

**GOVERNING BODY WORKSHOP MINUTES**  
**Roeland Park City Hall**  
**4600 W 51st Street, Roeland Park, KS 66205**  
**Monday, June 3, 2019 6:00 P.M.**

- |                                 |                                     |   |
|---------------------------------|-------------------------------------|---|
| ○ Mike Kelly, Mayor             | ○ Jim Kelly, Council Member         | ○ Keith Moody, City Administrator       |
| ○ Jan Faidley, Council Member   | ○ Tom Madigan, Council Member       | ○ Jennifer Jones-Lacy, Asst. Admin.     |
| ○ Jennifer Hill, Council Member | ○ Claudia McCormack, Council Member | ○ Kelley Nielsen, City Clerk            |
| ○ Tim Janssen, Council Member   | ○ Michael Poppa, Council Member     | ○ John Morris, Police Chief             |
|                                 | ○ Erin Thompson, Council Member     | ○ Donnie Scharff, Public Works Director |

**Admin**

Madigan

Thompson

**Finance**

Faidley

McCormack

**Safety**

Janssen

Poppa

**Public Works**

Hill

Kelly

CMBR Poppa called the meeting to order. Councilmembers Hill and Thompson were absent.

**MODIFICATION TO THE AGENDA**

Item 9 was moved up as Discussion Item 2; the remaining items moved down one.

**I. APPROVAL OF MINUTES**

**1. May 20, 2019**

The minutes were approved as submitted.

**II. DISCUSSION ITEMS:**

**1. Communications Presentation**

Sturges Word Communications started with Roeland Park in January 2019. Katie Garcia from Sturges presented a year-to-day summary of the City's activity in different types of content and social media such as Facebook and Twitter.

Ms. Garcia said there was a good response to the Mayor's initiative of a photo contest on the website.

She also reviewed the Roeland Park Social Media Report attached in the packet. Sturges has been tracking anytime Roeland Park is mentioned in the media and also tracking the tone or response as to whether the story is viewed as a positive, neutral or negative. They will present a review at the end of the year with the data they have compiled. Ms. Garcia said that most of the stories have been either neutral or positive which is great. There are 28 placements year-to-date and more are coming up with the free pool day. Also e-mail and e-mail openings are trending above average numbers. Sturges also keeps track of other cities and Ms. Garcia reviewed those comparisons. Overall it is noted that there is an above average engagement with the City in terms of digital communications.

Mayor Kelly said that having Ms. Garcia on board has made their communications more dynamic and engaging and the numbers reflect that and he is proud of that. He asked that with their tracking abilities can they tell whether the impressions or engagements are from unique users or regulars. Ms. Garcia said she will have to check to see if they track unique engagements.

CMBR Madigan asked whether they are giving the media, *The Star* and TV stations a news release or are they picking up things. Ms. Garcia said they are actively giving them news that they believe will be picked up. They do aim to send out one to two media releases per month.

CMBR Faidley asked if the *Shawnee Mission Post* reporter has had her baby. CMBR Poppa said the reporter's name is Holly and she has had her baby. Katie said in the meantime someone else from the *Shawnee Mission Post* will continue to cover Roeland Park.

## **2. Discuss Mowing in the Right-of-Way on Neosho**

### ***Public Comment***

**Traci Edwards** (5250 Neosho) Ms. Edwards said there is a large area at the end of her yard that contains two large gas lines and electrical boxes from KCP&L as well as a large segment taken by AT&T. She said that portion of her property has always been mowed by the City and just recently was told that they were supposed to mow it. Ms. Edwards said she has concerns with regard to safety issues and getting near the poles. She also provided some photographs to the Governing Body that were been included in the packet. Ms. Edwards added that AT&T was on site every single day last week. She also showed a picture of the AT&T boxes and one of the gas lines. The previous owner found paperwork believing that they sold the property back in 1983 and paid for the survey done for the land. Also included was a lawyer's letter that shows it was filed with the Register of Deeds that it was purchased by Southwestern Bell now AT&T. She said it states on the contract an amount of money to the previous owners and does state that no one shall use it without prior written permission.

CMBR Poppa thanked Ms. Edwards for the documents and asked that they be included in the agenda packet.

Wade Holtkamp, City Codes Enforcement Officer said in April 2018, Public Works identified a couple properties that the City had been maintaining and after reviewing the code a determination was made that that property actually should have been maintained by the property owners in accordance with the code. The language states the property owner shall maintain and cut grass in excess of eight inches for front and side yards. He has contacted the owners of the property and communicated to them the City's determination of how the code is read and that this property is in front of the building line. It is agreed that it is a unique corner lot. It was also communicated to the City that AT&T would no longer mow the lot. The City has been mowing it for the past two years.

