

**GOVERNING BODY WORKSHOP AGENDA**  
**Roeland Park City Hall**  
**4600 W 51st Street, Roeland Park, KS 66205**  
**Monday, March 21, 2016 6:00 P.M.**

- Joel Marquardt, Mayor
- Becky Fast, Council Member
- Tim Janssen, Council Member
- Ryan Kellerman, Council Member

- Teresa Kelly, Council Member
- Sheri McNeil, Council Member
- Michael Poppa, Council Member
- Michael Rhoades, Council Member
- Erin Thompson, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. Admin.
- Kelley Bohon, City Clerk
- John Morris, Police Chief
- Jose Leon, Public Works Director

**Admin**

Janssen  
Poppa

**Finance**

Rhoades  
Kelly

**Safety**

McNeil  
Thompson

**Public Works**

Fast  
Kellerman

CMBR Fast called the meeting to order.

CMBR Thompson arrived late.

City Clerk Bohon introduced Linda Clarke and Doreen Dreyer, two new administrative assistants, to the Governing Body.

**I. DISCUSSION ITEMS:**

1. Commerce Bank Extension

**Public Comment:**

**Jim Kelly (4200 W. 54 Terrace)** Mr. Kelly commented on the sixth extension being granted to Commerce Bank to delay construction. He urged the City to encourage Commerce Bank to begin construction.

City Administrator Moody said extensions have generally been given every six months with a \$5,000 fee paid by Commerce Bank for every extension. In reviewing the sale agreement, he noted there were no provisions that provide an opportunity for the City to have the right to purchase the property back if construction on the site has not begun within a set time frame as there is no language if the bank does not perform. Mr. Moody has discussed the issue with the City Attorney, who advised approving the extension, and this is the only avenue available to the City at this time.

Brent Hall, Real Estate Specialist for Commerce Bank, addressed the Governing Body. He said they were making progress and that he has received a contract to sell the excess property and also has three other interested parties wanting to purchase the ground at the site should the current contract fall through. The bank will be ready to file construction plans with the City for the project and believes he has a user for the site that will be compatible to the bank and will finish developing the three acres. Even though they are asking for another six-month extension, he repeated that Commerce expects to be filing a revised site plan soon.

Mayor Marquardt inquired about the excess property and Mr. Hall said the bank owns the property, but it is not needed for the project and they anticipate the site will be divided into two lots.

CMBR Rhoades asked for a commitment that if Commerce Bank doesn't begin building in the next six months that they will sell the property back to the City for the price the bank paid for it. Mr. Hall said he could not make that kind of a commitment. He also said he understands the City's frustration, but believes the market is in better shape for this project. Mr. Hall added that Commerce is interested in being in the area for a long time and reminded the

Council that he has interested users that want to be on the site with Commerce. CMBR Rhoades said he is not in favor of offering another extension after this one.

CMBR Kelly asked for a timeline on the plans and Mr. Hall said RMT Architecture is on the project and have been engaged to revise the site plan to include the other interested party and believes plans will be filed in the next month or so. CMBR Kelly asked about the interested party and whether it would be a tax revenue generator for the City. Mr. Hall was unable to disclose who the interested party was and was also unsure whether they would generate sales taxes for the City.

Mr. Hall added that the revised plans are for a reduced building of 2500-3000 square feet. The plan is to move ahead with the construction even if the other party falls through. He asked the Governing Body to bear in mind that he does have a contract and three other users that are interested. The interested parties are more serious than those in the past. Mayor Marquardt added that with the cross-access being constructed that that will help the site.

City Administrator Moody reminded the Council and Commerce Bank that the sales agreement specifically states the City is looking for a building that is unique and with character being the main entryway into the community. He encouraged everyone to keep in mind that the plans for the buildings should meet that criteria and that the land was sold with that restriction.

Mr. Hall agreed to come back with a Council update in 30 days. Approval of the extension will be placed on the City Council agenda under New Business.

## 2. Nall Park Bathroom Bids

### **Public Comment:**

**Steve Petrehn.** Mt. Petrehn, former mayor of Roeland Park, encouraged everyone to take advantage of the funds available to work on Nall Park and that he was glad to see the investment as it needs to be made.

