



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
FEBRUARY 18, 2020**

The City Council of Prairie Village, Kansas, met in regular session on Monday, February 18, 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, Inga Selders, Ron Nelson, Bonnie Limbird, Sheila Myers, Piper Reimer, Dan Runion, Courtney McFadden, Ian Graves and Terrence Gallagher. Staff present: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Director of Public Works; Melissa Prenger, 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 Buum, Assistant City Administrator; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mrs. Myers made a motion to approve the agenda for February 18, 2020. Mr. Nelson seconded the motion, which passed unanimously.

INTRODUCTION OF STUDENTS & SCOUTS

No students or scouts were in attendance.

PRESENTATIONS

Lobbyist Stuart Little with Little Government Relations gave a report on current legislation in Topeka. He noted that he had provided testimony on five different bills, and shared information about specific bills that could impact cities in Northeast Johnson County:

- Senate Bill 294 - Mr. Little stated that the Senate Tax Committee made amendments to the bill to remove the proposed tax lid, leaving a requirement that municipalities must pass a resolution or ordinance prior to raising the tax rate. Additionally, public informational hearings must be held, along with mail notification to all taxpayers. The bill continues to be debated by the Senate.
- House Bill 2625 - This bill would prevent cities and counties in Kansas from prohibiting or regulating paper or plastic bags and other single-use plastic items. A hearing will be held in the House Committee on Commerce on February 20.



Ms. Nelson asked if Mr. Little would offer testimony on the bill on the City's behalf. Mr. Little said that while there had been conversation about giving testimony, he had not been given guidance stating the City's position. He added that an amendment to the bill which would allow cities to opt out of the ban had been considered but not yet introduced.

Councilmembers agreed that Mr. Little should develop a strategy to convey their opposition to the elimination of local control presented in the bill.

PUBLIC PARTICIPATION

With no one present to address the Council on other topics, public participation was closed at 6:38.

CONSENT AGENDA

Mayor Mikkelson asked if there were any items to remove from the consent agenda for discussion. He noted that David Dikeman needed to be removed from the committee appointment list, as he had voluntarily withdrawn from his appointment to the Tree Board.

1. Approval of regular City Council meeting minutes - February 3, 2020
2. Approval of Expenditure Ordinance #2987
3. Consider appointment of committee members
4. Consider interlocal agreement with Johnson Count Wastewater - Project DELN0001 - Delmar and Fontana low water crossing removal and drainage project
5. Consider interlocal agreement with Johnson County for Project DELN0001 - Delmar and Fontana low water crossing removal and drainage project
6. Consider interlocal agreement with Johnson County and the City of Overland Park for project NAAV0003: Nall Avenue, 83rd Street to 95th Street
7. Consider approval of the 2020 agreements with Johnson County Parks and Recreation District

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, J. Nelson, Selders, R. Nelson, Limbird, Myers, Reimer, Runion, McFadden, Graves, Gallagher.

COMMITTEE REPORTS

- Ms. Limbird stated that the Arts Council met on February 12 and voted to approve its final 2020 monthly exhibit schedule. Additionally, two new members were appointed: Nancy Maxwell and Sherrod Taylor.
- Mrs. McFadden reported that Van Trust had suggested collaborating with the City for a Fourth of July fireworks display at Meadowbrook Park. When the Inn at Meadowbrook hotel opens in April, a transient guest tax will begin to be collected,



the first \$25,000 of which must be used to increase economic development and/or tourism in the City. While there won't be enough funding built up from the tax by July 4, a contingency fund was proposed to pay for the fireworks show, which would be paid back at a later date with guest tax dollars. Staff is working with the Johnson County Parks and Recreation District to determine if the plan is feasible in 2020. VillageFest would remain a separate event this year, but could be combined in the future.

Mr. Jordan added that Van Trust would be financially responsible for event logistics, including performers, vendors, and portable restrooms.

- Ms. Selders shared that the first JazzFest meeting of the year was held on February 13. Preliminary discussion included the placement of tents and a different price structure on alcoholic beverages.

