



**CITY COUNCIL  
CITY OF PRAIRIE VILLAGE  
April 1, 2019**

The City Council of Prairie Village, Kansas, met in regular session on Monday, April 1, 2019, 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; Alley Porter, Assistant City Administrator; Lisa Santa Maria, Finance Director; Adam Geffert, City Clerk.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Ron Nelson made a motion to approve the agenda for April 1, 2019 as presented, and Dan Runion seconded. The motion passed unanimously.

**INTRODUCTION OF STUDENTS & SCOUTS**

A University of Kansas student was in attendance as a requirement of her News Reporting class.

**PRESENTATIONS**

**SevenDays Proclamation**

Brooke Morehead introduced Mindy Corporan, a Johnson County resident whose son and father were murdered in a religious hate crime on April 13, 2014. Mrs. Corporan spoke about the annual SevenDays program, which will take place the week of April 9<sup>th</sup> through 15<sup>th</sup>, 2019. Mrs. Corporan stated that SevenDays respects all faiths, and seeks to spread kindness and eliminate hatred and bigotry.

Mayor Mikkelson read a proclamation designating the week of April 9<sup>th</sup> through 15<sup>th</sup>, 2019, as "SevenDays 2019".

**Tax Increment Financing (TIF) Update - Meadowbrook**

Justin Duff provided an update on the Meadowbrook project, stating that the 225-unit senior living facility has progressed more slowly than anticipated. Mr. Duff has been in



contact with the developer and they intend to begin construction in the next few months, with anticipated completion in 18-24 months.

Mr. Duff also noted that 25 of the 70 available units in the Twin Villas development have been sold. Of the 52 planned single-family homes, 17 have been sold. Additionally, 128 of the 282 units in the Kessler apartment building have been leased. The 54-room Inn under construction will include 5,000 square feet of retail space, which will contain a restaurant and coffee shop run by the same operator. Mr. Duff stated that over \$100 million of real estate has been constructed in the past 24 months.

Jeff White from Columbia Capital, the City's financial advisor, provided information about tax increment financing (TIF), the tool being used to finance the public improvements in the project. He stated that there is sufficient revenue being generated to make the debt service payments, and although development has been slower than anticipated, the value the County has given the projects is higher than expected.

Courtney McFadden asked about industrial revenue bonds (IRBs) and their use in relation to the construction of the park. Mr. White stated that IRBs were issued by the City for the park, a mechanism that provides an exemption from sales tax for the construction materials that are purchased for the project. The developer has agreed to return this money back to the project in the amount of sales tax that they would have paid. Mr. Duff stated that construction costs for the IRBs have increased, but revenue is higher than expected. He added that the park is anticipated to open in the early summer, and that delays were primarily due to poor weather.

### **Corinth South Update**

Gregg Zike of First Washington Realty spoke about updated plans for Corinth Square South. The process for updating the shopping center began five years ago. The newest plans call for a low-scale, single story retail project utilizing the same footprint of the existing building, the former Mission Road Antique Mall.

Kevin Burman, Partner with Hofer Wysocki Architecture, shared the current design plan. Materials and other features will be included in the new structure to pay homage to the historic nature of the site. Once the marketing and leasing research for the project is completed, plans will be brought back before the Council. Charlie Miller with Lewis Rice shared the process for the project going forward. A demolition permit application is now being pursued, which will be followed by a site plan application to the Planning Commission, then finally construction documentation and a building permit.

Jori Nelson asked if CID funds would be used for this project, and Mr. Zike stated that they would. Sheila Myers asked about the proposed location of charging stations within the shopping center. Mr. Zike stated that a location has been identified at the Prairie Village shops, and that once KCP&L approves the installation in Corinth Square, a specific location will be identified on the north side of the shopping center. Mr. Zike added that the existing building that contains Panera and Tide Cleaners may be updated in a second



phase of the project. Mr. Gallagher noted that the surface area of the parking lot would be increasing, and suggested that more green space would be desirable.

### **2018 Traffic Unit Summary**

Sergeant Eric McCullough gave a presentation, sharing that the Traffic Unit consisted of four officers who enforce traffic laws, perform crash investigations, provide free child car seat installations and deliver traffic safety education to the community.

### **PUBLIC PARTICIPATION**

Inga Selders, 4600 Tomahawk Rd., shared concerns from her neighbors regarding the location of the bathroom at Porter Park that is currently under construction.

