

COMMITTEE OF THE WHOLE MEETING
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, June 29, 2015, 6:00 P.M.

- Joel Marquardt, Mayor
- Becky Fast, Council Member
- Tim Janssen, Council Member
- Ryan Kellerman, Council Member

- Teresa Kelly, Council Member
- Sheri McNeil, Council Member
- Michael Poppa, Council Member
- Michael Rhoades, Council Member
- Erin Thompson, Council Member

- Mark Pentz, Interim City Admin.
- Jennifer Jones-Lacy, Asst. Admin.
- Kelley Bohon, City Clerk
- John Morris, Police Chief
- Jose Leon, Public Works Director

Admin

Chair, Janssen
Co-Chair, Poppa

Finance

Chair, Rhoades
Co-Chair, Kelly

Safety

Chair, McNeil
Co-Chair, Thompson

Public Works

Chair, Fast
Co-Chair, Kellerman

CMBR Fast called the meeting to order.

CMBR Janssen was absent and CMBR Poppa arrived after the start of the meeting.

I. REPORTS OF COMMITTEES:

1. Finance - April Financials

Ms. Jones-Lacy reported on the City's financial information month-to-date, noting there were very few changes.

Some of the highlights noted were that revenues are doing well and are within budget. Sales taxes, however, reflect a 6.8 percent decrease with the hopes they will rebound. It was noted that there is a two-month lag time for collections and the figures reflect actual revenues from January and February with estimates for March and April.

Ms. Jones-Lacy noted that Franchise Fees are up 19.1 percent to \$28,572. She also stated that the state's legislature is changing how personal property tax is assessed and she will continue to monitor that issue going forward.

City expenditures are 10.3 percent under budget and are looking good year-to-date. Ms. Jones-Lacy noted the report has been modified to show the actual accruals for each month rather than the two-month in collection. She also noted that the two TDD funds continue to underperform and are being monitored. Specifically, TDD 2 (Lowe's property) is in default, and TDD 1 is heading towards an anticipated default this year. The revenues from those TDDs are not keeping up with the debt service payments. Bella Roe/Walmart TIF bonds will be callable in August of this year. The revenues from that district have come in excess of what the debt service payments are. Ms. Jones-Lacy said those bonds, if paid early, will reduce interest payments and to pay them off early will be in the City's best interest.

2. Finance - Council Training

Interim Administrator Pentz reported that he along with Ms. Jones-Lacy and Ms. Mootz reviewed the funds allocated in the General Fund for training. He also noted it was recommended at the last meeting by the Committee to add a little over \$4,000 to the training account in the General Fund. Upon further review, staff believed an additional \$10,000 could be added to the fund without disrupting the proposed budget.

Mr. Pentz discussed the possibility of a technology fee of \$50 per month and all Councilmembers would be expected to possess, have access to and utilize a cell phone or computer for City business. CMBR Kelly noted there was not an agreement from the Committee to pursue this at the last meeting and that Councilmembers could use their own technology and that money could be used to increase the training budget.

CMBR Fast proposed not to have major and minor meeting expense differentiations and also spoke of the benefits of being able to go to various trainings. She also questioned the amount of \$1,000 allocated to the Mayor while the Committee only receives \$250. Mayor Marquardt responded that he attends many meetings as Mayor and has supplemented his allotment with his own personal funds. CMBR Kelly added she would like the flexibility to be able to shift unused funds to another councilmember for their training use.

Interim Administrator Pentz said in his experience \$3,850 for training money is low. When elected to a Governing Body, they're expected to perform. As a rule, those elected do not have any training or background to serve in an elected position, so having funds designated for money can be very valuable to elected officials to learn how to better govern. CMBR Kelly noted the training budget used to be \$10,000. She added that training is invaluable and she would pay out of pocket if funds were not available. CMBR Fast said she supports a proposal to double the budget.

There was Committee agreement to double the training budget amount to \$7,700. It was also decided there would be a later discussion on how the funds are to be allocated.