After speaking with former property owner and a service tech at AT&T, Mr. Holtkamp said that contracts were drawn up as a land use and the property was not transferred to AT&T. On Johnson County AIMS the property is taxed to the property owner and there is no link to AT&T. Outside the right-of-way the greenspace area goes up to the front of the house. Every house has a certain amount of right-of-way but this house has more right-of-way space than is typical.

Kansas Gas pieces of equipment are also in the right-of-way. Mr. Holtkamp spoke with a technician who indicated they had a contractor mow but the program was disbanded because of the budget. He did indicate that with the pieces of AT&T equipment they are out there frequently and it is a major hub for AT&T. He did say that is safe to mow around and cut, and that these areas, in his experience in other cities are maintained by the property owners.

There is also a second piece of property at 4940 Southridge that also has an area that is a corner lot with a large right-of-way and gas line equipment and similar questions.

CMBR Poppa asked for definitions of an easement and right-of-way. Mr. Holtkamp said an easement is normally ten feet from either side of the property and allows for a utility to come in and maintain their lines and to do any work. The easement gives the utility permission to go onto your line/property to do any type of maintenance or construction. An easement does not change land ownership.

CMBR Poppa said they need to determine whether they want to continue mowing these properties as a city or do they want to enforce the citations that have been issued to both the properties and for the property owners to maintain these pieces of land.

Mayor Kelly said he would like for the City attorney to look at if they do mow the private property what is the potential liability and what waiver would the landowners be willing to provide. He also noted on the easement with Southwestern Bell/AT&T that it provided for reasonable landscaping as directed by the grantor and whether or not there's an argument to be made to who should maintain the opinion. He said they need to have those conversations with the attorney.

Mayor Kelly also gave his opinion that based on such a small subset of individuals and the fact that they have been providing a service to them and the hardship that has caused the residents, he believes it is an opportunity to spread goodwill for the City to maintain the property in the interim while they discuss with AT&T whether they should be maintaining the property. There will be an opportunity later this year in the comprehensive plan review to look at how this could affect other properties going forward.

CMBR McCormack said her first inclination is if they start making exemptions despite extenuating circumstances it might be far reaching. She also added that people look at their budget very closely and those little things could add up to something.

CMBR Kelly said that the City has been setting a precedent of mowing the past 20 years. He said the property where the utilities are placed is for the benefit of all the citizens not just these two property owners and as such they should not put the onus on the individuals to do all the maintaining. CMBR Kelly said they need to exempt the properties and take care of them until they get a legal opinion.

CMBR Madigan stated he agreed with the Mayor and CMBR Kelly. His concern is he does not want to see this situation happen again. It troubles him the previous Public Works director made the decision without contacting the Council first. He also said they need to look at all of the legalities.

CMBR Poppa said he does not want to set a precedent, but unfortunately they have done that for this property by mowing it for 20 years.

Mr. Holtkamp clarified that the Neosho property has been maintained by the City for the past 2 years and previously by Southwestern Bell/AT&T. The property at 4940 Southridge has been maintained by the City for 20-plus years.

This item will be forwarded as New Business on the City Council agenda for June 17th and they will ask for a determination from the City Attorney.

City Administrator Moody felt the best way to create a record of the City's position to make it more easily searchable in the future would be to pass a resolution which then becomes a part of the City's formal record. A resolution does not change the law. Staff can ask Mr. Mauer to draft language into the resolution that goes to the uniqueness of the properties being referred to.

CMBR Janssen asked if they interpret the easement as specific to the area around the vault or to what portion of land. Mr. Holtkamp gathered from the previous property that it was just around the vault. CMBR Janssen said if they press AT&T might do only around the vault and not entire piece of property.

Mayor Kelly noted there was a survey attached on the easement.

### **3. Continued Discussion Concerning Pool Improvements**

At a request from the Governing Body, Dave Schwartz from Water's Edge was asked to make a presentation on Layout #1 with the alternatives. He first handed out a survey to the Council to prioritize their choice of features. Mr. Schwartz broke down the features into two categories based on dollars, those over \$100,000 and then the smaller items less than \$100,000. He compiled that information and presented the results later in the meeting.

