

CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, July 19, 2021, 6:00 P.M.

- | | | |
|------------------------------------|-------------------------------------|---|
| ○ Mike Kelly, Mayor | ○ Jim Kelly, Council Member | ○ Keith Moody, City Administrator |
| ○ Trisha Brauer, Council Member | ○ Tom Madigan, Council Member | ○ Erin Winn, Asst. City Administrator |
| ○ 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 | | ○ Donnie Scharff, Public Works Director |

Admin
Brauer
Hill

Finance
McCormack
Madigan

Safety
Rebne
Faidley

Public Works
Kelly
Dickens

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

Pledge of Allegiance

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

Roll Call

City Clerk Nielsen called the roll. All Governing Body members were present with CMBR Madigan appearing virtually. Staff members present were City Administrator Moody, Assistant City Administrator Winn, City Attorney Felzein, Public Works Director Scharff, City Clerk Nielsen, Management Intern Verbrugge, Parks and Rec Superintendent Nichols, and Police Chief Morris.

Modification of Agenda

There were no modifications to the agenda.

I. Citizen Comments

There were no public comments made.

II. Consent Agenda

- A. Appropriations Ordinance #978
- B. Council Minutes July 6, 2021

MOTION: CMBR HILL MOVED AND CMBR DICKENS SECONDED TO APPROVE THE CONSENT AGENDA AS PRESENTED. (THE MOTION CARRIED 8-0)

III. Business from the Floor - Proclamations/Applications/Presentation

- A. Roeland Park Community Food Pantry - United Methodist Church - Pastor Bruce Draper and Kristi Schang

Mayor Kelly said he has appreciated the kindness shown to their community by the Roeland Park Community Food Pantry during a very difficult year.

Ms. Kristi Schang thanked the Council for inviting them to speak. She said the food pantry project has been a challenge. She gave an update on the program and spoke about food insecurity in the area. She said that the program has been shown much appreciation by those in need. To supplement the bags of food, they do give out \$10 gift cards. Ms. Schang said there are no restrictions and is open to everyone. Before the pandemic about 15 people would come through each month. Then when the pandemic hit, they were able to get a grant. June of last year they gave out about 45 bags a week. It continued to grow and their highest point was 250 bags of groceries in a week. She said it is very hard to say no. They were able to obtain more grants and extensions of grant. Approximately \$155,000 has gone through the program since March of 2020. From June to November 2020 they purchased about \$30,000 of food. In November and December of 2020, it totaled \$31,000 for those two months. Then the grants were done by December. From January 2021 to date, they have purchased \$91,500 of items, distributed 7,500 bags of food to 6,500 people. They have a lot of volunteers and 95 percent of them come from the Johnson County Roeland Park area. Private financial donations make up the rest of their ability to purchase food. They have a benefactor that supported the pantry after the grants dried up. Folks in the area are also donating produce, but they are in dire need and do not have enough funds. Their benefactor is not able to continue with donations and they are present tonight to ask the City for their help and support. Ms. Schang said the need still continues. She also hopes the community would like to volunteer to help.

CMBR Brauer said it is great to see the impact but also sad to see how much they are needed. She said she is grateful they are doing this and asked how to make a financial contribution. CMBR Faidley said there is a link in the packet.

CMBR Dickens said when he hit a low point during pandemic, the food pantry allowed him to get gas in his tank to get to job interviews rather than having to worry about groceries. This program really helped them a lot.

CMBR Faidley said that Catholic Charities has been helping them bringing food for them to distribute.

Ms. Schang said they like to purchase food at Aldi's to buy their staples, but, yes, Catholic Charities is their primary source. They supplement that with donations and food donations. Right now though they have no funds.

CMBR Faidley said they are also getting fresh produce from the Roeland Park Community Garden. Ms. Schang added that the Shawnee Indian Mission is also donating their produce.

Pastor Draper spoke and said he is thankful for the work Kristi has done.

