

**CITY OF ROELAND PARK, KANSAS  
CITY COUNCIL MEETING MINUTES  
ROELAND PARK CITY HALL  
4600 WEST 51<sup>st</sup> STREET, ROELAND PARK, KS 66205  
April 7, 2025, 6:00 P.M.**

- Michael Poppa, Mayor
- Benjamin Dickens, Council Member
- Jan Faidley, Council Member
- Emily Hage, Council Member
- Jennifer Hill, Council Member

- Matthew Lero, Council Member
- Tom Madigan, Council Member
- Kate Raglow, Council Member
- Jeffrey Stocks, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. City Admin.
- Kelley Nielsen, City Clerk
- Cory Honas, Police Chief
- Donnie Scharff, Public Works Director

**Admin**  
Faidley  
Stocks

**Finance**  
Dickens  
Hage

**Safety**  
Hill  
Raglow

**Public Works**  
Madigan  
Lero

(Roeland Park Council Meeting Called to Order at 6:01 p.m.)

### **Pledge of Allegiance**

CMBR Raglow called the meeting to order and led everyone in the Pledge of Allegiance.

### **Roll Call**

City Clerk Nielsen called the roll. Mayor Poppa attended the meeting virtually. All other Governing Body members were present and in person at the meeting. Staff members present were City Administrator Moody, City Attorney Walker, Finance Director/Assistant City Administrator Jones-Lacy, Public Works Director Scharff, Police Chief Honas, and City Clerk Nielsen.

### **I. Public Hearing on the TIF 3D Project Plan**

CMBR Raglow opened the public hearing and called for public comment.

**Bob Johnson** (900 W. 48<sup>th</sup>, Kansas City, MO) Mr. Johnson from the Polsinelli law firm and representing the Boulevard Apartments addressed the Governing Body regarding the proposed TIF plan. He stated the Boulevard is not in support or in opposition at this point to the City's desire to extend Skyline Drive through the Boulevard property, but wanted to let the Governing Body know that it will have a significant impact on their property and require the removal of buildings and bring increased traffic through the development. He stated this is a complex process and his client does want to continue to work with the City in the hopes they can come to a mutually beneficial resolution.

Mayor Poppa stated that the item being presented tonight is only to explain the City's plan and they would not move forward without the okay and comfort of the Boulevard.

City Manager Moody added that it is to show how the resources of the TIF district would be used. At this time there are no plans reflected in the way of redevelopment by the Boulevard. It presents a list

of public improvements, which does include Skyline Drive, but an arrangement still needs to be worked out. The purpose of the district is to reserve the funds for the proposed improvements, especially for the imminent improvements for Roe Parkway.

## **Modification of Agenda**

CMBR Hill requested moving Item C from the Consent Agenda to New Business as Item G regarding the tree at 5800 Roeland Drive.

## **II. Public Comments**

**David Mehnert** (4201 W. 54<sup>th</sup> Terr) Mr. Mehnert expressed his concerns with the number of citations he has received for not having a water or a gas connection. As a Jewish man, he stated he feels this is an attack on his people and the last of his family as they do not use gas in their homes. He also stated he has an alternate source for water.

CMBR Raglow said they allow staff to work with residents regarding code violations. She said she appreciated Mr. Mehnert coming to speak to them and sharing his concerns. She also encouraged Mr. Mehnert to be in contact with staff to resolve his outstanding issues.

## **III. Consent Agenda**

- A. Appropriations Ordinance #1064**
- B. City Council Meeting Minutes March 17, 2025**
- C. ~~Recommended Removal of Dead Protected Elm Tree at 5800 Roeland Drive~~ (Moved to New Business Item G)**

**MOTION:** CMBR MADIGAN MOVED AND CMBR STOCKS SECONDED TO APPROVE THE CONSENT AGENDA AS AMENDED. (THE MOTION CARRIED 8-0.)