3. Finance - TIF 2

Interim Administrator Pentz -said that the ad hoc committee that was created several weeks ago has met twice to talk about possible projects in the TIF 3 district and the area commonly known as the Old City Pool site and cave sight as well as to discuss TIF 2, the McDonald's/City Hall district, which encompasses the areas immediately to the north and south. A question has been raised with TIF 2 as to the amount of funds that would be available for use.

The Committee discussed the amounts in the contingency funds and any monies unspent increases the carryforward amount for the following year. CMBR Fast had suggested that money from the TIF fund could be utilized for the corrugated pipe replacement within that district. Staff has discussed with counsel that advises the City on TIF districts and stated if the plan is amended for the district, pipe replacement would be an eligible expenditure. Pipe that is outside the district, as long as it makes a connection, such as bringing water in or out of the district, could be included TIF district funds. In 2016, \$110,241 could be moved to the McDonald's/City Hall account and would free those funds up in the Special Infrastructure Fund for other the projects. Interim Administrator Pentz recommended to the Committee to seriously consider this option. It was noted that TIF 2 ends in 2021 while the bond payments end in 2019 with the last payment of \$170,000.

Public Works Director Leon said the City could be dollars ahead by rolling the pipe replacement into the Roe Lane project to coincide with the CARS project to eliminate tearing up the street twice. Mr. Pentz also recommended taking out temporary notes to front the cost of the corrugated replacement as the monies become available at the end of bond payments in 2019 and would allow for paying off of the notes quickly. He added there will be a small amount of interest because of its short term.

Mayor Marquardt said his preference would be to combine the projects, recognizing there is a risk that the pipe would deteriorate before the work begins. Public Works Director Leon noted for the Committee the areas of concern with regard to the pipes adding that the critical needs should be immediately addressed. Mayor Marquardt and Public Works Director Leon discussed the timeline and budgeting of the corrugated pipe replacement. Interim Administrator Pentz spoke to some of the pipes that could be incorporated into future CARS projects.

Mayor Marquardt suggested a timeline be created on how to use the funds most efficiently in 2016. He thought that ADA issues were to be completed in 2015, but noted they are in next year's projections. He felt that a process was needed to determine a use of the funds for street furniture and things to create a better walkable community on Roe and upgrading the pedestrian crossings. He suggested that these topics could be presented to other committees to garner ideas for use of the TIF dollars. As the funds need to be used by 2021, they should be mapped out now. The Mayor also said the matter needs to be studied further before deciding how much to dedicate in the budget for pipe repair.

Public Works Director Leon is recommending pipe replacement in 2017 with 2018 being the latest. He is working to coordinate the projects with CARS funding, but the county does not fund pipe replacement.

Interim Administrator Pentz reiterated the use of short term financing as a possibility to finance the road repairs, but said a plan needs to be created. He then recapped the possibility of moving \$110,241 from Special Infrastructure fund to the TIF to fund next year's corrugated replacement. If \$40,000 of pipe replacement outside the district is completed, then that leaves \$70,241 for other projects.

Ms. Jones-Lacy noted that what is budgeted in out-years does not actually cover the cost of all the corrugated pipe that needs to be repaired. Putting the pipe replacement cost in the TIF district would help to ensure the ability to cover those replacements.

The Committee agreed to the use of TIF funds for corrugated pipe replacement in the TIF district.

Staff will work on a timeline with Public Works Director Leon for the budgeting of those projects and make recommendations of how much of the TIF funds should be spent on pipe replacement, all while taking other projects into consideration. They will provide outlines for Granada Park improvements, and City Hall updates.

4. Finance - TIF 3

5.

