

**CITY OF ROELAND PARK, KANSAS  
CITY COUNCIL MEETING MINUTES  
Roeland Park City Hall  
4600 W 51st Street, Roeland Park, KS 66205  
Monday, December 16, 2019 6:00 P.M.**

- |                                    |                                     |   |
|------------------------------------|-------------------------------------|---|
| ○ Mike Kelly, Mayor                | ○ Jim Kelly, Council Member         | ○ Keith Moody, City Administrator       |
| ○ Trisha Brauer, Council Member    | ○ Tom Madigan, Council Member       | ○ Jennifer Jones-Lacy, Asst. Admin.     |
| ○ Benjamin Dickens, Council Member | ○ Claudia McCormack, Council Member | ○ Kelley Nielsen, City Clerk            |
| ○ Jan Faidley, Council Member      | ○ Michael Rebne, Council Member     | ○ John Morris, Police Chief             |
| ○ Jennifer Hill, Council Member    | ○ Erin Thompson, Council Member     | ○ Donnie Scharff, Public Works Director |

**Admin**  
Madigan  
Brauer

**Finance**  
Faidley  
McCormack

**Safety**  
Dickens  
Rebne

**Public Works**  
Hill  
Kelly

(Roeland Park Council Meeting Called to Order at 6:00 p.m.)

**PLEDGE OF ALLEGIANCE**

Mayor Kelly called the meeting to order and led everyone in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Nielsen called the roll. CMBR Brauer was absent. Staff members present were City Administrator Moody, Assistant City Administrator Jones-Lacy, Public Works Director Scharff, Police Officer Brooks, City Clerk Nielsen, and City Attorney Hampton.

**MODIFICATION TO THE AGENDA**

Council report from CMBRS Faidley and Rebne will be added to Workshop and Committee Reports. CMBR Madigan requested that Consent Agenda Item 2, the Council minutes, be corrected. This item was moved to Item 1, Business from the Floor.

**PUBLIC HEARING**

**2019 Budget Amendment**

Mayor Kelly said that staff has recommended approval of the budget amendment as attached in the packet.

Ms. Jones-Lacy said the amendment is something they do towards the end of the year to make ensure the City has the budget authority to complete all planned expenditures for the year. The State of Kansas requires the City to submit a form in August to the county clerk that will certify the mill levy. They also need to indicate their funds for the year how much they intend to spend. In addition to the planned expenditures they also appropriate the entire fund balance to ensure they have the spending authority. Sometimes they have capital expenditures or capital improvements planned for one year that continues into the following year and the funds need to be re-appropriated to the following year and that requires a budget amendment.

Currently there are four funds that need to be amended, two of which are affiliated for planned capital improvements. TIF 2D - Special Street Fund (27A) is to cover the Roe Lane improvements and Roe 2020 expenses related to easement acquisitions. TIF 2D was originally planned to use a portion of its resources this fiscal year for those easement acquisitions.

The Aquatics Center is a newly created fund and there was no budget authority set so they are amending the budget to accommodate up to \$705,000 for 2019.

TIF 2C received more money than was estimated and all of the money received into that fund is turned over to a trustee to pay debt service. The debt service will expire when the TIF expires February of 2020. The debt has not been keeping up with the planned schedule but the City will not have any liability on that fund.

CMBR Rebne asked if the TIF 2D is it related to additional expense in acquiring easements from citizens that were not willing to initially grant easements. Ms. Jones-Lacy said it related to the easement acquisitions within the TIF 2D boundary for Roe 2020.

**MOTION:** CMBR HILL MOVED AND CMBR MADIGAN SECONDED TO APPROVE THE 2019 BUDGET AMENDMENT AS ATTACHED. (MOTION CARRIED 7-0)

#### **I. CITIZENS COMMENTS**

*No comments were made.*

#### **II. CONSENT AGENDA**

##### **A. Appropriations Ordinance #940**

~~**B. Special Called Council Minutes December 9, 2019**~~ (Moved to Business from the Floor)

**MOTION:** CMBR MADIGAN MOVED AND CMBR KELLY SECONDED TO APPROVE THE CONSENT AGENDA AS AMENDED. (MOTION CARRIED 7-0)

#### **III. BUSINESS FROM THE FLOOR**

##### **Special Called Council Minutes December 9, 2019**

CMBR Madigan noted that his comments during the presentation on the Community Center relating to the darkness of the parking lot were directed only to the north parking lot. The minutes will be amended to reflect that clarification.

