

**CITY OF ROELAND PARK, KANSAS  
CITY COUNCIL MEETING MINUTES  
ROELAND PARK CITY HALL  
4600 WEST 51<sup>ST</sup> STREET, ROELAND PARK, KS 66205  
August 20, 2024, 6:00 P.M.**

<ul style="list-style-type: none"><li>• Michael Poppa, Mayor</li><li>• Benjamin Dickens, Council Member</li><li>• Jan Faidley, Council Member</li><li>• Emily Hage, Council Member</li><li>• Jennifer Hill, Council Member</li></ul>	<ul style="list-style-type: none"><li>• Matthew Lero, Council Member</li><li>• Tom Madigan, Council Member</li><li>• Kate Raglow, Council Member</li><li>• Jeffrey Stocks, Council Member</li></ul>	<ul style="list-style-type: none"><li>• Keith Moody, City Administrator</li><li>• Jennifer Jones-Lacy, Asst. City Admin.</li><li>• Kelley Nielsen, City Clerk</li><li>• John Morris, Police Chief</li><li>• Donnie Scharff, Public Works Director</li></ul>
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**Admin**  
Lero  
Faidley

**Finance**  
Stocks  
Dickens

**Safety**  
Hage  
Hill

**Public Works**  
Raglow  
Madigan

(Roeland Park Council Meeting Called to Order at 6:00 p.m.)

### **Pledge of Allegiance**

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

### **Roll Call**

City Clerk Nielsen called the roll. All Governing Body members were present. Staff present were City Administrator Moody, City Attorney Felzien, Finance Director/Assistant City Administrator Jones-Lacy, Public Works Director Scharff, Police Chief Morris, Deputy Police Chief Honas, and City Clerk Nielsen.

### **Modification of Agenda**

It was agreed to move up the Mayor's Report after the Consent Agenda to accommodate their guests.

### **Public Hearing - Exceeding Revenue Neutral Rate and Adopting 2025 Budget**

Mayor Poppa opened the public hearing as the final opportunity for the public to give feedback on the 2025 Roeland Park budget. As there were no public comments, the Mayor closed the public hearing.

#### **I. Public Comments**

*There were no public comments made.*

#### **II. Consent Agenda**

- A. Appropriations Ordinance #1049**
- B. City Council Meeting Minutes August 5, 2024**
- C. 2025 Land Lease with JCPRD for Sports Dome**

**MOTION:** CMBR LERO MOVED AND CMBR HILL SECONDED TO APPROVE THE CONSENT AGENDA AS PRESENTED. (THE MOTION CARRIED 8-0.)

### **III. Mayor's Report**

#### **A. Hispanic Heritage Month Proclamation**

Mayor Poppa proclaimed September 15 through October 15, 2024, as Hispanic Heritage Month and read the proclamation into the record. He then presented the proclamation to Carlos Gomez, the President and CEO of the Hispanic Chamber of Commerce of Greater Kansas City.

(Photos were taken with the Governing Body.)

Mr. Gomez thanked Mayor Poppa and the Governing Body for acknowledging Hispanic Heritage Month, which is a 47-year-old organization. He said that Kansas City is the birthplace of the national chamber. They work to ensure the Latino business community has a support system and the Chamber looks forward to the continued partnership with Roeland Park.

Mayor Poppa stated they are members of the Hispanic Chamber as well and they too look forward to continuing their relationship with them.

Mr. Gomez said that they will be hosting the U.S. convention in Kansas City October 6, 7, and 8 where they will have approximately 300 chambers from across the country visiting Kansas City.

All Governing Body members signed onto the proclamation.

#### **B. Regional Boards and Commissions Updates**

Mayor Poppa noted that the updates are available for review in the agenda packet.

### **IV. Business from the Floor - Proclamations/Applications/Presentations**

#### **A. Discuss Intent to Participate in Funding Homeless Service Center**

Stephanie Boyer, Executive Director from ReStart along with Joe Connor, Johnson County Assistant County Manager, spoke to the Governing Body regarding the Homeless Service Center plans in Lenexa and asked for the City's support.