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

*There was no Business from the Floor.*

## **V. Mayor's Report**

- A. Arbor Day Proclamation**
- B. Earth Day Proclamation**

Mayor Poppa noted that both Arbor Day and Earth Day will be celebrated on April 22, 2025, this year.

Mayor Poppa acknowledged the recent news of a Roeland Park resident who had an immigrant docket status who was not permitted to return to the United States. He said this is not a day of honor for them as someone in their community has been taken from their family. He said that people are scared. Mayor Poppa has spoken with Karla Juarez, the executive director of AIRR (Advocates for Immigrant Rights and Reconciliation). She has accepted the Mayor's invitation to speak at their next Council meeting and give them additional resources on immigrant rights. Mayor Poppa said their

thoughts are with the Martinez family and has reached out to the family to see how the City can support them. He said this is a sad time and he is appalled at the situation.

CMBR Raglow thanked Mayor Poppa for his comments and said they are looking forward to more of how they can support the family.

CMBR Faidley reminded everyone that for Earth Day there will be a city-wide trash pickup Saturday, April 19<sup>th</sup>. They will gather at City Hall at 9 a.m. The Sustainability Committee will provide bags and possibly some tools so they can gather trash throughout the City.

CMBR Faidley added that she would like to see the proclamation for Earth Day reflect each year's theme. For 2025, it is "Our Power, Our Planet." Mayor Poppa signed off after Mayors Report.

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

### **A. Arts Committee Report**

Tim Ross, a representative of the Arts Committee, said they are focusing on conserving, re-conserving, maintaining, and exhibiting local art. The committee is also spending a lot of time planning. Designing Local is working on their master plan for the Arts in Roeland Park, which will go into the summer. There will be an opportunity for everyone to give their opinion, what art means to people individually and where they would like to see it.

Some of the projects they are working on are exploring new kinds of art for 2025 such as dancing in R Park that includes instruction and participation. CMBR Lero is shepherding the committee in an artist in residency program. Other things they are contemplating are stencils on the sidewalks that are activated by rain. They will also advertise in the June newsletter for an art contest where residents can compete for best art in the City that people can exhibit in their front yards.

### **B. Parks Committee Report**

The Parks Committee report is attached to the agenda packet.

CMBR Lero provided an update on the "Mighty Bike" structure. He said they have met with structural engineers, the safety consultant, and the fabricator. They also talked through the remaining elements to be considered to make the structure safe but fun. The "Mighty Bike" is on track to be installed in June and celebrated with a party. CMBR Lero said it is an imposing and very cool structure.

## **VII. Unfinished Business**

*There was no Unfinished Business discussed.*

## **VIII. New Business**

### **A. Award Roe Parkway Construction Project**

Public Works Director Scharff reviewed the phases of the construction project as outlined in the agenda packet.

CMBR Hill asked if they would be deconstructing the old Public Works building. Public Works Director Scharff said this is included as part of this project.

CMBR Hage asked if the City has worked with this contractor before. Public Works Director Scharff said McAnany has done street maintenance projects for them in the past.

**MOTION:** CMBR HAGE MOVED AND CMBR FAIDLEY SECONDED TO APPROVE AWARDDING THE ROE PARKWAY CONSTRUCTION PROJECT TO MCANANY CONSTRUCTION AT A COST NOT TO EXCEED \$1,240,000. (THE MOTION CARRIED 8-0.)

**B. Approve Change Order for Storm Pipe Failure at Bishop Miede**

Public Works Director Scharff said this change order is for a section of stormwater pipe that runs north and south along the school's rear parking lot. A section of the pipe collapsed, and the soil eroded. Bishop Miede has removed the dugout for the 40 feet of pipe that needs to be replaced. The contractor is ready to begin work this week.

CMBR Hill asked if there is a reason that the City is responsible for this stormwater on private property. City Manager Moody said the storm pipe is a public pipe and sits within a dedicated public easement and is the City's responsibility to maintain.