**MOTION:** CMBR MADIGAN MOVED AND CMBR HILL SECONDED TO ADOPT THE MINUTES AS AMENDED. (MOTION CARRIED 7-0)

##### **A. Applications/Presentations**

###### **1. Regional Housing Summit Project - Presentation by Lauren Palmer**

Lauren Palmer from MARC, the Mid-America Regional Council, provided a brief overview of the organization. She said they are the regional council government for the Greater Kansas City Metro Region who represents nine counties on both sides of the state line and 119 municipalities. They provide a wide

range of services on behalf of the region and they focus their services on complicated issues that cross boundaries.

The Regional Housing Summit was a project of the First Suburbs Coalition that was formed in 2002. The coalition is comprised of elected officials, local government staff and private sector partners.

MARC applied for a National League of Cities (NLC) pilot project on behalf of the First Suburbs Coalition with housing as the focus of an economic development study. There were 17 sponsoring communities which included Roeland Park.

Ms. Palmer played a video on the scope of the summit.

<https://www.marc.org/Government/First-Suburbs-Coalition>

Ms. Palmer said they met their objective for the summit which was to start a regional conversation about the role of suburban communities. She added there were over 200 participants.

She reviewed her report that focused on workforce housing. City Administrator Moody added that included in housing expenses are mortgage/rent costs as well as utilities and taxes. Ms. Palmer also noted that the second highest cost to a family is transportation.

Ms. Palmer said home ownership is the greatest personal wealth generator in the country, but the home ownership trend is changing and the question has become what does this mean for regional prosperity. What are some of the things that are discouraging people from home ownership? Is it high debt burdens or an inability to come up with a down payment? Local government has to think about the impact this will have to neighborhood character. She said there can sometimes be a negative or almost discriminatory stigma around renters. And if the occupant does not own the property, then who does? The study also talked about investor-owner of properties from out of the community, buying up properties and waiting for the market to grow to turn a profit.

Mayor Kelly thanked her for undertaking this partnership with the NLC and thanked MARC for providing this detailed information regarding housing and for providing these tools and resources to cities of their size to help address the challenges they have. He asked if they had any information on how the trends change for home ownership.

Ms. Palmer said they generally have trend information over the last five to ten years in the American Community Survey. She added they really do not have good access to data looking at longer trends and the older trends are not published.

CMBR Hill said that while they are looking at increasing housing in Roeland Park, which is predominately single-family homes and the Boulevard Apartments, is there more of a need or want of medium density townhomes for rent or for ownership.

Ms. Palmer said that is a question for the City to determine. That question did prompt the study to think about different housing options.

CMBR Rebne said they pride themselves on seeking diversity and the lack of affordable housing is something that stands in the way of that. He asked if MARC could provide help to facilitate that conversation and help them look at creative options.

Ms. Palmer said they are still trying to figure that out and the feedback they are getting is helpful to them. Now that the study is complete they are asking themselves how they help communities go to the next level and implement housing options. She did say that they can help with the City's data analysis needs.

CMBR Faidley said she attended the event and it was quite informative. She thanked Ms. Palmer for doing it. Out of the event came a chart that grouped Roeland Park together with Belton, Mission, and Raytown. She said there may be a potential for cooperation between like situated communities who have the same type of issues.

Ms. Palmer said they talked about creating a forum for meeting and dialoguing among those cohort communities. She loved the idea if they could convince those communities to pilot a few individual programs and then compare results.

CMBR Kelly said investors are buying houses for AirBnB and other types of usage other than housing stock for residents and the workforce, and this is something they could look at as a City to help people buy houses as opposed to having investors buy them and turning them into short-term rentals.

Mayor Kelly said they look forward to continued participation on the First Tier Suburbs Coalition and thanked Ms. Palmer for her presentation.

## **2. Renewal by Anderson Peddler's Permit Application - John Haskins**

John Haskins is from the proximity marketing department at Renewal by Anderson, a company that deals with residential window replacement and has been in the Kansas City area since 1995. They have a marketing program where they go door-to-door in almost every city in the metro. This is their first time in Roeland Park and is seeking a peddler's license so they can contact property owners to set appointments for those who would like help improve their properties with windows and doors.

CMBR Hill thanked Mr. Haskins for going through the proper channels and coming in to get the permit. She asked staff if it is possible to put this out with the PIO to know when to expect Anderson just so that they know that there was someone with a permit in the neighborhood. City Administrator Moody said they did not see a problem with notifying people that solicitors are there but they would choose not use the company's name.

CMBR Faidley said she is very familiar with their quality product and said it works well in older homes. She said that people are sensitive to their privacy and they do not want their doors knocked on. Mr. Haskins said they do not knock on properties that no soliciting signs posted or if there is a neighborhood association restricting or where it is otherwise posted.

