

**CITY COUNCIL MEETING MINUTES
CITY OF ROELAND PARK, KANSAS
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, December 19, 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

Poppa
Fast

Finance

Kelly
Janssen

Safety

Thompson
Rhoades

Public Works

Kellerman
McNeil

PLEDGE OF ALLEGIANCE

Mayor Marquardt called the meeting to order and led everyone in the Pledge of Allegiance

ROLL CALL

City Clerk Bohon called the roll noting that Councilmembers McNeil, Rhoades and Thompson were absent.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

2016 BUDGET AMENDMENT

Mayor Marquardt opened 2016 budget amendment hearing.

Ms. Jones-Lacy said the Valley State Bank TIF has generated more revenue to the City than anticipated. All funds received from this TIF are immediately put into debt service which would extend their budget authority and requires approval of the Council to allow these funds to be expended.

Mayor Marquardt asked for public comment, but received none.

MOTION: CMBR POPPA MOVED AND CMBR KELLY SECONDED TO APPROVE THE PROPOSED 2016 BUDGET AMENDMENT. (MOTION PASSED 5-0)

I. CITIZEN COMMENT

Tom Madigan (5316 W. 49th Terr) thanked staff for adding to the City's web page the ad hoc committee's minutes and agendas. He did say that he would like to see more detail other than that an item was discussed, but this is a step in the right direction.

Michael Rebne (5128 Clark) said he drafted the diversity proclamation upcoming on the agenda in an effort to get past the walls being built that are dividing people and he wished as a country and a city and place to live that we endorse treating people better. He sees the City's acceptance of the proclamation as a positive direction in terms of being more inclusive and welcoming to people that represent the metropolitan area.

II. CONSENT AGENDA

- A. Appropriation Ordinance #899**
- B. October 10, 2016 Special Call City Council Meeting Minutes**
- C. October 17, 2016 City Council Meeting Minutes**
- D. November 1, 2016 Special Call City Council Meeting Minutes**

- E. **November 14, 2016 Special Call City Council Meeting Minutes**
- F. **On Call City Engineer Selection**
- G. **Amendment to Salt Dome Agreement**
- H. **Mowing Contract Extension**
- I. **Streetlight Maintenance Extension**
- J. **2017 Street Maintenance SKW Task Order 35**

MOTION: CMBR JANSSEN MOVED AND CMBR POPPA SECONDED TO APPROVE THE CONSENT AGENDA.
(MOTION PASSED 5-0).

Mayor Marquardt explained to the students in attendance what the Consent Agenda is and how items are placed on it.

III. BUSINESS FROM THE FLOOR

A. Applications / Presentations

There was no Business from the Floor.

IV. MAYOR’S REPORT

A. Diversity Proclamation (Erin Thompson and Tim Janssen)

Mayor Marquardt read the Diversity Proclamation into the record.

MOTION: CMBR FAST MOVED AND CMBR KELLY SECONDED TO ADOPT THE DIVERSITY PROCLAMATION. (MOTION PASSED 5-0)

(Applause)

CMBR Fast asked the proclamation to be put on the City’s Facebook page.

B. Announcements

Mayor Marquardt said the Planning Commission meeting was cancelled for December 20th and beginning in 2017 Planning Commission meetings will now start at 6:00 p.m.

12/26 and 1/2/2017 - City offices will be closed.

1/3 - Governing Body Workshop

1/16 - City offices will be closed in observance of Martin Luther King, Jr. Day.

1/17 - Governing Body Workshop and City Council meeting (a change from 1/16)

1/23 - Community Forum - Presentations on the new Tax Lid and also from the Branding Committee

Mayor Marquardt invited the students to attend the Community Forum.

V. WORKSHOP AND COMMITTEE REPORTS

A. Workshop Summary

Mayor Marquardt reported that Public Works Director Leon recommended the City choose Larkin Lampe Rynearson as City engineers in 2017. (Approved on Consent Agenda)

Salt dome agreement. City Administrator Moody explained the amendment was for an asphalt apron at the base of the dome and that the cost of \$11,848 would be Roeland Park’s share of the expense with Fairway. (Approved on Consent Agenda)

It was agreed to extend the mowing contract for City-owned properties by Next to Nature (Approved on Consent Agenda)

The streetlight maintenance extension with Black & McDonald represents a 1.5 percent price increase. (Approved on the Consent Agenda)

The 2017 Maintenance Task Order with SKW for 2016 will allow SKW to formalize bid documents for 2017 street surface treatments. (Approved on the Consent Agenda)

Topics were set for the Community Forum. The Governing Body decided the January forum should be on the City's branding and the new tax lid legislation. The April forum would be a Ward I forum with a presentation on the pool.

