

GOVERNING BODY WORKSHOP MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, February 20, 2017 6:00 P.M.

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| <ul style="list-style-type: none"> ○ Joel Marquardt, Mayor ○ Becky Fast, Council Member ○ Tim Janssen, Council Member ○ Ryan Kellerman, Council Member | <ul style="list-style-type: none"> ○ Teresa Kelly, Council Member ○ Sheri McNeil, Council Member ○ Michael Poppa, Council Member ○ Michael Rhoades, Council Member ○ Erin Thompson, Council Member | <ul style="list-style-type: none"> ○ Keith Moody, City Administrator ○ Jennifer Jones-Lacy, Asst. Admin. ○ Kelley Bohon, City Clerk ○ John Morris, Police Chief ○ Jose Leon, Public Works Director |
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Admin

Poppa
Fast

Finance

Kelly
Janssen

Safety

Thompson
Rhoades

Public Works

Kellerman
McNeil

CMBR Thompson called the meeting to order at 6:00 p.m. Mayor Marquardt and all Councilmembers were present.

MODIFICATION TO THE AGENDA

CMBR Rhoades suggested moving Agenda Item 11, Governing Body Workshop Location, for discussion after Agenda Item 4.

I. DISCUSSION ITEMS

1. Agreement with I9 Sports

Public Works Director Leon said he had inquiries from I9 Sports and Overland Park Soccer Club who both expressed a desire to use R Park for their soccer programs. From 2011 to 2016, the NEU soccer club had used the park for practice and their contract expired in 2016. Staff has not heard from NEU about renewing the contract. Terry Reuter, a representative from I9 Sports, was at the meeting to answer any questions.

CMBR Rhoades asked for further information about the renewal of a contract with NEU. Public Works Director Leon said they have not heard from NEU, but did hear back from I9 and Overland Park Soccer Club, both of whom attended the Parks Committee meeting in February. Mr. Leon put together agreements for both of them, but Overland Park has not responded back.

CMBR McNeil had concerns with Item B of the contract, "Any permanent or semi-permanent improvement by User such as the addition of bleachers, lighting or other improvements must be approved in writing by the City." She was not in favor of having anything permanent added to the park and would like to see a limit of what can be used in the open space.

CMBR Fast asked if there were any fees collected for using the park. Mr. Leon said there is no rental rate per hour, but they are asking them to provide a portable toilet on the site. NEU previously paid for one throughout their agreement and the cost was approximately \$1,100. They are also asking I9 to help maintain some of the areas of the fields that they will be using.

CMBR Fast said it was discussed at the Parks Committee that the field was rough and needed more fertilizer and was a reason why soccer groups have discontinued using it.

Public Works Leon said I9 is interested in using the field as-is. Those types of field improvements would take place once the City adopts a park master plan and would be something they would work towards.

CMBR McNeil asked about litter control under Item B. Public Works Director Leon said they intend to do their typical daily pick-up of trash in the park in the morning. From that they will be able to tell whether or not I9 is carrying out their responsibility of picking up trash and debris after their practices.

The Governing Body agreed to move this forward for approval under the Consent Agenda.

2. 2016 Stormwater Project Bids

Public Works Director Leon presented the 2016 Stormwater Maintenance Project for 4800 Birch. This item did not come before Council for approval last summer because the bids received were too high. The project was re-bid this past winter and ten bids were received. Mr. Leon said they feel as though they have maximized this project with the bid results and would like to award the contract to Kansas Heavy Construction in an amount not to exceed \$59,407.50.

CMBR McNeil asked about the \$3,000 to Larkin Lamp Rynearson for construction observation. Public Works Director Leon said he envisions them being there on a part-time basis, especially when the stormwater pipe is laid and concrete is poured, and then sporadically during the restoration process.

CMBR Poppa said Larkin Lamp Rynearson will be signing off on the work.

There was consensus to move this item forward to the Consent Agenda.