CMBR Poppa said for the record the large cost features over \$100,000 to be ranked include the family slide, tube slide, speed slide, lazy river, and a bridge over the bulkhead. The costs of those items are in the packet.

Secondly, the moderate cost items under \$100,000 include floatables and full night lighting.

From a previous Workshop the Governing Body decided that Layout 1 would be the focus and they would have a discussion on what improvements they want to add and how many. They would also be ranking the phasing options if that is the approach they chose. Mr. Schwartz included in the packet a phased approach starting with the base project.

Some of the changes to the Aquatics Center would be demolishing the vortex pool, the slides and the plunge pool. Shade structures are planned to be installed. Also planned is the removal of the wading pool and sand area and replacing that with a wet deck and play structure. They would like to add sprays into the zero depth area and also a bench with shade in the water area, a toddler slide, an ADA ramp and additional security lighting.

Mr. Schwartz provided details of the slides in his presentation that included images of the fully developed master plan, the cost of the plan, and the phased cost of the improvements. He added that construction would be a different fee structure and does not include design fees, bonding and insurance, etc.

CMBR McCormack asked how many lifeguards would be required for this master plan. Mr. Schwartz said 10-12 would be needed.

If phasing the project, it will require that designs account for future improvements to avoid interfering or redoing work that has already been completed.

CMBR Kelly asked if they have taken into account the grading at the site. Mr. Schwartz said they have not looked at the site plan in that kind of detail and there may be some work needed, but they could do the regrading.

CMBR Poppa said they will be discussing the CIP later in the meeting and what is currently accounted for in 2021-2022 is the base project. Ms. Jones-Lacy added that \$1.5 million is what is plugged into the budget. Design is planned for 2019-2020 with construction in 2021-2020 and a total cost of \$1.5 million currently planned.

Mayor Kelly asked about the durability of bridges spanning the pool. Mr. Schwartz said it would be a challenge to build a wooden bridge to span 32 feet. He said it can be done, but it is a much higher maintenance item.

CMBR Poppa said the action item that staff is recommending is that Council provide direction on the improvements to the Aquatics Center, the order and direction on borrowing or cash funding some or all of the improvements.

City Administrator Moody said if they have a clear direction on what the project will entail, then they can begin discussing the scope and fee for that design. They can also discuss how to fund and when build the project.

Mr. Schwartz said the preliminary results of his Governing Body survey show that one person wants a bridge, one gave a priority 3 for a bridge and the rest say no or a low priority 5 for the bridge. Based on that he would say the bridge is declined.

Mayor Kelly said before they begin making decisions they should review the rest of the budget as it would be somewhat determinative of what they decide to do elsewhere and then what is available for the Aquatics Center.

CMBR Janssen asked which amenity would give them the most bang for the buck in popularity or feedback. Mr. Schwartz said the base project is important for the attention it is giving to the shallow area of the pool and also the replacement of the sand pit and wading pool which are ranked as most important. The family slide is easy to put in and does not get worn out as much some of the bigger ones. The lazy river is very expensive, but is something a lot of older pools do not have and is well-received. It is also the most asked about and anticipated feature. He said if you make it too small it is not worth it and if you make it too big it becomes boring. The speed slide is a limited attraction to a different user group, but it is exciting. The tube slides are fun. Mr. Schwartz said you need enough of a variety for kids to bounce to different areas and will tire if there is only one thing to do.

CMBR Madigan asked if the pool would be closed during the summer to do the improvements. Mr. Schwartz said they can get much of the work done in the off-season and also much of the work is outside the pool itself.

The Governing Body agreed to move forward with the base project as planned through 2022. Before discussing the CIP, Mr. Schwartz will provide the results of the Governing Body survey.

#### **4. Update on Pool Closure**

CMBR Faidley asked if the bulkhead is working and if it was working for the fitness swimmers. And if not, what are their options. City Administrator Moody said the bulkhead is unable to be lowered and has been in the up position. The contractor who reinstalled it has not been able to get back to the pool to look at it and they do not have a date when he will return. Mr. McKinney continues to reach out to Community Aquatics and encourage them to come. The contractor who rebuilt the bulkhead is the manufacturer of the bulkhead and they are located in Arizona. Community Aquatics is not the manufacturer's representative but an aquatics specialty company. They continue to try to get them to come and help troubleshoot the issue.

CMBR Janssen asked who paid Community Aquatics. Mr. Moody said that currently that is paid with the contract with JCPRD for the management of the pool.

