

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
October 19, 2015**

The City Council of Prairie Village, Kansas, met in regular session on Monday, October 19, 2015 at 7:30 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas.

ROLL CALL

Mayor Laura Wassmer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Brooke Morehead, Sheila Myers, Dan Runion, David Morrison, Ted Odell and Terrence Gallagher.

Staff present was: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Public Works Director; Melissa Prenger, Project Manager; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator; Lisa Santa Maria, Finance Director; and Joyce Hagen Mundy, City Clerk. Also present were Teen Council members: Ben Wang, Kellie O'Toole and Dennis Rice.

Mayor Laura Wassmer led all present in the Pledge of Allegiance.

INTRODUCTION OF STUDENTS & SCOUTS

No scouts or students were in attendance.

PRESENTATIONS

Update from First Washington regarding Village and Corinth Shops

Mayor Wassmer welcomed representatives from First Washington Realty: Alex Nyhan, Senior Vice President; Gregory Zike, Vice President and Monica Mallory, Regional Property Manager. Also present was Tom Proebstle with Generator Studio.

Mr. Nyhan reviewed the following \$ 0.5M in deferred maintenance/capital improvements made to the shopping centers since their purchase by First Washington earlier this year. These include parking lot rehabilitation, Hen House exterior building repair and Village Flower/TCBY exterior building repair (scheduled for 4th quarter of 2015) at the Village Shops. Corinth Square Shopping Center also had parking lot rehabilitation and has the roof replacement of the Johnny's/Subway building scheduled for the 4th quarter of 2015.

Alex Nyhan was pleased to announce 100% occupancy at both shopping centers.

Monica Mallory introduced herself and provided a tenant update highlighting new and existing tenants in the centers. She stated First Washington has been pleased to financially support the community events of VillageFest, JazzFest, State of the Arts and the Mayor's Holiday Tree Fund. They are equally excited to sponsor the following community events at their centers: Prairie Village Art Fair, Lancer Day Parade, SMMC Light the Town Pink, Trick or Treating in the Village and Holiday Open House Events at the Village Shops. Corinth Square Shopping Center is pleased to host the KU Kick Off event, Trick or Treating at Corinth Square and Holiday Open House Events.

Tom Proebstle with Generator Studio briefly reviewed the plans for Project C: Building D Façade Remodel. This is commonly referred to as the Hattie's Building.

Plans have been submitted for site plan approval by the Planning Commission at its November meeting. The proposed changes will provide more open space and more visibility for the tenants. The building materials will be carried over from those used in other parts of the center.

Jori Nelson confirmed this project will be completed with CID funds.

Terrence Gallagher asked if the tenants will be able to select their signage as they did for other parts of the center or if standardized signage will be required. Mr. Proebstle replied the tenants will be able to select.

Alex Nyhan closed the presentation with a discussion of the constraints faced by First Washington in further redevelopment of the centers noting there are three main large tenants in The Village with long term leases - Macy's, US Bank and Hen House. They continue to engage in discussions with them; however, until agreement is reached with them regarding redevelopment, they are unable to pursue significant changes. Mr. Nyhan noted that being the case, they do not plan to engage the community in public meetings until they are able to offer something. Mr. Nyhan stated he looked forward to returning in December with the formal annual CID Report.

Ted Odell thanked First Washington for its involvement in the community. He stated that he would like to see more engagement and better communication with the existing tenants. Mr. Nyhan responded that Monica Mallory interacts with the tenants more than fifty times per week.

Jori Nelson also thanked them for providing the update. She stated she has heard great things about Monica and that the tenants appreciate all that she does; however, they want to have communication from the owner. These formerly locally owned centers have had a history of direct communication with their owners

establishing good personal relationships. The merchants are fearful and have a lack of trust in the current ownership. They do not know what is planned for the centers. The renewal process is difficult and intimidating requiring input from attorneys. The tenants on the back side of the shopping center feel they have been neglected with no landscaping or fountains. These tenants have been in Prairie Village for 30+ years and want a partnership with the owners and want the owners to have a greater presence at the centers to address their concerns.

Mr. Nyhan replied that Monica represents First Washington and noted that the Prairie Village centers are the only centers they own that have an on-site property manager. Their strategy is to retain tenants and in the seven months they have owned the centers they have done that - no one has left. It is their goal to have local tenants prosper.

David Morrison stated the City wants to have a partnership with the First Washington Realty and asked how much financial support they gave to community events. Mr. Nyhan stated that information would be presented in their annual CID report in December.

Ashley Weaver stated that she was disappointed that the merchants felt intimidated and fearful by their aggressiveness.