Ms. Jones-Lacy presented the October financials showing that revenues are strong despite franchise fees which continued to underperform and fewer business license renewals. Expenditures are also lower than projected.

The 2016 budget amendment was set for tonight's City Council meeting (Approved earlier by the Council)

Committee Appointments and Reappointments were agreed to be on New Business.

Changes to the Type 1 Special Event terms. Ms. Jones-Lacy presented the recommendation made by the Planning Commission regarding changes to Type 1 Special Event terms which included allowing unlimited signs during special events which could be held up to 31 days and up to four non-consecutive times per year. The Governing Body wanted to include stricter limitations on the size of the signs, as well as the possibility of the quantity and location. Ms. Jones-Lacy said she would consult with the City's churches and schools assess their outdoor signage needs.

Sale vs. lease of City property. The Council agreed to sell the upper portion of the caves site and decided that leasing the lower portion was preferable. They are open to selling or leasing the northeast cloverleaf site.

The Ad Hoc Development Committee would be renewed with all its existing members and CMBR McNeil had expressed a desire to be on the group, a topic to be discussed later in this meeting.

B. Ad Hoc Summary

The old pool site at the northeast corner of 48th and Roe. Sunflower Development has put in a request for a CID and would like clarification of the terms to keep the ball rolling towards a purchase sale agreement. The committee is considering recommending a one percent sales tax CID to be placed on the entire site for a 20-year period. Assumptions are for a 90-room hotel, 365 days a year and a \$110 average daily rate would equate to approximately \$2,500,000 over the 20-year period or annually for hotel revenue a yield of \$25,000 revenue annually.

CBC will work with SKW to price an access road that would include a left in/left out on Roe. Sunflower has completed their feasibility study and CBC will set up time for Sunflower to present that to the committee. Twin Peaks was also mentioned as a possible restaurant at the site. The committee encouraged CBC to continue discussions with local independent establishments.

Northeast Johnson Drive & Roe. Jason Glasrud, CBC's development consultant, presented an overview for moving forward with the site.

It was noted the Ad hoc committee's term ends 12/31/16.

Also discussed was the one percent for art on the Commerce site and other developments.

The committee's recommendation remains the same to look at all sites in the city as a whole. This includes Commerce, the northeast, the Gateways and the caves old pool site. They want to create a cohesive art gateway element plan and are reaching out to the Arts Committee to coordinate those efforts.

C. Rebranding Committee Update

The committee has completed and approved the qualitative research collection and report, the new positioning statement and the creative brief for the artists' submissions. The committee received 48 individual submissions from artists from Benedictine College as well as residents from Roeland Park. They are in the process of selecting and revising the top three to five options to present to Council. In addition, students submitted PR and marketing plans for the brand's launch and are being reviewed and compiled.

VI. REPORTS OF CITY LIAISONS

No updates were given.

VII. UNFINISHED BUSINESS

A. 2017-2019 Tree Service Bid Review

Public Works Director Leon and Carl Wisdom, City Forester were both present to answer questions. In response to their request they received three bids and felt that Custom Tree Care had the best pricing which stayed the same through the three years of the agreement. Their rates also do not change with an emergency. Mr. Leon said that Mr. Wisdom did a lot of due diligence on this bid review.

Public Works Director Leon said the work performed would be within budgeted items, but if there is an emergency that might be a different story.

MOTION: CMBR POPPA MOVED AND CMBR KELLY SECONDED TO APPROVE THE 2017-2019 TREE SERVICE AGREEMENT WITH CUSTOM TREE CARE. (MOTION PASSED 5-0)

B. Johnson County Parks and Recreation Agreement for Operating the Community Center

City Administrator Moody said the redline version presented previously in Workshop has been reviewed by JCPRD attorneys and no changes have been made.

CMBR Fast said the budgeted amount is the same as the last two years. City Administrator Moody said payment made by the city is based upon the budget of the Community Center. If there's an anticipated shortfall it gets paid. There is also a reconciling at the end of the year with a provision that if there is not a shortfall, then the City's portion of the shared funds are returned to the City.

MOTION: CMBR POPPA MOVED AND CMBR JANSSEN SECONDED TO APPROVE THE AGREEMENT AS PRESENTED. (MOTION PASSED 5-0)

VIII. NEW BUSINESS

A. Ad Hoc Development Committee Renewal

CMBR Poppa asked to table this discussion to a later date as CMBR McNeil was not present but had expressed an interest to be on the committee. He said he also realized this is a time sensitive issue.

