

**MINUTES**  
**CITY OF ROELAND PARK, KANSAS**  
**GOVERNING BODY WORKSHOP MEETING**  
**ROELAND PARK**  
**Roeland Park City Hall - 4600 W 51st Street**  
**November 6, 2017 6:00 P.M.**

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

CMBR Fast called the meeting to order. All Governing Body members were present.

CMBR Kelly requested Items 2 and 3 relating to solar panels be moved to the front of the agenda as there were residents present for this issue.

**I. APPROVAL OF MINUTES**

- 1. August 7, 2017**
- 2. September 18, 2017**
- 3. October 2, 2017**
- 4. October 16, 2017**

There was consensus to approve the minutes as submitted.

**II. DISCUSSION ITEMS:**

**1. Roe 2020 Visioning Process Results and Conceptual Design Presentation**

Public Works Director Leon presented the results of the Roe 2020 visioning process as well as the recommendations to move forward.

Brian thanked the Governing Body for allowing them to head up this project. He said they were tasked with coming up with a project that replaces the infrastructure on Roe Boulevard, balance pedestrian walkability improvements, and to incorporate gathering places and gateway features through the use community engagement. He then reviewed his slide presentation that was included in the packet.

Some clarification was made regarding slow and calm traffic does not refer to travel speeds, but will allow movement that will flow more smoothly. Also addressed were having narrow lanes instead of having a freeway-type of roadway lane width, and that it would be more of an urban arterial lane width that is consistent with what Roe Boulevard is. The desire is to also incorporate a buffer between the pedestrians and the roadway and to get the sidewalks away from the cars as much as possible.

Mayor Marquardt said at this point they will still be able to make a left turn into the Walgreens area, but that can be changed in the future should it become a problem.

CMBR Kelly spoke to the community engagement process and thanked them for listening to the citizens and reflecting what they considered very important, somewhat important or not important. She noted that the majority of the respondents described themselves as residents or property owners in the City.

Craig said during their process with the committee and the public meetings they presented quite a few pictures of other communities, other gateways, landscaping, seating areas and lighted areas and asked for feedback as to what resonated with them. During their public meeting they addressed the identity, form and experience of the corridor itself and talked about way finding, pedestrian safety, gateways, landscaping and artwork and how that comes together in the vision of the roadway.

An unidentified speaker spoke to the potential layouts of Roe Boulevard referencing the diagrams shown in the packet presentation.

CMBR Kelly thanked them coming up with this concept and creating a nice vision for them. She has heard from residents that they enjoyed the opportunity to see it and learning what the terminology means.

CMBR Rhoades asked if there is a potential for more accidents due to roads being narrower. The Butler representative said he did not believe so and there would be more of a focus to stay in their lane and it is consistent with an open environment.

CMBR Fast asked how they would take Roe 2020 out of the TIF when it has never been approved by the Governing Body. City Administrator Moody said during the budget process this was brought up as an amendment that the Governing Body will need to make in order to be able to use the TIF funds on the Roe 2020 project.

CMBR Fast said in looking at the Appropriations for the last month GBA has been taken out of the TIF and the Governing Body has not made that change. Ms. Jones-Lacy said they did make that change as they are being charged to the TIF after the development plan was amended in 2015. An adjustment was made to allow for public infrastructure improvements that impacted the district.

Public Works Director Leon said staff was to put the recommendations before the Governing Body and help them understand how they got to those recommendations. He is looking for a consensus from the Governing Body so that staff can move forward and work with GBA and Vireo to use the task order to continue with the preliminary design, which will start most likely in January of 2018.

Public Works Director Leon said their recommendations are to remove unnecessary traffic signals, construct a multi-use trail on Roe Boulevard, maintain and improve median uses for the pedestrian crossing safety areas, and making beautification and gateway element improvements.