CMBR Madigan said he received an e-mail from Marshall McKinney over troubles using the phone system. City Administrator Moody said there is a new phone system and it no longer works over the public address (PA) system. They are getting a microphone to plug into the system to be able to make announcements. CMBR Madigan said that there were no safety checks in two hours at the pool. City Administrator Moody said he will bring that up to Mr. McKinney.

## **5. 2020 Proposed Budget Review Reflecting Objectives and CIP**

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

Karen Kenney (5306 Roe) Ms. Kenney said she received a letter informing her that the City wants to tear out her fence and remove several thousands of dollars' worth of landscaping and put a bike path against her property with pedestrians on the outside. She said she is concerned for the safety of the bikers, the pedestrian and her property. She also said the contract she received does not state specifics. Ms. Kenney also added that in the last three weeks since she received the letter she has seen one bicycle.

CMBR Poppa asked Ms. Kenney if she has spoken to staff about her concerns with the upcoming Roe 2020 project. Ms. Kenney said her neighbors feel the same and they will not sign because the information is too vague. CMBR Poppa asked her to speak with staff and it may be possible to get a community forum together for residents in her ward to hear their concerns and suggestions. He added that they will send out a notification when that would take place.

CMBR Poppa said the information provided for their discussion is the preliminary objectives for 2020, the preliminary budget, the 10-year and 5-year CIPs, and a project detailed CIP.

Also attached is the working budget document. It starts with a Summary of the General Fund and shows its total expenditures and fund balances, followed by the detail pages for each department then each fund.

City Administrator Moody read into the record that attached in the packet are a number of documents that are part of the initial steps that they take in the development of the budget. Objective setting is one of the first things they do. The preliminarily approved objectives are attached with one being requested to be removed by CMBR Poppa. Aside from that, they are as they were preliminarily approved by the Council.

There are orange cells in the budget document to help identify where each of the objectives have been budgeted.

The format of the budget shows the account numbers on the left-hand side of the document, an account description, and then three years' worth of actual data, the current adopted 2019 budget, year-to-date 2019 information through March, followed by a projected 2019 budget, the proposed 2020 budget, and a projected 2021 and 2022 budget. There is a lot information on each page to help identify trends. If there is a change occurring a note has been put into the spreadsheet to help remind staff as to why there is a change.

The General Fund (101-115) is the first fund. The beginning Fund Balance is shown as the first revenue line and revenues are shown at the beginning (top) of each fund sheet. Subtotals are shown for each major segment of revenue. Expenses follow revenues and these are separated into departments such as the Police, the Admin, and Public Works Department. Department line item expenses are also subtotaled into major type such as Personnel, Contractual Services, Commodities,

Capital, Debt Service, and Transfers. At the end of each fund is the Ending Fund Balance line. As each fund is covered, staff highlighted the estimated ending fund balances and provided an explanation of those that may reflect a negative balance.

Property taxes for 2020 through 2022 are based upon a constant 28.531 mill rate, the current rate for 2019. Staff reviewed the assumptions concerning assessed values in prior Workshops. Because the City uses General Fund resources to pay for capital, the mill levy is a key component to being able to fund capital on a pay-as-you-go approach. Reducing the mill levy will reduce funds available for capital funding which will push back planned date for projects.

Personnel costs reflect a 4.25 percent allowance for merit-based pay increases as well as increased health insurance premium costs. Per Council direction a new full time Parks and Recreation Superintendent position is reflected in the newly established Parks Department within the General Fund. The parks maintenance dollars budgeted each year have also been moved to this new department.

The Facility Maintenance Supervisor position that was brought in-house in 2019 versus being paid for through contracts with JCPRD has 30 percent of its wages reflected in the newly created Aquatic Fund and 70 percent in the Community Center Fund. The part-time wages for the Community Center attendants are shown entirely in the Community Center Fund.

Also attached is the current version of the Capital Improvement Plan. The Special Highway and Special Street Funds are now combined to make it easier to plan for the use of these resources in funding street capital projects. The newly created Aquatic Center Fund reflects operational costs as well as capital improvements planned as a lead up to the major improvements at the pool as reflected in the Special Infrastructure Fund. The Community Center Fund also reflects both operational and capital costs.

The operating costs of the pool for 2019 and 2020 reflect JCPRD continuing to manage the pool. 2021 and 2022 projections assume the City manages the pool.

Revenues have been estimated conservatively and are expected to be higher than budget. Expenses continue to be refined to be closer to actual history, but, again, are expected to be lower than budget.