Ms. Boyer said that homelessness has been an unrecognized need in the community. The need continues to grow and now the unhoused are being seen and there is a common recognition they are at a turning point where something needs to happen. She said this is not just a county issue and they need a lot of partners at the table.

United Community Services conducted a study in 2021, and unseen homelessness was identified as a need in Johnson County. This led to the work of the Dignity Project in reaching out to service providers and currently there is nothing for single adults or transitional housing.

Ms. Boyer gave an overview of who ReStart is. They have been around for over 40 years and help people exit homelessness. They provide and arrange programs to give the unhoused support to be able to have a pathway out of homelessness.

There are plans to purchase a hotel in Lenexa pending approval of a special use permit from the City of Lenexa. One of the key features would be able to provide 50 units of non-congregate living for adults.

Only one person per space for 30 to 90 days. There would also be 25 transitional housing residences with kitchens and access to support services for up to 24 months.

The site would have residents only from a referral-based program for continuum of care and all intakes would be scheduled. This is not a walk-up facility. ReStart will have total access control of the building and the lot. There will be a lot of lighting upgrades, exterior and interior cameras along with trained staff on site 24 hours a day.

In addition to ReStart and the county, they have support staff from Johnson County Mental Health, Johnson County Community College, Workforce Partnership and Health Partnership Clinic have all pledged their support, want to be involved, and have accessible services for program participants.

United Community Services is also providing an advisory oversight board that will meet to help address things that might come up. Ms. Boyer said if anyone is interested in joining the board to let them know as they are still recruiting.

Ms. Boyer spoke to the community benefits this facility will have financially to the community, noting the amount of money spent from an emergency intervention aspect. Emergency services are the systems that the homeless are accessing, which is not addressing the issue and therefore becomes a repeated situation.

Ms. Boyer said their organization has been making the rounds to cities and asking for their support of the site. Their monetary ask is a population-based strategy as they invite the cities to be their partners in this endeavor. She also said that buy-in from the cities helps them to leverage those private donations as well.

There have been listening sessions for close neighbors of the proposed location and for the general public. The item will be brought before the Lenexa Planning Commission on August 26 and then to their City Council on September 17<sup>th</sup>. They hope to achieve that special use permit and to close on the building in October. Renovations and upgrades would begin, and they look to have an opening in September 2025.

Mayor Poppe said this is a very innovative use of a site that could have a profound impact on the community. He applauded the idea and for them working on it. He also noted there has been a lot of miscommunications about what the site purpose is. He noted that ReStart is the applicant who is applying for the SUP agreement, and it is not through Johnson County.

CMBR Madigan inquired as to how many cities are participating. Ms. Boyer said that Edgerton declined to participate. Gardner did not want to bring the item forward to be discussed. She noted that 10 or 11 cities have acted. CMBR Madigan added he heard that Shawnee is not considering the item.

CMBR Dickens asked that as they are weighing the options, did they get feedback from law enforcement. Ms. Boyer said they have had meetings with Lenexa and Overland Park who are the site borders, but they have homed in on Lenexa. They have an overall understanding of the project, but their only experience has been a cold weather shelter. They also spoke with them about how this is different, that it will have trained staff, and detailed their operations. They expressed a concern about whether it would be true what they say the project will be and whether extra law enforcement will be needed for the project.

CMBR Hill applauded this humanitarian work and said it is really needed. She is proud to know people in Lenexa who are on board with this. The ask from Roeland Park is \$5,000 a year, which she said is a

small amount to benefit entire communities. She asked if some cities opt out, would they go back to the cities to ask for more funding.

Ms. Boyer said they are committed not to come back to ask cities to pick up the slack. However, if someone offered more funding, they would gladly accept it. This would just mean they would need to raise additional funding on the private side.

CMBR Stocks also noted this is an impressive and innovative proposal. He anticipated pushback and possibly an organized opposition based on e-mails that have been received. He said it would help to get more information on community benefits. The cost effectiveness concept is valuable noting the average cost of a participant versus resources for someone not in the program. He said he can understand someone may be opposed, but they should know how it is of benefit to them. Ms. Boyle said she can send out additional resources.

