

COMMITTEE OF THE WHOLE MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, August 17, 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 at 6:00 p.m.

I. MINUTES

1. June 29, 2015

The Committee agreed to approval of the minutes with the language changes Ms. Bohon pointed out.

II. REPORTS OF COMMITTEES:

1. Admin - Amendment of Development Agreement between the City of Roeland Park and Commerce Bank

Interim Administrator Pentz said that he has met with Gary Anderson from Gilmore & Bell, the City's attorney who advises on development issues and discussed the six-month Development Agreement extension that Commerce Bank is seeking. Mr. Pentz stated that CARS money has been allocated to build the intersection in 2016 at the site and Public Works Director Leon would like to see that designed in late fall to early winter with construction to begin in early 2016. Commerce has stated they are not ready to build their bank and retail spaces. Mr. Anderson has advised the City should not undertake the intersection project until the CID is in place adding that if the CID is not in place there is no incentive for a financing mechanism to pay for the bank's share. Mr. Pentz and City Attorney Shortlidge will be meeting with Commerce Bank officials to discuss amending the Development Agreement extension to include the CID. After the CID is in place and when the bank and the retail pad sites are built, the City will impose an extra sales tax which will be used to pay off Commerce Bank's share of the site improvements.

It was further noted that the traffic study is complete and per the Development Agreement the City has performed the cut into the median to allow for the left-turn for northbound Roe traffic.

2. Finance – 2016 Budget Discussion

CMBR Rhoades said that a month ago the Council agreed to allocate from the Infrastructure Fund \$40,000 towards corrugated pipe replacement not covered by TIF 2 funds and \$70,000 towards Park improvements. The \$70,000 should have been placed into the contingency fund versus the Park Maintenance and Infrastructure funds.

As budgeted there is an approximate \$100,000 shortfall in the General Fund at the end of 2015 and towards the end of 2016. The Finance Committee, the Mayor and Interim Administrator Pentz recommend to reduce Street Maintenance to \$250,000 and transferring \$150,000 to the General Fund. This makes the proposed 2016 cash carryforward \$1,884,739.

CMBR Fast believed that the timing for these changes is late change after previous discussion and agreement as the Governing Body is looking to approve the budget at the City Council meeting following the Committee of the Whole meeting.

CMBR Kellerman stated he appreciated the fact that Mr. Pentz was able to find and correct these discrepancies before the budget was passed.

CMBR Kelly explained the reasoning behind the changes in that the City was making an effort to build up the City's reserves in anticipation of the departure of Walmart. The transfer to the General Fund does not change the availability of the funds.

There was further Committee discussion regarding the timing of the changes.

Interim Administrator Pentz further clarified the issue for the Committee. For the proposed 2016 budget the cash carryforward is \$1,984,223. Expenditures are \$100,000 more than the revenues which triggered the discussion for the Finance Committee of how to recoup \$100,000 if the City does not utilize fund reserves to balance the budget. Last year, the City transferred \$200,000 from the Special Infrastructure Fund to the General Fund to pay for the pool. In the past, the City has transferred money from the Special Infrastructure Fund to the General Fund to pay for capital-related items. The basic issue is to cover the \$100,000 with another \$50,000.

CMBR Kelly suggested a decrease of the street maintenance budget by \$50,000 for 2016.

Public Works Director Leon stated that his Parks Maintenance budget is enough to cover the grass mowing and not any items on the deferred maintenance list.

CMBR Fast said there were many accounts in the budget for street improvements and an analysis needs to be done between the equipment being purchased and the actual street work.

Mayor Marquardt commented that a lot of decisions have been made regarding the budget, and a lot has been done, especially in help to bring staff salaries more in line. He also said that the City raised the mill levy in preparation for the departure of Walmart. He also reminded the Committee that it is necessary to talk about the overall goals. The initial idea of the mill levy and changes to the budget was to save money and prepare for the loss of Walmart, and he doesn't believe that goal has been accomplished. He concluded that the budget decision have helped the City greatly in many areas and talking about individual deficits, but as a whole and looking at the big picture there has been no discussion as to how it affects the overall goals of the City.

City Attorney Shortlidge recommended that the amendments to budget be included with the motion. The motion should also state that expenditures are not increasing and the tax rate is not increasing.

The majority of the Committee agreed to move this forward to Council for approval.

Public Comment:

Kathleen Whitworth - 5204 Catalina. Ms. Whitworth inquired about the Governing Body's commitment to Parks after adopting the Strategic Planning Committee's recommendation for the five-year implementation plan for Nall Park and R Park.

3. Finance – 2015 Timeline

CMBR Fast request that the Committee e-mail Ms. Jones-Lacy, Mayor Marquardt and herself with their opinions of what worked and what didn't with regard to process and procedures of the Committee. She also asked for input on the amount of meetings for 2016.

CMBR Rhoades suggested a five to ten-minute segment be allotted in a future COW meeting for that discussion.

4. Executive Session

MOTION: CMBR POPPA MOVED, CMBR MCNEIL SECONDED, THAT THE COMMITTEE RECESS INTO EXECUTIVE SESSION UNDER THE PERSONNEL MATTERS OF THE NON-ELECTED PERSONNEL EXCEPTION TO THE OPEN MEETINGS ACT IN ORDER TO DISCUSS THE CITY ADMINISTRATOR CANDIDATES, WITH THE OPEN MEETING TO RESUME IN THIS ROOM AT 6:58 P.M. (MOTION PASSES)

III. ADJOURN