

GOVERNING BODY WORKSHOP AGENDA
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, February 19, 2018 6:00 P.M.

- Mike Kelly, Mayor
- Becky Fast, Council Member
- Jennifer Hill, Council Member
- Tim Janssen, Council Member

- Jim Kelly, Council Member
- Tom Madigan, Council Member
- Claudia McCormack, Council Member
- Michael Poppa, 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

Fast
Kelly

Finance

Janssen
Thompson

Safety

Hill
McCormack

Public Works

Madigan
Poppa

CMBR Fast called the meeting. CMBR Kelly appeared by phone. CMBR Thompson arrived after the start of the meeting. CMBR Janssen was absent.

MODIFICATION OF THE AGENDA

Ms. Jones-Lacy stated that Items 3, 4, 5, 6, and 10 are the highest priority and they would like to take action on them tonight.

There was a consensus to discuss Item 10 after Item 2.

MINUTES

January 22, 2018

The minutes were approved as submitted.

I. DISCUSSION ITEMS:

1. Discussion of Bulkhead Replacement at Aquatic Center

Ms. Jones-Lacy gave a brief overview of the bulkhead at the Aquatic Center. The bulkhead is not working and needs either be replaced or repaired. \$15,000 has been budgeted for this item. Staff is recommending the Governing Body approve an actual replacement. The plan is to split the replacement cost three ways between Roeland Park, JCPRD and the Blazers, who have offered to participate in the replacement cost.

Jim Wilson from Johnson County Parks and Recreation District (JCPRD) presented different scenarios for repairing or replacing the bulkhead. Mr. Wilson is in the Planning and Development Department and is a landscape architect and the project manager for this. He said it is important to consider that the bulkhead wall and the dome are somewhat intertwined together in that the bulkhead wall in the up position serves as the bridge for the crews to be able to tarp the pool which involves driving several tons of tarp material back across the surface of the water. The bulkhead is a critical infrastructure for JCPRD to be able to install the dome in the fall. This also brings this discussion into a critical time element for a bid in anticipation of the new dome being installed in the fall of 2018.

The bulkhead wall itself is about 5,000 pounds of steel, is 28' long, 4' wide and 5'2" tall. Compressed air fills bladders underneath the bulkhead, causing it to float into position, after which it is locked and pinned into place.

Mr. Wilson and Marshall McKinney, the pool manager, met with Water's Edge Aquatic Design to assess the bulkhead's current condition and discuss what would be the best options. A memo of those discussions and options is attached in the packet and discusses the pros and cons of each option followed by their recommendation, which is

to replace the bulkhead. They propose leaving the old bulkhead in place in the up position and they would be swapped out when the new one arrives.

CMBR Madigan stated the bulkhead is to serve a purpose of keeping people from migrating into the deep end. Mr. Wilson said it does serve that purpose especially when having the learn-to-swim programs or when kids enter in at the zero depth, the bulkhead permanently keep them from the deep end. He added this is much safer than having extra lifeguards and ropes separating the area.

Mayor Kelly asked if they decide on a new bulkhead, would the new one be in place by October and would it be easier to install before the dome is up? Mr. Wilson said it would be easier to install without the dome being up.

CMBR Thompson asked if they would be able to have it in place for the summer or would the pool not be open. Mr. Wilson said the old bulkhead would be in the up position and the pool would be open for the summer season.

Ms. Jones-Lacy stated that previously they had worked under the impression that JCPRD, while no longer participating financially in the Roeland Park Aquatics Center after 2019, may be able to provide an in-kind service of the putting up and taking down of the dome as their staff has always performed that activity. Rhonda Pollard from JCPRD has stated that is not the direction they are wanting to go in the future. They will need to contract that service out. Also JCPRD doesn't know if they are going to participate in that activity in the future and it will need to be discussed by their board.

CMBR Madigan asked about the need for the bulkhead. Mr. Wilson said it is an enhancement to the flexibility of the pool. It also makes it a more attractive enterprise for the Masters and the Blazers and any other competition groups.

Mayor Kelly asked JCPRD staff to address the raising and lowering of the dome and also the in-kind donation.