Mayor Marquardt recommended renewing the committee temporarily until a further discussion can be held.

CMBR Fast agreed with CMBR Poppa. She said when they formed the Ad Hoc Development Committee its focus was on the old pool site. She would like to recommend that since there is a lot of talent on the Council that a second ad hoc committee be created for the Northeast Johnson Drive. She said that CMBR Kelly is now working for the Chamber and CMBR McNeil was once on that committee and knows a lot about that site. CMBR Janssen

also is a good choice. Ms. Fast recommended the second committee consist of CMBR Janssen, CMBR Kelly and CMBR McNeil for the northeast corner with CMBR Thompson, CMBR Poppa and CMBR Rhoades remaining on the ad hoc development for the old pool site. She believes there's a wealth of knowledge, fresh ideas and it gives more people an opportunity to serve. She has been upset at the thought that there are people on the Council who want to serve, but are unable to do so.

CMBR Kelly appreciated CMBR Fast's comments and seconded what CMBR Poppa said and would be amenable to another discussion about a second committee. She would want to make certain there's a continuity of the relationships that have been formed. In the event there are two committees there would need to be a liaison between the two especially if they are working with the same developers and people in other parts of the city so that those relationships will carry over.

Mayor Marquardt said something to consider would be a relationship with a development consultant and also potentially six Councilmembers being at development meetings.

MOTION: CMBR POPPA MOVED AND CMBR JANSSEN TO TABLE THE AD HOC DEVELOPMENT COMMITTEE RENEWAL DISCUSSION TO NEXT GOVERNING BODY WORKSHOP. (MOTION PASSES 5-0)

B. 1% for Arts Direction to Arts Committee

The Ad Hoc Committee has provided direction to the Arts Committee concerning coordinating the gateway that has been discussed as part of the Roe Boulevard in 2020 with art dedications from Commerce Bank and the hospital site. This was also discussed at the last Arts Committee meeting. They believe at this time it would be simpler to move forward working with the bank and hospital versus trying to have it coincide with the Roe Boulevard project.

Mayor Marquardt said the Arts Committee was working with the architects working on those sites and they were looking for ideas as to the Arts Committee's direction and understanding and desires for the one percent for art. If it is different than what the Council is thinking, it might be a waste of time or even frustrating for the architect of the site. The committee felt the Council should talk to make sure they are helping both the committee and the architect.

CMBR Kelly said she would like to see it rolled into the planning of Roe Boulevard and would hate to see them having to backtrack.

Public Works Director Leon said they fully intend to incorporate some sort of a gateway feature at that intersection/corner of the city into the project. They don't think anyone would notice if something was missing for a while.

CMBR Kelly would like to see what the evaluation and report of the existing city art is and what will be done with some of the art that's outdated or needs to be refurbished and also the next steps as a lot of that is on Roe Boulevard.

Mayor Marquardt asked what direction the Council would like to specifically give to the Arts Committee, either to focus on something slightly different than what they are now, table the discussion or do nothing and let it come back at some point.

There was agreement to continue this discussion at the next Governing Body Workshop.

C. Aquatic Center Ad Hoc Appointments

The following were invited and have accepted to serve on the Aquatic Center Ad Hoc Committee.

Gardner Howland - Coach of the KC Blazers

Dennis Mueller - Swimming Coach at Bishop Miege
Anthony Thompson - Resident/Master Swimmer
Pete Davis - Resident/Master Swimmer
Jan Grebe - Resident/Former Pool Advisory Board member and regular user
Sean Kennan - Resident/Aquatics Manager, City of Shawnee

There are a couple of outstanding invitations, one from a former pool board member and the other a member of JCPRD that they are waiting for confirmation on.

MOTION: CMBR KELLY MOVED AND CMBR FAST SECONDED TO APPROVE THE RECOMMENDATIONS OF THE AQUATICS CENTER AD HOC COMMITTEE. (MOTION PASSED 5-0)

D. Committee Appointments and Reappointments

The following were recommended appointments/reappointments:

Courtney Craig - BZA,
Reappoint Paula Gleason - Ward 2 (Michael Rhoades and Tim Janssen)
Kyle Rogler to the at-large position to Planning Commission,
Laura Steele, Sean Rowland (postponed) and Erik Hage to Sustainability,
James Kanally and Randi King to Parks,
Tawny Sanders and Amie Logan to Events,
Lynda Leonard and Corie Vogel to Arts.

