

**COUNCIL COMMITTEE**  
**Tuesday, September 6, 2011**  
**6:00 p.m.**  
**Council Chambers**

**AGENDA**

**DALE BECKERMAN, COUNCIL PRESIDENT**

**AGENDA ITEMS FOR DISCUSSION**

Presentation of Corinth Square Proposed Modifications  
Dennis Enslinger

Update on 84<sup>th</sup> St & Mission Rd Public Engagement Process  
Dennis Enslinger

\*COU2011-45 Consider First Suburbs Sustainable Communities Challenge Grant  
Dennis Enslinger

\*COU2011-46 Consider Construction Contract for Project 190880 - Nall Avenue, 75<sup>th</sup>  
Street to 79<sup>th</sup> Street  
Keith Bredehoeft

Discussion about scope of Council Chamber Audio Visual equipment replacement  
Quinn Bennion

**\*Council Action Requested the same night**

## COUNCIL COMMITTEE OF THE WHOLE September 6, 2011

The Council Committee of the Whole met on Tuesday, September 6, 2011 at 6:00 p.m. The meeting was called to order by Council President Dale Beckerman with the following members present: Al Herrera, Dale Warman, Ruth Hopkins, Steve Noll, Michael Kelly, Laura Wassmer, Charles Clark, Diana Ewy Sharp, David Belz and Mayor Shaffer. David Morrison arrived late. Staff Members present: Captain Wes Lovett; Bruce McNabb, Director of Public Works; Jason Peters, representing the City Attorney; Quinn Bennion, City Administrator; Dennis Enslinger, Assistant City Administrator; Chris Engel, Assistant to the City Administrator; Lisa Santa Maria, Finance Director and Joyce Hagen Mundy, City Clerk.

### **Presentation of Corinth Square Proposed Modifications**

Dennis Enslinger stated the Planning Commission would be taking action on proposed design changes for the Corinth Square Shopping Center. Since this area is under the Community Improvement District, staff wants to provide the City Council with the opportunity to review and comment on the proposed changes before they go before the Planning Commission. These comments will be forwarded to the Planning Commission during its review of the application.

The proposed changes include building modifications to the main building at Corinth north and particularly the areas on the four corners with additional landscaping and parking lot improvements.

Laura Wassmer advised that she had spoken with Owen Buckley of Lane4 and received assurances there will not be a windmill placed at one corner. Dennis Enslinger stressed that the plans presented for approval were conceptual in nature and exact construction as shown is unlikely.

Ms Wassmer confirmed the proposed monument sign would not be illuminated. Mr. Enslinger noted the staff have reviewed the proposed sign criteria and have recommended several conditions of approval. Ms Wassmer stated that overall she liked what has been proposed conceptually.

Al Herrera asked when the work would start. Mr. Enslinger responded that they have not indicated a starting date, but he does not expect any major work to be done until next spring.

Charles Clark asked the estimated cost of the enhancements. Mr. Enslinger responded five million dollars. He noted the CID funds are on target with projected revenue. Dale Beckerman confirmed these enhancements would be considered as their signature project under the terms of the CID agreement.

Dennis Enslinger reported that the Bank of America building and land has been sold. The Planning Commission would be taking action on the proposed platting of the center to reflect the sale. He stated that area would not be considered as part of the shopping center and the proposed changes being reviewed for the center will not impact this

property. The building will be occupied by a bank with some additional offices. Internal improvements will be made to the building, but very little exterior work is planned for the near future.

David Belz confirmed there will only be one entrance off Mission Road.

Michael Kelly confirmed the CID would transfer to the new bank owner. He asked why Lane4 sold the property. Mr. Enslinger stated he understood they were having a difficult time leasing the facility.

Dale Beckerman noted the CID agreement is with Lane4 and the new owner has no obligation under the agreement although they are part of the identified CID District. Dennis Enslinger stated as a bank and office facility they will not be collecting sales tax and it is a decision by Lane4 of how the CID funds are shared, if any.

Charles Clark noted that when the condition requiring Council review was placed in the agreement, he felt the Council would have more time to review plans prior to them going before the Planning Commission. Dennis Enslinger emphasized the site plan is conceptual in nature and not a final design submittal. He stated staff will seek to provide more time for review on final applications.