MAYOR'S REPORT

Mayor Mikkelson reported the following:

- The Mayor and Mr. Jordan met with First Washington on February 5 to discuss potential plans for the Macy's location in the Village Shops after the store closes.
- The Mayor participated in a servant leadership panel at Village Presbyterian Church with Brad Stratton from the Shawnee Mission School Board, Overland Park Mayor Carl Gerlach and former Senator Terry Huntington on February 5.
- The Council held a work session on February 15, featuring discussions on the Climate Action KC playbook and Village Vision 2.0.
- A Coffee with Consolidated Fire District #2 event will be held on February 19.
- The Mayor will attend a Northeast Johnson County Mayors lunch on February 21.
- The Kansas City Mayor's Prayer Breakfast will be held on February 25.
- The Mayor will attend a D.A.R.E. graduation at Belinder Elementary on February 25.
- Commission Becky Fast invited Councilmembers to an educational discussion regarding county government operations on February 27.
- The Mayor, along with staff, will meet with the new Johnson County Appraiser on February 28.
- Finally, the Mayor stated that historically, when a Council meeting falls during the Shawnee Mission School District's spring break, it is cancelled. He asked if the meeting scheduled for March 16 should be cancelled, per staff recommendation.

Mr. Herring made a motion to cancel the March 16, 2020 Council meeting. Mr. Nelson seconded the motion, which passed unanimously.

STAFF REPORTS

Public Safety

- None.



Public Works

- Mr. Bredehoeft said that the City would be working in conjunction with the City of Leawood on a drainage project on Reinhardt near the Corinth shops.

He added that Public Works staff would likely move into the Community Center in March prior to the start of construction at the Public Works facility.

Administration

- Mr. Jordan noted that the forthcoming Johnson County municipalities housing study would be coordinated by United Community Services. A firm named RDG Planning and Design was hired, and staff has been asked to assist in assessing different housing variety in the northeast section of the county.

Mr. Jordan added that the Fire Department Lunch and Learn event on February 11 was very informative, and recommended Councilmembers attend future events.

OLD BUSINESS

There was no old business to come before the Council.

NEW BUSINESS

Discuss a plan of action to consider next steps in consideration of a Prairie Village civic center with community aquatic and wellness facilities operated by the YMCA and a new Johnson County Library branch

Mr. Bredehoeft stated that on July 15, 2019, the City Council executed a Memorandum of Understanding (MOU) with the YMCA and the Johnson County Library to conduct a market sustainability study for a potential combined Prairie Village, YMCA, and Johnson County Library civic center. The results of that study were presented to City Council on January 27, 2020, and direction was given for staff to develop a plan of action and identify next steps to move forward based on the results of the study. The following plan was proposed:

1. The MOU contemplated two additional phases: to further engage the public and to develop a site design study. In order to complete the next steps, a second MOU will need to be completed.
2. Second MOU - A second MOU will be developed between the City, YMCA, and Library in which all parties agree to complete the public engagement and the site design study for the new civic center. Similar to the first MOU, it will include shared funding for the study. The currently estimated not-to-exceed cost of the public engagement and site design process study is \$150,000, of which a maximum of \$60,000 would come from the City. Funding is available in unallocated funds in the 2020 budget.



3. Following the MOU approval by Council, a Request for Proposal (RFP) will be drafted and the process will begin to select an architectural firm to develop the public engagement and site design process, which will be approved by Council at the contract stage. The process will include multiple public involvement meetings throughout the site design process. It is anticipated the study will be completed near the end of 2020.
4. Staff will also work simultaneously to identify what type of secondary operational and real estate agreements would be needed with the YMCA and Library for a Civic Center and co-location of the Library should the project move forward.
5. The City will need to evaluate and have discussions concerning the viability of a medical/health component and impact on school parking, etc.
6. Staff will likely explore drafting a Request for Qualifications (RFQ) for an owner's representative who has expertise in this field. This would be further discussed with the Council.
7. It is anticipated the design site study would be completed by the end of the year and presented to Council.
8. If the Council elected to move forward funding the project, a public vote would be required.

Mrs. Myers asked what additional expenses would be required for architectural work and legal fees. Mr. Jordan stated there would likely not be a significant amount of legal fees due to the use of a standard template for the MOU. Additionally, most work, such as development of the RFP and RFQ, will be completed by staff with minimal legal review. Architectural expenses will be paid with the \$60,000 allocated to the project.

Ms. Nelson asked how much money was available in the unallocated fund. Mr. Bredehoeft stated the contingency fund had approximately \$500,000; Mr. Jordan added that the unallocated funds from the 2020 budget totaled roughly \$430,000.

