



PRAIRIE VILLAGE
KANSAS

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
NOVEMBER 6, 2023**

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Shelton made a motion to approve the agenda as presented. Mrs. McFadden seconded the motion, which passed 11-0.

INTRODUCTION OF STUDENTS AND SCOUTS

No students or scouts were present at the meeting.

PRESENTATIONS

- Mayor Mikkelson read a proclamation declaring November as Pancreatic Cancer Awareness Month.
- Mr. Cole Robinson read a proclamation declaring November as National Native American Heritage Month.
- Mayor Mikkelson read a proclamation recognizing longtime resident Bob Watson's 100th birthday.

PUBLIC PARTICIPATION



- Pam Justus, Ward 6, Jan Lane, Ward 1, Tim Swanson, Ward 3, and Patricia Uhlmann, Ward 4, shared their concerns about actions taken by the Council and Mayor and the upcoming election.
- Leon Patton thanked Mr. Jordan and Mr. Shelton for speaking with him about City issues.

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 - October 16, 2023
2. Consider memorandum of agreement with Little Government Relations for government relations and lobbying services in 2024
3. Consider adoption of Resolution 2023-05 establishing amended 2024 employee compensation ranges
4. Consider adoption of municipal operations climate action plan

Mr. Herring made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": C. Robinson, Herring, Selders, Wolf, Limbird, D. Robinson, Reimer, Shelton, McFadden, Graves, Gallagher. The motion passed 11-0.

COMMITTEE REPORTS

- **Parks and Recreation Committee**
 - **Discuss Harmon Park pavilion and restroom options as presented to Parks and Recreation Committee**

Ms. Prenger stated that Council had approved a design agreement for the Harmon Park pavilion and restrooms with BBN at its May 1, 2023, meeting. The design scope included concepts to be presented to the public and Council, design, and cost estimating. The design team developed four options for consideration, all of which included a new restroom:

- 1) New construction of two medium shelters - 174 seats (\$1.20M)
- 2) New construction of three small shelters - 182 seats (\$1.30M)
- 3) New construction of one medium shelter with two small shelters - 182 seats (\$1.23M)
- 4) Renovation of existing shelter - 228 seats (\$1.17M)

Ms. Prenger noted the existing shelter could currently be rented to a maximum capacity of 100, with seating for 192.



The Parks and Recreation Committee reviewed the options at its October meeting and recommended moving forward with option #4 to renovate the existing shelter. This option was the least expensive, would require less demolition and would allow the current restrooms to remain open until new restrooms are completed.

Mr. Gallagher shared the Parks and Recreation Committee's focus on building fully accessible restrooms for all park visitors.

Ms. Limbird made a motion to proceed with option #4 to renovate the existing shelter. The motion was seconded by Ms. Wolf.

After further discussion, the motion passed 11-0.

- **Discuss parks branding document and park sign options as presented to Parks and Recreation Committee**

Ms. Prenger said that the Parks and Recreation Committee had reviewed three options for new parks branding and signage, and recommended proceeding with signs featuring a green-based color design by graphic artist Frank Norton. Selection of this option would require additional funding to contract with Mr. Norton to complete maps of all large parks in the City.

Ms. Wolf made a motion to proceed with the staff recommendation for parks branding and signage. The motion was seconded by Mr. Gallagher.

Mr. Shelton asked if the signs would be designed in such a way that individuals who were color blind would be able to view them. Ms. Prenger said that it would be taken into consideration when creating the final designs, which would be brought back to Council for final approval.

After further discussion, the motion passed 11-0.

- **Pickleball noise mitigation discussion**

Ms. Prenger noted that after the installation of the pickleball courts at Windsor Park earlier in the year, Councilmembers and staff received noise complaints from nearby residents. At the September Parks and Recreation meeting, staff discussed the issue with committee members, and the committee recommended performing a sound study by an independent analyst to determine if there was cause for further action.

Staff engaged with PSM, LLC, a recognized expert in the field of pickleball sound mitigation recommended to the City by a certified court contractor.



