



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
APRIL 17, 2023**

The City Council of Prairie Village, Kansas, met in regular session on Monday, April 17 at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the City Clerk with the following Councilmembers in attendance: Chad Herring, Cole Robinson, Inga Selders, Ron Nelson, Lauren Wolf, Bonnie Limbird, Dave Robinson, Piper Reimer, Greg Shelton, Courtney McFadden, Ian Graves and Terrence Gallagher (via Zoom). Staff present: Byron Roberson, Chief of Police; Melissa Prenger, Public Works; City Attorney David Waters, attorney with Spencer Fane LLP; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Tim Schwartzkopf, Assistant City Administrator; Meghan Boom, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Nelson made a motion to amend the agenda for April 17, 2023, by moving the quarterly report from Consolidated Fire District #2 Chief Chick from Staff Reports to Presentations. Mr. Shelton seconded the motion, which passed unanimously.

INTRODUCTION OF STUDENTS AND SCOUTS

No students or scouts were present at the meeting.

PRESENTATIONS

- Teen Council graduation - Ms. Reimer recognized graduating Teen Council members David Allegri, Ava Van Alstyne, Ainsley Pyle, Abigail Swanson, and Sneha Thomas
- Arbor Day proclamation - Mr. Graves read a proclamation declaring April 28, 2023, as Arbor Day in Prairie Village.
- Chief Steve Chick provided a first quarter report for Consolidated Fire District #2.

PUBLIC PARTICIPATION

- The following residents voiced concerns regarding the proposed community center:



PRAIRIE VILLAGE
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- Pam Justus
- Barbara Cantrell

- Resident Barb Wheeler shared concerns about certain proposals recommended by the Ad Hoc Housing Committee

- Resident Justin Schmeltz stated he disagreed with signing the liability waiver that is required to use the swimming pool facility.

CONSENT AGENDA

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

1. Consider approval of regular City Council meeting minutes - April 3, 2023
2. Consider mattress removal and recycling agreement with Sleepyhead Beds

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, C. Robinson, Selders, Nelson, Wolf, Limbird, D. Robinson, Reimer, Shelton, McFadden, Graves, Gallagher. The motion passed unanimously.

COMMITTEE REPORTS

- **Prairie Village Foundation: Consider approval of Prairie Village Foundation donation policies**

Ms. Buom stated that the Prairie Village Foundation had several donation levels for commemoration, which were originally developed in 1997:

- \$5,000 - A bench at a mutually agreed upon location with a commemorative plaque bearing the name of the donor or honoree.
- \$5,000 - A tree at a mutually agreed upon location, of a mutually agreed upon species, with a commemorative plaque bearing the name of the donor or honoree.
- \$500 - A new tree at a mutually agreed upon location, of a mutually agreed upon species, planted without a memorial plaque.
- \$500 - Commemoration on a brass plaque on the memorial board in the municipal building.
- Less than \$500 - Listing in a memorial book to be maintained in the municipal building.

In 2019, the Prairie Village Foundation initially discussed potential changes to donation levels, but the discussion was tabled in favor of other projects. Because of



the impact on City parks and the arboretum, the Parks and Recreation Committee and Tree Board were asked to provide input on the process. Following consultation with the committees, the foundation reviewed and made recommendations for changes to the donation policies, with final approval by the City Council.

Ms. Buum said that both committees preferred to maintain a \$5,000 donation level for commemoration on trees and benches, and that the Tree Board decided to eliminate the \$500 tree donation. The Foundation Board later voted to remove the \$500 donation levels completely and require a donation of \$15,000 for plaque commemoration for a tree or bench, with a 10-year placement. Plaque commemoration would only be available in memory of a deceased person, with exceptions approved by the Council.

Mr. Gallagher stated that he felt the increased minimum donation of \$15,000 was too large. Ms. Selders agreed, adding that she felt a 10-year placement period was too short.

Mr. Nelson made a motion to adopt the recommendations made by the Foundation. Mr. Dave Robinson seconded the motion.

After further discussion, Ms. Selders made a motion to amend the motion to increase the placement period to 25 years. There was no second to the motion.

The original motion passed 11-1, with Mr. Gallagher in opposition.