City Administrator Moody recommended giving a clear enough direction to give to the engineer so that they have a concept for them to design. As they move through the process staff will present where they are with the plans, so the Governing Body can see the progression. Everyone understands that there are certain intersections that are going to garner more interest and further conversation and they will focus on them as they continue to bring iterations of the plans back to the Council.

Public Works Director Leon said as a reminder, the tentative design schedule is in the packet along with the plans.

The Governing Body provided consensus for staff to move forward.

CMBR Fast acknowledged Mr. Fink from Commerce Bank was present and appreciated his support.

(CMBR Kellerman left the meeting)

## **2. Review and Approve Solar Panel Wells Drive**

John Jacobson, Building Official, stated the way the code is structured, regardless of size of solar panel, it has to come before the City Council to make a determination of nine criteria that are basically land use in nature.

CMBR Kelly has read both of the requests from the homeowners and suggested moving this forward to Council for formal approval at their next meeting as they are waiting and have a lot invested into the projects. She would like Mr. Jacobson to look at the codes and do a codes review and let Planning review this. They should want to make it easier for residents to have sustainable practices in the city.

CMBR Fast asked if Sustainability could review this. Mr. Jacobson said it should be a review of the location of the criteria in the code and how much participation the City Council wants to have on a residential system. He said they could see a lot of solar systems and backup generators installed in the near future and they want to encourage that.

CMBR Janssen asked whether the positioning of solar panels is addressed in the code. Mr. Jacobson said in this area of the country the southern and eastern exposures are critical for the systems to work. In a city with mature trees like Roeland Park, a decision needs to be made whether to cut the trees and locate an array of panels that would comply with the ordinance, or allow a versatility in design such as locating them on the side of the house. Also the current code states that any awning less than 56 inches, regardless if it is solar, fabric or metal is exempt from the code requirements.

### ***Public Comment:***

**Brandon Gillette** (4911 Wells) addressed the Governing Body saying they chose Roeland Park intentionally for its location. They have found that they are going to be able to offset about 85 to 90 percent of their home energy usage by installing solar at their home.

CMBR Rhoades stated the industry is changing and they need to remain aware of those changes.

There was consensus to move this to New Business at the next Council meeting.

## **3. Review and Approve Solar Panel Neosho**

There was consensus to move this to New Business at the next Council meeting.

## **4. Amendment to Special Use Permit Regulations to Include In-Home Day Cares**

Ms. Jones-Lacy said this item has previously come before the Governing Body. Current regulations do not allow for an in-home day care and a resident has requested a change so they can operate one with more than three children.

Previously the Council suggested staff work with the Planning Commission to come up with a process to allow an application to use a special use permitting process. Applications would go through planning and be approved by planning.

Ms. Jones-Lacy presented to the Governing Body what was approved at the October 17 Planning Commission meeting and includes that special use permitting process to be approved by the Planning Commission. The Governing Body would also have the authority to revoke the licensing if it were found to be in violation of any stipulations, and also act as the appeal board to any unapproved application.

The Planning Commission also discussed changes to Chapter 5 that would have to be implemented and approved by the Governing Body.

There was consensus to move this item to New Business at the next Council meeting.

## **5. Eliminate the Redevelopment Committee**

Ms. Jones-Lacy stated the Redevelopment Committee reviews the redevelopment process or plan whereby applicants submit a site plan for review by the committee, which consists of two Councilmembers and two Planning Commission members. An applicant makes a presentation to the committee who then forwards its recommendations to the Governing Body. This process appears to be redundant. They currently have a staff review process for a pre-application meeting and an applicant has the opportunity to speak with staff at that time. Staff does recommend the chair or the co-chair of the Planning Commission and one designated Councilmember be a part of that pre-application meeting to answer those questions up front, which then the matter can go directly to Planning Commission and not have to delay the process further. This change is an effort to streamline the development process to move things along more quickly.