CMBR Thompson, CMBR Poppa and Mayor Marquardt have been meeting to discuss possible options for the 4800 Roe, old pool site. Mayor Marquardt said the TIF 3 funds have to be spent on the improvement of the site by January 2018. For purposes of the budget, allocating available funds towards improving that site, whether that be rudimentary site clearance, possibly some excavation so an engineer can assess the cave ceilings to determine if they usable, and the overall viability of a construction project needs to be determined. The Mayor noted some developers have expressed an interest, but there has been no commitment made. After having an engineer assess the site and make recommendations to the Governing Body as to what's possible at the site, a decision will have to be made whether to expend funds to prepare the site for a caves development, let an interested party their own project, or fill it up to Roe and make it a site for a developer to put something on it with a few 4,000-5,000 square foot buildings. Mayor Marquardt felt there was more potential for the site than that option. He also said there is the possibility that the City slowly develop, sell, or built atop of it themselves.

CMBR Thompson's initial thought was the Council needs to know what the caves are like, their structure and what they can withstand and that funds should be allocated on a go forward basis. Staff concurred with that recommendation. Interim Administrator Pentz said this is one of the most exciting projects he's seen in a while, adding this may be the last opportunity for a really great development and felt it was worth taking some risks here. He agree with Mayor's assessment about needing geo-technical work completed at the site, that assessment is critical to developers and lenders, so they know what they're investing in. He added that getting the money set aside is important and it will be a challenge meeting the winter 2018 deadline, as it will take time to think through the process.

Mayor Marquardt added that TIF money can be used for studies and work on the site such as regrading, parking and utility work, but it cannot be given to developers to make new structures.

Public Works Director Leon inquired whether monies could be used towards developing the road to the site. Mayor Marquardt said he would also like to include the Public Works building at the site in the design process. He felt that the cave and stone mix was a unique idea, along with its access to I-35 and that hotel developers indicated that it could actually drive a hotel to succeed there.

There was agreement by the Committee to spend the TIF funds for the improvements on 4800 Roe.

6. Finance – CIP

Public Comment

Shea Geist - Ms. Geist spoke in support of the change to the Capital Improvement Plan budget to provide funding for the maintenance of R Park and Nall Park.

Interim Administrator Pentz noted that there have been some adjustments worked into the budget. For example, the street lights have been removed as bond payments are not included in the CIP. Also an adjustment for corrugated pipe replacement will be worked into CIP. Adjustments for Granada Park will be adjusted to \$200,000.

Of note in the CIP for 2016, plans are to take on two major CARS projects. One to improve 51st Street to Cedar and then 50th Terrace to Roe Boulevard. The second project would be the Commerce Bank and Roe Boulevard intersection. Money was requested from CARS for some striping improvements on Roe Boulevard. Public Works Director Leon was advised last week by CARS staff that they did not look at the requests close enough and advised him they would not be able to fund all the submitted projects for 2016. They would be willing to go forward with CARS funding on the Commerce Bank and Roe Boulevard intersection improvements in 2016. In 2017, they're committed to coming back and doing the 51st Street project from the western city limits to Cedar. Staff felt that was a reasonable compromise. In 2018, the move would be to make the Roe Lane improvements. Ms. Jones-Lacy has made adjustments to the CIP for these projects.

Public Works Director Leon said March 2016 is the deadline for identifying and committing to the location for the funding. He said that drawings aren't required, but a plan needs to be submitted of where the City is going to commit the spending of the funds.

CMBR Fast felt that funds should be committed to Nall Park and R Park as City revenues and appraisals are up. She said it is time to work on deferred maintenance issues and many of the items are in critical condition and the City has a responsibility to maintain its property. Ms. Fast also noted that R Park will be paid for in 2017 and that will free up some money and as earlier discussed there is also more funds available with the reallocation of some corrugated pipe replacement being paid for out of the TIF district.

CMBR Kelly said there are other City parks and public spaces in need and would like to see a line item for all those areas.

Interim Administrator Pentz said if they were to create a lump sum item, staff would need to know the intent of the Governing Body. Staff can make recommendations on how that should be spent. Ms. Jones-Lacy stated there should be a difference between park maintenance and infrastructure improvements.