Mayor Wassmer noted the recent issue of INK highlights Prairie Village local merchants in its centers. Based on what she is hearing, she stressed the need to take care of local tenants. There appears to be a disconnect between the tenants and the ownership, which she does not feel is intentional.

Eric Mikkelson stated he is seeing the type of partnership that he had hoped to have. He appreciated Mr. Nyhan's explanation why a community meeting has not been

held and confirmed that they will take place at the appropriate time. He asked what they were doing to attract and keep local tenants.

Mr. Nyhan responded there are zero vacancies at both centers. They see their job being to help tenants succeed.

Mr. Mikkelson noted the parking lot property owned by First Washington across the street next to Brighton Gardens needs to be better maintained. He asked if other than Project C: in Corinth Center if there were any other CID projects in the pipeline. Mr. Nyhan replied there were not. Quinn Bennion noted however, the Tomahawk Trail funded through the CID is scheduled for 2016.

Ashley Weaver asked why the rent increases have been so large. Ms. Nelson stated the increased rents requires the tenants to increase their prices making it difficult to retain their customers. She felt that the tenant rents should not be increased to offset the high price that was paid by First Washington for the centers.

Gregory Zike stated that he meets with tenants on specific issues when he is in town. Ruth Hopkins stated she is worried about the smaller tenants that have been in the centers for years. They're afraid. She asked them to work with them as they are part of this community and belong in the centers. Mr. Zike replied they are supportive of all their tenants, large or small.

Mayor Wassmer suggested that they schedule time to meet with each of their merchants - to spend time with them and not only when there are issues, but get to know them. Mr. Zike replied that Monica speaks for the company. Mayor Wassmer acknowledged that she does, but noted the tenants are wanting someone with a Vice President title. Ms. Nelson added that Ms. Mallory is a representative of the company, but not a decision maker.

Sheila Myers stated she lives near the Corinth Center and is excited about the proposed improvements to Hatties.

PUBLIC PARTICIPATION

No one was present to address the City Council.

CONSENT AGENDA

Council President Brooke Morehead moved for the approval of the Consent Agenda for October 19, 2015:

1. Approve Regular City Council Minutes - October 5, 2015
2. Approve Special City Council Minutes - October 12, 2015
3. Approve Claims Ordinance 2935.

A roll call vote was taken with the following members voting “aye”: Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Myers, Morehead, Runion, Morrison, Odell and Gallagher.

Update on Consolidated Fire District No. 2 Station Location

Mayor Wassmer amended the agenda calling upon Chief Lopez with Consolidated Fire District No. 2 to provide an update on the proposed fire station location.

Chief Lopez stated that at the September 8th Council Committee he was asked to report back on any possible alternate sites on city property considered for the location of the fire station. Chief Lopez distributed site maps reflecting six locations considered and reviewed each. Exhibit A depicted the proposed site presented to the Council. Exhibit B was similar to Exhibit A but located further to the south encroaching on the existing skate park. Exhibit C was located over the existing Community Center which would have good access to Mission Road; however, the community center, basketball court and

several mature trees and green space would be lost. Exhibit D was located to the south of the municipal campus exit. This has great access to Mission Road; however, it is located over the city's geothermal field and not possible. Exhibit E was actually located south of the city's property on and has very poor access to Mission Road. Exhibit F was south of the water tower providing good access to Delmar; however, they have to go around the block to access Mission Road. There would be significant loss of green space and trees and in close proximity to residential neighborhoods.

Brooke Morehead noted that since the skate park will need to be completely rebuilt, it could also be relocated making option B acceptable. Mrs. Hopkins noted that its use would require immediate rehabilitation of the skate park. Chief Lopez responded that the fire district would consider that option. Eric Mikkelson noted a downside to option B is the loss of more green space. The proposed location of Option A results in the least amount of lost green space and trees.

Ted Odell stated that Option A was the logical choice. Terrence Gallagher thanked the Fire District for presenting the information.

Sheila Myers asked if the station could be attached to the municipal building. Mayor Wassmer stated that would have a major impact on police operations. Chief Schwartzkopf noted the police department needs access to the PD bay. Mrs. Myers stated it did not have to be a direct connection. There could be a road between the buildings.

Dan Runion asked if the footprint could be orientated differently. Chief Lopez responded the proposed orientation results in the least loss of parking spaces.

Eric Mikkelson asked if the Fire District was still open to collaboration on the design and how that would take place.