3. 2017 Street Maintenance Bids

Public Works Director Leon they would like to issue two types of contracts. One is for the granite chip seal that is used throughout the City. They propose to award the contract to Harbor Construction for \$181,000. This year Public Works will be trying something different on the cul-de-sac at 50th Terrace west of Pawnee. Mr. Leon said chip seal does not handle well where there is a lot of turning such as in a cul-de-sac and they will be trying UBAS (ultrathin bonded asphalt surface) on 50th Street and would like to award that contract to McAnany Construction.

Overall in 2017, the Street Maintenance Program anticipates to surface treat 15 percent of the City's street network. The Public Works Department has been prepping the streets for the last couple years and they are now in a good position to do this type of work.

There was consensus to move this forward to the Consent Agenda for approval.

4. 2018 CARS Project Design Contract

Public Comment:

Kyle Rogler - Mr. Rogler said he would like to commend and compliment the City for moving forward on adding striped bike lanes to Roe Lane. He said this will help fill MARC's vision of the regional bikeway plan, but also the City's Strategic and Comprehensive Plans to create a more walkable Roeland Park for the Community for All Ages, and it also reflects the work that was done in the Bicycle Pedestrian Committee. He said the work is now coming to fruition and hopes that this is a continuation of Roeland Park's continued support of the City's bike-ped infrastructure.

Mr. Rogler said that he has reviewed the presentation to be given by CBC on the Northeast Johnson and Roe Cloverleaf and said that he was really excited about some of the images for the development of the mixed use. After reviewing some of the site plans, however, he was not excited about those. Mr. Rogler cautioned the Council to keep in mind the Comprehensive and Strategic Plans if moving forward with mixed use zoning for that corner and that it will reflect what the City wants to see.

Public Works Director Leon presented a task order for Larkin, Lamp, Ryneerson for the design of the 2018 CARS project Roe Lane to Roe Boulevard to County Line Road. There is a lot of corrugated stormwater pipe under Roe Lane that is heavily deteriorated in parts and Mr. Leon presented a map that indicated what would be replaced in the task order. During the project Public Works will work northward adding sidewalks. Also to be included are bike lanes as the area is part of MARC's regional bike route. They will also perform any spot repairs on curbs and sidewalks. They will also be adding street lighting to the corridor. Finally, the task order includes construction observation.

CMBR Rhoades inquired about #46 to #47, the yellow line on the map. Public Works Director Leon said they envision replacing that section of roadway as part of the 2020 Roe Boulevard project. Mr. Rhoades also said there is a traffic safety hazard in the area when turning left to go west on 48th Street. Public Works Director Leon said that could be evaluated, but would not be part of this project. CMBR Rhoades said the issue could be dealt with by fixing the road striping. Public Works Director Leon said that can be evaluated.

There was consensus to move this item forward for approval on the Consent Agenda.

5. CBC Presentation on Northeast Johnson and Roe Cloverleaf

Jason Glasrud with CBC Real Estate Group spoke to the status of the Johnson Drive & Roe site. CBC has been working for quite a while with the Ad Hoc Development Committee feels like the time is appropriate to move from the analysis stage to the action stage. He provided an overview of the process looking at various commercial development options and now is the time to drill down to what the goals for the site really area.

Mr. Glasrud had a slide presentation of what the ad hoc committee has been working on and that their approach has been anchored on several key factors.

- Feedback received through 2015 citizen satisfaction survey
- Extensive dialogue with staff and Councilmembers
- Supply and demand of the commercial property market
- Restraints of the site itself

The committee wants to assess not only what is possible, but what is truly the best use for this site and then find a way to make that happen.

City Administrator Moody said the next step would be to move into marketing of the space and a marketing agreement is before the Council this evening.

Mayor Marquardt would like to see a short-list group of developers in the area. Mr. Glasrud said he had firms in mind, but did not have a specific number, maybe three to five or more depending on how successful they are.