Mr. Runion asked how much funding each entity would provide if the civic center project was approved. Mayor Mikkelson stated that the Library would pay for 100% of its building, which would likely be a separate structure. There had also been some discussion about sharing the cost of a parking garage. He added that the YMCA will not contribute a significant amount of dollars, but will provide the land, membership base and operational expertise.

Mr. Herring asked what would be included in a site design study. Mr. Bredehoeft said that it would be similar to the study that was recently completed for the Public Works facility, in that it would lay out the site and determine the building design. Mr. Herring asked what would happen to the existing pool complex. Mr. Bredehoeft said that had not been



determined yet, but that if the existing pool remains, significant repair work would need to be completed over the next 5-10 years.

Mr. Gallagher asked when a public vote on the civic center would be held. Mr. Jordan stated that there was not enough time to put it on the general election ballot in 2020, so a special election would have to be scheduled in 2021.

Ms. Nelson asked how much had been spent on the project thus far. Mr. Jordan stated that the City paid 40% of the roughly \$33,000 for the feasibility survey, and would likely need to spend approximately \$75,000 for a special election.

Mr. Nelson made a motion to approve the general plan of action with specific direction that staff move forward in drafting a second MOU with the YMCA and Johnson County Library considering comments made by Council. Ms. Limbird seconded the motion, which passed 11-0.

Ms. Limbird made a motion that the City Council move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Nelson and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE **2021 Budget Calendar**

Mr. Jordan stated that the budget calendar process for 2021 was similar to what had been developed over the past two years. He noted that the annual budget is based on the goals and objectives set by the Council.

Ms. Nelson recalled that specific departmental budget details were provided in presentations in prior years. She asked that each department give a presentation to the Council as had been done previously. Mayor Mikkelson noted the number of Council meetings included on the proposed budget calendar, and suggested there would be numerous opportunities to discuss the budget over the next several months.

Mr. Gallagher made a motion to approve the 2021 budget calendar as presented. Ms. Limbird seconded the motion.

Mrs. Santa Maria introduced the budget calendar and said that Council had an opportunity to assign funds to specific goals through the use of decision packages. She added that staff will meet the week of April 6 to review each departmental budget in detail, and that Councilmembers were welcome to attend those meetings to obtain specific information.

With no further discussion, the motion to approve the 2021 budget calendar passed 11-0.



Discussion of LEED certification development for new Public Works facility (Project BG70002)

Ms. Prenger introduced Rick Wise, representing Clark Enersen Partners, along with Lauren Koval and Pat Contreras, representing McCown Gordon. She stated that staff had been meeting with partners on a regular basis to discuss how the new Public Works facility could be designed to meet the various levels of LEED certification. She also provided a “scorecard” breaking down the point system to achieve LEED silver, gold and platinum certification levels.

Ms. Prenger noted that the base building, without any major cost impact, qualified at the low end of LEED silver certification. Implementing strategies such as demolition waste management, light pollution reduction and renewable energy production in the form of solar panels would result in the new facility being certified at the gold level for an estimated cost of \$255,000. While there is a significant jump to move from gold to platinum, the project team identified the necessary points needed to move the project to the highest level. Platinum certification could be reached for an additional \$380,000 on top of the gold package, for a total estimated cost of \$635,000. Meeting the platinum certification had been initially budgeted to cost \$600,000 to \$800,000.

Mr. Runion asked which elements of the plan aligned with the City’s environmental policy, specifically in regard to reducing greenhouse gas emissions. Ms. Prenger stated that all the proposed measures, other than reducing light pollution, would have some impact on emissions. Mrs. McFadden asked if the City would need to purchase environmental credits to achieve platinum certification, and Ms. Prenger said it would not.

Mr. Herring made a motion to authorize staff to move forward with plan development for the new public works facility to include items for LEED platinum certification. Ms. Nelson seconded the motion.

Ms. Limbird asked how likely it was that the City would be given all of the points anticipated to reach the platinum level. Mr. Wise said it was likely that it would not receive 100% of them, but that the United State Green Council would review plans and provide comments once they are submitted.

Mayor Mikkelson asked whether any of the options selected would compromise the goals or functionality of the Public Works building. Ms. Prenger said they would not.

After further discussion, the motion to proceed with LEED platinum certification passed unanimously.

Mrs. McFadden 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 9:17 p.m.

Adam Geffert
City Clerk