- Ms. Reimer stated that Overland Park “Recycling Extravaganza” event would be held on Saturday, April 22. She noted that the Environmental Committee helped fund the event and would be providing volunteers.
- Mrs. McFadden said the VillageFest Committee had met to continue planning for the Independence Day event. She added that the committee was seeking nominations for spirit awards and participants in the pie-baking contest.
- Mr. Cole Robinson reported that the Diversity Committee met April 11, and that Jewish Community Relations Bureau Executive Gavriella Gellar gave a presentation on issues affecting the Jewish community. A town hall event on the topic would likely be scheduled for the summer. He said that the committee was also reviewing legislation affecting transgender people in the state, and that planning continued for the Juneteenth Freedom Celebration.

Mr. Robinson also noted that 2022 had been a difficult year for the City’s pension fund due to the poor performance of equity markets. The Pension Committee met with an actuary in an effort to continue toward achieving a fully funded program.



The committee recommended a larger contribution to the fund from the City, which would be presented to Council at a future meeting.

- Ms. Limbird said that the Arts Council's Art of Photography exhibit would be installed at City Hall on May 6, and a reception would be held on May 10. She added that the council was working on a public art purchasing policy, and that the 2023 Parade of Hearts exhibit had begun.
- Mr. Gallagher shared that pool passes were available to be purchased at a discounted rate through the end of April. He also noted the Shawnee Mission Post's survey of the best parks in Johnson County included Meadowbrook Park and Porter Park.
- Mr. Graves stated that the Tree Board met April 5, and welcomed two new members. He added that an Arbor Day celebration would be held at Porter Park on April 29.

Mr. Nelson made a motion for the City Council to move up the community center discussion item on the agenda. Ms. Reimer seconded the motion, which passed unanimously.

Mr. Shelton made a motion for the City Council to move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Ms. Reimer and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE

Community Center discussion

- Survey results - Cathy Morrissey of Wiese Research Group, provided information about the results of the survey on the feasibility of a community center, which was nearly identical to one that had been completed in 2019. She noted that a phone survey had been completed, which included 400 residents both inside Prairie Village and several surrounding zip codes. Additionally, post cards with a link to an online survey had been sent to over 11,000 addresses within the City, 1,378 of which were completed. Including residents that participated in the phone survey, a total of 1,459 Prairie Village residents were surveyed.

Phone surveys yielded the following results: assuming reasonable cost, 15% of respondents said they "definitely would" use a community center, 18% "probably would", 21% "might", and 46% "probably or definitely would not". Respondents who were middle-aged and had higher incomes were the most supportive.



Among Prairie Village residents surveyed by phone and online, 43% said they “definitely would” use a community center, 20% said they “probably would”, 17% “might”, and 20% “probably or definitely not”.

Ms. Morrissey also shared survey results related to various price points. Generally, older residents and those with families were willing to pay higher membership fees. Respondents were largely positive about the YMCA’s involvement in the project and were generally more supportive of a sales tax increase to fund the center rather than a property tax, though a combination of the two was also favored. Lastly, respondents were most supportive of an increase of up to \$10 per month, rather than a higher amount.

Mrs. McFadden noted that the percentage of respondents to the phone survey who stated they would “definitely” or “probably” use the facility had dropped slightly since the 2019 survey. Ms. Morrissey acknowledged that the number had dropped, but not by a statistically significant amount.

Mr. Cole Robinson asked how many respondents closed the survey prior to completing it. Ms. Morrissey said she didn’t have a specific number but that it was a minimal amount.

Mr. Shelton asked for details about how the survey was weighted for age. Ms. Morrissey stated that the online survey respondents were primarily older residents, and therefore the results had to be adjusted (mostly for ages 25 - 34) to accurately reflect the population of the City. No adjustment was needed for the phone survey.

- YMCA partnership - Mark Hulet, YMCA Interim President and Chief Executive Officer, stated that the survey results were very encouraging. He noted that the next steps would include an RFP to consider site design based on community engagement, and that if the project were to proceed with the YMCA as the operating partner, a feasibility study would be taken to determine how the YMCA could contribute financially through fundraising efforts.
- Next steps - Mr. Jordan said that the Council would need to consider whether to move forward with the following steps:
 - Consider whether the YMCA would be the operational manager of the community center, and direct staff to outline a memorandum of understanding (MOU) that specifies, but is not limited to, financial commitment, partnership expectations, and agreed cost sharing of the public engagement and site design process.
 - Consider an MOU with the Johnson County library outlining similar details.