Michael Kelly asked how staff viewed the proposed site plan. Mr. Enslinger stated staff was relatively pleased with the proposed plans. He noted the CVS building will be larger than many anticipate, but noted the increase in building height and elevations for the main buildings will help the new building to better blend in with the entire center. He noted staff is asking for more landscaping and is pleased to finally have a sign standard submitted for the entire center.

### **Update on 84<sup>th</sup> St & Mission Rd Public Engagement Process**

Dennis Enslinger distributed and reviewed a timeline for the 84<sup>th</sup> Street and Mission Road Comprehensive Plan Amendment process.

The first focus group meeting will be held on September 15<sup>th</sup> and will include Mission Valley parents. The second focus group meeting will be held on September 19<sup>th</sup> and include close-in property owners. He noted the area of amendment is larger than the Mission Valley School site. The next meeting will be September 20<sup>th</sup> and cover that 200' area surrounding the area. The final two focus groups will be consumer orientated and will be selected by RED. The focus group meetings will be closed. City Staff will attend and be able to report on the meetings. Focus Group reports will be available on September 30<sup>th</sup>.

City Staff will be meeting with representatives of Lane4 and Tower Properties.

There will be two open forums held at Village Presbyterian Church that anyone can attend. These will be Thursday, September 22<sup>nd</sup> from 6:30 to 8:00 p.m. and Saturday, September 24<sup>th</sup> from 9:00 a.m. to 10:30 a.m.

On Saturday, October 15<sup>th</sup> a public workshop will be conducted at Village Presbyterian Church from 9 a.m. to 12 noon. The City will maintain a project page on its website where individual's can follow the progress and get updates.

Laura Wassmer noted there are stakeholders throughout the City not just in the surrounding area. Mr. Enslinger responded the focus groups need to be small to be effective and noted there will be opportunities for the general public to become involved. He stated if any councilmember had an individual they felt should be involved in the process to let him know and he would pass that information on.

Michael Kelly asked the format of the focus groups. Mr. Enslinger stated they would not be presented any plans, but would be asked what they saw as issues for the area and how they would like to see the area developed. The focus will be on what the community wants to see in this area and again noted this is an area larger than the school site only.

Laura Wassmer stated she felt it was important in the focus groups for the individuals to be given direction and not spend a great deal of time discussing non-options.

Dale Beckerman asked if the results of the closed focus groups would be presented at the open forum. Mr. Enslinger responded the open forum is seen as a larger focus group with its purpose to gather more ideas. The workshops combine all the information gathered at the focus groups.

There will be a joint meeting of the City Council and Planning Commission on Monday, November 1<sup>st</sup>. The final presentation will be made to the City Council and Planning Commission on December 19<sup>th</sup>.

Dennis Enslinger encouraged council members to attend the open forums and workshops and to follow progress on the city's website.

#### **\*COU2011-45 Consider First Suburbs Sustainable Communities Challenge Grant**

Dennis Enslinger reported the Mid-America Regional Council (MARC) is applying for a HUD Sustainable Communities Challenge Grant with the endorsement of the First Suburbs Coalition. MARC will work with the First Suburbs Coalition, a coalition of inner ring suburbs in the Kansas City metro area, and local members of the coalition, in partnership with the Rocky Mountain Land Use Institute, the local chapter of the Urban Land Use Institute, and the Home Builders Association of Greater Kansas City, to evaluate local government codes and policies to make them more redevelopment-ready and sustainable-friendly.

The project will involve the following steps:

- 1) **Develop a Guide** - the First Suburbs Coalition, with assistance from the Rocky Mountain Land Use Institute, and in partnership with the Urban Land Institute and Home Builders Association, will develop a guide of options for redevelopment-ready, sustainable-development-friendly codes, policies and incentives. The guide will be built on work already done within the metro area, including work started by the First Suburbs Coalition and the Sustainable Communities Initiative, Creating Sustainable Places. The guide will also be based on national examples and

research provided by the project's partners. The guide will not be a single way to revamp codes and policies, but a selection of strategies and approaches to meet different needs.

The First Suburbs Coalition and MARC will work with its members and partners to develop, as a part of the guide, a section on how best the codes, policies, and incentives can be coordinated across the region in order to lessen code-competition and increase uniformity of standards and expectations.