CMBR McCormack asked how many permits the City grants and if there is a limit to the number of peddler permits they issue. City Clerk Nielsen said the permit would be issued for a year. The fee is \$20 a day per person that would solicit. She also added that this is the first peddler permit request that they have had in many years.

CMBR Madigan said they should let the people know that they have the right to ask any peddler for their permit. And if someone does not have a permit, the resident should call City Hall.

CMBR Faidley asked if Renewal by Anderson ever does a model home where they donate the cost of the improvements. She said the City has a Neighbors Helping Neighbors program where they help with projects that people cannot afford and did not know if the company ever gives back to a community.

Mr. Haskins said they have those types of programs but is not aware of the specifics. He added that he can look into that.

Mayor Kelly thanked Mr. Haskins for coming before the Council to get his permit and they look forward to having them in the City.

**MOTION:** CMBR HILL MOVED AND CMBR KELLY SECONDED TO APPROVE THE PEDDLER'S PERMIT FOR RENEWAL BY ANDERSON FOR THREE SATURDAYS. (MOTION CARRIED 7-0)

#### **IV. Mayor's Report**

*No report was given.*

#### **V. Workshop and Committee Reports**

Mayor Kelly said he received a request from CMBRS Faidley and Rebne who attended a study on segregation and they wanted to give a brief update.

CMBR Rebne said he and CMBR Faidley took a bus tour around the City led by local historian Eric Stafford who teaches at UMKC. It focused on the City's racial divide of which Troost is one corridor, but also County Line Road. It was relevant to Roeland Park because Roeland Park had the Indian Mission and the City was originally Kanza land. After being forced off their land, the Indian Mission was set up by Reverend Johnson. The tour also went into the history of the Jayhawkers and the pro-slavery forces from Missouri and how Roeland Park was central in that. They also discussed developers J.C. Nichols and Charles Vawter and homes they built from the 1950s many of which are in Roeland Park and contained racially-restrictive covenants on those properties many of which are still attached today. The group discussed whether they should keep them attached to the property description and leave them as a history lesson as they continue to look at how to make communities more diverse and robust. He invited staff, Councilmembers and the audience to get connected with the Racial Equity Institute to learn more.

CMBR Hill asked if they have any idea as to how find the restrictive covenants. She said they have discovered them individually as they happen upon them. CMBR Rebne said they didn't get into specifics about how to get into them.

CMBR Faidley said they learned about red-lining, which is the exclusion of a community where there is a boundary line placed, and also for certain minorities where banks would not be willing to write loans. She also learned of green-lining which is the input of resources and energies into a particular area to the detriment of another area. CMBR Rebne said that connects to the affordability housing piece.

CMBR Dickens thanked them and said the presentation was fantastic and it is another way to bring diversity into the City.

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

*No reports were given.*

## **VII. Ordinances and Resolutions**

*No ordinances or resolutions were present.*

## **VIII. New Business**

### **A. Renew Agreement with Lamp Rynearson for On-Call City Engineer**

Public Works Director Scharff said the current three-year agreement went into effect in 2017 and is set to expire. He is requesting to exercise the one-year renewal in the agreement.

Mayor Kelly inquired about the rate changes and asked for a clarification on the Senior Project Engineer VII position.

Dan Miller from Lamp Rynearson said he has appreciated the opportunity to work with Roeland Park and that it has been a great relationship. The rates reflect their people in the Kansas City office. Mr. Miller said the Project Engineer VII is likely a senior wastewater project manager. He added that as people in the office change jobs and they receive promotions their titles change. Company rates normally change annually on April 1. The rates being offered to the City will be held to what they currently are and that went into effect April 1, 2019.

City Administrator Moody asked what Mr. Miller's title is. Mr. Miller said he is the Senior Group Leader II and Dan McGhee is Senior Project Manager. They are the two major contacts that work directly with staff.

Mayor Kelly said he was in support of extending the contract noting that Lamp Rynearson has been valuable to the City and their expertise will be needed on Roe 2020. He asked about the annual performance review section of the contract. City Administrator Moody said they view their performance as good and they actually meet monthly to discuss projects.

CMBR Kelly noted in the paperwork that the certificate holder is listed as Jose Leon, the former Public Works Director. He suggested substituting that with a title as opposed to name. City Administrator Moody agreed to that recommendation.

**MOTION:** CMBR FAIDLEY MOVED AND CMBR KELLY SECONDED TO APPROVE RENEWAL OF THE ON-CALL CITY ENGINEER SERVICES WITH LAMP RYNEARSON WITH THE AMENDED FEE SCHEDULE.  
(MOTION CARRIED 7-0)

### **B. Renew Agreement with Black and McDonald for Streetlight Maintenance**

Public Works Director Scharff said the only change is a 3.25 percent increase which equates to about \$1,000 more a year. The agreement remains the same in verbiage and scope.