Mayor Marquardt said that volunteers have put their time and money towards the parks and the City should allocate funds for parks improvements.

Interim Administrator Pentz said of the \$110,000 budgeted in infrastructure sales tax fund \$70,000 could be allocated for park infrastructure. \$40,000 would remain in the fund for improvements west of the Community Center.

Mayor Marquardt noted that substantial funds will be built up over time, but does not want the City to be in a deep level of debt. He noted there is a major debt coming up with Roe Boulevard and would like to avert as much as possible while making the needed improvements.

Public Works Director Leon said street maintenance has been deferred as well as other Public Works items including sidewalks. He has a list of things could use a fraction of that infrastructure money and want to make sure that the Council understands where some of the money could be used as well, and those projects are equally as important as parks.

CMBR Fast said that for over 12 years Nall Park has had no maintenance and for years the City has not taken care of its green spaces and public parks. She added that parks bring people into the City, thereby increasing revenue. Ms. Fast also noted that the fundraising community is getting tired and it's time for the City to stop kicking the can down the road.

Public Works Director Leon stated he is not opposed to maintenance in parks, but as director, it is his responsibility to make sure that the Governing Body understands the needs of his department.

CMBR Kelly said it was important to take the first steps. She noted that there is an ad hoc committee looking at walkability and bikeability of community and a lot of wheels are starting to turn. She would just like to see an allocation of something to start, then continue to work on prioritizing things as they all work and rely on each other.

CMBR Rhoades reminded everyone to keep in mind that 40 percent of the City's sales tax revenue will be leaving the City. CMBR Kellerman also stated that the City has a high mill levy. Mayor Marquardt said they will need to keep an eye on those figures and the new restrictions.

CMBR Kelly started with a recommendation to allocate \$5,000 to parks. CMBR Fast would like to hold the \$70,000. Mayor Marquardt endorsed \$70,000 to parks infrastructure going the first year to maintenance. In subsequent year, to share those funds with other activities and items such as other parks and things.

Interim Administrator Pentz suggested a separate item for park maintenance infrastructure and a line item for sidewalks to keep them separate. CMBR Rhoades would like to have the money allocated for sidewalks. CMBR Fast questioned the priority of sidewalks as they were recently repaired. Mayor Marquardt there are still some critical areas for visibility or handicap ramps or accessibility ramps that need to be completed.

CMBR McNeil said she would like a study done before sidewalk changes to avoid possible flooding issues they may cause.

The Committee agreed to allocate \$40,000 from the fund to do the corrugated pipe repair/replacement west of the Community Center.

Mayor Marquardt recommended allocating \$60,000 for Nall Park and \$10,000 to do a survey of R Park. Interim Administrator Pentz said there are contingency funds available and a survey could be completed this year.

The Committee discussed the importance of a permanent restroom at Nall Park noting that using facilities at the Community Center is not always an option as it is closed nights and weekends. CMBR Kelly supports allocating the money for the parks. CMBR Kellerman felt the port-a-potty is sufficient for current needs as there are more important needs in the City for use of those funds. CMBR Fast said the City is currently spending \$2,000 a year for the portable facility and \$10,000 in five years. She added that it's not easily accessible for the handicap and difficult for older people. As such, it does not promote the City's efforts as a Community for All Ages. CMBR Fast would like to see funds allocated for deferred maintenance at the parks. CMBR Kelly said the City is not meeting their agreement to maintain Nall Park in exchange for monies from the county and the state. Out of respect, an effort should be made for the City to be in compliance.

Planning Commission Linus Orth spoke to the difficulty of using the port-a-potty for the handicap. He also added that if there is a smell, then the provider is not emptying enough or maintaining it.

The Committee agreed to move \$70,000 into deferred maintenance for the parks.

CMBR Fast noted a scheduling change of the executive session to discuss the special use permit for 47th and Mission will be moved to July 6th.

II. ADJOURN

(City of Roeland Park Committee of the Whole Meeting Adjourned at 7:57 p.m.)