CMBR Hage said there has been so much misinformation. She asked for clarification on whether people would be allowed to use substances while in the shelter. Ms. Boyle said they would not be. She also understands that many folks are struggling with substance use, but they are not allowed on site. They will do room and bag searches. CMBR Hage also asked if their staff is trained in substance abuse reversal and Ms. Boyle said that they are. CMBR Hage also asked about the referral process. Ms. Boyle said the process will allow them to target Johnson County residents and they will go through a coordinated entry system. They are not looking to exclude people in the application process.

CMBR Faidley said that of the referral agencies with a coordinated system is Catholic Charities in Overland Park. She asked how things would work if someone did not have a way to get to a site. Ms. Boyle said that they can call any of the organizations and coordinate to do a needs assessment to meet people where they are. Also, the co-responders in police departments can complete those assessments. The Street Outreach teams are increasing their staff to nine people from the current two and they continue to dive into how the system can work better.

Mr. Connor directed everyone to visit their website on the Johnson County page. He said there are a lot of FAQs, timelines, history, and the facts are there. They want to refer people to that page to tell the story they wanted to tell and what has happened. There is also more information in the City's agenda packet.

Visit the website at <https://www.jocogov.org/department/housing-services/homeless-services-center>

CMBR Madigan asked if there was any assessment of the 23 percent in the PIT count that did not want help. Ms. Boyer said that one is harder to assess. They have found that initially when they encounter someone who refuses services it is a reaction to not wanting to follow the rules or they are familiar with programs that have a lot of restrictions and barriers. She said it is important for the Street Outreach Team to build relationships to help those unhoused to understand what the program is. And to date, there has not been much to offer in Johnson County.

CMBR Madigan said that he recently interacted with a homeless couple and asked what would happen to them and would they be required to separate. He said that even though they are not married, they consider themselves to be a couple and are dependent on each other. Ms. Boyer said that on the Missouri side their family shelters do require that there be children. Normally they do separate couples in the same facility on different floors, and they find most people are okay with that. Their purpose is to make sure the people are okay and to get them comfortable in a place where they can focus on getting themselves in a good place. After that, they can focus on a housing plan if they want

to be together. A lot of times what they find is that couples on the street are together for safety and not necessarily because they want to work on a housing plan together.

CMBR Madigan thanked Ms. Boyer and Mr. Connor for the work that has been done and what they are planning to do. He said this is wonderful and something that Johnson County needs to do before the situation gets out of hand. Ms. Boyer said they have a real opportunity right now.

CMBR Hill said that being unhoused is not only people living on the street but also those who do not have homes and are staying with friends or families and asked where those classified as homeless under McKinney-Vento would go. Ms. Boyer said that everyone is assessed through their entry system. McKinney-Vento does have a broader definition for homelessness when compared to HUD.

CMBR Raglow shared that she did not grow up in a stable home environment and could have easily herself been unhoused. She shared this because there are a lot of stereotypes around homelessness and that it leads to bad things in a community. She said that a lot of times it is leaving an unsafe situation to be in a better place adding that it takes a village to get individuals out of a bad situation and she fully supports this program.

CMBR Hage said it is an honor to be a part of something so critical in their community. She said the right conversations are happening in the metro area to give people the support they need. ReStart is a well-established organization, and they are in capable hands. Johnson County has a history of pooling funds from across its cities to support other social services and UCS plays a part in that. When they can walk around and know the names of their unhoused neighbors, they know they need to do the right thing and help them.

CMBR Faidley thanked CMBR Raglow for sharing her personal experience. She also agreed with CMBR Hage noting she also had experience with ReStart from decades ago and agreed they are extremely reputable. They have figured out over the last 40 years what works and what is going to help people out of this situation and bring them back to a productive life. She has profound respect for the work they are doing and is happy to commit to the five years of funding that is requested. She said they need to address this.

CMBR Madigan said he has no problem with ReStart but right now there are too many unknowns on what is going to happen. They do not know if Lenexa will approve the rezoning even though something is needed. He did not feel that it was time for Roeland Park to commit to the five years although he has no problem with the amount or even a larger amount. He said this is a program that is needed, and they should do it but did not agree that city managers and administrators agreed to this and did not come to the councils. To vote and pass a resolution with the unknowns is not the way to do this.