PSM evaluated the location and made recommendations on the type and placement of material to bring the pickleball sound levels within ANSI guidelines for residential areas of 55 dBA.

Ms. Prenger stated that there were three manufacturers capable of performing the work:

- 1) Acoustiblok
- 2) eNoise Control
- 3) Insul-Quilts

Additionally, she noted that there was a fourth local company that was currently testing its product, and more information regarding its performance would be available in the coming weeks.

At its October meeting, the Parks and Recreation Committee voted to move the issue forward to the Council with a recommendation of noise mitigation through acoustical fencing and tree planting as appropriate on the north and east sides of the courts. Mr. Prenger stated staff recommended engaging with these companies, secure quotes for the material and delivery, then returning to Council for approval of the acquisition with a proposed funding source.

Mr. Cole Robinson made a motion to authorize staff to pursue procurement of the recommended materials for pickleball noise mitigation. The motion was seconded by Ms. Limbird.

Ms. Reimer asked if there had been complaints from residents near other City parks with pickleball courts. Ms. Prenger said there were pickleball courts at both Harmon Park and McCrum Park, but no complaints had been received at those locations.

Mr. Dave Robinson asked how tall the acoustic fencing would be and if it was transparent. Ms. Prenger stated that it would be nine feet tall and was not transparent.

After further discussion, the motion passed 11-0.

- Ms. Reimer shared the following updates:
 - Mr. Bredehoeft gave Youth Council members a tour of the Public Works facility prior to the meeting.
 - The Environmental Committee met on October 25 to discuss 2024 priorities.
 - Dr. Michelle Hubbard, Superintendent of the Shawnee Mission School District was named the 2024 Kansas Superintendent of the Year.



- Ms. Limbird stated that the Arts Council's next artist reception would be held on November 8 at City Hall.
- Ms. Selders provided information about the Diversity Committee's 3rd annual Martin Luther King, Jr. celebration on January 13.
- Mr. Gallagher said that fundraising letters had been sent out by the Prairie Village Foundation and challenged Councilmembers to donate.

MAYOR'S REPORT

- The Mayor shared information about events that had taken place since the prior Council meeting:
 - The Shawnee Mission Post candidate forum on October 24
 - A visit to City Hall from Ukrainian exchange students
- The Mayor noted the following upcoming events:
 - The annual Mayor's holiday tree lighting at the Corinth Shops on November 30
 - A visit from the U.S. State Department with local Ukrainian clubs at City Hall on November 15
 - The Northeast Johnson County Chamber of Commerce's annual gala on November 18
 - A human relations event honoring Kansas City Chamber of Commerce President and CEO Joe Reardon, sponsored by the Jewish Community Relations Bureau and American Jewish Council on November 19
 - Election Day on November 7
- The Mayor also noted the following:
 - The publication of the City's third quarter financial report
 - The Shawnee Mission East girls' tennis team won the state championship for the fifth year in a row
 - Councilmember Chad Herring's new position at Village Church

STAFF REPORTS

- Chief Roberson stated that officers were participating in "No Shave November" as a fundraiser for cancer awareness and in support of a Shawnee Mission East student named Carlie, who was currently battling leukemia.
- Mr. Jordan stated that the Mid-America Regional Council had begun a process to identify project priorities to be considered for inclusion in a collaborative regional climate pollution reduction implementation grant. Projects that qualified would need to be implemented in five years, with the application deadline on December 11. He



noted that City staff would prepare written applications for both City Hall and the proposed community center.

OLD BUSINESS

None

NEW BUSINESS

COU2023-64 Consider agreement with BNIM for architectural design services for community center project BG500002

Mr. Bredehoeft said that MOUs with the Johnson County Library and the YMCA had been executed and that the next step in the site planning effort would be to hire an architect.

Michelle Kaiser with Benson Method, the City’s owner representative for the project, stated that members of the library, YMCA, and the City reviewed eight proposals that were submitted and interviewed four companies. BNIM was selected as the highest-ranking firm due to its project approach, public involvement plan and bid amount.