Each mill of the City levy equates to \$86,500 of revenue. In order to fund the capital improvements contemplated at R Park and at the Aquatic Center on a pay-as-you-go approach the mill levy is shown remaining constant. Phase 1 of R Park improvements (\$1 million) is shown in 2020 and \$1.35 million in pool improvements is shown spanning 2021 and 2022. The work would occur after the pool closes in 2021 and be complete before it opens in 2022. Timing these projects in this manner avoids the need to borrow, but it also brings down the balances in the Special Infrastructure Fund, the General Fund, and Street Fund. The County Courthouse Sales Tax is shown coming into the Special Infrastructure Fund starting in 2021 in order to avoid borrowing and keep the fund in a positive status.

Total revenue projections for 2020 reflect \$6.25 million in total revenues.

Ms. Jones-Lacy noted the highlighted cell of \$162,000 is an amount they were required to put in reserve when the City entered into the agreement with JCPRD as a restricted reserve fund balance of \$157,000 being held by JCPRD and they have invested it into the Kansas Municipal Investment Pool. It just matured and will be returned to the City since they satisfied the debt service on the lease payment. As a result, that amount is coming back to the General Fund's unrestricted fund balance.

This is currently shown in Fund 4795 as a miscellaneous revenue and was not shown previously as it was not available.

In 2019, looking at property tax revenue they have \$2.225 million. They need to budget all of property tax resources and this includes those resources that go to TIF districts and is also included in that amount.

In expenses in General Overhead it includes a contract for the PIO (public information officer) in Professional Services, funding for the City's financial advisors, and the City architect.

Ms. Jones-Lacy also said included is a \$75,000 fee for CBC in the event of a land sale agreement on the northeast Roe & Johnson property.

City Administrator Moody said as part of the Roe 2020 project they plan to own the traffic signals in that corridor but it will not affect the budget until 2021. Currently there are five signals in that corridor, but two will be eliminated and the City will then own three. They will continue to pay for electricity and maintenance of the signals. Currently they are spending about \$192,000 and this is projected to drop to \$66,000 annually.

They also have budgeted for a special elected in 2020 for a sales tax question, renewing the one-fourth cent sales tax which is scheduled to sunset in March 2023.

City Administrator Moody said they have included the objective for "Roe-ling Through the Years." CMBR Faidley asked if that was a wise decision given the current climate when they think the sales tax might not pass again. City Administrator Moody said this is a policy decision for the Council to direct staff on. They have not been given any indication that they should not contemplate the tax being available past 2023 as they have gone through this budget process. He said the intent was to go through a ballot process to renew it. If the Council does not want this item shown in the CIP, then that needs to be directed to staff.

Ms. Jones-Lacy added that if the tax were allowed to sunset, it would essentially end a lot of the projects that are budgeted in the Special Infrastructure Fund.

The Property Tax Rebate Program, new to 2019, has extended the deadline. Prior to the deadline, there were four applications received. Since the initial deadline, they have received three additional requests.

A new department within the General Fund has been created called Parks and Recreation. This fund reflects the salary for the full-time Parks and Recreation superintendent position. It could also attribute a portion of this position's wage to the Aquatics Center.

A big expense is the solid waste contract with WCA. Through 2020, the City's agreement does not allow them to adjust their fee. In 2021 and 2022, there are one-year renewal options if City avails itself of those options, then WCA has the opportunity to request a fee increase. These potential increases are reflected in the Solid Waste Fund.

The Special Law Enforcement Fund is restricted specifically for Police Department equipment. They purchased K-9 Rango out of this fund. The Police Department sets the budgeted amount of what they may purchase in a given year and so the fund varies year to year.

After all the expenses and revenues they have a projected ending fund balance and they are able to see if they are meeting their reserve benchmark. The unrestricted ending fund balance is a

percentage of annual operating expenses and projected at the end of 2019 to be 27 percent. The goal is 25 percent. In 2020-2024, the budget reflects 22, 23, and 24 percent respectively falling below that benchmark. On top of the benchmark percentage is another \$1.4 million that has been added to the reserve of the General Fund which they said they would only use in the event of a sustained and significant decrease in the amount of sales tax and this shows them meeting their goal. The fund's capital is not just sales tax but also through General Fund resources. They then transfer any excess reserves from General Fund usually to the General Infrastructure Fund as it has greatest flexibility. A lot of capital projects are occurring and there is a need to transfer more money into the General Fund and intentionally bringing it down below 25 percent benchmark. Once they are past 2023, the reserves in the capital fund start coming back up. The reserve in the General Fund also starts coming back up in 2021.