From a pastor's perspective, he said he dreams of an opportunity where a difference can be made in the community served to show God's love and it doesn't matter whether it's spiritual or humanitarian, but it's still significantly helping people. One exciting thing about the Roeland Park Community Food Pantry is that 80 percent of its volunteers are Roeland Park people. Most of them walk there. The pantry is really a Roeland Park effort. They've had a lot of donations from Roeland Park people.

They were asked how many of those served were actual Roeland Park residents and it shows to be about 20 percent. He said this shows this is more than a Roeland Park issue. It's a Johnson County issue, a Kansas issue, a more universal problem. He said that carloads are still coming every week. This

year the pantry's budget is four times larger than the church budget. He did say this is not about the church. The need is there and it has never been advertised. People know this is a safe place. They work in conjunction with the safe and welcoming ordinance in that they do not have any qualifications. If you say you need food, come, no questions asked.

Pastor Draper urged the Governing Body to help them look for grants. He said he appreciated the Council because they are doing the work to help them do the work that helps the community.

Mayor Kelly said he is very thankful that they are part of their community. He also encouraged everyone to continue to look for opportunities to help the pantry.

To donate to the Roeland Park Community Food Pantry:

<https://roelandparkumc.org/give-online>

To volunteer at the Food Pantry:

<https://m.signupgenius.com/#!/showSignUp/904084baca62ca0f94-community>

B. ARPA Funding Update - Whitt O'Brien

Matt Hanson from Whitt O'Brien provided a briefing on the ARPA funding. To date, the City has received their first tranche of funding. The second will be distributed next summer in 2022. The City has until 2024 to obligate the available funding and then another two years to 2026 to expend and liquidate it.

There are four primary uses for the funds. To respond to a COVID-19 health emergency or its negative economic impacts; provide premium pay for essential workers; use for community lost revenue; and also for infrastructure, water, sewer, broadband, stormwater, and deferred maintenance for park and recreation facilities.

Roeland Park received their funds through the state of Kansas, but they are a direct recipient of funding from the U.S. Treasury. The City will be responding directly to the U.S. Treasury for the use of those funds. Mr. Hanson reviewed the federal requirements for their use. The City will also be required to maintain proper documentation to justify costs and compliance requirements, how they have been completed through award management, internal controls, and subrecipient oversight and management for transparency.

Mr. Hanson reviewed the application process for small businesses receiving funds as well as things for them to consider.

Reports will be made directly to the U.S. Treasury with the first one is due October 31, 2021. The City will need to decide who will internally administer and oversee the program. They will need to determine who will administer and monitor the funds, and who will document and capture what is going on. They will also have the ability to bill to administration work and indirect costs for the funds. Written policies and procedures do not have to be extensive but should be at least included in a memo file. Whitt O'Brien is available to assist in this process, but the U.S. Treasury will look to the City for accountability. The main takeaway in this is to document everything.

Mr. Hanson said that he knows Roeland Park is looking at how to coordinate with county and other jurisdictions to avoid duplication and the U.S. Treasury is very active about issuing guidance. They have released an FAQ addressing if there is a program that not only services Roeland Park but also other communities, then those funds can be pulled together with other jurisdictions. He also wanted to make sure Roeland Park did not pass on compliance and oversight as they will still be accountable for the portion that comes from Roeland Park even if it goes to central place. They must also be able to document the proportionate benefit to Roeland Park for the contribution made.

The general recommendation to the Council is to try to minimize the administrative burden of reporting and oversight. He said that Roeland Park has a lot of needs and he does not want them to inadvertently start to fund initiatives that open them up to the point where they are spending as much time on administration and oversight as they are on the project itself.

CMBR McCormack said it sounds like now is the time to get ideas for the funds, but it doesn't sound like they should be executing them now. Mr. Hanson said they would like to wait for the final rule process. Only an interim rule has been issued. Any decisions made now would not leave them with the ability to recoup anything if the rules change later on. He said it will be a couple more weeks before the final guidance comes down. The advantage of waiting on determining their needs is they do not need to report right now. He wanted them to think about if they have had enough guidance and certainty if they ultimately choose to implement the funds now.