Rhonda Pollard, Superintendent of Recreation at JCPRD, stated at this time no action has been taken with regard to the dome and this is a discussion item for them. They have been taking the dome up and down every year, and it is not meant to be taken up and down. She added it is extremely large and heavy and very taxing on staff. There is also a liability concern. They have been doing this twice a year for almost 20 years and some of their people can no longer physically do it. They have floated the idea out there to look to a third-party vendor.

There was consensus to place this item on the consent agenda, agreeing to split the cost of replacing the bulkhead equally among Roeland Park, the Blazers and JCPRD.

2. Discussion on RPAC Advisory Committee

Rhonda Pollard listed the members from JCPRD who will be on the Roeland Park Aquatics Center Advisory Committee. They would be Marshall McKinney, RPAC Manager; Rhonda Pollard, Recreation Division Manager; Leslee Rivarola, Board Member; and Jim Wilson, Project Manager with JCPRD.

Ms. Jones-Lacy mentioned the City's employees are CMBR McCormack, CMBR Kelly and CMBR Madigan. She noted there was also a discussion about appointing citizens. That would require either a change to remove some members that are on the committee now or add additional members, but it would require an amendment to the original agreement. RPAC members could discuss at the open meetings whether comments would be taken from the citizens. Ms. Jones-Lacy further stated that amending the agreement would take some time and the issues they are addressing are time sensitive.

CMBR Madigan asked when the first meeting of the committee would be. CMBR Fast said it is March 13th at 6:00 p.m. Ms. Jones-Lacy also said the standing meeting will be the second Tuesday of the month starting with March

13th. If they would like to have the meetings in the Community Center, staff needs to know so they can reserve those rooms.

CMBR Madigan and CMBR Kelly said they were fine with the meetings being at the Community Center.

CMBR Fast thanked the representatives from JCPRD for coming to the meeting and providing their input.

3. Renewal of Code Enforcement Mowing Nuisance, Weed and Tree Abatement Services

Ms. Jones-Lacy introduced Wade Holtkamp, the City's new Codes Enforcement Officer, who has been with the City since October 2017.

Mr. Holtkamp presented the annual contract for Custom Tree to handle the enforcement of the weed, grass and tree abatement process. The City is currently using Custom Tree. Mr. Holtkamp said they joined with the City of Mission for an RFP and Custom Tree was the lowest bid. Based on the City's experience and the satisfactory marks he's had with the company, Mr. Holtkamp recommended the current agreement.

Mr. Holtkamp then reviewed the abatement process. For example, in a situation where a resident has not mowed their yard, the City would send a warning letter. If they do not respond within ten days, the City has a process in place to abate the property and have the contractor mow the grass. The City would pay the bill for that, then submit it to Johnson County and the Johnson County tax would cover the cost and it would be recouped to the City the following year from property taxes.

Mayor Kelly asked at what length is the grass considered to be a nuisance. Ms. Jones-Lacy said the limit is eight inches.

CMBR Fast questioned the length of time in the process as it seems especially slow, especially if they are dealing with an out-of-state landlord. Mr. Holtkamp said the typical notice sent would give a resident ten days to rectify things, after that point it would go to a certified notice, then another ten-day wait, then the City would mow. CMBR Fast said it still adds up a month's time and a property may not be touched more than once or twice in a season.

Ms. Jones-Lacy said that as part of the ordinance, it does allow for faster enforcement after the first notification. They do have to do that ten-day courtesy notice, then the official notice, before the mowing. With violations subsequent to that, they can mow each time that it gets beyond eight inches. However, they do have to go through the longer process once in the year. After that, if there are continuing problems, then they can be rectified more quickly.

CMBR Madigan asked if the process reset every calendar, to which Ms. Jones-Lacy replied that it needs to be done once a year.

There was consensus to move this item to the Consent Agenda for approval.

4. 2019 Residential Street Reconstruction – Design Task Order

Public Works Director Leon presented the Design Task Order with Larkin Lamp Rynearson to begin design on the 2019 residential street reconstruction project, which is Rosewood Street between 55th and Alder. Mr. Leon provided maps that show the 2019-2020 street reconstruction candidates and also denotes the Rosewood Street project. They also want to put into the CIP their next phase of street reconstruction, which is Canterbury from County Line to 51st Street. This area is a high priority for investing reconstruction dollars.

