

**COUNCIL COMMITTEE  
TUESDAY, FEBRUARY 19, 2013  
6:00 P.M.  
Council Chambers**

**AGENDA**

**CHARLES CLARK, COUNCIL PRESIDENT**

**AGENDA ITEMS FOR DISCUSSION**

Presentation of general overview of retirement plans for city employees  
Jenny Cascone Mosh and Quinn Bennion

COU2013-07 Consider allocation of funds for upgrade of school zone beacon system  
Sgt. James Carney

COu2013-08 Consider approval of a contract with William White & Sons  
Construction Company for the 2013 Concrete Repair Program  
Keith Bredehoeft

COU2013-09 Consider approval of a contract with Vance Brothers, Inc. for the 2013  
Crack Seal/MicroSurfacing Program  
Keith Bredehoeft

Follow-up from Council Work Session  
Quinn Bennion

Discuss Comprehensive Plan Amendment Process  
Dennis Enslinger

**COUNCIL COMMITTEE OF THE WHOLE**  
**February 19, 2013**

The Council Committee of the Whole met on Tuesday, February 19, 2013 at 6:00 p.m. in the Council Chambers. The meeting was called to order by Council President Charles Clark with the following members present: Mayor Ron Shaffer, Ashley Weaver, Steve Noll, Andrew Wang (late), Laura Wassmer, Brooke Morehead, David Morrison, Charles Clark, Ted Odell and David Belz. Staff Members present: Wes Jordan, Chief of Police; Captains Tim Schwartzkopf and Wes Lovett, Sgt. James Carney; Keith Bredehoeft, Interim Public Works Director; David Waters for City Attorney Katie Logan; Quinn Bennion, City Administrator; Dennis Enslinger, Assistant City Administrator; Lisa Santa Maria, Finance Director; Nic Sanders, Human Resources Specialist and Joyce Hagen Mundy, City Clerk.

**Presentation of general overview of retirement plans for city employees**

Quinn Bennion stated in response to a request by Council at the February 2nd Council Work Session, staff has asked Jenny Mosh with Lathrop & Gage to present a general overview of the city's pension plans. Mr. Bennion noted one of the significant management decisions is the determination of appropriate compensation and benefits for employees. The pension plans were created to be equitable to employees and competitive with other public entities. Mr. Bennion noted that unique to public retirement plans there are state statutes providing direction as to what can be done. He noted once enrolled in KPERS (Kansas Public Employees Retirement System) neither the city non employee can opt out. State and municipal code requires cities to provide a retirement program for police.

Mr. Bennion noted that some changes were made to employee benefits during the recent review of the employee handbook. Tonight's presentation is informational, if the Council seeks to look further into pension plans, he recommends that it do so as part of a full compensation and benefit study by an outside consultant.

Jenny Mosh stated the Police Pension Plan was established in 1966 as a defined benefit plan with benefits determined by a formula of 2.5% of final average salary times years of service after 25 years. The plan guarantees payment for 120 months for a surviving beneficiary and for the life of a retired officer. Ms Mosh noted as a qualified plan the plan has to meet standards of federal tax code and be approved by the IRS every five years. The next review will be January 31, 2014. The plan is not subject to the requirements of ERISA. The funding mechanism is administered by M&I Bank. The police officers pay 4% of their salary into the plan. The city contribution is determined by an actuary each year. The plan is administered by a Police Pension Board currently chaired by Steve Noll with a resident member and a police department representative.

Ms Mosh noted the Police Pension Plan can be changed; however, she reviewed restrictions as to what changes can be made.

Quinn Bennion noted Prairie Village is one of a few current Kansas cities with their own private police pension plan. All other cities participate in KP&F (Kansas Police & Fire) or KPERS (Kansas Public Employee Retirement System) administered by the state.

Charles Clark noted the number of vested officers currently on the plan is 47. The benefits for these members cannot be changed. Mr. Clark stated in the early 2000, the city was not contributing to the fund. The large contributions reflected in 2010-2012 were required to make up for the earlier lack of funding.

