

**Civic Center Ad Hoc Committee**  
**Prairie Village City Hall**  
**7700 Mission Road, Prairie Village, KS 66208**  
**March 30, 2022 | 4:00 p.m.**

**Meeting Minutes**

**I. Introductions**

Ian Graves welcomed the committee and members of the public to the meeting. Committee members in attendance: Chair Ian Graves; Vice-Chair Bonnie Limbird; City Council Representative Dave Robinson; Parks and Recreation Committee representative Randy Knight; Planning Commission representative Melissa Brown; citizen appointee Lauren Ozburn; citizen appointee Jamie Senter. Also in attendance: Mayor Eric Mikkelson, Wes Jordan, City Administrator; Jamie Robichaud, Deputy City Administrator; Nickie Lee, Finance Director; Keith Bredehoeft, Public Works Director; Meghan Buum, Assistant City Administrator; Tim Schwartzkopf, Assistant City Administrator

**II. Role of the Committee & Expected Outcomes – Ian Graves**

Mr. Graves stated the goals of the re-established Ad Hoc Civic Center committee is to consider the community center concept post pandemic, evaluate next steps, and make a recommendations to the City Council as it relates to the Civic Center.

Mayor Mikkelson thanked the volunteers who were serving on the committee. He reminded participants that this group isn't making binding decisions, rather recommending next steps to the City Council which may in turn go to public vote.

**III. General Update**

a. Public Input & Site Design – Wes Jordan

Mr. Jordan provided background information on the status of the community center concept prior to being tabled in March 2020 due to the COVID 19 pandemic. The original partners included the City of Prairie Village, the YMCA, and Johnson County Library. A community survey had been completed, and the project was set to move into the public input and site design phase at a cost estimated at \$150,000 to be shared between the City of Prairie Village and the Johnson County Library. Changes to the market and impacts from COVID may require the survey process to be revisited.

b. COVID Impacts to Fitness & Community Centers – Nickie Lee

Ms. Lee shared informal information provided by four area public sector community centers in the area, including Overland Park, Mission, Merriam, and Lenexa. Some cities plan to subsidize community centers, and some cities plan to recover all expenditures through memberships and fees. Ms. Lee shared cost recovery numbers from area centers both pre-and-post pandemic.

c. YMCA – Ian Graves

Mr. Graves asked John Mikos, President of the Greater Kansas City YMCA, to provide an update to the committee. Mr. Mikos reported that, generally, the Y has started to see patrons returning to their fitness facilities. The Y is holding a community forum on May 12 at Meadowbrook Community Center to identify the needs in Prairie Village specifically, whether it be fitness, child care, nutrition education, or other services.

d. Library – Wes Jordan

Mr. Jordan reported that he had a meeting with the County Manager's office regarding the Library's interest in moving forward on a combined project. Pre-pandemic, the Library had planned to rebuild the Corinth Library in 2026, with public engagement completed by 2024. That timeline is currently under evaluation and has not yet been determined.

e. Bond Capacity – Nickie Lee/Wes Jordan

Ms. Lee shared information about the City's bond capacity, including the amount of new debt that could be issued without negatively impacting the City's "Aaa" rating. The City has been advised by financial advisors that we could be at risk for possible downgrade if borrow more than \$20 million. The "Aaa" rating allows us to keep borrowing costs low and is a point of pride for the community.

Another measurement of debt capacity is determined by presuming the City's annual debt service demands remain constant at current levels over time. Currently, the City budgets approximately \$1.2 million/year for debt service. A previous bond issuance payment will be falling off in 2024 which would allow for approximately a \$15 million dollar project with current budgeted levels.

Mr. Jordan encouraged committee members to be cognizant of the fact that a community center will come at a significant cost and asked them think realistically about the parameters of what could be included in a community center in relation to what the City can afford.

Mr. Graves reminded the committee that this conversation has generally focused on capital expenditures, but ongoing expenses to run and maintain a facility also would have to be considered.

Mr. Knight cautioned that funding something new can come at a cost to something else, and highlighted the recent work of the Parks & Recreation Committee that identified over \$3 million in needed park improvements as an example of other area of need within the City.

f. Validity of Community Survey – Ian Graves

Mr. Graves reported that the Library, YMCA, and City of Prairie Village conducted a statistically valid survey on the community center concept in 2019 that was generally favorable. He asked staff to share the survey results with the committee, and encouraged members to review the outcomes. Due to COVID 19, changes to the market, changing demographics, and the passage of time, he believes it is reasonable to revisit the survey to validate the results. Mr. Graves asked staff to reach out to the survey company to see what next steps might be available.

g. Genesis Facility – Wes Jordan

Mr. Jordan stated that Genesis entering the market is a new factor to consider that wasn't present when the market study was completed.

Michael O'Donnell, Public Affairs Representative for Genesis Fitness, reported that Genesis will be entering the market in the old Macy's location. The details of the project are on hold as they wait for the outcomes of the community center process, and are willing to partner to provide services to the City of Prairie Village.

h. Pending Pool Repairs – Keith Bredehoeft

Mr. Bredehoeft reported that a large leak was identified and repaired in the lap pool in 2021. Additional pipe repairs were discovered during that project with an estimated cost of \$1 million.

Ms. Ozburn shared that because of the cost of the repair, the committee and community might consider what other amenities could be offered in place of the 50 meter lap pool.

i. City Hall/PD Improvements – Jamie Robichaud

Ms. Robichaud reported that in addition to the challenges at the pool, the Police Department and City Hall are aging, approaching 50 years for the original facility and approaching 40 years for the addition. She provided an overview of challenges in the current building configuration, including a lack of office and meeting space, security, restrooms, noise and privacy issues, lack of ability to accommodate growth, and other items.

j. Location Review – Keith Bredehoeft

Mr. Bredehoeft reviewed prospective locations for a potential community center. Based on available locations, he believes that the City Hall and Police Department improvements and lap pool repairs could be addressed without negative implications for any future community center development.

k. Clarification on name, i.e. Community Center, Civic Center, etc. – Jamie Robichaud

Ms. Robichaud shared that definition of the “Civic Center” is based on Village Vision 2.0 and includes the land from 79<sup>th</sup> Street to 75<sup>th</sup> Street, Delmar to Mission Road. It encompasses the municipal buildings, pool, park land, high school, fire department, churches, villas, and YMCA properties. The comprehensive plan states that the use of this land should be preserved for the public good.

**IV. Consider Pool Repairs & City Hall/PD Improvements – Wes Jordan**

Mr. Jordan stated that because of the urgency of the pool repairs, the already budgeted funds for a study of City Hall facilities, and the previously discussed site layouts, city staff recommends extracting these items from the community center feasibility discussion.

Ms. Brown moved to remove the pool repairs and City Hall feasibility study from future consideration as it relates to the community center. Ms. Limbird seconded the motion and it passed unanimously.

**V. General Discussion – Ian Graves**

None

Mr. Robinson moved to adjourn the meeting. Ms. Limbird seconded the motion and it passed unanimously. The meeting adjourned at 5:57 p.m.