Mayor Kelly said they have made a lot of requests, there are a lot of new projects, and it is an endeavor and he appreciates the effort and wants to make sure staff understands that. The budget as written causes him pause because of the projected unrestricted fund balance falling below the 25 percent established. He understands how they can meet their goal, but it was put in place for a reason. He mentioned the possible effect of the dark story theory that could cause them to look at utilizing the funds even with Walmart remaining in the City. With the fund balance and the improvements being asked to be made this year as well as a huge stormwater project that is necessary along Roeland Drive on top of Roe 2020 that it really gives them three options going forward. If the budget is pursued as-is, it would have to allow the unrestricted fund balance to fall below 25 percent. The second option is to not complete some of the projects being considered within the budget. The third option is to consider the shortfall of the pay-as-you-go approach and the unintended consequences that this method has when you look at considerably new capital improvement projects such as the pool and park and considering issuing debt or utilizing the possibility of investment of the idle funds. Mayor Kelly reminded everyone that Columbia Capital spoke to the Governing Body last week about the unique opportunity of pursuing bonds at this point in time based on interest rates and being able to maintain the liquidity of City funds. Also for those that might be considering a potential mill levy reduction, the pay-as-you-go approach actually prevents the possibility of a mill levy reduction.

CMBR Faidley asked if falling below a certain percentage of reserves would affect the City's credit rating. City Administrator Moody said he did not believe a difference between the benchmark of 25 percent versus 22 percent would change a rating. He added that the City has never been rated. Columbia capital said there is a calculation to determine if it is cost effective to get a rating.

CMBR Madigan asked if they know whether or not they will have to lower mill levy per state statute. City Administrator Moody said they do not have all the information and did not believe they would be required to do so. Ms. Jones-Lacy said they are waiting on the county to provide the final valuations for the budget. Once they receive that information, then they will know what kind of exemptions they would have and what the actual estimated assessed value is. Those valuations are expected to be received by June 15th.

The Debt Service Funds shows a decreasing reserve amount which is due to the amount of debt going down. When the debt is retired, the dollars used to pay the debt are going into the capital funds to fund those projects.

The Aquatics Center Fund is a newly created fund and some of the information is for illustrative purposes. They have taken actual data on costs and revenues from JCPRD's accounting system and

formatted that to fit their needs. Staff has worked with Lauren Grashoff at Water's Edge to see that everything is included and they have come up with a projected budget for operation of the pool which is reflected in the 2021 and 2022 columns. The 2019 and 2020 columns reflect JCPRD continuing to operate the pool with the City paying for that management fee. The full-time salary amount reflects only that portion that applies to the Aquatics Center. The remaining salary is reflected under the Community Center Fund.

Ms. Jones-Lacy said to date that monies that had been transferred into the Equipment Reserve Fund for the Aquatics Center have been transferred to the Aquatics Center fund, the balance of which is around \$107,000.

Dave Schwartz at this point provided the results of the Governing Body's survey results ranking the amenities. Items marked in order of priority were:

#### Moderate Cost (Small) Features

- Floatables
- Lighting

#### Big Items

- Family Slide (\$135,000)
- Tube Slide (\$235,000)
- Lazy River (\$875,000)
- Speed Slide (\$355,000)
- Bridge over Bulkhead (\$120,000-wood; \$200,000-concrete)

#### Phased Options

- Tube Slide
- Family Slide
- Lighting
- Lazy River
- Floatables
- Speed Slide
- Bridge

Mr. Schwartz described the night lighting proposed. He said there are two levels of lighting. One is for security when no one is in the water and is only suitable up until sunset. If the plan is to have night swimming, they will need additional lighting. Currently there are three light poles. If they add the lazy river and the water slides and other features it will be beyond the capacity of the current lights. Additional lighting can allow the facility to be open after sunset and they can run as long as they want.

CMBR Faidley said as it stands now the pool is closing before it is dark, and they could extend hours beyond 8 p.m. Mayor Kelly added that additional lighting will give the City capacity for swim meets, special events, and night movies. Mr. Schwartz also added that rentals and parties as possibilities.

CMBR Madigan said the lighting issue came up with the Masters swimmers about why they couldn't swim before sunrise and the same with late at night.

Mr. Schwartz said the lighting is not an expensive item but it does affect the programming opportunity.

CMBR Janssen asked if there are additional staff needs at night and Mr. Schwartz said they can run with the same number of lifeguards. He said other pools have not had much success in trying to close amenities such as the lazy river.

CMBR Faidley commented that they would be doing three swim seasons before seeing significant changes to the pool.

Ms. Jones-Lacy reviewed TDD #1 which is in default. This is not a debt that the City has a liability for but negative fund balances have to be reflected. Both TDD #1 and #2 are in default. As such, the entirety of the debt service has been called and the numbers are reflected on the budget as required by GFOA or GAAP standards. Any monies received are turned over to the trustee to make the debt service payments each year.

CID #1 is expected to cap out at \$3 million this year and will then end.

Ms. Jones-Lacy also noted that the CIP included in the packet includes both five-year and ten-year projections. The ten-year is a summary by department and at the end it summarizes each fund. There is also a summary detail of the reports and priority ratings.

CMBR Faidley asked for an explanation of the priority ratings. City Administrator Moody said there is a condition/opportunity rating and an importance rating. There are five levels in each rating.

The condition/opportunity score is:

- 5 - An imminent need, emergency or special opportunity such as availability of grants.
- 4 - If it is an existing need or failing infrastructure requiring continual repair or part of a strategic plan (poor condition)
- 3 - If it is a developing need or the infrastructure is showing signs of decay (fair condition)
- 2 - If there is a growing demand, or is use intensifying and function decreasing.
- 1 - If there is future need, viewed growth or anticipated deterioration (good condition).

The project importance score has different descriptions. Streets, for example, an arterial (high classification) will get a 4 when compared to a collector or a residential compared or a cul-de-sac or a dead-end.

CMBR McCormack said the increments to the park were not on par with the initial Phase 1. City Administrator Moody said the amount reflected for Phase 1 is in the engineer's estimate and based upon the three-phase plan approved by Council. He said it is uncommon for staff to develop a line item budget within the CIP program.

Mayor Kelly said the overall theme for this budget discussion is to give direction to staff. He said the pool and park are large capital improvement projects that they would not regularly undertake absent significant requests from the citizens. In 2016, the citizen satisfaction survey rated permanent restrooms and shade at R Park one of the first things they asked for. In 2019, the citizen satisfaction

survey rated improvements at the pool incredibly high. He also added that the pool was not originally funded on a pay-as-you-go approach and was debt funded.

Mayor Kelly said he would like to see what the cost would be for funding some of the parks and rec improvements with bonds and asked that staff present those numbers as they look towards the final budget of bonding \$2 million, \$2.5 million and \$3 million and any associated costs. CMBR Poppa said he is of the same mind and also mentioned unintended consequences of reducing their reserves with a pay-as-you-go approach. He said they have tried the PAYGO and it worked for a while, but they are going to run into a situation where they will not keep progressing the City forward and come to a stalemate or even regress. At a point where they can borrow and pay it off, he would like to see that in the next budget presentation.

CMBR Janssen said in the 2019 survey that there was overwhelmingly no support for debt in Question 12a regarding the Aquatics Center.

CMBR Kelly said he would like to bond this and do all the work at once.

CMBR Poppa recommended they also look at borrowing \$1 million for the parks and not the Aquatics Center.

CMBR McCormack said she was leaning toward this is a good time to borrow. She would be more interested in what would \$1 million would look like and not all of it for the first phase with a short-term payment.

CMBR Janssen said he did not hear Mr. Moody say they could not get everything done with the pay-as-you-go approach and he would have a different opinion if he had.

CMBR Poppa said he could not in good faith see their reserves drop below 25 percent if that's the benchmark. He realizes they have the \$1.4 million in the Walmart fund but they have promised the residents they will not touch that for any reason but a loss of significant sales tax revenue and is why he supports partial bonding for the projects.

Mayor Kelly said if rate comes back not competitive, then that would have an impact on how they might feel.

CMBR Faidley said the point is anything can be done if pushed out far enough. The question is do they want to push out pool improvements until after three seasons. Her concern is no one will be going to the pool at that point.

CMBR Madigan said he read of a projected recession within the next couple of years. He said that because they are retiring debt does not mean they rush out and get more debt. He said he did not believe the citizenry as a whole would want to borrow. CMBR Madigan talked about the \$3 million should be on a ballot and find out what the citizens really want. He said he supports both projects, but does not know if they need to finance them both. He added that they financed the pool 20 years ago and it needs to be fixed up. He will look at the cost of bonding but supports pay-as-you-go.