David Belz asked why other cities have gone to KP&F. Steve Noll responded it is easier. They do not have the responsibility of managing the plan. He noted there is a significant cost involved in closing out a plan.

Laura Wassmer asked what the benefit was for KP&F. Quinn Bennion responded it was a more enriched plan for the employee. Ms Wassmer asked if it would be less expensive to the city at some point. Mr. Bennion noted KP&F employees currently pay in 7% of salary with cities paying approximately 18% as the employer contribution.

David Belz felt there was merit in looking further into KP&F. Andrew Wang agreed and feels this should be discussed in detail at some point in time. Steve Noll responded that there is no simple answer and that parallel plans would be required until no officers remained on the existing plan. This can certainly be considered, but noted the answers will not be available in short term.

Quinn Bennion commended the previous board members for adequately funding this plan.

Quinn Bennion noted that any fulltime employee not covered by the police pension plan is covered by KPERS. The KPERS Board and State Legislature have 100% control of this plan. The amount paid into the plan and the plan benefits are determined by the state. The City currently pays a rate of 7.34%. Mr. Bennion noted that prior to 2005 the employee contribution to the plan was significantly more than the city contribution.

In the 1980's the city created a supplemental pension plan for non-commissioned police personnel to balance the retirement benefits of employees. Prior to 2009 this was a pooled plan with a formula determining contributions and benefits. In 2009 the city closed this plan and created a self-managed 401a plan for employees through ING. Unlike KPERS, the city has 100% control over this plan.

Laura Wassmer asked how long it has been since the city's pension plans have been compared with those of other cities. Mr. Bennion responded the last comparison was part of the 2006 comprehensive benefit study. He again encouraged the Council if they wanted to pursue possible changes; this should be done through a full comprehensive benefit study conducted by an outside agency.

**COU2013-07 Consider allocation of funds for upgrade of school zone beacon system**

Sgt. James Carney stated the Police Department researched various options to improve the reliability and capability of the school zone beacon system throughout the City. He reviewed the current process followed to program the existing system and the challenges it presents. The current pager-based system must be programmed twice a year because the pager system cannot handle the amount of data transfer needed for a full year schedule for each location, programming takes at least one hour per school (twice a year), there is no confirmation back to programmer of acceptance of data, every beacon in every school zone must be physically checked to verify they are working, and there is no way to remotely trouble-shoot when a beacon is malfunctioning. Sgt. Carney also noted that he has been advised the longevity of service for pager based systems is questionable.

Staff determined this goal could be achieved with an upgrade to the current Eltec brand system as opposed to purchasing an entirely new system. The upgrade would entail replacing the time clocks in each beacon cabinet with a new system that uses internet/intranet and RF technology, eliminating the need for the pager system and pager fees. The upgrade would also include an omni-directional antenna to communicate with the beacons and associated software. This will require the upgrade of thirteen (13) Eltec brand school zone beacons from pager-based communications to Ethernet-based communications for \$22,780 (Eltec hardware/software -- \$19,280; installation/testing -- \$3,500). Staff also recommends approval of funds not to exceed \$1,500 to hire a contractor to install the omni-directional antenna. The purchase was approved as part of the 2013 budget.

David Belz confirmed the project would be funded from the equipment reserve fund.

Brooke Morehead asked if the project was bid or if this was the only quote received. Sgt. Carney responded they did not go out to bid as this was not the purchase of a new product but an upgrade of existing equipment. They did receive quotes on the installation and testing with lowest bid selected to provide that service.