CMBR Fast said there is concern in Mission of not being able to fill the spots on top of Pepper Jack's and Five Guys and they are having seconds of with the MDX zoning. She said they could have easily developed a corner restaurant versus having an empty second floor.

Mr. Glasrud said why they want to take this out to market is to get that input from the firms to prove that there is a market for the office component. CBC believes there is whether in traditional professional services or medical office, and believes there is a market for both. He added the proximity to Shawnee Mission Parkway and it is also a desirable corridor to be in regardless of what happens with the Mission Gateway.

CMBR McNeil said she had analyzed the responses and they do not want apartments, fast food, big box, residential, rentals or retirement communities, pharmacies, office, or a bank.

CMBR Kelly would hope that the recommendations from the Bike-Walk committee be taken into consideration. She wants to see the site be bike friendly with all the amenities, bike racks and benches for walkers. She also noted the bus stop and being able to tie into Roe 2020 plan.

There was consent to move this item forward to New Business.

6. Marketing Agreement with CBC for Northeast Johnson and Roe Cloverleaf

This item was not discussed, but there was consensus to move it forward to New Business.

7. Trash and Recycle Bin Placement and Shielding

The discussion will continue at a future Workshop.

8. Leaf Pickup Program Discussion Continued

The discussion will continue at a future Workshop.

9. Discussion of Establishing Hotel Motel Tax

This item will be discussed at a future Workshop.

10. Snow Plowing Standards

This item will be discussed at a future Workshop.

11. Governing Body Workshop Meeting Location

City Administrator Moody said three Councilmembers asked for a Workshop discussion looking for input from staff. Mr. Moody said staff prefers to have the meetings in their current room as it is set up to show their presentations and accommodates a better crowd than a conference room.

There was Council discussion on how to incorporate unfinished Workshop items into the City Council agenda and what priority they should be given. They discussed prioritizing items that are time sensitive and forwarding other items to a future Workshop. It was also recommended that Workshop items that require Council action to receive priority in a Workshop meeting.

Mayor Marquardt said Workshop items to be discussed at a Council meeting could be highlighted or as a separate agenda item after Reports of City Officials.

CMBR McNeil said she prefers the separation of Workshop and Council and that it will make the agenda clearer.

CMBR Kellerman said if the Workshop is not completed before Council it needs to be separated from the meeting. Unless time sensitive, the items can be forwarded to the next Workshop. He added that sometimes the meetings are too long and everyone gets tired.

CMBR Poppa said he believed this process had already been done and that it was decided before Council if an item is time sensitive and should be continued to the Council. And if not, then move it to the next full Workshop. If something is moved to Council, then it becomes Council and should not go back into a Workshop which would make it confusing.

CMBR Kelly said she likes the separation between Council and Workshop. She said when items are moved from Workshop to Council and get voted on, but have not been put on the agenda, some people miss out on being able to comment. She does like prioritizing time sensitive items.

CMBR Thompson agreed with the Mayor to have a section for Workshop items on the Council meeting, so they are not ending and reconvening the Workshop meetings.

CMBR Kellerman said there needs to be a separate place on the Council agenda for the Workshop. He proposed at the start of meeting if there is anything that needs to be addressed during Council there should be a special place in the Council meeting. If not, then it goes to next date Workshop date.

CMBR Poppa said he believed they have been good at prioritizing what needs to happen that same night and what is time sensitive. He said this current discussion would not put on a Council agenda, but would want to move it to another Workshop for further discussion and consideration.

There was agreement to continue the discussion at the next Workshop.

CMBR Janssen suggested when reaching the Workshop portion of the agenda during the Council meeting it might be helpful to switch to the Council President leading the discussion to signal it's the Workshop agenda.

There was majority agreement that the Council President will lead the remaining Workshop items at the Council meeting.

Governing Body agreed to go back and discuss Item 7 next.

II. NON-AGENDA ITEMS

There were no items presented.

III. ADJOURNMENT

CMBR Thompson adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned.)