- 2) **Code and Policy Audits** - once the guide has been developed, MARC, in partnership with individual local governments, will contract for services to audit the codes, policies, and incentives of individual first suburban communities and develop recommended revisions to their codes based on the Redevelopment-Ready, Sustainable-Development-Friendly Guide.
- 3) **Adoption of Codes, Policies and Incentives** - based on the individual professional audits, and in some cases self-audits, individual communities will adopt revisions to their codes, policies, and incentives that will make their communities more redevelopment-ready and sustainable-development-friendly.

The Sustainable Communities Challenge Grant requires a matching in-kind or cash match under the submission guidelines. If the City decides to participate the City will be committing to provide in-kind assistance over the 3-year grant period in the following amounts:

- Staff assistance in preparing code guide (25 hours x \$50/hour) \$1,250; and
- Staff support for code, policy, incentive audit (2 persons x 50 hours x \$50/hr) \$5,000

Mr. Enslinger noted the staff involvement would probably be that of Ron Williamson, himself or an intern. Over the three-year period of the grant, there is sufficient staff resources budgeted to meet the commitment as proposed by MARC. He also stated the City does not have to participate in all phases of the grant, but staff recommends participation in the first phase.

Diana Ewy Sharp asked if the city would be looking at form based codes. Mr. Enslinger responded it would and noted the focus would be on both environment sustainability as well as economic sustainability.

David Belz made the following motion, which was seconded by Ruth Hopkins and passed unanimously:

**MOVE THE GOVERNING BODY AUTHORIZE THE MAYOR TO EXECUTE  
A LETTER OF COMMITMENT WITH THE MID-AMERICA REGIONAL  
COUNCIL (MARC) RELATED TO PARTICIPATION IN THE HUD  
SUSTAINABLE COMMUNITIES CHALLENGE GRANT  
COUNCIL ACTION TAKEN  
09/06/2011**

Council President Dale Beckerman noted that Mr. Enslinger would be leaving at 7 p.m. to attend the Planning Commission meeting and asked him to present his staff reports

## STAFF REPORTS

### Administration

- Smart Lights/Smart Cities grant program has begun the installation of new energy efficient street lights. Prairie Village will be receiving 250 lights under the grant.
- Bus Line 575 that runs along 75<sup>th</sup> Street has requested additional signage that would identify bus stop times. They will pay for the additional signage. Mr. Enslinger added that effective September 21<sup>st</sup> a later bus will be added to the route.
- The Prairie Village Arts Council September reception will be held on September 9<sup>th</sup>.
- The second annual Jazz Festival will be Saturday, September 10<sup>th</sup> from 2 to 10 p.m.
- Dennis Enslinger noted he would be out of town attending the ICMA conference September 17<sup>th</sup> to 21<sup>st</sup>.

### **\*COU2011-46 Consider Construction Contract for Project 190880 - Nall Avenue, 75<sup>th</sup> Street to 79<sup>th</sup> Street**

Bruce McNabb reported that on August 5, 2011, the City Clerk opened bids for the 2011 CARS Project. The following eight bids were received:

Orr Wyatt Streetscapes	\$561,330.25
McAnany Construction	\$573,402.64
Miles Excavating	\$575,294.70
O'Donnell and Sons	\$598,553.05
Mega Industries	\$610,198.25
Freeman Concrete Const.	\$624,879.90
Amino Brothers	\$638,368.35
JM Fahey	\$772,823.20
Engineer's Estimate	\$712,631.00

The Engineer has reviewed all bids and verified references for Orr Wyatt Streetscapes. Given Prairie Village has not had any past experience with this contractor, staff held a meeting with them to discuss their company and the project. The bid for the combined project is \$151,300.75 or 21% below the engineer's estimate which reflects a continued very good bid environment.

Bruce McNabb noted this is basically a street rehabilitation project with new curb placed on the east side with some sidewalks being widened from four feet to five feet. The company has done this type of work before and is ready to begin once agreements are executed with a projected completion date of November 1<sup>st</sup>.

Quinn Bennion added that because this was a new contractor, staff checked multiple references and feels comfortable they can satisfactorily perform the work to the city's standards. This project is our 2011 CARS project so it will be funded at 50% by Johnson County. Funding is available under Project 190880- Nall Avenue, 75<sup>th</sup> Street to 79<sup>th</sup> Street.

David Morrison asked why the sidewalks were being widened. Mr. McNabb responded that five feet is the recommended width for sidewalks for ADA Compliance.