Deputy Chief Jeff Scott stated the Fire District has put out an RFP for an architect for the project. Once they are selected the department's building committee will begin to meet and they would invite city representatives to join that committee. Mr. Mikkelson noted the city's Planning Commission has several experienced architects and encouraged them to capture the benefit of that expertise.

COMMITTEE REPORTS

Council Committee of the Whole

COU2015-35 Consider renewal of City's Employee health, dental and vision insurance providers

On behalf of the Council Committee of the Whole, Council President Brooke Morehead moved the City Council approve Blue Cross Blue Shield of Kansas City as the City's health insurance provider for the 2016 plan year with a 9.0% increase in premiums, Delta Dental of Kansas as the City's dental insurance provider for the 2016 plan year with no increase in premiums and Superior Vision as the City's vision insurance provider for 2016 with no increase in premiums. The motion was seconded by Sheila Myers and passed unanimously.

COU2015-37 Consider approval of agreement with Affinis Corporation for the design of the 2016 Paving and Drainage Programs

Melissa Prenger provided an update on projects and explained how the paving and drainage programs were developed. She shared with the Council a map designating the 2015 Worst of the Worst (WOW) Streets. These 12 to 13 streets together with the Tomahawk Trail CID Project make up the tentative list of streets in the proposed paving program. She noted the list will be evaluated in the coming months for prioritization based on street condition.

The drainage program is developed with known drainage issues and includes a failing rock wall just east of Roe and the addition of more storm drains on Booth. Dan Runion asked if Delmar/Fontana area was included. Keith Bredehoeft replied that this area is currently being reviewed to determine the best action. Melissa Prenger noted that due to the size of this project it will be treated as an individual project.

This agreement is for the design of the 2016 Paving and Drainage Programs with construction anticipated to begin in the summer of 2015. Capital Improvement Program funding available for the 2016 Paving Program is \$104,060 with \$81,834 in funding available for the 2016 Drainage Project for a total cost of \$185,894.00.

Ted Odell moved the City Council approve the Design Agreement with Affinis Corporation for the design of the 2015 Paving and 2015 Drainage Programs in the amount of \$185,894.00. The motion was seconded by Andrew Wang and passed unanimously.

Eric Mikkelson confirmed that sidewalk will be installed where there is none according to the city's sidewalk program unless a valid petition is filed against installing sidewalks.

COU2015-38 Consider approval of agreement with Hollis + Miller Architects for the design of the City Hall/Police Department entrance

Brooke Morehead stated that as this decision is based on 2010 information and therefore she moved the City Council direct staff to re-evaluate the selection of Hollis + Miller Architects. The motion was seconded by Jori Nelson.

Keith Bredehoeft replied the city did a RFQ in 2009 and Hollis + Miller was selected by committee in 2010 to begin a re-design of the City Hall entrance and ADA enhancements. The project was paused due to budget cuts and other priorities. Hollis

+ Miller were told they would be hired when the project proceeded. The City Hall/Police Department entrance project is included in the CIP plan as a 2016 construction project for \$430,000 with design fees budgeted at \$70,000.

Mayor Wassmer stated that if the Council wants to go back out and look at additional firms the project would be delayed from 2016 to 2017. Mrs. Morehead replied with the five year period since the RFQ was issued she feels there may be other firms interested in the project.

Terrence Gallagher stated he does not have a problem with moving forward with Hollis + Miller, but wanted to know if the cost is that which was quoted in 2010. If not, he supports reopening the process. Mr. Bredehoeft replied the RFQ considered qualifications only, no fees were negotiated.

Jori Nelson felt that since the cost of the project is over \$10,000, it should be bid. She questioned if staff's plate was full, why the city was adding more with this project. Quinn Bennion stated this project has been scheduled for the 2016 CIP; however, it could be done in 2017. Ruth Hopkins noted that to redo a process that has already been done is asking staff to do more. Mr. Gallagher agreed with Mrs. Hopkins and supports moving forward.

Eric Mikkelson questioned why no fees were established when Hollis + Miller was selected in 2010. Keith Bredehoeft replied on requests for qualification on three year contracts a fee rate is requested. A fee is later negotiated for one year individual projects.

Brooke Morehead stated this decision was made five years ago. There are different needs and concepts today. Mr. Gallagher noted with RFQ submittals only qualifications are reviewed, no design plan are created. Andrew Wang stated that

nothing is accomplished by asking staff to go back and redo something that has already been done. He supports moving forward. Eric Mikkelson stated that the firms interested in this project may have changed over the past five years with new firms presenting the necessary qualifications.