CMBR Rebne said about 35-40 years ago, a City prosecutor said that the Latinx population were more likely to steal from the old Venture store. He said that in thinking in terms of the food pantry and the recovery funds, that they do not live in a divided area and that has been created by an imaginary dividing line created by racist redlining. He would like to see them use the funding and take a different attitude to get past those boundaries. He was wondering if the Roeland Park Community Food Pantry is something that Whitt O'Brien sees as potentially qualifying for this funding.

Mr. Hanson said he did not want to talk about specific projects and that that needs to be a discussion by the Council and City administration. In general, addressing food scarcity and food banks, it would definitely be an allowable purpose for recovery fund dollars. The funds address negative impacts and medical impacts from COVID. There is not a single definition of proportionality of who gets what portion of the funds.

CMBR Faidley said she found the Allowable Use Matrix attached to the packet helpful. Food insecurity is on their mind and touches outside citizens. She also asked about the premium pay. Mr. Hanson said it is not limited to public safety but to all essential workers, for example, the procurement personnel who located PPE. It allows for up to \$13 above pay per hour and beyond but is not to go over \$25,000 over. He also asked them to think about a sustainability plan when those funding dollars go away. He also said one-time bonuses not eligible.

Mayor Kelly asked about the August 31 interim report on expenditures by category. Mr. Hanson said when funds are disbursed such as to a non-profit, then they will need to provide additional details such as grants, contracts, beneficiaries, agency transfers, providing info about the organizations, addresses, etc. If it is over a certain dollar threshold, then they might have to provide the names of the highest

compensated employees for that organization, and executive compensation. They are still waiting for direction on this item.

Mayor Kelly said this will take time and they should be prepared to spend time at their August meetings to work through this.

Ms. Winn clarified said she did not believe they had to report for the August 31st deadline and their first deadline is October 31st.

Mayor Kelly added it would behoove them to spend more time working on this for when guidance comes does out so as to utilize this funding positively for the community.

City Administrator Moody said that they will have to work through how to identify need for those resources and how that need is going to be addressed by more than Roeland Park and whether state and county agencies are also looking at how to address the need. They are not any closer on coming to how to figure that out. In discussions with other cities, they are taking a very slow approach making those decisions given the longer timeline they have to use the resources. Staff will be completing a calculation of what their lost revenue would amount to and will provide that to the Governing Body. The SMAC program does have a maintenance funding element and it's a possibility to apply for their funding and also use ARPA as a local match to complete more stormwater projects. They have several CIP projects coming up that would be a good use of those resources.

C. Quarterly Social Media Report by Katie Garcia

Katie Garcia provided a 2nd quarter report on social media response to the City's posts. There has been a 33 percent open rate and a 9 percent click-through rate on Constant Contact. She added that the Citizens Academy will launch in September and they have 17 confirmed students. She is continuing to work on getting speakers and their presentations.

Ms. Garcia said that overall the second quarter has been very active. The City has updated their taser policy and that item received a high response and a lot of comments. She said their Twitter and Facebook interactions are up. Instagram is a new platform they are using and she will share those stats in her next report.

Engagements such as likes, shares, comments, and reactions concerning improvements in R Park were important as well as updates on the pool and their pride celebration post. They want to continue to engage and educate the community. Their most engaged post of the quarter was the news on the fireworks, photos of the aquatics center, and emergency event at the pool.

Ms. Garcia also reviewed the Facebook competitors report as she tracks other cities' postings as well. Overall, they had the most growth on Facebook compared to other cities with a 6.2 percent increase. They had almost had 7,000 public engagements with their posts. They continue to post the most up-to-date things as they can.

She said they have started tracking their Twitter competitors and they are seeing good growth in that forum.

The report mentioned that in the second quarter they did a lot of video work. They have been working on videos with the Mayor that promoted their citizen survey which is still out. She also worked with the Police Department on a video regarding fireworks. She will be working with Wade Holtkamp, City Code Officer, do four or five videos to share on the City code as well as community news. Ms. Garcia will also reach out to the Council on any City initiatives they are working on as well.

Mayor Kelly said on pages 10 and 25 of her report, they are all in the green in terms of reporting. He said that their videos being up over a thousand percent is fantastic and the amount of content dwarfs other communities. He thanked Ms. Garcia for a good job and that they appreciate it.