Diana Ewy Sharp made the following motion, which was seconded by David Belz and passed unanimously:

**MOVE THE GOVERNING BODY AUTHORIZE THE MAYOR TO EXECUTE THE CONSTRUCTION CONTRACT WITH ORR WYATT STREETSCAPES IN THE AMOUNT OF \$561,330.25 FOR 2011 CARS PROJECT 190880: NALL AVAENUE, 75<sup>TH</sup> STREET TO 79<sup>TH</sup> STREET**

**COUNCIL ACTION TAKEN  
09/06/2011**

**Discussion about scope of Council Chamber Audio Visual equipment replacement**

Quinn Bennion noted the audio visual equipment in the Council Chambers is approximately 15 years old. There is money in the equipment reserve account to upgrade this equipment and staff is seeking direction from the Council on what the scope of that upgrade should include.

The proposed scope prepared by staff includes the following: replacement of the projector, upgrade of the sound system, new speakers and DVD player for use by municipal court, digital audio recording, speaker capabilities in the MPR to accommodate overflow during meetings in the chamber, making the podium movable and a wireless control station. Also being discussed is the possibility of a monitor on the dais for each ward for viewing of presentations projected on the screen. The estimated cost for these improvements is \$60,000 with that funding being available in the equipment reserve fund.

Mr. Bennion noted they have not gone out to bid yet and do not have costs for specific elements.

Ruth Hopkins stressed the need to ensure that whatever contractor is selected, they are held accountable for the performance of the equipment.

Michael Kelly feels there should be an inactive functionality that would allow Council members to project items onto the screen. He also asked if consideration had been given to replacing the screens with flat screen units that could be angled out to the audience. Mr. Bennion responded it had been discussed, but noted it would increase the cost significantly. He stated it could be added to the bid as an alternate.

David Morrison suggested the inclusion of a direct line into the chamber with a speaker phone that would allow Council to talk with experts without having them present and possibly for council members to participate in meetings while out of town.

Dale Beckerman suggested the possibility of moving the screens closer to the public. He also noted the congestion on the dais with both council laptops and a monitor and asked if it would be possible to broadcast the packet over the monitor. Mr. Bennion stated it had been discussed and could be looked into further.

## **STAFF REPORTS**

### **Public Safety**

- Captain Lovett stated he had nothing to report, when questioned stated the school traffic is going smoothly.

### **Public Works**

- Bruce McNabb noted the City's weather service advised that the strongest winds (80 mph) from the recent storm were tracked just blocks from Prairie Village. His crews continue to do clean-up. To date 650 cubic yards of debris has been collected with approximately 1,000 labor hours.
- Staff is investigating changing the timing on the 75<sup>th</sup> Street traffic signals as studies have shown it would be beneficial to the flow of traffic. The initial test will be during the pm rush hours. If successful then adjustments will be made at noon and the a.m. rush hours.
- The 75<sup>th</sup> Street rehab project subcommittee met last week. The first public information meeting will be held next week

### **Administration**

- Chris Engel reported the pool closed early due to public health concerns. Staff received several dozen calls and e-mails regarding the closure.
- The Weltner Park groundbreaking was held last Wednesday, the project is currently under construction with the road opening October 1<sup>st</sup> and the Park opening November 1<sup>st</sup>.
- The Community center committee met with the Parks District and the School District during the past week.
- The Geothermal project is progressing. Wells are installed and connection lines are being installed.
- Lisa Santa Maria reported staff is completing the 2012 budget book
- Staff is now exporting data from Springbrook for financial reports
- Short-term Interest rates will remain low through 2013
- Moody's bond rating call for the bond rating will take place on September 15<sup>th</sup>
- Quinn Bennion announced that he will be out of the office at the ICMA conference from September 17<sup>th</sup> through 21<sup>st</sup>.
- Countryside East Homes Association met last week to discuss KCP&L outages in Ward 1 during the recent storm. KCP&L has committed to look at tree trimming schedules to help the situation.

### **JazzFest Committee Report**

Steve Noll reported the weather forecast for the second annual Jazz Festival on September 10<sup>th</sup> is very good. Mr. Noll distributed schedules and maps for the event to each councilmember and encouraged all to attend the event.

## **ADJOURNMENT**

With no further business to come before the Council Committee of the Whole, Council President Dale Beckerman adjourned the meeting at 7:10 p.m.



Dale Beckerman  
Council President