Mr. Bredehoeft noted that the agreement was between the YMCA and the City and would cover two-thirds of the expected costs, with the library having its own contract with BNIM for their portion of the project.

The project would include a substantial public involvement effort, with site planning expected to be completed in the summer of 2024. The \$95,000 cost of the agreement would be split equally between the YMCA and the City, with funding coming from the economic development fund.

Mr. Graves made a motion to approve the agreement with BNIM for architectural design services for the community center project. The motion was seconded by Mr. Cole Robinson.

Ms. Reimer stated that she had heard concerns from residents that were opposed to proceeding with the community center project but felt that it was important to continue taking steps to compile precise information, as construction could ultimately be decided by voters.

After further discussion, the motion passed 10-1, with Mr. Gallagher in opposition.

COU2023-65 Consider purchase of replacement Ford F-550 truck with equipment and disposal of asset #5429 by auction



Mr. Bredehoeft stated that the proposed purchase would replace a 2011 Ford F-350 truck. The new vehicle would be utilized daily for maintenance operations at City facilities, parks, and streets, as well as for snow removal efforts. He provided the following summary of costs:

• Olathe Ford - truck purchase	\$ 70,790.00
• Viking-Cives Midwest - equipment and assembly	\$ 95,000.00
• <u>KA-COMM, Inc. - electronics</u>	<u>\$ 6,264.78</u>
Total	\$ 172,054.78

Both Olathe Ford and Viking-Cives Midwest prices matched the Sourcewell cooperative purchasing program pricing. Utilizing the Sourcewell contract would guarantee competitive pricing for the truck and equipment, which would include the dump bed, hydraulic system, salt spreader, and front plow, as well as the radio, light bars, and other electronic equipment. Mr. Bredehoeft noted that since 2017, costs for an equivalent truck had increased by 60%.

Mr. Herring made a motion to approve the purchase of a replacement F-550 truck and equipment for \$172,054.78 and dispose of asset #5429 by auction. The motion was seconded by Mr. Shelton and passed 11-0.

COU2023-66 Consider purchase of two replacement Freightliner dump trucks and equipment and disposal of assets #5430 and #5447 by auction

Mr. Bredehoeft stated that the proposed purchase would replace a 2012 International dump truck and a 2013 International dump truck. He noted that the trucks were utilized daily for maintenance operations at City facilities, parks, streets, and snow plowing, and provided the following summary of costs:

Two Truck Purchase Including Equipment (Viking-Cives Midwest)

• Two Freightliner trucks	\$ 196,632.00
• <u>Equipment build-out</u>	<u>\$ 293,538.66</u>
Total	\$ 490,170.66

Mr. Bredehoeft noted that the Viking-Cives Midwest prices matched the Sourcewell cooperative purchasing program pricing, and that utilizing the Sourcewell contract guaranteed competitive pricing for the trucks and equipment, which would include the dump bed, hydraulic system, salt spreader, front plow, and emergency lights.



He added that prices for the replacement trucks had increased nearly 30% over the past several years, and that additional funding from the equipment reserve fund totaling \$40,170.66 would be needed.

Mr. Herring made a motion to approve the purchase of two replacement Freightliner dump trucks and equipment and disposal of assets #5430 and #5447. The motion was seconded by Mrs. McFadden and passed 11-0.

COU2023-67 Consider addition of a school crossing guard at the intersection of 63rd Street and Roe Avenue

Chief Roberson said that both Prairie Village and the City of Mission were contacted by concerned parents regarding the lack of a crossing guard at 63rd Street and Roe Avenue, and the safety of students crossing the intersection when walking to and from Highlands Elementary School, located in the City of Mission at 6200 Roe Avenue.

He noted that Council Policy #345 governed the process of determining the need for a school crossing guard. The Police Department traffic unit obtained preliminary student crossing counts and found them to average more than 15 students per crossing period. A traffic engineering study was then conducted by Kimley Horn, which analyzed the criteria in the policy and recommended that a crossing guard be added to the location.