Ms. Garcia said the hope is to work in the food pantry content. She told them to keep her up to date on what the Governing Body is working on and she will get that into the rotation.

IV. Mayor's Report

A. Miss Latina Kansas Proclamation

Mayor Kelly introduced Dulcinea Herrera and noted her achievements and for being nominated as Miss Kansas City Latina 2021. He said this is a great reflection on her parents who are valued and welcomed in the community.

Ms. Herrera said she is representing Kansas City and Roeland Park as Ms. Kansas City Latina. She noted that her family's business, Café Corazón is part of the Latino business community. She also said that it is important to stress diversity and volunteerism gives that representation to the community. She also asked everyone for their support of Latin-owned businesses. She said because you aren't Latin, it doesn't mean they don't want you there. And besides, they have good food and will always feed you. They want to be a community with everyone and that is always good. She also spoke to the Hispanic Development Fund, and other scholarship funds that also support their community.

Mayor Kelly said it is good for kids in Roeland Park to see what they can achieve and how she is enriching their community by being a part of it. He said that Roeland Park so proud of Ms. Herrera.

CMBR Faidley where the second location of Café Corazón will be. The address is 110 Southwest Boulevard.

V. Reports of City Liaisons and Committees

No reports were given.

VI. Unfinished Business

There was no unfinished business discussed.

VII. New Business

A. Approve Memorandum of Understanding with Sunflower Development

Jason Swords from Sunflower Development group, a Kansas City based company, addressed the Governing Body on The Rocks site. Sunflower has built in the metro multi-family housing, hotels, and

special use projects. He said he is very familiar with The Rocks site. They looked at it a number of years ago as a potential hotel site. Now, he is requesting time to engage architects and planners on what would work. He would like to do about 200 apartment units at market rate, workforce housing, and potentially retail and office. Mr. Swords said to engage a market study would help determine the best fit for the site. He also thanked Mr. Moody for reaching back out to him.

City Administrator Moody said this opportunity will allow for greater detail work and to be able to work through the process for greater clarity. If they do get a sale agreement with Sunflower, it will come back before the Council. They have control over the site since the City owns the ground.

Mayor Kelly clarified that Sunflower Development is not Sunflower Medical that recently opened in the City.

CMBR Madigan said he likes the phrase “due-diligence” and he does not feel the Council has been able to do due diligence on the Memorandum of Understanding. They have not had adequate time to go over it as a Council and suggest any changes. He said he also does not recall the Economic Development Committee ever discussing construction or the mix of incentives. He would like to see this item addressed in a Workshop before going forward with a vote. He also asked who brought the item forward and if there has been any interest by another party.

City Administrator Moody said the MOU was proposed by Sunflower Development to give them the time to do an additional analysis and to complete their due diligence. There has been no interest in the site expressed for quite some time which has also been the report of the Economic Development Committee for the past several years. The property has also been for sale the past few years. He has spoken with the City attorney who accepts the language as does the attorney for Sunflower.

Mayor Kelly said the crux is Sunflower is asking to work with them to meet the City’s goals and develop something for the site that will be mutually beneficial for them, Sunflower and the community. He is in support of this and is glad for the interest and potential partnership with a reputable developer and would like to see what they propose.

CMBR Faidley said she knows that when market rate is mentioned that means luxury apartments. She wanted Mr. Swords to know that this Council is focused on affordability. She said he also mentioned workforce housing, which is another word for affordability, but the percentage of that in relation to the project as a whole will definitely need to be discussed. She said there is still the missing middle in housing and is not sure a large apartment complex will address that issue, but that they will look at it.

Mr. Swords said they do not only build affordable and market rate housing. They have done projects all across that plane as well as luxury projects. He said there needs to be some level of affordability and he does not think \$1,200-\$1,300 is it and they need to think lower. They want to determine what kind of design can they put together to put together for affordable workforce housing as well as market rate because he feels there is a need for that as well. Through this agreement, he is the one at risk.

Mr. Swords added that he serves on the Johnson County Housing Task Force and the Advance KC 2.0 discussion through Kansas City, Missouri about affordable housing, and he is in tune with those needs.

