

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
March 2, 2015**

The City Council of Prairie Village, Kansas, met in regular session on Monday, March 2, 2015 at 7:30 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas.

ROLL CALL

Mayor Laura Wassmer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Brooke Morehead, Dan Runion, David Morrison, Ted Odell and Terrence Gallagher.

Staff present were: Wes Jordan, Chief of Police; Keith Bredehoeft, Director of Public Works; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Kate Gunja, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator; Lisa Santa Maria, Finance Director; Captain Tim Schwartzkopf and Joyce Hagen Mundy, City Clerk. Also attending were Teen Council members Bailey Ricker, Gabe Altenbernd and Denisa Butas.

Mayor Laura Wassmer led all present in the Pledge of Allegiance.

PUBLIC PARTICIPATION

No one was present to address the City Council. Mayor Wassmer acknowledged the presence of three students from Rockhurst High School attending the meeting for their American Government class.

CONSENT AGENDA

It was noted that revised City Council minutes were distributed on the dais. Council President Ashley Weaver moved the approval of the Consent Agenda for Monday, March 2, 2015:

1. Approve Revised City Council Minutes - February 17, 2015

A roll call vote was taken with the following members voting “aye”: Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Morehead, Runion, Morrison, Odell and Gallagher.

COMMITTEE REPORTS

Council Committee of the Whole

COU2015-09 Consider purchase of a replacement wheel loader

On behalf of the Council Committee of the Whole, Council President Ashley Weaver moved the City Council approve the purchase of a replacement wheel loader from Foley Equipment at a cost of \$181,932.28 with funding from the Equipment Reserve Fund and the disposal of Asset #1594 by auction. The motion was seconded by David Morrison and passed unanimously.

Planning Commission

PC2015-01 Consider request for Renewal of Special Use Permit for the operation of a service station at 3901 Tomahawk

Kate Gunja noted that in 1991, the Governing Body approved a Special Use Permit for a self-service gas station with a canopy and food mart. The Special Use Permit was approved for a period of 10 years and it was renewed in 2002 for a period of 10 more years. The ten-year period expired in 2012 and the applicant is requesting renewal of the Special Use Permit. In 1997, the Planning Commission approved a Site

Plan for rebranding the service station. There are no changes to the site plan or building proposed.

The applicant held a neighborhood meeting on December 23rd and no one attended. Also no one was present to speak on the application at the public hearing held before the Planning Commission on Tuesday, February 3, 2015.

The Planning Commission reviewed the criteria for approval of the Special Use Permit and the “Golden Factors” and found favorably on the criteria recommending the Governing Body approve the renewal of the Special Use Permit for the operation of a Service Station at 3901 Tomahawk Road subject to the seven conditions reflected in Ordinance 2327.

Ted Odell expressed concern with the lack of a term on the permit. Mrs. Gunja replied the service station has been in operation for several years, past environmental issues have been addressed and the conditions address action to be taken if they violations reoccur.

Jori Nelson asked what the term was for the past permit. Mrs. Gunja responded it was for 10 years.

Eric Mikkelson noted the applicant was delinquent in renewing their permit which does not reflect positively on their management and felt a term limit should be given to the permit. Mrs. Gunja noted that changes in management made it difficult to contact the appropriate parties to submit for renewal. She stated the Council could change the conditions of approval recommended by the Commission to have a designated term with a two thirds vote.

Ted Odell moved the Governing Body adopt Ordinance 2327 approving the renewal of a Special Use Permit for the operation of a Service Station at 3901

Tomahawk Road confirming the Findings of Facts as adopted by the Planning Commission and with condition #5 being changed to read “That the Special Use Permit shall be valid for a period of ten years.”. The motion was seconded by Jori Nelson.

A roll call vote was taken with the following members voting “aye”: Wassmer, Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Morehead, Runion, Morrison, Odell and Gallagher.