- Draft a request for qualifications (RFQ) for an owner's representative who has expertise in this field.

Mr. Jordan added that staff would also work to identify what type of secondary operational and real estate agreements would be needed with both parties for a community center and co-location of the library, should the project move forward. An RFQ (request for qualifications) would also need to be drafted for an owner's representative who had expertise in the field.

Mr. Shelton made a motion to approve the next phase in consideration of a community center and library as outlined by staff. The motion was seconded by Mr. Robinson.

Ms. Reimer asked what the cost of the proposed next steps would be. Mr. Jordan said that the most significant cost would be for the site design RFP, which would likely be \$150,000 to \$200,000, of which the City would contribute approximately \$75,000. There would also be additional costs for procuring an owner's representative.

Ms. Reimer also asked if the proposed community center would ultimately be placed on a ballot for residents to consider. Mr. Jordan stated that that was a decision for the Council to make. He stated that if the Council chose to do so, it would likely be through a mail-in ballot process.

After further discussion, the motion passed 10-2, with Mrs. McFadden and Mr. Gallagher in opposition.

Mr. Dave Robinson moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Cole Robinson and passed unanimously.

MAYOR'S REPORT

- The Mayor stated he had participated in the following events since the prior Council meeting:
 - The Johnson County State of the County address
 - A ribbon-cutting event at Claridge Court
 - A ribbon-cutting event at the Big Biscuit restaurant
- The Mayor noted the following upcoming events:
 - A ribbon-cutting event at the new playground at Meadowbrook Park
 - A Mid-America Regional Council First Suburbs Coalition meeting
 - An Arbor Day event at Porter Park on April 29



- Superior Bowen \$211,630.60
- McConnell & Associates \$175,401.00

- Engineer’s Estimate \$143,637.50

She stated that the program consisted of asphalt street repairs at various locations throughout the City where settlement or deterioration had occurred. Though the engineer’s estimate was calculated using past low bidder unit prices, Current prices had increased significantly due to inflation.

Ms. Prenger said that the budget for the project was \$200,000, and the contract award was set at \$200,000. Locations of repairs would be increased to utilize the full budget. City staff reviewed the bids for accuracy and recommended awarding the project to the lowest responsible bidder, McConnell & Associates.

Mr. Graves made a motion to approve the construction contract with McConnell & Associates for the 2023 street repair program for \$200,000. The motion was seconded by Mr. Herring and passed unanimously.

COU2023-20 Consider change order #1 for inclusion of additional drainage repair program improvements into the drainage repair program contract

Ms. Prenger stated that on August 23, 2022, the Council awarded the storm drainage repair program construction contract to Infrastructure Solutions, LLC. The program replaced deteriorated drainage pipes at various locations in the fall of 2022 with some landscape restoration remaining for the spring of 2023.

She noted that the change order would add a pipe replacement location near 63rd Street and Nall Avenue to fix a failed pipe in a drainage easement. The failure had resulted in a sinkhole near the parking lot and east property line of the Nall Avenue Church of the Nazarene.

Change order #1 would increase the contract amount by \$43,380.00 to \$349,780.00. Funding would be transferred from the DRAIN-23X project to DRAIN-22X:

- Original contract: \$306,400.00
- Change order #1: \$43,380.00
- New total: \$349,780.00

Mr. Shelton made a motion to approve change order #1 for inclusion of additional drainage repair program improvements into the drainage repair program contract. The motion was seconded by Ms. Reimer and passed unanimously.



COU2023-21 Consider adjustment to property tax rebate program

Mr. Geffert said that in 2022, the City Council voted to allocate \$20,000 from the City's general fund to a property tax rebate program designed to alleviate some of the burden of home ownership due to rising property values. To increase participation in 2023, the City Council voted to raise the income limits of applicants at its December 5, 2022, meeting. The Council also approved the option to allocate additional funds if a significant number of applications were received in 2023. Staff requested an additional \$5,000 in funding for the remainder of the year at the April 3, 2023, Council meeting, which was approved.