CMBR Kelly said he appreciates the offer and it is a good direction to look at.

MOTION: CMBR HILL MOVED AND CMBR KELLY SECONDED TO APPROVE THE MEMORANDUM OF UNDERSTANDING WITH SUNFLOWER DEVELOPMENT FOR THE ROCKS SITE. (THE MOTION CARRIED 7-1 WITH CMBR MADIGAN VOTING NO)

VIII. Ordinances and Resolutions

There were no ordinances or resolutions presented.

IX. Reports of City Officials

A. Update on Pool Operations

Parks and Recreation Superintendent Tony Nichols noted in his report they are at almost 10,000 visits for the year. He said that non-residents are far out-pacing resident attendance. The swim team completed their season with a strong finish and having 23 participants.

Mr. Nichols reviewed the current staffing levels noting that the end of summer is quickly approaching and he does not anticipate that they will get to that 30 lifeguard threshold.

The end of season schedule will begin August 12 with reduced hours. The hours will be:

Tuesday & Thursday 4 p.m. to 7 pm.

Saturday - noon to 6 p.m.

Sunday - noon to 4 p.m.

Monday, September 6 (Labor Day) 12 to 6 p.m.

On Tuesday, September 7th, they hope to hold a dog swim session.

CMBR Hill said she appreciates everything he has done this season. Her children would like more holds on the rock wall since they aren't able to reach them. Mr. Nichols said they keep loosening but he will work on that. CMBR Hill said the slides have been a big hit.

CMBR Kelly asked about their season passes. Mr. Nichols said that more residents than non-residents have purchased those passes.

Mayor Kelly said that although the swim team was smaller in numbers, they were mighty in performance and he heard many good things. Mr. Nichols said he had a great coach and the kids had a great time.

B. Update on Reinhardt Project

Public Works Director Scharff reported the rock has been put in place and packed on the roadway. They hope to be able to pour tomorrow. He noted that they have had a lot of rain weather delays. They will also work on the sidewalks, drives, and approaches.

CMBR Rebne said he continues to get positive comments about the work that's happening and he appreciates that.

C. 2nd Quarter Public Safety Report

Police Chief Morris provided a detailed report on crime and demographic statistics. He said that car thefts continue to be high and people are leaving their keys in the car and/or leaving them running. He also noted that thefts are up in the City.

Chief Morris said that Rango is on vacation, but otherwise, they are at full staff.

CMBR Hill asked if in their demographic statistics they could include whether they were LGBTQ+ individuals. Chief Morris said that is not a part of their reported requirements. He said if it would be a hate crime, then yes. But otherwise, he does not feel comfortable just asking that.

CMBR Rebne said he appreciated his transparency in providing the data. He questioned the ratio of police contact among Black and the Latino populations in comparison to White contact, and what do they need to do to bring that more in line, knowing that this doesn't represent the demographic makeup of Roeland Park. Police Chief Morris said they do not pick and choose who they arrest. His department is doing the right things and he runs a very tight ship. If someone commits a crime, they don't pick and choose who commits the crime and they are extremely careful with what they do. They are very aware of what is going on and they are not targeting anyone. They treat everyone the same and that is the way it is done in Roeland Park.

CMBR Dickens said he had never thought of being asked about being LGBTQ, and if he was pulled over that would not be information he was going to volunteer.

CMBR Madigan said they are willing to accept everyone. He also said they are not an island and people are always passing through Roeland Park.

CMBR Hill said her question comes from Equality Kansas regarding hate crimes.

Mayor Kelly thanked Chief Morris for everything.

Police Chief Morris said they have been very busy.

D. 2nd Quarter Public Works Report

Public Works Director Scharff provided a break down of man hours spent on the City for the 2nd quarter. He said that park safety inspections were up and they have cleaned up other areas. He also reviewed the park improvements at Cooper Creek.

R Park Phase 3 is in progress. They playground is something they need to do next.

Regarding Roe Boulevard and City Hall improvements there have been plantings, asphalt paving, sidewalk, and 156 new trees planted. The City Hall parking lot was resurfaced and the solar carport structure was constructed and is active.

