

**GOVERNING BODY WORKSHOP MINUTES**  
**Roeland Park City Hall**  
**4600 W 51st Street, Roeland Park, KS 66205**  
**Tuesday, July 6, 2021, 6:00 P.M.**

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

**Admin**

Brauer  
Hill

**Finance**

McCormack  
Madigan

**Safety**

Rebne  
Faidley

**Public Works**

Kelly  
Dickens

(Governing Body Workshop Called to Order at 6:49 p.m.)

**ROLL CALL**

CMBR Faidley called the meeting to order. All Governing Body members were present.

**I. APPROVAL OF MINUTES**

**1. June 21, 2021**

The minutes were approved as submitted.

**II. DISCUSSION ITEMS**

**1. Presentation on Historical Marker Concept from Historical Committee**

Chris Wolff presented four different ideas that the Historical Committee has discussed on how to document Roeland Park’s history. The first of which is to document and mark the Santa Fe Trail as it went through Roeland Park. The National Parks Service is will willing to donate the signs for free. Once the trail has been correctly marked, they can request the signs.

Secondly, they have considered a phone app called Otocast. It would work as a virtual tour of the City and can denote points of interest within Roeland Park. This can be done through text, audio, and photographs.

The third item presented was historical location signage. Traditionally these are metal signs through Sewah Studios in Ohio. The “Georgia” style is compatible with what the neighboring cities are using. The committee has chosen nine locations and a map was included in the packet to denote where signs would be placed.

Lastly, is storytelling in Roeland Park through interpretative signs. This would be an area where people could walk through such as a park and read the story of Roeland Park. The biggest obstacle is the location of the signs but the Historical Committee continues to work on ideas.

CMBR Rebne said it has been great to work with Mr. Wolff on the committee. He said he thought they had plans to do a sign from a Shawnee Native American's perspective at the Indian Mission. Mr. Wolff said they had not had a chance to fully develop the idea and so it was not included in the presentation.

CMBR McCormack said she hopes they will embrace more historical accuracy and is very eager for the signs to tell truths. She said that people will find them more interesting when they reflect what truly happened. She would like to make sure they take an approach through tact and diplomacy. Mr. Wolff said they are looking through that lens as well and possibly a Native American Shawnee or historian could help.

CMBR Dickens asked for all the different projects was the committee leaning to any particular item. Mr. Wolf said of the four projects for consider, they are leaning towards the metal signs and interpretative signs as they effectively tell the story and project what is most important. They are, however, invested in all ideas.

Mayor Kelly asked about the Otocast app. Mr. Wolff said they would need to get the word out for it to be effective.

CMBR Madigan said it is wonderful being on the committee and that some of its members are very adept at history.

Mr. Wolff said they welcome any and all input.

It was noted that CMBR Madigan and CMBR Rebne are Council liaisons to the Committee.

## **2. Review and Discuss Universal Design Incentive Policy**

Building Official John Jacobson reviewed the draft ordinance for a universal design incentive policy and was seeking a directive from the Council. This was drafted as they went through Comprehensive Plan process and incorporates all the items from joint discussions with the Planning Commission, the Governing Body, and consultants. The incentive component of the policy is to encourage participation. The policy shows their intent to adopt it as a voluntary best management practice as a first step to establish universal design within Roeland Park.

CMBR McCormack said this item is near and dear to her as an occupational therapist and said that accessibility is for every person. She said she has received feedback and she is motivated to construct some of the language to sound more global. She said the document is partly education and they should open the language more.

Mr. Jacobson responded that the policy will be located within the construction part of the code and the language has been confined for the incentive component. He said it is not a zoning ordinance or part of the land use where more open language can be used.

CMBR Faidley added the intent of the language is based on location of where they will put it in the code because it is construction based and not land use based.

Mayor Kelly said the idea behind it is to voluntarily gain compliance with more units within the City and provide an incentive that would allow for the permit fees to be waived where 30 percent of units meet

the criteria. Mr. Jacobson said that percentage applies to multi-family (5 units or more). In a single family dwelling it must be at least 25 percent of the square footage of the floor area. They are attempting to encourage homeowners, developers, and contractors to implement these ideas. He said it may not always be possible in a remodel and that the Planning Commission has authority to set aside waivers for just cause and still allow someone to be able to participate in the incentive plan even if they could not get to the square footage.

CMBR Kelly said it is a good step in the right direction but it still needs more work. He would like to see some scenarios on how the incentives can be applied. Mr. Jacobson said it can be modified as they wish.