Nathan Kovac, 4112 W. 75<sup>th</sup> Street, spoke about the need for electric vehicle chargers in the City. He added that shopping areas with charging stations could see additional revenue from consumers.

### **CONSENT AGENDA**

Mayor Mikkelson asked if there were any items to remove from the consent agenda for discussion. Tucker Poling asked that item #2, the consideration of an appointment to the Parks and Recreation Committee, be removed.

1. Approve the regular City Council meeting minutes - March 18, 2019
2. Consider appointment to the Parks and Recreation Committee

**Sheila Myers moved for the approval of the item #1, approving the regular City Council minutes from March 18th as presented. A roll call vote was taken with the following votes cast: "aye": Herring, J. Nelson, Schermoly, R. Nelson, Poling, Wang, Myers, Morehead, Runion, McFadden, Odell and Gallagher.**

Mr. Poling stated a resident from Ward 3 had asked him about the process for selecting committee members. He added that contacting all applicants was essential, and that residency within the City be a factor in making selections. Mr. Jordan noted that Council Policy CP-001 had been updated several times in previous years to address committee appointments, and shared current procedures. Applications are accepted in the fall through the first of the year, and are given to Committee Chairs and staff liaisons for review. Selections are then recommended to the Mayor and approved by Council. Those who are not selected are sent letters indicating that their applications will be retained for a year in case an opening occurs. Not all committees have a residency requirement.

Mr. Poling made a motion to approve the appointment to the Parks and Recreation Committee. The motion passed unanimously.



## **COMMITTEE REPORTS**

There were no committee reports.

## **MAYOR'S REPORT**

Mayor Mikkelson reported the following:

- The Officers of the Prairie Village Foundation met on Tuesday, March 5<sup>th</sup>, and agreed to formalize the Foundation's internal financial controls.
- The Mayor, Council representatives, and staff attended the State of the County presentation that was held on Tuesday, March 26<sup>th</sup>.
- A ribbon cutting for a new City business known as OsteoStrong took place on Monday, March 18<sup>th</sup>.
- On Thursday, April 4<sup>th</sup>, a delegation from the Ukraine will visit City Hall to discuss local government policies and best practices.
- A joint feasibility study with the YMCA will likely begin soon regarding a proposed community center and be brought to Council for consideration. Other community partners have expressed interest in working with the City and the YMCA on future projects.
- The Mayor and staff met with County Commissioner Becky Fast and Heather Rubesch, the new appointee to the County Parks and Recreation Department. A preview of the Meadowbrook Events Center will be given to City Councilmembers in the near future.
- Ed Weltner, husband of former Mayor Sue Weltner, passed away in March.
- The Mayor asked that Council preserve civility and decorum during meetings, especially those that run late. He also requested that Council be conscious of limited staff resources.

## **STAFF REPORTS**

### **Public Safety**

Chief Schwartzkopf noted that a "Coffee with a Cop" event will be held on Friday, April 5<sup>th</sup>, at Starbucks from 7:00 a.m. - 9:00 a.m. Additionally, police vehicles will be at the Kansas Speedway next week as part of National Child Abuse Prevention Month.

### **Public Works**

Keith Bredehoeft stated that crews will begin mowing and preparing parks and fields this month. Additionally, Public Works staff have attended several job fairs in an effort to fill open positions.

### **Administration**

Alley Porter reminded the Council that pool passes went on sale April 1<sup>st</sup>. 35 lifeguards have returned from 2018, and 15 new staff have been hired so far this year.

Jamie Robichaud reported that the annual large-item trash pickup will take place on April 13<sup>th</sup> and April 20<sup>th</sup>. Homes associations that don't use Republic for trash service can still participate, but must pay a fee to do so.



Wes Jordan stated that the April Plan of Action was included in the meeting packet.

### **OLD BUSINESS**

Ted Odell noted that Council needs to ensure the Corinth South development ends up as a high-quality development.

### **NEW BUSINESS**

#### **COU2019-20 Consider approval of 2019-2020 insurance renewals**

Lisa Santa Maria introduced Bob Frankovich and his team from Truss Insurance, the City's insurance broker for liability, property, and casualty coverages. Mr. Frankovich stated that insurance premiums will be reduced by 6.1% in 2019-2020, primarily due to reductions in workers' compensation costs. Workers' compensation claims from the City have declined for the past four years due to training initiatives implemented to mitigate injuries. Mr. Frankovich was asked about liability coverages and he verified that City staff, Councilmembers and volunteers are all covered under the City's insurance policy.