PC2015-02 Consider request for Renewal of Special Use Permit for the operation of a service station and Car Wash at 8201 Mission Road

Kate Gunja noted that in 1991, the City Council approved a Special Use Permit for a self-service gas station with a canopy, an automatic carwash and a food mart at 8120 Mission Road. The Special Use Permit was granted for a period of 10 years and had an automatic expiration of June 3, 2001. In 1992, the City approved a Special Use Permit to allow the installation of a temporary groundwater remediation system, also for a period of 10 years, which expired on July 19, 2002. In 2002, rather than have two Special Use Permits for the site, they were combined into one; which included the approval of the service station and carwash, as well as, the groundwater remediation system. According to the KDHE records, gas odors were detected at the Corinth Library and it was found that fuel apparently leaked into the stormwater system. This resulted in the installation of the remediation and monitoring system.

KDHE closed the remediation and monitoring in 2005 and it is no longer required. Therefore, the environmental monitoring portion of the Special Use Permit is no longer needed. There are no changes to the site plan or buildings proposed.

The applicant held a neighborhood meeting on December 23rd and no one attended. Also, no one was present to speak on the application at the public hearing held before the Planning Commission on Tuesday, February 3, 2015.

The Planning Commission reviewed the criteria for approval of the Special Use Permit and the “Golden Factors” and found favorably on the criteria recommending the recommend the Governing Body approve the renewal of the Special Use Permit for the operation of a Service Station and Car Wash at 8201 Mission Road subject to seven conditions reflected in Ordinance 2326.

Ted Odell moved the Governing Body adopt Ordinance 2326 approving the renewal of a Special Use Permit for the operation of a Service Station and Car Wash at 8201 Mission Road Tomahawk Road confirming the Findings of Facts as adopted by the Planning Commission and with condition #5 being changed to read “That the Special Use Permit shall be valid for a period of ten years.” The motion was seconded by Jori Nelson.

A roll call vote was taken with the following members voting “aye”: Wassmer, Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Morehead, Runion, Morrison, Odell and Gallagher.

PC2013-11 Consider Request for extension to Special Use Permit for Mission Chateau

Ted Odell moved the City Council continue consideration of the request for an extension to the Special Use Permit for Mission Chateau to April 6, 2015 City Council meeting. The motion was seconded by Jori Nelson.

Andrew Wang asked what was happening. Mayor Wassmer responded that MVS, LLC and the neighborhood representatives were continuing to meet and she is hopeful for a resolution by April 6.

Dan Runion asked for clarification on what was being extended. City Attorney Katie Logan stated the motion on the floor only continues action on the request for an extension to the April 6th meeting.

The motion was voted on and passed unanimously.

MAYOR'S REPORT

Mayor Wassmer reported she and staff met with Johnson County Appraiser Paul Welcome for an update on Prairie Village property appraisals. She, Kate Gunja, Quinn Bennion and Terrence Gallagher continue to interview planners for the Meadowbrook project. She and Quinn Bennion met with the Fire District regarding their plans for a new fire station and discussion on the Meadowbrook project.

Mayor Wassmer has asked staff to incorporate into committee meetings as possible brief training sessions on areas identified at the Council Work session. The March 16th City Council meeting has been cancelled. The following special work sessions have been scheduled: Monday, April 13th for a continuation of the discussion of priorities from the work session and how they impact the 2016 budget and Monday, March 30th for a work session with the developer on Meadowbrook and follow-up from the March 10th and 11th open houses. Council members agreed to start both of these meetings at 5:30 p.m. Mayor Shaffer asked Council members to keep Monday, June 6th open for a possible budget work session if needed.

There will be a farewell reception for Kate Gunja on Thursday, March 5th from 3:30 to 4:30 in the multi-purpose room.

STAFF REPORTS

Public Safety

- Chief Jordan provided a legislative update noting that HB45 (conceal carry w/o a permit) passed the Senate. He noted other states have adopted similar language. New KORA regulations have been approved.
- The Police Department has completed their study on the use of body cameras and will be making a presentation to the Council in the future.
- Chief reviewed the status of transition items and noted that he will be out of town Wednesday and Thursday.

Public Works

- Keith Bredehoeft recently attended the Sustainability Summit and thanked the Council for its support of improvements.
- The Prairie Village Homes Association is meeting on March 9th to discuss the island at Oxford and Prairie
- There will be a public information meeting on the 75th Street project on March 5th in the MPR from 5 pm to 7 pm.
- Keith provided a brief update on Google Fiber and AT&T Gigapower projects in the City. David Morrison commended the street crews for their efforts during the recent snow events and requested an update on snow supplies that have been used. Mr. Bredehoeft replied that the highway salt purchased this year has not been used. He will provide additional reports throughout the season.