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

**MOVE THE CITY COUNCIL APPROVE THE ALLOCATION OF  
\$26,708 FROM THE EQUIPMENT RESERVE FUND TO PAY  
FOR AN UPGRADE TO THE SCHOOL ZONE BEACON SYSTEM  
COUNCIL ACTION REQUIRED  
CONSENT AGENDA**

**COU2013-08 Consider approval of a Contract with Wm White & Sons Construction for the 2013 Concrete Repair Program**

Keith Bredehoeft stated on February 8, 2013, the City Clerk opened bids for Project CONC2013, 2013 Concrete Repair Program. The following three bids were received:

William White & Sons	\$710,978.25
O'Donnell & Sons	\$922,925.75
Freeman Concrete	\$1,277,085.00
Engineer's Estimate	\$746,910.00

This program consists of repairs to deteriorated concrete sidewalk, curb and ADA ramps. Location of work includes streets in the City's yearly maintenance Districts. Not all streets in the following areas will require work. They are Districts 23 (71<sup>st</sup>. to 75<sup>th</sup>. Mission to Roe), 13 (71<sup>st</sup> to 75<sup>th</sup> Roe to Nall), 61 (83<sup>rd</sup> to 87<sup>th</sup> Roe to Nall) and 64 (83<sup>rd</sup> to 89<sup>th</sup> Reinhardt to Roe). The City will also be repairing deteriorated concrete at Harmon, Santa Fe and Taliaferro Parks along with approximately ten miscellaneous locations.

City staff has reviewed the bids for accuracy and found no errors. Funding is available in the Capital Infrastructure Program Project CONC2013. Mr. Bredehoeft noted the low bidder is the same contractor that provided this work in 2012 and did excellent work for the city.

Brooke Morehead noted recent concern expressed by a resident regarding the quality of concrete and asked if that had been addressed. Mr. Bredehoeft responded the city has not had any recent problems with its concrete. He noted there has been problems with the concrete mixture applied fifteen years ago.

Steve Noll made the following motion, which was seconded by Laura Wassmer and passed unanimously:

**Move to authorize the Mayor to sign the Construction Contract with William White & Sons Construction Co. for Project CONC2013, 2013 Concrete Repair Program for \$730,000.00.**

**COUNCIL ACTION REQUIRED  
CONSENT AGENDA**

**COU2013-09 Consider approval of a contract with Vance Brothers, Inc. for the 2013 Crack Seal/Micro Surfacing Program**

Keith Bredehoeft stated on February 8, 2013, the City Clerk opened bids for Project P5000, 2013 Crack Seal/Micro Surfacing Program. One bid was received from Vance Brothers, Inc. in the amount of \$279,107.40. The engineer's estimate for the project was \$292,778.80.

This contract consists of two separate maintenance programs at various locations throughout the City; a Micro Surfacing program which is a maintenance tool to assist in preserving the existing asphalt pavement, thus extending the pavements life cycle; and a Crack Seal program which seals existing cracks in the asphalt pavement. Sealing cracks and joints helps to prevent water from entering the base of the pavement.

There is \$289,000.00 budgeted for this project and the contract will be awarded for that amount. Locations of work will be adjusted (increased) to utilize the \$289,000 budget.

City staff has reviewed the bid for accuracy and found no errors. Funding is available in the 2013 Capital Infrastructure Program Project P5000.

Ted Odell asked why there was only one bid received. Mr. Bredehoeft responded this has been the case for the past several years. There is a large company out of Wichita that has bid in the past, but they generally only do large projects, such as those in Overland Park. The other companies providing this service are smaller companies who are not comfortable contracting jobs as large as Prairie Village. Mr. Bredehoeft noted that Vance Brothers has done this work for the city for the past several years and has submitted a competitive bid in line with the engineer's estimate.

Steve Noll made the following motion, which was seconded by Ted Odell and passed unanimously:

**Move to authorize the Mayor to sign the Construction Contract with Vance Brothers, Inc. for Project P5000, 2013 Crack Seal/Micro Surfacing Program for \$289,000.**

**COUNCIL ACTION REQUIRED  
CONSENT AGENDA**

#### **Follow-up from Council Work Session**

Quinn Bennion stated at the February 2<sup>nd</sup> City Council Work session, the Council reviewed the status and priority of current projects. Those completed were acknowledged and active projects were reviewed. The following changes were made:

#6 - Explore a more proactive approach to the location of wireless tower facilities in PV and on city property was reclassified as inactive.