**Mr. Odell made a motion to approve COU2019-20 as presented. The motion was seconded by Mr. Nelson and passed unanimously.**

#### **COU2019-21 Consider approval of Ordinance 2399 amending Section 1-804 of the Code of the City of Prairie Village, Kansas**

David Waters stated that language had been added regarding the Mayor being a tiebreaking vote for the Council Committee of the Whole. This language was approved by Council in 2009 but was inadvertently left out of the City Code. Mr. Waters also noted that a quorum for the regular City Council is eight, whereas a quorum for Council Committee of the Whole is seven.

**Mr. Herring made a motion to approve COU2019-21 as presented. The motion was seconded by Mr. Poling. A roll call vote was taken with the following votes cast: "aye": Herring, J. Nelson, Schermoly, R. Nelson, Poling, Wang, Myers, Morehead, Runion, McFadden, Odell and Gallagher.**

#### **COU2019-22 Consider approval of contract with Vance Brothers, Inc., for the 2019 Crack Seal/Micro Surfacing Program**

Melissa Prenger provided the agreement with Vance Brothers for review. The bid came in higher than the budgeted amount of \$312,000, so the number of streets to be repaired will be reduced to meet the budgeted total. Mrs. Prenger added that often, streets don't need as much repair work as work as anticipated, and as a result, it may be possible to address all streets for the budgeted amount.

**Ted Odell made a motion to approve COU2019-22 as presented. The motion was seconded by Ron Nelson, and passed unanimously.**

#### **COU2019-23 Consider approval of construction contract for the 2019 Residential Street Rehabilitation Program**



Mrs. Prenger presented the agreement with O'Donnell and Sons, stating that 2019 was the second year of a three-year process of an extended contract approval. In May, 2018, Council authorized Public Works to move forward with this contract. Public Works is very satisfied the contactors work and interaction with residents, add that the contractor holds proactive on-street public meetings two weeks prior to a project beginning.

Mr. Poling made a motion to approve COU2019-23 as presented. The motion was seconded by Ron Nelson and passed unanimously.

Ron Nelson moved 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**

#### **Discuss options for implementation of bike plan**

Keith Bredehoeft reported that the plan includes both signage and pavement markings for bikes. "Sharrows" will be marked on streets, and bike lanes will be added on certain roads, which will total approximately \$200,000. Implementation will begin in the 3rd quarter of 2019. Mr. Bredehoeft stated that \$60,000 had already been funded, and \$75,000 had been budgeted in 2019 for the plan. Mr. Bredehoeft stated two options were available to fund the remainder of the implementation:

1. Fund \$140,000 in 2020, which would allow for most, if not all, of the project to be completed in 2020.
2. Fund \$70,000 in 2020 and another \$70,000 in 2021. This would spread out funding, and the plan would be completed in 2021.

Mr. Runion asked where project funding would come from, and Mr. Bredehoeft stated that it would be drawn from the 2020 general fund.

Mr. Odell made a motion to approve Option 1 to fund the project completely in 2020. The motion was seconded by Mr. Poling and passed 11-1, with Mrs. Morehead voting in opposition.

#### **Discuss Snow Angel program**

Ms. Nelson gave a presentation, noting that the City of Olathe had been using the program for over 20 years, and felt that something similar would be valuable in Prairie Village. The program matches residents with volunteers in the area to shovel driveways within 24-48 hours after a snowfall of 2" or more. In 2019, Olathe had 82 residents signed up, and 33 on a waiting list.

Concerns about liability, background checks and the physical health of volunteers specific to workers' compensation exposure were raised during discussion. Mr. Jordan stated that costs need to be researched, and legal counsel needs to review the plan prior to staff bringing it back to Council. Additionally, determining which staff members will be responsible for the program has not been completed.



Ms. Nelson made a motion to have staff continue to research the project and provide cost estimates to Council. The motion was seconded by Ron Nelson and passed 8-4, with Mr. Wang, Mrs. Myers, Mr. Runion and Mrs. McFadden opposed.

#### **New Business**

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

Mrs. Nelson moved 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 packet.

#### **ADJOURNMENT**

With no further business to come before the City Council, Mayor Mikkelson declared the meeting adjourned at 9:20 p.m.

Adam Geffert  
City Clerk