CMBR Hill asked if this is fair price in the industry. Public Works Director Scharff said it is and that they are also happy with Black and McDonald's work.

**MOTION** CMBR HILL MOVED AND CMBR DICKENS SECONDED TO APPROVE THE EXTENSION OF THE STREETLIGHT MAINTENANCE AGREEMENT FOR 2020 WITH BLACK AND MCDONALD AT A COST NOT TO EXCEED \$22,399.47. (MOTION CARRIED 7-0)

### **C. Approve Watershed Agreement with Johnson County**

Public Works Director Scharff the agreement moves the county to taking to a more collaborative approach. They plan to implement a master plan for future projects and it allows the cities to work with neighboring cities on improvement projects. There is also no cost to participation in the agreement.

CMBR Faidley said they did not Workshop this item.

CMBR Kelly asked if it limited what they can do in-house and would it affect funding. Public Works Director Scharff said they are still able to do projects. City Administrator Moody added that if they want funding through SMAC they are required to be a part of the watershed agreement.

CMBR Rebne asked if there are public meetings. Public Works Director Scharff said they will create an advisory committee to meet biannually to discuss scopes of projects, funding, et cetera.

CMBR Hill said the goal is to make sure one city doesn't create a problem for the next city. City Administrator Moody said it also creates an opportunity to fix a problem that might create more damage in a city. They will work together in the drainage basin to fix it together.

**MOTION:** CMBR MADIGAN MOVED AND CMBR MCCORMACK SECONDED TO APPROVE THE WATERSHED AGREEMENT WITH JOHNSON COUNTY. (MOTION CARRIED 7-0)

### **IX. Unfinished Business**

*No Unfinished Business was discussed.*

### **X. Workshop Items**

*No Workshop Items were discussed.*

### **XI. Reports of City Officials**

Public Works Director Scharff said there was faulty wiring in the leaf pickup truck and it was down for a week and then they were affected by the snow. They had to pause the leaf pick-up program until the weather allowed and then they will work seven days a week to get back on schedule.

CMBR Faidley asked if it causes a problem with the snow melting and the leaves are wet. Public Works Director Scharff said it slows them down a little but the machine can handle it.

Mayor Kelly thanked him for keeping them informed and for what they do for the City and also for working over the weekend.

Officer Brooks said that Chief Morris will be back Wednesday as he was away for a family event. Sgt. Chaffee has put together a Shop with a Cop program for Thursday, December 19 at 6 p.m. He added that they have had no major problems because of the snow.

Ms. Jones-Lacy added that Sgt. Chaffee worked with Justin, the manager at Walmart, and they awarded him a grant of \$2,500 to bring support to families. Roesland Elementary is selecting 25 individuals who will get a \$100 shopping spree for kids and adults. Officers will go around with the people to help them make their selections and also to keep tabs on the cost.

Officer Brooks added that eight of their officers will participate. He said it's great to see the kids and the adults. Ms. Jones-Lacy said they have set up a special area in the garden center where they will have snacks and drinks and a private checkout.

Ms. Jones-Lacy also said that they are recommending the Admin committee look at establishing a maternity/fraternity leave policy, an objective adopted as part of the 2020 budget. They will also talk about the purchasing policy and possibly revising certain elements namely the bidding process and to have the ability to get price quotes from online sources.

City Attorney Hampton said he had no report other than finalizing the real estate contract which would be done soon.


City Administrator Moody said they are video recording the meeting this evening, one of their objectives, and it will be available for people to see on the web.

The Adopt-a-Family program for Christmas for some students at Roesland Elementary will need to have their gifts at City Hall or Sylvester Powell by Wednesday the 18th. On Friday the 20th, they're looking for volunteers to wrap presents.

## **XII. Adjournment**

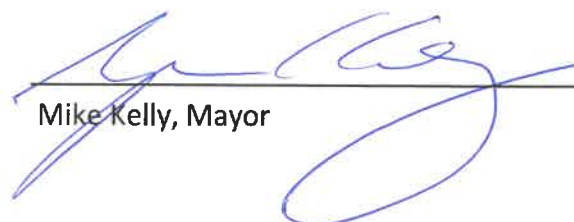
**MOTION:** CMBR MADIGAN MOVED AND CMBR REBNE SECONDED TO ADJOURN. (MOTION CARRIED 7-0)

(Roeland Park City Council Meeting Adjourned at 7:30 p.m.)



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Kelley Nielsen, City Clerk



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Mike Kelly, Mayor