Administration

- Nolan Sunderman distributed information on the Google and AT&T Fiber projects that will be distributed to residents. The City is also keeping the website updated on these two projects with contact information and project updates.
- Kate Gunja announced that the council work session facilitator would be providing her summary report on the work session by the end of this week.
- The Exterior Grant Program accepted 2015 applications today. Twenty-two applications have been accepted and a waiting list is being formed. The types of projects being proposed include roofs and driveway repair.
- Lisa Santa Maria stated she would be updating the budget calendar with the new dates. She noted the meetings scheduled with departments will be a line item review of budget requests. This detail will not be presented to the Council and individuals wanting to see that detail need to set up an appointment with her.
- There will be a Finance Committee meeting on April 8th. On the agenda will be discussion of the user fee cost recovery report.
- The city will not be using the budget simulator in conjunction with the 2016 budget.
- Quinn Bennion announced the Meadowbrook Open House meetings on March 10th & March 11th. The event is being organized by VanTrust and will provide

several stations for information. He asked Council members to forward any Meadowbrook comments they receive to him.

- The City will be taking a more proactive approach to communicating with residents via e-mail subscriptions, Facebook and twitter. Meghan will send out additional information to the Council.
- The Johnson County Appraiser reported the total appraised value of Prairie Village properties increased by 4.47% with residential properties increasing 4.49% and commercial properties increasing by 9.65% for 2015.

Brook Morehead noted that she was getting questions from Corinth Square tenants regarding rent increases because of the higher valuation. They are concerned with the lack of communication with First Washington. Quinn Bennion noted that these do not become effective until 2016 and will not be finalized until November.

- As Mayor Wassmer indicated, staff is interviewing candidates to serve as the City's Planner for the Meadowbrook project. Seven firms were initially contacted with 4 firms interviewed and two finalists have been identified.
- An RFQ will be prepared for the search for a City Planner with the selection of that individual involving both Planning Commission members and City Council members.
- Mr. Bennion announced that he would be sending out a revised priority listing.

OLD BUSINESS

There was no Old Business to come before the City Council.

NEW BUSINESS

Appointment of Assistant City Administrator

Quinn Bennion announced that he and Mayor Wassmer have had several meetings regarding the selection of an Assistant City Administrator and he is very pleased to announce his selection of Wes Jordan for that position. The position is an appointed position by the Mayor with ratification by the City Council.

Steve Noll moved the City Council ratify the Mayor's appointment of Wes Jordan to the position of Assistant City Administrator. The motion was seconded by Ruth Hopkins and passed unanimously.

Quinn Bennion noted that Wes would be serving in dual roles through most of March. Captain Tim Schwartzkopf would serve as Interim Chief of Police until a new Chief was selected.

Kate Gunja's final day with the City will be Friday, March 6th. There will be a farewell reception for her on Thursday, March 5th from 3:30 to 4:30 p.m. in the Multi-Purpose Room.

Mayor Wassmer thanked Kate for her contributions, dedication, time and energy during the past very busy year and wished her the best in her new position with the City of Overland Park.

ANNOUNCEMENTS

Committee meetings scheduled for the next two weeks include:

Planning Commission	03/03/2015	7:00 p.m.
Tree Board	03/04/2015	6:00 p.m.
JazzFest Committee	03/10/2015	7:00 p.m.
Council Committee of the Whole	03/16/2015	6:00 p.m.
City Council	03/16/2015	7:30 p.m.

The Prairie Village Arts Council is pleased to present an exhibit by the Mid America Pastel Society in the R. G. Endres Gallery during the month of February. The artist reception will be Friday, March 13, from 6:00 - 7:30 p.m.

Recreation sales begin Wednesday, April 1st. Pool memberships purchased in April will be discounted by \$10.

The 2015 annual large item pick up has been scheduled. Items from homes on 75th Street and north of 75th Street will be collected on Saturday, April 11th. Items from homes south of 75th Street will be collected on Saturday, April 18th.

ADJOURNMENT

With no further business to come before the City Council the meeting was adjourned at 8:35 p.m.

Joyce Hagen Mundy
City Clerk