### ***Public Comment***

**Tom Madigan** - Mr. Madigan said he finds the Redevelopment Committee redundant and unnecessary. He also stated he does not believe this is enough time to discuss making this change permanent so close to the election.

Mayor Marquardt said the Redevelopment Committee was created before many of them were elected out of a discussion that there was not a development person on staff and the city administrator at that time was not comfortable with development and the staff needed help. He believes now they have a couple of staff members who are well-versed in development and this is a different time right now with better skills in the office. He does endorse eliminating the committee, especially if the staff supports it, as it was mainly created to help staff.

CMBR Fast said she would also like to get rid of the Ad Hoc Development Committee along with the Redevelopment Committees, but can wait on that discussion after the new Governing Body members are seated.

Ms. Jones-Lacy said this item is only to eliminate the Redevelopment Committee.

CMBR Poppa stated he too believes the Redevelopment Committee is a redundant step and causes a developer to have to come back multiple times. He said the Economic Ad Hoc Development committee is a different conversation to have at another time.

CMBR Kelly agreed with Mr. Poppa. She added that the Council had discussions about the Ad Hoc committee and the makeup and membership of the committee but with the upcoming changes in the elections thinks it could wait.

CMBR Rhoades also agreed they should eliminate the committee. He said a lot of ideas can come from the ad hoc committee. But eliminating the ad hoc and bringing those items to Council would add an extra hour to every meeting for every item they had to discuss.

CMBR Fast said that is the choice of the new council and that development affects everyone. She believed this is a topic that everyone should know about. She said the Council is constantly talking about terrible minutes, no monthly reports, and the transparency has been abysmal and they have been talking about this for two years.

CMBR Poppa said the Ms. Fast has the most issue with the committee and she should join it.

CMBR Fast said the committee would not allow CMBR Kelly or CMBR McNeil to be on it because CMBR Poppa and CMBR Rhoades have been on it for almost three years. She said it should be a committee of the whole.

Mayor Marquardt asked the Council to focus on the current topic and the discussion is not productive.

There was consensus to move this to the next Council agenda.

CMBR McNeil mentioned corrections that needed to be made to name spellings in the report.

## **6. Aquatic Center Ad-Hoc Update**

Ms. Jones-Lacy provided a summary of what the ad hoc committee had discussed, including the financials, the membership, attendance, and some capital expenses. Also discussed were comparative pools and their season fees.

In 2019, the budget reflects \$283,750 of an operating loss when projecting Johnson County Parks and Recreation District (JCPRD) no longer financially support the operation.

A significant future item planned for in the budget was the dome replacement scheduled for 2020. But after reading a report from the aquatics manager, the dome has failed at this point and the Council needs to make a decision what to do with that. The estimate is approximately \$300,000 and would need to come before 2020.

There was also a review of what the actual usage is at the center and who uses what. It is clear for the indoor season that 75 percent of users are Johnson County residents, but are not necessarily Roeland Park residents.

JCPRD, during their board meeting, rejected participating with the City on an ongoing basis as requested. Staff has determined that increasing usage rates would have a marginal effect to the deficit.

City Administrator Moody thanked the Ad Hoc Aquatics Committee for all their work. In looking at their report, it is evident they covered a lot of ground and took their charge very seriously. They gathered great information to be considered on this very weighty issue. He also thanked Ms. Jones-Lacy for consolidating the information into a document that provides the main points which he hopes will help the Council with their decision.

CMBR Poppa asked if the committee looked at grant funding and having JCPRD manage the facility. Ms. Jones-Lacy said in her past professional experience she did not believe there was grant funding for pool use operations.

City Administrator Moody said right now they are developing a plan on how to take the dome down and winterize the pool. The repair of the damages to the dome will not get the manufacturer to a point of saying it will be safe for use on an ongoing basis.

CMBR Fast said in speaking with some JCPRD members they informed her the committee asked staff if the City would be willing to put money in to update the pool and were told no. She said there is money in the CIP that is going to be put into the pool. The consensus of JCPRD was that if Roeland Park was not going to invest in the pool, then why should they.