Mr. Scharff showed photos of the ongoing work on Reinhardt.

Public Works Director Scharff also gave a capital project update that included parking, ADA, and drainage improvements at the Community Center. The design is underway for Buena Vista and 53rd Street as well as Johnson Drive to Roeland Drive.

CMBR Hill asked about the location of sidewalks on Elledge. Public Works Director Scharff said they will be on both sides.

Public Works Director Scharff reviewed the stats for the street sweeper program and the 2021 contract street maintenance program

Public Works objectives: WaterOne completed their extension of the waterline at the Rocks. They are still looking for a new Public Works location. 20 streetlight poles will be replaced and 179 will be repainted. Sweany Park is still a work in progress.

CMBR Faidley asked for an update on the wild honeysuckle at Nall Park. Public Works Director Scharff said he will have Mr. Nichols get back to her on that, as he is handling that.

CMBR Rebne said that with the extra hours for banners on their plate, but asked about the street maintenance hours versus greenspace hours. Public Works Director Scharff said it should be more than that but it wasn't reflected in his report. CMBR Rebne also said that there was construction work at his neighbor's house and said there is a woman working construction. He added that in looking at the man hours term used in the report, and he understands that is an accepted term, but it makes him think when he sees terms like that.

CMBR Hill said that in speaking on behalf of the Arts Committee, they have noticed the dead tree at the south end of Roe in the median and the committee wants that spot for art. Before replacing the tree, let them know.

E. 2nd Quarter Objectives Report

City Administrator Moody said they have completed 5 of 12 objectives within budget. A couple of them will not meet the deadline such as the Wi-Fi at the pool and the purchase of electric vehicles. There is a shortage of chips for vehicles, but he hopes to get the vehicles in by the end of the August.

CMBR Rebne spoke about the historical markers, noting their goal is four to five markers. He said they are still focused on staying within budget, but maybe they need to be more general with this goal and objective.

CMBR Rebne also said that their diversity racial assessment does not seem to equal the prioritization of with the Racial Equity Committee. He suggested they bring that objective more into alignment with the committee.

City Administrator Moody responded that the presentation from the Historical Committee looked for there to be more signs than what the objective included. They have not identified the cost and discussion has not taken place. If they need more money, they will have to come back to the Council, make that request, and then the Council would have to approve putting more money into that objective.

Regarding the Racial Equity quarterly report, they put that together and report what it will look like, and then they will start incorporating what is provided to the Council. To date, they have not received anything.

CMBR Faidley asked about the Roeland Park Economic Enterprise Association and if there has been any movement. City Administrator Moody said there has been no progress on this objective.

Mayor Kelly said he is excited to work with Ms. Winn on this and moving that objective forward.

F. 2nd Quarter Strategic Plan Progress Report

City Administrator Moody said it is highlighted in green what was worked on in their last quarter. He said that over 130 strategies have been implemented as well as the total investment to date.

G. COVID Report

City Intern Chris Verbrugge reviewed his report stating that the COVID delta variant is quickly becoming the predominant strain and is predominately showing up among the unvaccinated. He stressed that everyone get vaccinated.

He said that Governor Kelly has released new health statements. He also noted that more than 50 percent of Johnson County residents have been vaccinated. They still have not reached herd immunity, which is believed to be at 70 percent. Mr. Verbrugge also spoke about domestic and international travel and the following quarantines. It is also required to wear a mask using any public transportation and in terminals. More detailed information of his report is in the packet.

Mayor Kelly said that 99 percent of deaths are from the unvaccinated and it is entirely preventable.


H. Assistant City Administrator report

Ms. Winn gave a shout-out that the block party grant is available. She said there is still money left and encouraged people to fill out an application, to tell their neighbors, and enjoy the community.

Adjourn:

MOTION: CMBR KELLY MOVED AND CMBR DICKENS SECONDED TO ADJOURN. (MOTION CARRIED 8-0)

(Roeland Park City Council Meeting Adjourned at 8:15 p.m.)



Kelley Nielsen, City Clerk



Mike Kelly, Mayor