CMBR Faidley asked about other storm pipe work to be completed in the vicinity. City Manager Moody said this is connected to that planned work, which is upstream of this section. The plan was to replace the entire pipe in 2026, and this is just bad timing. They have applied for SMAC funding in association with this project.

**MOTION:** CMBR LERO MOVED AND CMBR DICKENS SECONDED TO APPROVE THE CHANGE ORDER TO ADD SPOT STORM SEWER REPAIR WORK TO THE CONTRACT IN PLACE WITH AMINO BROTHERS AT A COST NOT TO EXCEED \$46,800. (THE MOTION CARRIED 7-1 WITH CMBR HILL VOTING NO.)

**C. Approve the Stormwater Best Management Practices (BMP) Cost-Share Program Agreement with Johnson County**

Public Works Director Scharff said this is an agreement that they approve every year. As a side note, he added that they are seeing an increase in the Contain the Rain program.

**MOTION:** CMBR MADIGAN MOVED AND CMBR DICKENS SECONDED TO APPROVE THE STORMWATER BEST MANAGEMENT PRACTICES COST-SHARE AGREEMENT WITH JOHNSON COUNTY. (THE MOTION CARRIED 8-0.)

**D. Discuss Solid Waste Service Contract Renewal**

City Manager Moody said the current contract with GFL is up at the end of 2025. What is presented is a five-year extension of the contract. It has been reviewed and accepted by Westwood and Fairway. Because the City has the glass recycling program and the leaf collection service, those programs reduce their tonnage collected as solid waste. GFL has agreed to credit Roeland Park for the reduced tonnage. It is estimated that the savings will be \$14,000 in 2026. It is important to encourage residents to

participate in the programs because the greater the participation the greater the impact that credit has towards reducing the solid waste fee by GFL.

The contract terms do limit the number of yard waste containers to ten. He said that if your neighbor has less than 10 yard containers, you could add them to theirs. This will not have an impact on that service.

CMBR Hill asked if there is a limit on the size of yard waste containers. City Manager Moody said the bundle limit and weight limit are unchanged. CMBR Hill said she has seen roll-off containers for leaf disposal. She also noted that ten bags is a small amount to her and also everyone cannot use the leaf program. They also have a lot of walnut trees in the City, which cannot go in the leaf collection.

CMBR Madigan said the limit caught his attention also. He said for a 7,500 square foot yard that limit is reasonable but not for larger yards and is something that should be discussed.

CMBR Hage asked if the number is a shift from what they currently have. City Manager Moody said there is not currently a limit. There is an amnesty period that does allow for 20 bags or bundles.

CMBR Hill said that is not unreasonable but wants to make sure they do not lower the number further.

CMBR Faidley said personally they have been conscious how to deal with yard waste. They do use the leaf pickup for their front yard but mulches and composts her back yard. Some education could be added for the residents. She noted that they have been in this contract for a while and it may be too difficult to change right now especially since they are joint in the agreement with cities, but this could be discussed going forward.

CMBR Madigan said they are not trying to change the amount of yard waste.

CMBR Raglow said it is a good idea to let citizens know this latest information and recommended putting it out on their social media. City Manager Moody said the contract does not go into effect until January 2026. He added that all the concerns the Governing Body has expressed came up during the review of the contract. GFL is trying to keep their own pickups manageable. GFL said this collection amount is about the average that they see.

CMBR Faidley wanted to stress to residents to use the program as it does affect their solid waste program and City Manager Moody agreed they need to understand how it affects them financially.

**MOTION:** CMBR FAIDLEY MOVED AND CMBR HAGE SECONDED TO APPROVE EXTENDING THE SOLID WASTE SERVICE AGREEMENT WITH GFL THROUGH THE MARC COOPERATIVE PURCHASING PROGRAM FOR 2026 THROUGH 2030. (THE MOTION CARRIED 7-1 WITH CMBR MADIGAN VOTING NO.)

**E. Discuss Ripple Glass**

City Manager Moody said their initial agreement with Ripple Glass was three years. It also provided for a rate change in 2026.