Mr. Geffert stated that a two-person household in Ward 3 had applied for the program, and although they met the maximum property value criteria, their combined income exceeded the limit for a two-person household by \$4.00. Staff reached out to Ward 3 Councilmembers Limbird and Wolf to gather their thoughts on whether an exception should be made for these residents since the overage was so minimal. Both Councilmembers were supportive of providing a refund to the applicants.

Staff discussed various options to present to Council for consideration and determined that adding \$100 to the maximum income for each household size was the most reasonable choice. Doing so could provide other residents that may have been slightly over the income limit the opportunity to apply and would not limit exceptions to a single applicant.

Ms. Reimer and Ms. Selders stated that they were concerned raising the limit would lead to future situations in which requests would be made to raise the limit further.

Mr. Cole Robinson made a motion to approve the recommendation as presented. The motion was seconded by Ms. Wolf and passed 10-2, with Ms. Selders and Ms. Reimer in opposition.

Mr. Herring made a motion for the City Council to move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Graves and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE

Budget: 2023 estimated revenue and 2024 preliminary general fund revenue assumptions

Mr. Hannaman shared the following information about the 2023 City budget:

- Most revenue sources had recovered to pre-COVID levels.
- Property taxes comprised approximately 40% of total City revenue.
- Franchise fees were expected to decrease based on on-going trends.
- Sales and use taxes were expected to decrease slightly.



- Cost pressures continued due to inflation and labor shortages.
- General fund revenue was estimated to be approximately 1% higher in 2023 compared to 2022.

Mr. Hannaman also shared the following preliminary general fund revenue assumptions for the 2024 budget:

- A projected 9.3% increase in overall general fund revenue (roughly \$2.3 million) over the 2023 budget, and a 2.6% growth over 2022 actuals, assuming the mill levy did not change.
- The Johnson County Appraiser's office had projected a total assessed value increase of 13.7% for 2023. If the mill levy were held flat, this would result in a projected 12.5% increase in 2024 property tax revenue over the 2023 budget with the mill levy at the 2023 rate of 18.309.

Mr. Hannaman noted that no decision packages had been received from the Council.

COU2023-22 Consider funding for VillageFest in the 2024 budget

Mrs. McFadden presented the proposed VillageFest budget, noting that the committee was requesting \$37,000, which was approximately a 5.7% increase over 2023 due to increases in costs.

Ms. Limbird made a motion to approve the 2024 VillageFest budget as presented. Ms. Reimer seconded the motion, which passed unanimously.

COU2023-23 Consider funding for JazzFest in the 2024 budget

Mr. Dave Robinson presented the proposed JazzFest budget, noting that the request for \$35,000 was equivalent to the prior year.

Mrs. McFadden made a motion to approve the 2024 JazzFest budget as presented. Ms. Wolf seconded the motion, which passed unanimously.

COU2023-24 Consider funding for the Arts Council in the 2024 budget

Ms. Limbird presented the proposed Arts Council budget. She noted that the council was requesting \$10,000 for 2024, with an additional \$10,000 contribution to the Public Arts Fund.

Mrs. McFadden made a motion to approve the 2024 Arts Council budget as presented. Ms. Wolf seconded the motion, which passed unanimously.



COU2023-25 Consider funding for the Diversity Committee in the 2024 budget

Mr. Cole Robinson presented the proposed Diversity Committee budget, stating that the committee was requesting a total of \$27,500: \$12,500 for the committee budget and \$15,000 for the Juneteenth Freedom Celebration event. He noted that beginning in 2023, funding for the committee had been transitioned to transient guest tax revenue.

Mrs. McFadden made a motion to approve the 2024 Diversity Committee budget as presented. Ms. Limbird seconded the motion, which passed unanimously.

COU2023-26 Consider funding for the Environmental Committee in the 2024 budget

Ms. Reimer presented the proposed Environmental Committee budget, stating that it was requesting \$8,000, an equivalent amount to the past several years.

Ms. Shelton made a motion to approve the 2024 Environmental Committee budget as presented. Ms. Wolf seconded the motion, which passed unanimously.

Ms. Limbird moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Ms. Reimer and passed unanimously.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 9:36 p.m.

Adam Geffert
City Clerk