City Administrator Moody said their questions with the bonds being paid off, why not use those dollars to offset the reduction in revenue from JCPRD to put towards the support of the pool operation. He explained to them that the City has other capital improvement items that those resources have been dedicated towards paying for, so there is not an additional revenue source to continue to offset their operation. Mr. Moody stated that the budget adopted by the Council does have a three-year outlook, 2018-2020 time frame, and reflected in the budget is funding 100 percent of the annual estimated operating loss at that point. It also reflects that the City is able to continue to operate the pool and pay for all of the loss without having to find a new revenue source.

Mr. Moody also added that this is a regional facility and the statistics show that the majority of usage comes from Johnson County residents, not Roeland Park residents. Twenty years ago there was a commitment by JCPRD to support this type of service and he understands things have changed. If they were supportive 20 years ago, they are not articulating to the City now what has changed in their organization to lead them not to want to continue to

support the facility the way they have in the past. Staff provided them a logical approach showing them the costs of only the winter operation and the utilization breakdown of the winter operation. Roeland Park would then pay for the summertime operations 100 percent. He said he did not think Roeland Park would originally have built this large of a facility and make it a year-round facility without the ongoing commitment from JCPRD.

CMBR Kelly said the reason for the ad hoc committee was there was some concern on behalf of the Governing Body as to how they were going to pay for the pool and whether they wanted to pay for it based on how many Roeland Park residents actually used it. She said it is real clear that JCPRD's business model has changed and they have new facilities opening that they are going to have a management-only role in. She said maybe it is time for them to think outside of the box with this facility. CMBR Kelly also stated City Administrator Moody and Ms. Jones-Lacy did a good job when they were meeting with staff and other stakeholders and they were very aware of the Council's desire for them to not make any kind of recommendations.

CMBR Rhoades said when the City and user groups chipped in and put money towards the heater for the pool that the pool would remain open through the remainder of the contract. And now that the pool is not, he believes that JCPRD is responsible for 100 percent of that. If it is not going to be open, he would like to see a reimbursement for the amount of equipment they helped purchase. And Mr. Rhoades also believes that the Blazers, who are not able to use the facility, should also be reimbursed for their amount.

CMBR Fast asked if staff was making any recommendations.

Ms. Jones-Lacy said the Council will need to decide about moving forward with a summer only or a year-round operation. Due to the repairs needed for the dome now, perhaps the conversation will have to happen more quickly.

Ms. Jones-Lacy did say the pool is closed for the season, but they are still looking at the dome. City Administrator Moody said they are still looking at the dome, and there are a couple other major improvements that were planned for the spring of 2018 that they will likely move forward with more quickly. Those include replacing the roof on the main building and the bulkhead that separates the pool into two segments.

## **7. Arborist Position**

Public Works Director Leon said they no longer have an arborist on staff and are recommending using their on-call agreement with Custom Tree Care to assist with arborist services. They charge \$75 per hour for that service.

Mayor Marquardt asked if they have a forester or is that similar to the arborist. Mr. Leon said the previous position was equipment operator/forester.

Mayor Marquardt asked if this would create a conflict where the contractor would provide an opinion and then they actually get the work.

CMBR Janssen asked if anyone on staff would be interested in training as an arborist. Public Works Director Leon said he has offered that option to his staff.

## **8. Leasing Agent Agreement**

## **9. Custodial Services City Hall (**

## **10. Committee Appointment and Reappointments**

## **11. Discussion on Schedule for 2018 Community Forums**

## **12. Executive Session**

**III. NON-ACTION ITEMS:**

**IV. ADJOURN**

Before adjourning, there was agreement to forward the remaining items to New Business at the next Council meeting and also to hold the executive session at a later time.

(Roeland Park Governing Body Workshop Adjourned at 9:30 p.m.)