Mayor Kelly asked if sidewalks would be added to Rosewood and Canterbury for the areas that do not already have them. Public Works Director Leon said that the focus is to build a sidewalk if one does not exist. His preliminary

information shows it will be on the east side of the street on Rosewood. For Canterbury, there is a stretch of sidewalk between 48th and 50th. There are no sidewalks in the segments north of 48th and south of 50th to 51st.

Mayor Kelly asked why those areas are listed as high priority projects. Public Works Director Leon said one reason is that there are no sidewalks, but they also wanted to focus on streets that had a very low PCI (Pavement Condition Index) number because those are generally the worse streets in the City. However, the worse street in the City is the old drop-off lane for the old school at R Park. They do have different plans for that street in the future with different types of funding. For right now, they want to focus on the residential streets.

Public Works Director Leon also said one other reason they wanted to do Rosewood first is they believe it will come in below the \$700,000 budget. Then they want to be able to allocate those dollars to the 2021 Canterbury project so they can do the whole stretch.

There was consensus to move to the Consent Agenda for approval of the Design and Inspection Task Order Number 8 with Larkin Lamb Rynearson for design of the City's 2019 Neighborhood Street Reconstruction Project at a cost not to exceed \$70,814.94.

5. 2018 Mowing Agreement – Next to Nature

Public Works Director Leon said this will be the third year for the mowing agreement with Next to Nature for the public green spaces and parks. There have been a couple of changes, one of which will include string trimming the walking trails with each mowing in R Park. The contractor has agreed to do this and have adjusted their price a little to reflect this.

CMBR Fast asked if the City has gotten rid of all their mowing equipment since the service is contracted out. Public Works Director Leon said they have not gotten rid of any equipment although that will be discussed in the next item. Mr. Leon said Next to Nature has performed well and they have been very responsive to any complaints that may have come in. He thinks they have done an exceptional job. CMBR Fast said she does not support getting rid of their mowing equipment citing issues the City has had in the past.

There was consensus to move to the Consent Agenda for approval the 2018 building, park and traffic island lawn mowing agreement with Next to Nature.

6. 2018 Public Works Trailer & Asphalt Float Purchase and Equipment Surplus

Public Works Director Leon requested approval to purchase the asphalt float attachment, which is a 2018 Council objective. They have also received quotes from vendors for a trailer, which is also a 2018 Council objective. That purchase is within the City Administrator's approval amount. Mr. Leon added they did due diligence and received three quotes.

Public Works Director Leon stated that there are three pieces of surplus equipment they would like to remove from their inventory as they are no longer being used by the City. They consist of a PJ Mowing Trailer, a Ferris Mower and a Gravely Push Mower. The equipment was used for abatement mowing that they no longer do and it is taking up valuable space. Mr. Leon said they will still have a newer, larger riding mower in the event that they have to do some spot mowing, but they have not had to do that in a couple of years. He feels that they are at a point where they can surplus this equipment and they are comfortable with their mowing contractor. His department's focus has been getting away from mowing and focusing more on streets, concrete and parks.

CMBR Fast stated she did not support selling off the equipment as the City might have problems with the contractor as they had with others and have to do the mowing in-house again. She spoke as to how they sold their equipment when they hired a contractor, then had to purchase new equipment again when the contractor didn't work out.

CMBR Hill questioned the choice for the asphalt float as there was only one choice. Mr. Leon said that in their research they found that there were three vendors for this product, but only one manufacturer. Two of the quotes they received were from resellers and had an additional cost over buying directly from the manufacturer. CMBR Hill asked about training and maintenance on the new equipment. Mr. Leon said the manufacturer gave one to Public Works to use for two weeks last summer and that his guys feel comfortable on it.

CMBR Poppa asked what the price tag is on this piece of equipment. Public Works Director Leon said they have budgeted \$14,000, and it is 500 below that.

Mayor Kelly asked how much they could expect to get from the surplus equipment. Public Works Director Leon said they have had good success with Purple Wave and will try them again. They are also putting their big wheel loader on Purple Wave. He did say that they might get \$5,000 or less for the equipment.