CMBR Dickens said being from St. Louis, he is familiar with the homeless problem and the attitude of “let’s just get them off the street.” He said this arrangement is a solution for that and wants to see this go forward. He also accepts the budget amount. CMBR Dickens said he understands CMBR Madigan’s point, but he is ready to go.

CMBR Lero said to show support for a program like this is an easy decision. Being able to get the homeless in this program is a move in the right direction. He also understands the hesitancy of the cities. But Roeland Park needs to show their support now so that others can see that and join in.

Mayor Poppa pointed out a few sections of the resolution. In June of 2024, the U.S. Supreme Court issued an opinion in the *City of Grants Pass vs. Johnson* where the majority ruled requesting the homeless to vacate public property does not constitute cruel and unusual punishment. Mayor Poppa

said that the Supreme Court is actively against the welfare of the people in this country when they do not have access to any other means of shelter or services under the Eighth Amendment.

**MOTION:** CMBR FAIDLEY MOVED AND CMBR HILL SECONDED TO APPROVE RESOLUTION OF THE CITY OF ROELAND PARK ESTABLISHING A FIVE-YEAR FUNDING COMMITMENT TO SUPPORT A JOHNSON COUNTY HOMELESS SERVICES CENTER MANAGED BY RESTART WITH UNITED COMMUNITY SERVICES ACTING AS FISCAL AGENT. (THE MOTION CARRIED 8-0.)

CMBR Hill said Mr. Rogers' mother used to tell him that in times of crisis to look for the helpers. She said that Roeland Park needs to be a helper. They contribute to their co-responder, and this is the same type of thing. They need to put the money forward to help their whole community.

## **V. Reports of City Liaisons and Committees**

### **A. Sustainability Update**

Megan Revis, co-chair of the Sustainability Committee, submitted her report. Of note, there are three new members bringing the committee up to eight members. Eric Vaughn from RideKC attended one of their meetings and made a presentation. Also, they are supporting the Mission Environmental Fair on September 14<sup>th</sup> and will have a table set up there. They have also been participating in the summer concert series in R Park with a table where they are giving away seeds and sustainability resources. They have had a good response at the last concerts. Also, if there are ways that the Sustainability Committee can connect and be a resource for the community to please let them know as they would love to work on that.

Mayor Poppe thanked Ms. Revis for being on the committee and recognized CMBR Faidley as Council liaison.

CMBR Faidley said they have not had an opportunity to discuss a tree canopy plan, but it will be on an upcoming agenda. She also noted that there has been a good response to the food recycling program. She said the meetings are highly organized and well run and only last about an hour.

Ms. Jones-Lacy also added there has been good response with the compost bins and it has been consistent with people coming by to pick up their bins. The program is well received and even City staff members are participating.

## **VI. Unfinished Business**

*There was no Unfinished Business discussed.*

## **VII. Ordinances and Resolutions**

### **A. Ordinance 1061 - Chapter 4 Building Codes**

CMBR Faidley asked about the insurance recommendations made by CMBR Raglow in the Workshop discussions. Ms. Jones-Lacy said those references are included in the ordinance.

**MOTION:** CMBR LERO MOVED AND CMBR DICKENS SECONDED TO APPROVE ORDINANCE 1061 - AN ORDINANCE AMENDING ARTICLES 1, 2, 15, 16, 17, AND 18 OF CHAPTER IV "BUILDINGS AND CONSTRUCTION" OF THE ROELAND PARK MUNICIPAL CODE. (THE MOTION CARRIED 8-0.)

## **B. Resolution - Intent to Exceed Revenue Neutral Mill Rate**

Mayor Poppa said the roll call vote is a state of Kansas regulation.

CMBR Hill said this process can be confusing. She said that one community remained net neutral, and the citizens are upset about the loss of resources, yet they are still paying high taxes. She told people to ask questions and investigate what remaining net neutral would do to their community.

CMBR Faidley said they are close to the revenue neutral rate at just a little more than a mill.

**MOTION:** CMBR HILL MOVED AND CMBR HAGE SECONDED TO APPROVE THE RESOLUTION TO EXCEED THE REVENUE NEUTRAL RATE FOR THE 2025 ANNUAL BUDGET. (THE MOTION CARRIED 7-1 WITH CMBR MADIGAN VOTING NO.)