CMBR Janssen asked for the anatomy of the mill levy. Ms. Jones-Lacy said they get an assessed valuation from the county appraiser every year which has been increasing for the past several years. The assessed valuation is approximately \$86 million. Divide that amount by 1,000 and it gives you the value of a mill which would be \$86,000 and then multiplied by Roeland Park's mill rate of 28.5, which that amount is divided between both the Debt Service Fund and the General Fund.

CMBR Madigan asked if they borrow money for parks or the pool would it require a charter ordinance and would they have a 60-day protest period. Ms. Jones-Lacy said they can do a charter ordinance without having to go to a vote. It would need to be published twice.

Information regarding the cost of bonding at various amounts will be made available for the June 17th Workshop meeting as well as the regulations for passing a charter ordinance.

It was agreed to discuss pool amenities at the next Workshop and for the Governing Body to come with specifics of what they would like to see reflected in the final proposed budget.

Ms. Jones-Lacy said she can present a scenario of what the budget would look like with debt and without impacting the General Fund.

Before the end of the meeting she did find out that after a proposed charter ordinance is published there is a 60-day protest period in which to file a protest petition. If no petition is filed, then the ordinance goes into effect on the 61st day. If there is a valid protest petition filed by ten percent of the electors who voted in the last regular election, then an election must be held and a majority of the voters must approve the charter ordinance.

#### **6. Discuss Changing Regular Council Meeting Date and Time**

*This item was tabled to the June 17th Workshop.*

#### **7. Discuss City's Willingness to Provide Maintenance at a Utility Hub**

City Administrator Moody said he was not looking for direction, but would this something the Council was willing to entertain. They anticipate that this utility hub would be on private property and would require an agreement with the property owner. KCATA would look to the City to be the ongoing maintenance agency.

*The item was then tabled to the June 17th Workshop.*

#### **8. Discuss Task Order for Community Center Conceptual Design Project**

Staff is recommending approval with the City architect for the 2019 concept design objective at the Community Center. The task order is with SFS and the objective and scope are outlined in the packet.

CMBR Faidley said she would like to see them move ahead with this. She spoke to the audio visual elements that might be a component in the large room. She said as far as she knows for rentals the Boulevard Apartments no longer rents their space next to the pool and now refers people to the Community Center and Sylvester Powell. She toured Sylvester Powell to see the competition and noted that their rooms are quite nice and the AV component is built into the room as well as a full surface kitchen option. It is also a modular and you can rent the space you need. It also has a more modern look and feel. She was thinking about wedding receptions or retirement parties at the Roeland Park Community Center to generate more income, and while the facility is affordable it still feels like a 1950s school.

City Administrator Moody said that level of detail is a bit further down the road than what this task order was contemplated to be. He said there needs to be an element of how they conceive the space.

Also what would it do to a service fee if they included the audio visual? He will get different options to present at the next meeting.

CMBR Madigan reminded everyone that the only thing they have done to that building in recent years is painting it and that was because of graffiti. In 2015, they upgraded to audio visual but it is nothing compared to what is around in 2019. He also agreed with CMBR Faidley that they need to look into that, and agreed there needs to be an upgrade to make it more presentable.

## **9. Discuss Surplus of Public Works Equipment**

Public Works Director Scharff said they are in the process of looking for a new Public Works building and they have met their capacity in storage at their current location. He was before the Governing Body asking to list items that are not being used on Purple Wave.

CMBR Madigan asked how many miles were on the GMC truck and Mr. Scharff said it has 100,000 on it. He said it was slated to be replaced a couple years ago and there is \$25,000 budgeted to replace it. CMBR Madigan asked if it is worth it to sell it or would it be best to sell it as scrap metal. Public Works Director Scharff said the equipment is all fully functional and is worth selling.

City Administrator Moody said that construction and contractor-related equipment does well on Purple Wave because it is a group that follows it very closely. He said these items will do well.

## **10. Executive Session**

**MOTION:** CMBR POPPA MOVED AND CMBR JANSSEN SECONDED TO RECESS THE CITY COUNCIL INTO EXECUTIVE SESSION IN ORDER TO DISCUSS THE POTENTIAL OF A REAL ESTATE TRANSACTION, PURSUANT TO THE REAL ESTATE EXCEPTION OF THE KANSAS OPEN MEETINGS ACT, K.S.A. 75-4319(B)(6). THE OPEN MEETING TO RESUME AT 9:49 P.M. IN COUNCIL CHAMBERS.”

## **III. COMMITTEE MINUTES**

*No minutes were presented.*

## **IV. ADJOURN**

CMBR Poppa adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned at 9:49 p.m.)