CMBR Madigan said this has been an experiment and they wanted to have two years' worth of information. It is an experiment that failed and never met its goal, adding it never came close. The City has subsidized the program and its usage among residents has dropped with only 30 percent of households participating. He stated he would support the program if people that wanted to use it could sign up individually. He said this item should have stayed on the Workshop agenda and discussed it there. People who do not use it feel they should not have to pay for it. Other cities have tried this, and it did not work for them.

CMBR Hage said the savings are only possible if they continue their efforts to do more glass recycling on their own as well as the leaf pickup to make sure it does not go to GFL. City Manager Moody said to realize those savings this would have to be a program that the City manages. If it becomes a subscription-based program, there is no way to accurately account for how many tons of glass were diverted into the program.

CMBR Hage continued that the data reflects they have not hit the goals they set. She said they personally use the service but was curious how long it took for recycling to become popular curbside and how long it takes for this to become routine. She said this is an important commitment that the City has made and is still new enough that they should remain committed to changing habits in their community.

CMBR Hill agreed with CMBR Hage's sentiments. The fact they are getting the same service at the same cost next year is a good reason to continue.

CMBR Faidley stated they still have the bin at Aldi and there has been an increase in glass collection overall within the City. CMBR Faidley asked what the percent of participation is. City Manager Moody said that 30 percent is the norm nationally. Their participation curbside has been around 30 percent, but their target was set at 60 percent. There has been, however, a net carbon reduction and the numbers reflect that.

CMBR Lero said it would be great to hit the target, but nevertheless more people are recycling glass than before. He said the numbers do not necessarily reflect how many people use the program and it is worth the cost of the program and worth continuing.

CMBR Stocks said they voted on a five-year contract that was contingent with continuing the glass program. Now, they are looking at an extension of the glass program. He asked what would happen in 2027 to their GFL contract if they do not vote to renew glass recycling.

City Manager Moody said they review their solid waste assessment every year. If they do not divert from the solid waste, there will be no credit.

CMBR Madigan said he is not against the service, and it is a great service. If people want it, they can pay for it and asked why 70 percent of the people are being charged when only 30 percent use the glass recycling. People go to Aldi's, and they also recycle less. He said the City has done an excellent job in educating the people, but they should not be charging the people that don't use it and don't want to use it.

CMBR Hill said now is not the time to give up on it yet. She said some of the services the City provides are not used by everyone, but anything that creates a better community is something for them to continue to work towards. They could provide education not just about recycling glass but the benefits of buying glass products.

CMBR Raglow agreed this is not the time to give up on recycling glass. As a city they talk a lot about sustainability and trying to make the environment better as well as making their community a better place. This is a one-year contract, and they could discuss it again next year. CMBR Raglow said that CMBR Hage made a good point on how long it takes for people to adapt to these things. It may take longer and require additional education. She will be in support of renewing the contract another year.

CMBR Madigan said he is willing for this to go to a vote but would like someone to say when it is time to say this is not working.

CMBR Raglow said it is an annual discussion.

CMBR Madigan said if the amount goes down another year it will make it an open-ended discussion. He asked if anyone would say at what point they tried and it's not working.

CMBR Dickens said he would put it on the record because he agreed with CMBR Madigan that they have not met the goals. CMBR Hage made the point of the importance of changing residents' mindset. CMBR Dickens said if in another year they continue to trend downward, he would not support the program again in its current iteration.

CMBR Faidley said she believes they are the only city doing this, but others are looking into it. Ripple stated they were interested in expanding the recycling program if they can make it work. She said that their own projections weren't realistic. Roeland Park does care about the environment and recognizes the importance of keeping glass out of the landfill. The recycled glass is reused in their area. She does not see the program as a failure but acknowledged that it does need more time. Roeland Park is a leader, and they would have a challenging time justifying not doing the program.

City Manager Moody did say that Ripple hoped other cities would join in.