Keith Bredehoeft stated that Hollis + Miller understands the project and the scope of the work. He has no reason to think that they are not qualified to do the project and recommends moving forward. Mr. Mikkelson asked if the city has a good working relationship with this firm from recent projects and if the same individuals are still with the firm. Mr. Bredehoeft replied the project manager is still with the firm. Mayor Wassmer noted that Hollis + Miller are the architect for the Briarwood Elementary School project and other school district projects.

Mayor Wassmer called for a vote on the motion to direct staff to re-evaluate the selection of Hollis + Miller Architect. The motion was defeated by a 7 to 6 vote with Mayor Wassmer casting the deciding vote.

Andrew Wang moved the City Council approve the Design Agreement with Hollis + Miller Architects for the design of the City Hall Courtyard Conceptual Design Phase Project in the amount of \$18,000. The motion was seconded by Ruth Hopkins and passed by a vote of 7 to 5 with Nelson, Mikkelson, Morehead, Runion and Morrison voting in opposition.

COU2015-39 Consider 2015 Park Improvements Construction Change Order #1

Melissa Prenger stated the designed park projects in Bennett and Taliaferro included nature play areas, sand play, walking trails and play mounts. This Final Change Order reflects the final field measured quantities for all bid items.

Additional demolition and concrete quantities were included in the project to remove and/or replace deteriorated concrete in Bennett and Taliaferro Park that were not part of the designed park project.

Funds for this work will come from the 2015 Parks Program in the amount of \$9,189.40 with the final contract amount with Primetime Contracting Corporation for the project being \$214,389.40.

Ted Odell moved the City Council approve Construction Change Order #1 with Primetime Contracting Corporation for the 2015 Parks Improvements Project in the amount of \$9,189.40 bringing the new contract amount to \$214,389.40. The motion was seconded by Terrence Gallagher and passed unanimously.

Mayor's Report

Mayor Wassmer reported that again much of her time during the past two weeks has been involved with the Meadowbrook Redevelopment Project. However, she was also able to judge the Briarwood Elementary Chili contest; to meet with the visiting delegation from the Ukraine; attend the Mission Road Committee meeting and to attend the Northeast Johnson County Mayor's luncheon

STAFF REPORTS

Public Safety

- Chief Schwartzkopf reported that the remodel of the Dispatch area began and is expected to take approximately two weeks. Dispatchers are working out of the City of Leawood. Someone is on-site to assist walk-in traffic.
- The next "Coffee with a Cop" will be held on November 1st at Hy-Vee from 8:30 to 10:30 a.m.

Ruth Hopkins asked about the recent damage to Porter Park. Chief Schwartzkopf replied that he would e-mail an update to the Council.

Public Works

- Keith Bredehoeft provided an update on current street and concrete projects.

Administration

- Wes Jordan announced that the pilot program for glass recycling is currently on hold.
- Quinn Bennion announced two upcoming Meadowbrook Public Meetings - the first being October 20th from 3:30 to 7 p.m. on park development and the second being Wednesday, October 21st for the neighborhood meeting regarding the Planning Commission application for rezoning.
- There are modifications to the Municipal Court counter windows being made including ADA Accessible items. The work is being funded with ADSAP funds.

OLD BUSINESS

There was no Old Business to come before the City Council.

NEW BUSINESS

Ruth Hopkins announced that she will be running again for the National League of Cities Board of Directors and stated that at the Kansas League of Municipalities Conference last week was given an endorsement by the state.

EXECUTIVE SESSION

Brooke Morehead moved pursuant to KSA 75-4319 (b) (1) that the Governing Body, recess into Executive Session in the Multi-Purpose Room for a period not to exceed 30 minutes for the purpose of consulting with the City Attorney on matters which are privileged in the attorney-client relationship. Present will be the Mayor, City Council, City Administrator, Assistant City Administrator and City Attorney. The motion was seconded by Sheila Myers and passed unanimously. The meeting was recessed at 9:10 p.m.

Mayor Wassmer reconvened the meeting at 9:40 p.m.

Committee meetings scheduled for the next two weeks include:

Environment/Recycle Committee	10/28/2015	5:30 p.m.
Council Committee of the Whole	11/02/2015	6:00 p.m.
City Council	11/02/2015	7:30 p.m.

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The Prairie Village Arts Council is pleased to present the 2015 State of the Arts Exhibit featuring selective artists using multi-media in the R. G. Endres Gallery during the month of October.

Save the Date - The Northeast Johnson County Chamber of Commerce Annual Gala will be held on Saturday, November 21st.

ADJOURNMENT

With no further business to come before the City Council the meeting was adjourned at 9:42 p.m.

Joyce Hagen Mundy
City Clerk