CMBR Dickens said they have discussed lowering the mill levy as a possible way to help keep people in their homes, but they are not able to do that, so they need other ways to help. He sees this policy as the kind of thing they are looking for. It is an incentive that will help people who may need to make home updates and help them stay. He is thankful for this program and would like them to continue exploring more ways to help their residents.

CMBR Rebne asked if this is putting too much regulation on builders which would cause them build or invest less in the City. Mr. Jacobson said this is a broad stroke policy and the best action to start. CMBR Rebne said he did not perceive reluctance to tear down and rebuild in Roeland Park but sees enthusiasm. He said it may not be that risky to be less conservative and they could always bring it back down if needed. Mr. Jacobson said the policy reflects comments received from the Planning Commission, City Council, two different consultants which is a voluntary policy that starts the initial components of universal design. Mr. Jacobson said if it's to be mandated, then it needs to be a land use policy and must pass the Planning Commission before coming to the City Council.

Mayor Kelly said it is a starting point and education goes a long way to getting people to implement this. He said they should begin by a voluntary nature and integrating it into the culture of Roeland Park before making it mandatory.

CMBR Madigan said he became aware of limitations of his own house when taking care of his father and how he needed a narrow wheelchair because of his smaller doorways. He said the voluntary program is a great start, but he shies away from it being mandatory at this time as it reminds him too much of HOA regulations.

CMBR Faidley asked if the \$800-\$1,200 incentive is significant enough. She understands it as a starting point but wonders if it would be taken seriously and would a developer see that as a benefit. Mr. Jacobson said that figure is an average. As the investment dollars get bigger for the project, the benefit becomes more. The incentive will also go back to the property homeowner.

City Administrator Moody said they do have programs for homeowners who are making modifications. This is a first-step approach and he suspects there will be iterations to the program. The City also financially supported a handbook from MARC that provides examples of universal design, and there are specifics with regards to updates in bathrooms and kitchens in homes similar to those in Roeland Park. It also allows a person to see to-scale design options as well as cost estimates. He said it is a great supplement to the policy. The booklet can be downloaded at:

[https://www.marc.org/Community/Aging/PDFs/Remod\\_For\\_Access\\_Homes\\_2021-04-20\\_FINAL.aspx](https://www.marc.org/Community/Aging/PDFs/Remod_For_Access_Homes_2021-04-20_FINAL.aspx)

City Administrator Moody said they would welcome a redline from the Governing Body on language before final approval.

This item will come back before the Workshop for further discussion.

### **3. Review and Discuss High Priority Sidewalk Extension Option(s)**

Public Works Director Scharff showed the Priority Sidewalk Network map. Staff is recommending Option 1, Briar Street, 55<sup>th</sup> Street to R Park with an \$85,000 cost.

Option 2 is for 52<sup>nd</sup> Place from Neosho to Clark Drive. This project would include an ADA ramp and has a cost of \$83,000.

Option 3 is Cedar Street from Carpenter Park to Rosewood Drive and would add sidewalk to tie into existing section on Cedar. This project is \$105,000 and \$5,000 over their budget.

CMBR Kelly asked if they know the street counts. Public Works Director Scharff said they do not. CMBR Kelly recommended 54<sup>th</sup> Terrace to Roe as needing a small section of sidewalk.

Mayor Kelly said all three are worthy project. He said the Cedar is a good use of their resources but would be fine with any option.

CMBR Faidley said over by the library and leaving Carpenter Park there is no option but to walk in the street.

CMBR Dickens asked on Option 2 if there was an ADA section there currently. Public Works Director Scharff said that project would add them.

CMBR Rebne advocated for Option 2 on 52<sup>nd</sup> Place stating that it is awkward and there is ample danger. He said he is not sure that those conditions exist in the other options.

After a show of hands there was majority consensus to do Option 3 first for 2021.

City Administrator Moody said other sidewalk projects include Johnson Drive with CARS paying for half in 2022. Buena Vista between 53<sup>rd</sup> and Shawnee Mission Parkway will be done in 2022. Reinhardt will be completed in 2021. He said that doing these sidewalk projects in conjunction with street projects is more cost effective.

### **4. Review Streetlight Pole Replacement & Maintenance Program**

Public Works Director Scharff said they put together a three-phased repair, maintenance, and replace approach for the streetlight poles in the City. He noted that 95 percent of them are currently in good shape but about 20 poles need to be replaced.

CMBR Rebne said some people have let him there is not enough light for people who walk at night from 52<sup>nd</sup> Place area and east toward Miego. He has also received feedback on light pollution.