Chief Roberson noted that the crossing guard would be added to the City's current contract with All City Management Services at a rate of \$28.98 per hour for a total cost of \$10,432.80 per school year. The City of Mission agreed to pay 50% of the cost, and the Prairie Village portion would be covered under the current Police Department budget.

Mrs. McFadden made a motion to approve the addition of a school crossing guard at the intersection of 63rd Street and Roe Avenue. The motion was seconded by Mr. Gallagher and passed 11-0.

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 11-0.

**COUNCIL COMMITTEE OF THE WHOLE
Discuss City Hall improvement options for new construction**

Ms. Prenger stated that the City Hall improvements project started in 2020 with a feasibility study and had progressed through the following phases:

1. Feasibility study (2020)



2. Facility assessment (2022)
3. Programming (2022)
4. Concept development (June 2023) - Three concepts were presented to the Finance Committee on June 27, 2023, which recommended to Council that the City pursue new construction with a cost ceiling of \$30 million. The three concepts presented included basic renovation, renovation with addition on-site or new construction. Council approved staff to move forward with development of concepts for new construction as recommended by the Finance Committee
5. Concept Development (November 2023) - Ms. Prenger noted that the following five concepts derived from option #3 (new construction) would be presented with costs to the Council for selection
 - a. Two story building with court room (as presented in June 2023)
 - b. Two story building with Council Chambers as shared space with court room
 - c. Two story building with council chambers as shared space with court room
 - d. Single story building with council chambers as shared space with court room
 - e. Single story building with court room reconstructed adjacent to the Police Department following the model of other cities where City Hall functions are separate from PD/Court functions

Ms. Prenger said that upon selection of an option, the architect would move into the next scope item, schematic design. At the end of the schematic design phase the City would need to execute a second addendum with the architect for construction documents. Afterward contracts for an owner's representative and construction manager at-risk would be brought to the Council for consideration:

Ms. Prenger presented the following options for consideration:

- Option 3-A: two story building with court room
 - 24,180 square feet
 - 158 to 185 parking spaces
 - Minimum cost - \$31.5M
 - Maximum cost - \$32.4M
- Option 3-B: two story building with a combined Council chamber and court room
 - 23,060 square feet
 - 158 to 185 parking spaces
 - Minimum cost - \$30.5M
 - Maximum cost - \$31.3M
- Option 3-C: two story building with a centered combined Council chamber and court room
 - 23,060 - 24,004 square feet
 - 158 to 185 parking spaces
 - Minimum cost - \$31.4M
 - Maximum cost - \$32.2M



- Option 3-D: single story building with a centered combined Council chamber and court room
 - 20,850 square feet
 - 146 to 210 parking spaces
 - Minimum cost - \$26.7M
 - Maximum cost - \$28.2M
 - Court room remains with Police Department

- Option 3-E: two-story building with a centered Council chamber room
 - 23,808 square feet
 - 146 to 210 parking spaces
 - Minimum cost - \$28.7M
 - Maximum cost - \$30.2M
 - Court room remains with Police Department

Ms. Prenger focused on options 3-D and 3-E, as both fell under the \$30M limit that had previously been set by the Council.

Mr. Gallagher asked if there were any legal requirements to have a stand-alone court room. Mr. Jordan said there were no requirements at the state level, but that most cities had their courtrooms and police departments adjacent to each other.

Ms. Limbird stated that she preferred option 3-D, as utilizing the chamber for both meetings and court was a better use of space.

Mayor Mikkelson and Mr. Dave Robinson suggested utilizing the existing Council Chamber for court in option 3-E rather than tearing it down and constructing a new court room.

Ms. Reimer asked how the existing community center building was currently being used. Ms. Prenger stated that the Police Department used it for training purposes.

Mrs. McFadden made a motion to proceed with option 3-E while taking into account suggestions made by Council. The motion was seconded by Mr. Graves.

After further discussion, the motion passed 11-0.

Mr. Shelton moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Dave Robinson and passed 11-0.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.



PRAIRIE VILLAGE
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ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 9:28 p.m.

Adam Geffert
City Clerk