CMBR Faidley stated that other cities sometimes have over five haulers on their streets, and they have a good thing in Roeland Park.

CMBR Hill asked if there is any way they can track their solid waste and glass recycling. City Manager Moody said they have an average of the glass collected curbside per home, but the numbers lead them to believe they are not getting all the glass.

CMBR Hage said they get an excellent rate for solid waste pick up and when you add on glass recycling, it still puts them well under what others pay for pick up.

**MOTION:** CMBR MADIGAN MOVED AND CMBR HILL SECONDED TO RENEW THE CURBSIDE GLASS RECYCLING SERVICE AGREEMENT WITH RIPPLE FOR 2026. (THE MOTION CARRIED 8-0.)

**F. Approve SMAC Agreement for the Nall Ave Project**

**MOTION:** CMBR FAIDLEY MOVED AND CMBR HAGE SECONDED TO APPROVE THE AGREEMENT WITH JOHNSON COUNTY FOR THE NALL AVENUE PROJECT. (THE MOTION CARRIED 8-0.)

**G. Discuss Dead Protected Elm Tree at 5800 Roeland Drive**

Ms. Jones-Lacy said the ordinance states a tree with a diameter of 30 inches or greater is to come before the Council before being removed. An arborist has examined the tree reporting that it is 80 percent dead and recommends its removal. It was put on the Consent Agenda in the format if a tree is dead or diseased. Ms. Jones-Lacy has spoken with the homeowner who is getting quotes to have the tree removed. Staff does recommend to them that they replant a tree if they are able to do so.

CMBR Hill said she asked for this to be on New Business so that they are transparent in this procedure as this is the first tree to come before them. She said the policy is working exactly as planned.

CMBR Faidley asked if they had provided the homeowner with information on replanting. There is also a provision in the tree policy for assistance. Ms. Jones-Lacy said that information has been shared with the homeowner who did not believe they would qualify for tree assistance.

**MOTION:** CMBR HILL MOVED AND CMBR LERO SECONDED TO REMOVE AN ELM TREE IN THE FRONT YARD AT 5800 ROELAND DRIVE. (THE MOTION CARRIED 8-0.)

**VIII. Ordinances and Resolutions**

**A. Resolution Establishing Cap on 1 Percent for Public Art Contribution**

**MOTION:** CMBR HILL MOVED AND CMBR MADIGAN SECONDED TO APPROVE RESOLUTION NO. 724 ESTABLISHING CAP ON ONE PERCENT FOR PUBLIC ART CONTRIBUTION. (THE MOTION CARRIED 8-0.)

**B. Ordinance - Approving TIF 3D Project Plan**

City Manager Moody stated the project plan reflects public improvements. They hope a project plan will be put forth by the Boulevard Apartments and they will be able to revisit this.

**MOTION:** CMBR FAIDLEY MOVED AND CMBR DICKENS SECONDED TO APPROVE ORDINANCE NO. 1072, APPROVING THE TIF 3D PROJECT PLAN. (THE MOTION CARRIED 8-0.)

**IX. Executive Session**

*There was no Executive Session held.*

**X. Reports of City Officials**

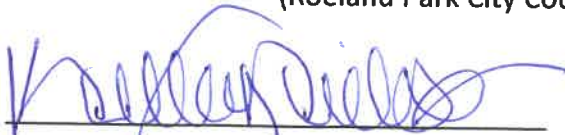
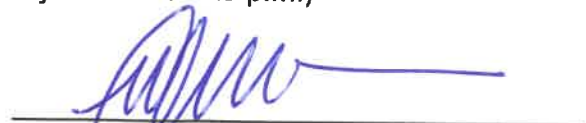
Ms. Jones-Lacy said the Business Roundtable reboot will be held Thursday, April 10 at 10 a.m. at City Hall. All Governing Body and business members are invited.



## **XI. Adjournment**

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

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

  
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Kelley Nielsen, City Clerk  
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Michael Poppa, Mayor