City Administrator Moody said the LED lights are directed downward. The halogen lights tend to disperse and put out more light pollution. He said they had positive results in the citizen satisfaction survey, but they did see a dip on the last survey. He said they will be following-up as to what might be different. The plan proposed is for same location and same lumens.

Mayor Kelly asked how long the paint lasted on a light pole. He said the paint really spruces it up and hopes they can go with black to be consistent with the poles on Roe. Public Works Director Scharff said a paint job could last ten years or better.

CMBR Madigan said if they use the standard silver color there is no additional cost. Public Works Director Scharff did say that some colors could change the cost.

CMBR Faidley asked if the cost is being worked into the line item budget. City Administrator Moody said they have reflected the costs in 2021 and 2022 of the program into the streetlight line item in the budget.

City Administrator Moody did say they will need to decide on a color. Some of the painting would be staggered so they would address that through social media explaining what they are doing.

There was complete consensus to move forward with the phased plan and painting the poles black.

## **5. 2022 Budget - Continued Discussion and Review of Edits Since 6/7/21 Presentation**

CMBR Dickens again addressed the mill levy discussion stating that when they are looking at ways to help residents struggling with taxes and home improvements that they have to make, lowering the mill sounds nice, but \$2.50 a month is not keep them in their home or get their taxes paid. He said they have some things in the budget that are in line with helping people in impactful ways. Some things they are doing are going to have a big positive change for people and is a good starting point.

City Administrator Moody said they have received the final assessed values and those are reflected in the General Fund and the General Debt Service Fund.

In the Community Assistance program funding, they have doubled the amount shown. There is also an energy audit objective, potential program to be added.

The new Streetlight Maintenance Plan is now reflected in the budget.

There is also extra residential street reconstruction project reflected in 2024. The belief is there will be enough funding to do another street reconstruction project then, but no particular designation has been made at this time.

In the Community Center Fund, it appears they will be able to do Phase 2 sooner. They show it being designed in 2024 and constructed in 2025. They would also be applying for CDBG funding to help with the project. Mr. Moody added that residents have said they are not meeting their needs in this area and so they are putting their resources to help meet those things they have been told are important to the residents.

CMBR Madigan said at the last meeting he brought up taking the leaf pick-up program back into the City budget. City Administrator Moody said that solid waste service is a utility services and is paid by a special assessment. Picking up waste is a utility and that is how Johnson County reflects it. They can take out the leaf service, but then there would not be an actual account for the cost of the service they do so. He does not support subsidizing utility operations with property taxes and that it should be paid by user fees which is the solid waste assessment. CMBR Madigan said if leaf pick-up is a utility, then snow removal is a utility. He is only asking to return the program to the way it was. He said it would lower their tax bill enough for people to say the City Council did something for them.

Mayor Kelly echoed CMBR Dickens' sentiments about community service programs and what they do for residents. He also applauded the home energy audit program and what it can do to help get projects going in homes. It can help lower utility burdens while providing a better quality of life. He also appreciates staff looking into income criterion.

CMBR Faidley asked for a clarification of the value of the mill. City Administrator Moody it stands at \$102,700. He said it always seems there is a minor change and something is always adjusted in small amounts.

City Administrator Moody said he understands CMBR Madigan's position, but he has a different view on assessments and views it as a utility fee. He said they are not in the utility business and they can only get them in assessments shown on a tax bill. He said they already do not include labor for the leaf pick-up so it is not a complete cost, but at the direction of Council they took it out. So, in essence, they are not collecting the entire cost. The assessment is \$15 per month for leaf collection with estimates that about a third of their residents are participating.

Mayor Kelly said as an accounting measure, if they provide a service to citizens, they have to pay for it. CMBR Madigan said for years they were not billed for it. He added why they would include employee time in the program when they are already being paid, so eventually they took it off. He is trying to give some relief to all citizens of the City. He said that Roeland Park is lucky in that their businesses survived but not all of their citizens did. He does not want them to be viewed as hard-hearted or unaware of their problems. Mayor Kelly said that CMBR Madigan does and continues to do a nice job for their residents.

CMBR Kelly spoke to the mill levy and senior citizens or other with fixed incomes have to look into the future, year after year these small increases becomes burdensome. He said the City is doing well so why can't they cut the mill levy.

Consensus to approve the budget changes.

City Administrator Moody will publish the notice for public hearings and it will also be on an agenda.

### **III. COMMITTEE MINUTES:**

### **IV. ADJOURN**

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

(Roeland Park Governing Body Workshop Adjourned at 8:24 p.m.)