirement for a pool pass was changed from age one to age two. Secondly, tennis programs were taken over by the Johnson County Parks and Recreation District, which is responsible for determining its own fee structure.

Mrs. Myers made a motion to approve the 2020 recreation fee schedule. Ms. Limbird seconded the motion, which passed unanimously.

Mrs. Myers moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion passed unanimously.

**ANNOUNCEMENTS**

Announcements were included in the Council meeting packet.

**ADJOURNMENT**

With no further business to come before the City Council, Mayor Mikkelson declared the meeting adjourned at 8:48 p.m.

Adam Geffert  
City Clerk