CMBR Madigan asked how much it would be to replace the equipment new. Public Works Director Leon stated the Ferris mower is \$9,000-\$10,000 new. CMBR Madigan said he has mixed feelings on selling them and asked if the equipment is in their way. Public Works Director Leon said it is in their way. They are beginning to store amenities for the parks that cannot be left outside and that are taking up space. Mr. Leon said he realized that before he came they had a contractor that lasted one year without good results. He did say this will be their third year with Next to Nature and they are having good results and they are not too expensive. Public Works Director Leon also stated that he would have a hard time justifying to the Governing Body why they should perform in-house mowing operations for the City. His department is doing skilled work in-house and is a significant cost savings to the City as opposed to his crew going out to mow.

Ms. Jones-Lacy added in the event they become unhappy with the contractor, there is always the opportunity to go out to bid and find someone else to do a better job. In this case, this contractor has done an excellent job and they are happy with their work. The agreement renews on an annual basis and the Governing Body does have the opportunity to review that annually.

CMBR Fast recommended they only move forward with the asphalt float purchase.

CMBR McCormack said she trusted Mr. Leon's opinion and supported his recommendations.

CMBR Madigan said he would like to see any monies that are recouped from the sales put into an equipment reserve fund if they have to buy something. Public Works Director Leon said he can work that out with Ms. Jones-Lacy. Mr. Madigan asked what the trailer was used for. Mr. Leon stated it was used to haul a push mower.

Mayor Kelly, hearing disagreement, suggested they move the asphalt float purchase to the Consent Agenda and move the equipment surplus discussion to New Business at the Council meeting.

CMBR Poppa felt they should finish the discussion before the Council meeting and supported Mr. Leon's recommendation.

There was consensus to move the Asphalt Float to the Consent Agenda and the surplus equipment sale discussion to New Business.

7. Voting During Workshops

This item was moved to a future Workshop Agenda.

8. Discussion Concerning Electric Vehicle Charging Station

This item was moved to a future Workshop Agenda.

9. Comparison of Agenda Management Systems

Ms. Jones-Lacy recommended to move this to the Council agenda under Workshop items as it is a bit time sensitive.

10. 2018 Super Pass Agreement and Swim Meet Letter of Understanding

Ms. Jones-Lacy said this is a renewal of the Super Pass agreement as well as the Swim Meet Letter of Understanding that they do every year. The terms remain the same as last year. A resident family Super Pass for up to five individuals is \$60 and an individual pass is \$25. Revenue sharing, as in the past, is outlined in the agreement.

There was consensus to forward this to the Consent Agenda for approval.

11. KOMA KORA CHANGES

City Attorney Mauer said he spoke with the Johnson County Prosecutor's Office with regards to questions the Governing Body had about councilmembers attending ad hoc meetings they were not a member of and whether that would be a violation of the Kansas Open Meetings Act (KOMA). The information he received was if they have an ad-hoc committee and it includes councilmembers, other councilmembers can come to the meeting and there is no violation of KOMA. The reasons there are no violation is it is posted as a public meeting. In addition, as long as the councilmember is sitting in the audience and not participating in the discussion, then it is not a violation of the KOMA. To violate the KOMA, you have to not only participate in the conversation, but have the intent of moving on and acting on City business, none of which would be happening in what the Council intends to do. Mr. Mauer further stated although you are an elected official, it does not mean you lose your rights as a citizen and any citizen has the right to come and attend those meetings.

CMBR Madigan asked if when posting an open meeting whether there was a requirement to provide seating or space where the audience can listen. Mr. Mauer stated it is not a requirement for seats for off-site meetings.

III. NON-ACTION ITEMS:

A. Committee Minutes

1. Parks 1/10/2018 Minutes
2. Ad Hoc Development Committee Draft Minutes 2/15/2018
3. Events 1/18/2018 Minutes
4. Sustainability 2/1/2018 Minutes
5. Ad Hoc Development Committee - 2/1/2018

There no items discussed.

IV. ADJOURN

CMBR Fast remarked that this is her last meeting as Council President and that she is so proud of this Governing Body. When she took over in 2015, they were having seven meetings some months and meetings would last at times to 11 o'clock and would have several executive sessions. She said they should celebrate that they've come a long way. She thanked everyone and said it's been awesome. She said she is so happy for the Governing Body. She said there was no trust in the group and they were very polarized and it is so good to see how they worked together tonight and how far they've come. She's excited to see where they go.

CMBR Madigan said Ms. Fast has done an excellent job.

(Applause)

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned)