

COMMITTEE OF THE WHOLE MEETING
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, October 5, 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 Kelly was absent.

I. REPORTS OF COMMITTEES:

1. Admin –Gas Franchise Ordinance Renewal

City Attorney Shortlidge said the current franchise agreement is 20 years old and the City’s franchise ordinance does not the follow the format used in recent years. The majority of requested changes is in regards to language involving telecommunications companies. One other issue addressed is the definition of gross receipts, and Mr. Shortlidge is in the process of resolving that issue with Gas One. The intent of the agreement is to be revenue neutral and the City will continue to receive the same franchise revenues. The current agreement is set to expire, so this is an opportune time to make those needed changes.

The Committee agreed to move this forward for approval at the October 19 City Council meeting.

2. Admin - Ordinance 919 Regulations Regarding Demolition of Structures

Ms. Jones-Lacy said this proposed ordinances was previously reviewed by Council at an earlier Workshop and the Committee wanted to bring it back for further clarification and consideration.

Mike Flickinger said that after the Planning Commission of September 18th, a suggestion for demolition permits was forwarded to the Committee. The Planning Commission suggested the removal of any surface improvements such as parking lots, sidewalks, floors, or any surface concrete. Anything below 24 inches would be demolished and knocked in and then covered with at least 24 inches of soil. Side walls would need to be pushed in and the floor would need to be broken up to a point of being extremely permeable.

Mayor Marquardt suggested quantifying “broken up to a point to be extremely permeable” to say pieces not larger than three foot in any direction.

CMBR McNeil and CMBR Rhoades supported assigning a definite size limit to the pieces that would remain at the site.

Mr. Flickinger said an inspection would be performed of the site before it is filled in. He also stated that his preference would be that all foundations, floors and structures be removed from the site.

There was Committee discussion regarding types of fill to be used and the removal of all construction. Interim Administrator Pentz cautioned not to make the ordinance too stringent on a property owner or new development prospects.

After extensive discussion, the Committee agreed to clean fill at the site of 24 inches. The item will be moved to the October Council meeting for potential approval.

3. Admin - Ordinance 918 Regulations Regarding Covered Front Porches

Public Comment:

Tom Madigan addressed the Committee and stated he felt that there were construction and aesthetic issues with the proposed ordinance.

Ms. Jones-Lacy Section A(1)(B), says “The covered porch shall be attached to the main house structure and should only extend the width of the house, not including any attached garage,” but should in fact state, “The covered porch shall be attached to the main house structure. It may not exceed the width of the house, nor in front of the garage.”

Mayor Marquardt made recommendations to modify the canopy language of the ordinance, stating that the floor maximum is eight feet, so an extension of the porch will match the setback rules of the house. This would apply to all soffits, overhangs and cornices that are extensions of the house. The proposed language would remove the 200 square foot maximum floor area. He also said that the standard roof pitch of 3/12 would apply unless a 2/12 has a manufacturer warranty, which must be proven during the permit process.

There was agreement from the Committee to move this to the next City Council meeting under New Business for further discussion.

CMBR Fast recognized two students from Shawnee Mission North who were in attendance.

4. Admin – Code Enforcement Tracking

Ms. Jones-Lacy said that Neighborhood Services compiles statistics regarding property codes enforcement in the City. The update gives specifics as to what the primary violations are and in what parts of the City they occur. She also said that City Codes Enforcement Officer Shiloh Wells works proactively on a lot of codes issues as well as also responding to citizen complaints. Ms. Jones-Lacy noted that the largest activities are as follows:

- Grass and weeds
- Nuisances affecting public health and welfare such as trash and debris improperly placed on the premises.
- Overgrown Trees and shrubs
- Other items such as suspected unlicensed rental homes, animals, unlicensed businesses, broken fences, improper storage of items, etc.

Ms. Jones-Lacy provided a map by district that details all instances including repeat offenses, responses to an area, whether it’s an initial report. She noted that occurrences are fairly evenly spread throughout the districts. To date, Ms. Wells has conducted more than 125 external inspections of rental homes and responded to more than 250 calls regarding code enforcement.

5. Admin – Safe Home Walk/Run

Linda Mau said that CMBR McNeil has agreed to be the liaison between the Safe Home Walk/Run Committee and the Governing Body to report on the event progress and field any questions that arise. Ms. Mau has already met with the Mayor and CMBR McNeil to discuss the proposed event on May 15, 2016. Her request is to close Roe for the run and it was agreed to only close the west side of Roe. Ms. Mau stated that visibility is extremely important and this will be a timed race. She is also consulting with course planners who will help in plotting the course for the race. Plans are for the race to start at R Park on Juniper and end at R Park on Sherwood, which is about a mile. She added she is aware this is a big event and is planning on 200 volunteers to help make the event run smoothly.

Ms. Mau and the Governing Body had extensive discussions regarding the routes and logistics and also the timing of the shutdown of Roe.

Chief Morris offered comments that he needed to know the route and how many officers would be needed. He didn't feel that he would have enough staff to handle all the closings of the intersections along the route. Mayor Marquardt suggested Chief Morris could work with other law enforcement agencies to help coordinate manning the event. Chief Morris said the timing and the route need to be known beforehand to ascertain how much staff and what resources will be needed. Cost is another factor they will have to consider.

CMBR McNeil commented that the event seems bigger than she envisioned and wanted to know if there was full support of the Councilmembers before proceeding. The Committee expressed their support of the event.

This item will be discussed further at a later meeting.

6. Admin – Bus Stop

Interim Administrator Pentz said he was visited by a representative from the Kansas City Area Transportation Authority (KCATA), who is administering the bus program in the northeast part of Johnson County. KCATA wants to encourage more ridership in the northeast part of the county and they want to install two bus stops on both the east and west side of Roe in the vicinity of the Phillips 66 station. Mr. Pentz provided renderings to the Committee of the standard shelter design. He said that KCATA has already budgeted the funds for the stop and they are prepared to move forward in 2016. If the City is interested in a pull-over stop, the funding will have to be provided by the City.

The Committee requested a presentation from the KCATA representative so they could discuss options and get more specific information.

7. Admin – Committee Appointment and Reappointment

City Clerk Bohon named the following individuals up for reappointment:

- Tom Madigan - Board of Zoning Appeal
- Tiffany Ringot - Community Events
- Ardie Davis - Community Foundation.

CMBR Kellerman said he would like individuals seeking or renewing a position on a committee to be present at the meeting for their appointment and reappointment. They should be available for any questions by the Governing Body and questioned their commitment by their absence. Mayor Marquardt felt an appointee's attendance should be encouraged.

City Clerk Bohon said that staff does invite all applicants to attend.

The Committee agreed to move this to the next Council meeting for approval.

8. Public Works – Tree Maintenance RFP

Public Works Director Leon acknowledged the work of City Forester Carl Wisdom and how the forest and tree department has had a productive year in Public Works. One of the biggest accomplishments was the removal of 44 ash trees at a cost of \$14,499 when \$35,000 was budgeted for the project. Mr. Wisdom was credited for bringing the Ash Borer issue to light for the City before it became an invasive problem. Mr. Leon noted that 21 trees have been planted in R Park at a cost of \$6,000. This is a start to replacing the ash trees that were removed. The City also received complaints about stumps being left behind and his department was also able to have those removed at a cost of \$2,000.

Public Works Director Leon is requesting putting out an RFP for the removal and trimming of trees. Safety is the number one priority in determining which trees are selected.

The Committee was interested about a schedule to replace trees along Roe. Mr. Leon said he was hesitant to plant trees as the area will be undergoing a construction project in 2020. He is interested in putting more trees in other areas of the City.

Mr. Wisdom stated that they did not replace all the trees removed in R Park as it is a huge commitment to get the newly planted trees established. They will be committed to watering those trees through next year.

There was agreement from the Committee to place the Tree Maintenance RFP on the October 19th Council agenda.

9. Public Works - Salt Dome

Public Works Director Leon said he is in communication with Fairway regarding status of the construction of the salt dome that will house 120 tons of salt which will cover the demands of the City following any major weather event.

Interim Administrator Pentz reminded the Committee that the agreement with Fairway was executed in May 2015, and they are taking the lead, the project is on their property with a 50/50 cost split. The City will e-mail Fairway to move forward with the bidding and construction process.

10. Public Works - R Park Amenities and Perspective Plan

Mayor Marquardt provided a proposed updated design of R Park that designates the five benches to be placed.

There was Committee discussion for the reasoning of a half-court basketball area and the removal of the baseball backstop.

The Mayor's proposal shows the removal or relocation of a few trees along the trail. Carl Wisdom, City Forester, commented that the trees planted at the park were specifically placed and chosen for their size, and that they will grow to the edge of the trail, but not onto it. They will provide large shaded areas as well as provide shade for the playground area. He also added that part of the reason they were able to get grant funding was because of the trees.

CMBR McNeil said she wanted to remind everyone that parks are for children and families and not designed for events.

CMBR Rhoades expressed his disappointment about not being consulted in the design process after expressing his interest to be involved. He added he would like to see more seating around the playground areas.

Mayor Marquardt said he is open and welcome to any ideas. He then asked for \$1,500 to \$2,000 for a landscape designer to offer a professional opinion with the plans for the park. He also said he would like an understanding of how to move forward to make sure that the rest of the amenities can be placed by spring.

The Committee agreed to discuss at the October 26th Workshop the process of how to decide how items should be placed in the park. Mayor Marquardt said he would like to have all input by the end of January.

CMBR Fast and City Clerk Bohon provided dates for upcoming meetings and events in the City.

October 6 - 4:30 p.m. to 8:30 p.m. - National Night Out

October 7 - 7:45 a.m. - Walk to School Day

October 12 - Workshop cancelled

October 19 - 6 p.m. - Reception for new City Administrator

7 p.m. - City Council meeting

October 26 - Workshop

December 1 - Tree Lighting Ceremony

December 5 - Governing Body Christmas party (need a Councilmember to help coordinate with CMBR Kelly)

Public Works Director Leon expressed his appreciation of Interim Administrator Pentz for his leadership and guidance over the last several months. He said he gave the Public Works Department a lot of direction specifically in dealing with the AT&T right-of-way issues, Commerce Bank, the TIF districts, the caves development and R Park. He presented Mr. Pentz with a gift, which was followed by a round of applause.

Interim Administrator Pentz commented it has been a great four months and that he has truly enjoyed working with such a good staff. He also said he learned a lot from them and truly appreciated the opportunity.

III. ADJOURN

(Roeland Park Workshop Adjourned)