Reappoint Moffett Ferguson to Arts

CMBR Kelly asked about appointee who is not a Roeland Park resident and his appointment to Sustainability. She recommended approving the other appointments with the exception of Shawn Rowland until the discussion has been resolved about appointing to committee of a non-resident.

Mayor Marquardt said he believed that both the BZA and the Planning Commission allow for one of their members to be outside the city and are not considered citizen advisory committees.

CMBR Fast said CMBR McNeil has a recommendation for the Ward I Planning Commission position. City Clerk Bohon said that items was planned for the January 3, 2017 Workshop meeting.

CMBR Fast asked if staff sends a thank you letter before the reappointment terms are up. City Clerk Bohon said that has not been done in the past, but could be done.

Mayor Marquardt said it is appropriate for staff to let the person know that they have not been approved for a committee and that it will be discussed at the January Workshop meeting.

There was agreement to move the discussion of non-resident committee appointments to the next Council meeting.

MOTION: CMBR POPPA MOVED AND CMBR KELLY SECONDED TO APPOINT AND REAPPOINT THE MEMBERS WITH THE EXCEPTION OF THE SHAWN ROWLAND TO SUSTAINABILITY UNTIL FURTHER DISCUSSION BY THE GOVERNING BODY. (MOTION PASSES 5-0)

E. Roe Boulevard Funding Commitment – 1302 Form KDOT Forms

Public Works Director Leon said the form from KDOT has been filled out describing the scope of work, a description, project limits, purpose and need and then highlighted where the funds will be spent throughout the project. This is

to show KDOT that the \$4.6 million of grant money they have provided the City will be spent. It only needs Council approval and signatures.

MOTION: CMBR KELLY MOVED AND CMBR JANSSEN SECONDED FOR THE APPROVAL OF THE 1302 FORM AS NOTED. (MOTION PASSED 5-0)

F. Walmart Remodel Status

City Administrator Moody provided a report of a list of improvements that are included in the plans that have been submitted for review. A permit has not been issued at this point. An estimated cost of the project is \$500,000. The footprint of the building is a little over 100,000 square feet, so this is roughly \$5 per square foot renovation investment. The purpose of which is to bring up the feel or the appearance of the building to a standard appearance for the current Walmart. Some HVAC work and some ventilation/duct work will be modified. Flooring will be replaced where needed as well as painting of the interior and exterior walls and ceiling joists. There will be some removal of drop ceilings. The exits will be made larger and they will remove the photo lab. They will also remodel to accommodate a small inside bank. The garden center fencing will be replaced with ornamental material. The wall signs and monument sign will be replaced with the current logo. The pharmacy will be remodeled. No landscaping, parking or sidewalk changes are reflected in the investment. According to the CID agreement if Walmart stayed, they would be eligible for reimbursement of the cost of new sidewalks, streetscape, landscaping and lighting, which has a total estimate cost of \$800,000 in the CID, subject to the 2-for-1 funding restriction also in the CID. This means they would get \$1 for every \$2 they would spend of the \$800,000 for those improvements. None of the improvements they have planned for fall into that category.

CMBR Kellerman asked if it is possible to have a representative from Walmart speak to the Council. City Administrator Moody has extended that invitation, but they are not very open about discussing their plans in a public meeting. Mr. Moody did say that it would be beneficial though.

CMBR Fast said the issue is also with the owner. They've been waiting for years for the parking lot to be redone and for repairs to the site. She said it's time for the owner to do some aesthetics to make it more appealing.

City Administrator Moody said if the Council makes funds available he suspects they'll do the work. He said the CID has a maximum of \$3 million. Currently it is at \$1.6 million and it's generating \$446,000 annually. Probably in less than four years it will reach the \$3 million threshold.

After a brief discussion, staff was directed to see if the site falls under any code violations for maintenance.

IX. ORDINANCES AND RESOLUTIONS

There were no Ordinances or Resolutions for approval.

X. REPORTS OF CITY OFFICIALS

City Administrator Moody said he would like to thank the Council on behalf of the staff and its employees for the holiday party. He said everyone enjoyed it and is a nice gesture by the Council to provide the resources to do that.

Mayor Marquardt thanked City Attorney Shortlidge for his 26 years of service to the City and noted this was his last City Council meeting before his retirement.

Mr. Shortlidge said, "Thank you for allowing me to serve."

XI. ADJOURNMENT

MOTION: CMBR KELLY MOVED AND CMBR JANSSEN SECONDED TO ADJOURN. (MOTION PASSED 5-0)

Joel Marquardt, Mayor

Kelley Bohon, City Clerk

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