#11 - Multipurpose room enhancements were reclassified as completed.

Staff was asked to schedule items for council action and consideration. A tentative schedule was presented for consideration

A review of items currently not being addressed was reviewed and the following changes were made:

#4 - Develop comprehensive plan amendment for Meadowbrook property - moved to active status.

#5 - Organize the Tour de Prairie Village bike race/fundraiser - removed from current consideration.

#6 - Rental licensing program to include interior inspections - moved to active status.

#7 - Explore the reestablishment of the Prairie Village Development Council - removed from consideration.

#9 - Explore the purchase of the city's street light and/or traffic signal system - moved to active status.

#15 - Comprehensive review of committees, role and structure - moved to active status.

#18 - Review of necessity of pet licenses/enumeration - moved to active status.

Ted Odell noted his comments were much broader than the addition of interior inspections for rental property licensing, such as creating a home ownership incentive.

Brooke Morehead noted the discussion of #4 development of Comprehensive Plan amendments used Meadowbrook property as an example and was intended to be broader.

Quinn Bennion noted he would make the changes. Charles Clark advised the Council if in a closer reading of the information they discovered any other changes they should let staff know.

### **Discuss Comprehensive Plan Amendment Process**

Dennis Enslinger noted the discussion at the Council Work Session regarding possible comprehensive plan amendments and requested clarification on the process and scope the Council wanted followed as it could have budget implications. He noted amendments have been done solely by outside consultants, amendments have been drafted by city staff and a combination of both.

Brooke Morehead stated she would like to see any large area with the potential of redevelopment including such information as location, ownership, size, plans of owners, demographics of the area, etc. Mr. Enslinger responded that staff has the ability to gather that information and noted there is very little undeveloped land in the city. Mrs. Morehead stated she would also like to consider possible change of current public properties such as schools and churches.

Quinn Bennion noted that some cities have created plans that identify possible areas of redevelopment, but cautioned the council on how these could be perceived by the public noting the city's experience with discussion on redeveloping 75<sup>th</sup> Street.

Dennis Enslinger stated Prairie Village has not taken a proactive role on redevelopment, but has chosen to work with property owners as they seek to develop their property placing a heavy emphasis on what the owner wants to do.

David Morrison stated he felt there should be a process in place for the possible future development of a park.

Dennis Enslinger stated there are future land use maps included in comprehensive plans that focus on key development areas. This was not done in the last comprehensive plan. It is harder to do this in smaller cities as an identified general area can more easily be identified as a particular land parcel unlike larger cities where the identified area covers several parcels in a general area. He stated the parks master plan states that there should be a park in the northern section of the city.

Quinn Bennion noted that the past two comprehensive plan amendments have not been completed. Redevelopment of both Mission Valley and 75<sup>th</sup> Street were not carried through due to resident objections.

Dennis Enslinger noted the current comprehensive plan designation for the Corinth Square Shopping Center was not followed. The comprehensive plan called for higher density and mixed use.

David Morrison stated he felt the city's hands were tied because the City did not have available options identified.

Dennis Enslinger stated the City could do a major amendment to the Comprehensive Plan identifying areas where the city wants more residential, commercial or higher density development.

Charles Clark noted the difficulty in redevelopment if the property owner is not in agreement with the comprehensive plan as was the case with Corinth Square.

Dennis Enslinger stated comprehensive plans can be successful in directing development if the City is willing to commit to the plan regardless of neighborhood or developer opposition. He noted the comprehensive plan for the City of Mission identified the type of development it wanted for the vacated Mission Center. It has taken eight years but they have a development that is in compliance with their plan.

He is a strong support of comprehensive plans as they set expectations but the City must be willing to be ahead of the game and willing to hold strong to their plan.

### **Adjournment**

With no further business to come before the Council Committee of the Whole, Council President Charles Clark adjourned the meeting at 7:25 p.m.

Charles Clark  
Council President