## **C. Adopt 2025 Budget Including CIP and Objectives**

**MOTION:** CMBR DICKENS MOVED AND CMBR LERO SECONDED TO APPROVE THE PROPOSED 2025 BUDGET INCLUDING THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND 2025 GOALS AND OBJECTIVES. (THE MOTION CARRIED 8-0.)

CMBR Hage said as this was her first time going through the budgeting process, the way it was broken down and presented was helpful and informative. She was grateful for staff presenting it this way.

## **VIII. New Business**

### **A. Amendment to Cell Tower Lease Agreement**

City Manager Moody said this amendment is for an existing lease to add 100 square feet and will result in a \$4,800 per year increase. It continues to provide for a 3 percent escalator. The City does generate \$103,000 in rent revenue through the end of 2046. The conditions of the Planning Commission have also been included.

CMBR Faidley stated the four replacement trees that were removed can be placed anywhere in the City. She said they are still struggling with the owners or lessors of the property to take care of the screen element to have live trees, which could put them in default of the agreement if they cannot figure it out. City Manager Moody said the screening requirement for the site compound has been an issue. They ask that they use trees that stay green throughout the year. The trees were replaced with some that did not survive. They have asked for greater assurance that they water them and keep them thriving so that those just planted will survive.

**MOTION:** CMBR MADIGAN MOVED AND CMBR RAGLOW SECONDED TO APPROVE THE FIFTH AMENDMENT TO THE LAND LEASE WITH APT FOR THE CELL SITE AT THE Community Center ADDING 100 SQUARE FEET TO THE LEASE AREA. (THE MOTION CARRIED 8-0.)

### **B. Amend Mission Road Project Agreement to Add Fairway and Establish Cost Share Percent**

Public Works Director Scharff said the amendment is because Fairway has a small portion they want to do, and it needs to be included in the interlocal agreement.

CMBR Faidley asked where the Fairway work is located. Public Works Scharff said it is at 53rd and Chadwick. They are going to widen the radius and install a brick median as per engineering recommendations.

**MOTION:** CMBR MADIGAN MOVED AND CMBR LERO SECONDED TO APPROVE THE AMENDMENT TO THE INTERLOCAL AGREEMENT WITH WESTWOOD FOR THE MISSION ROAD PROJECT TO INCLUDE FAIRWAY AND ADJUST COST SHARE BASED UPON PRELIMINARY DESIGNS. (THE MOTION CARRIED 8-0)

#### **IX. Reports of City Officials**

City Manager Moody said there has been progress on the Public Works facility. They are working towards getting the painting complete and a few punch list items remain, but everything should be done before the fall weather.

There has been progress on the Mighty Bike, and they are welding the structure together. If there are any questions, Mr. Moody said to reach out to him. They are on track to complete the project before the end of the year. They are, however, still working on the surface material around the structure.

CMBR Stocks asked about the calming measures for Buena Vista. City Manager Moody said the products have been purchased.

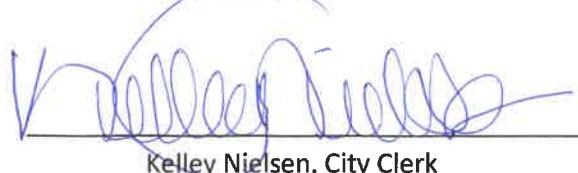
Public Works Director Scharff said they took delivery of three sections of speed tables and speed cushions. Some of them have incorrect markings, so they are switching them out. They are still waiting on the signs.

Public Works Director Scharff said they will have an El Monte sidewalk meeting. They contacted property owners, two on El Monte and two on Delmar, to discuss the project and the impact on their driveways. They will need a few easements where the stormwater improvements are to go. They are trying to minimize the loss of trees. Once they have those discussions, obtain the easements, the project will go out to bid and hopefully be done this fall.

**Adjourn:**

**MOTION:** CMBR MADIGAN MOVED AND CMBR STOCKS SECONDED TO ADJOURN. (THE MOTION CARRIED 8-0.)

(Roeland Park City Council Meeting Adjourned at 7:29 p.m.)



Kelley Nielsen, City Clerk



Michael Poppa, Mayor