**Tom Madigan.** Mr. Madigan thanked the Parks Committee for their involvement in all the City's parks. He would also like to see Nall Park rededicated after the airman for whom the park was named. He did not want that to be forgotten.

**Don Faidley (4807 Birch St.)** Mr. Faidley lives near the park and said he was glad that the park will be developed and useable and hopefully they will be able to reopen the trail.

City Administrator Moody reported there is \$48,563 of park maintenance and infrastructure funds available in the 2016 budget. There is a projected amount of \$90,000 for the same item budgeted for 2017. Staff has been working with the Parks Committee to identify necessities to be taken care of with the funds in 2016. There are \$11,500 worth of items in 2016 for Parks maintenance. Staff recommends combining the remaining \$37,000 from 2016 along with \$45,000 from the anticipated 2017 Park Maintenance budget to pay for the Nall Park project. Fund reserves are sufficient to complete all elements of the project, which includes a fountain replacement, shelter repair and restroom renovations. Doing the project all at once will disrupt the use of the park to its patrons, but will return it to them in a fully functioning condition. The Parks committee has considered this impact and believes that the change will heighten the citizens' awareness of the investment at the park by the City and also elevate citizen satisfaction.

CMBR Rhoades asked whether the bathrooms would remain locked unless someone had rented the shelter. City Administrator Moody said the intent is to have the restrooms open when the park is open.

CMBR Fast asked former Mayor Petrehn how long the restrooms in the park had been closed. Mr. Petrehn believed it was at least 15 years.

CMBR Kelly recommended discussing the shelter rental program at a later time.

CMBR Fast would like Public Works to looking into solar lighting for safety and auto time locks on the restroom doors.

The Council agreed to have the restrooms open during park hours.

CMBR Poppa asked for clarification of the budget funds and City Administrator Moody said they would be decreased in 2017 as the work will be completed in 2016.

CMBR Fast reviewed the 2008 plan and the cost was \$200,000 to renovate the park at that time. She said she was impressed with the bid they have received to renovate the bathroom for \$64,000 and \$20,000 to do the fountain and shelter.

Kathleen Whitworth, member of the Parks Committee, spoke to the committee's plans for the 2016/2017 years. She said they have created a presentation on what they are planning and where they are getting their funding. She said there will be significant changes in all of the City's parks, but the only one they are not working on is Sweaney Park. Ms. Whitworth said the Parks Committee was in complete agreement with the proposal and strongly believed that after 20 years something needed to be done.

CMBR Fast said amenities are being added in R Park.

CMBR McNeil inquired about the drinking fountain and asked about the funding. Ms. Whitworth said her understanding is that Duncan has donated \$17,000 worth of labor and equipment to do the piping for the drinking fountain. He will also do the concrete pad. Water One will run the water pipe. The fountain is handicap and dog accessible and has been purchased through donations to the Community Foundation. The City approved \$1,000 for any extra items that might come up and that is being applied towards the fountain.

CMBR Fast thanked Ms. Whitworth for her presentation.

The Council agreed to forward this item to New Business.

### 3. Agreement with Westwood Hills for Code Services

Ms. Jones-Lacy said she was approached by Paula Schwach, Mayor of Westwood Hills with a request to Roeland Park Neighborhood Services for help with building inspections and codes enforcement. There would be an annual systematic inspection of their city and codes enforcement is reactive to complaints. The estimate is 15 complaints annually. Ms. Jones-Lacy said this will take a small amount of staff time and added that Roeland Park likes to be as neighborly as possible. It is anticipated that the service will 25 hours annually from staff at a cost of \$1,000-\$1,300. Westwood Hills, however, would reimburse the City for the full cost of staff time including benefits.

The Council agreed to move this item to the Consent Agenda.

4. 2015 Committee Financials
5. 2015 Community Foundation Update
6. Branding Update
7. Discussion of April Community Forum

## II. ADJOURN

Due to the start of the City Council meeting, Items 4 through 7 will be discussed under New Business at City Council meeting immediately following the March 21, 2016 Workshop.

CMBR Fast adjourned the meeting. (Governing Body Workshop Adjourned)