

**CITY OF ROELAND PARK, KANSAS**  
**SPECIAL CALLED CITY COUNCIL MEETING MINUTES**  
**Roeland Park City Hall**  
**4600 W 51st Street, Roeland Park, KS 66205**  
**Monday, October 24, 2022, 6:00 P.M.**

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| <ul style="list-style-type: none"><li>○ Mike Kelly, Mayor</li><li>○ Trisha Brauer, Council Member</li><li>○ Benjamin Dickens, Council Member</li><li>○ Jan Faidley, Council Member</li><li>○ Jennifer Hill, Council Member</li></ul> | <ul style="list-style-type: none"><li>○ Tom Madigan, Council Member</li><li>○ Michael Poppa, Council Member</li><li>○ Kate Raglow, Council Member</li><li>○ Michael Rebne, Council Member</li></ul> | <ul style="list-style-type: none"><li>○ Keith Moody, City Administrator</li><li>○ Erin Winn, Asst. City Administrator</li><li>○ Kelley Nielsen, City Clerk</li><li>○ John Morris, Police Chief</li><li>○ Donnie Scharff, Public Works Director</li></ul> |
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**Admin**  
Raglow  
Dickens

**Finance**  
Rebne  
Hill

**Safety**  
Poppa  
Madigan

**Public Works**  
Brauer  
Faidley

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

**Pledge of Allegiance**

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

**Roll Call**

City Clerk Nielsen called the roll. CMBR Rebne was absent; all other Governing Body members were present. Staff members present were City Administrator Moody, City Attorney Felzien, Public Works Director Scharff, Police Sergeant Egidy, and City Clerk Nielsen.

**Modification to the Agenda**

Mayor Kelly asked that Item II. New Business, Item B., Approve Land Purchase Agreement for Public Works Site, be moved to a future meeting.

**I. Citizen Comments**

*There were no citizen comments.*

**II. New Business**

**A. Award Contract for Women’s Locker-Room at the Aquatics Center**

Mayor Kelly said the project budget is for \$75,000 and \$50,000 is available in ARPA funding.

City Administrator Moody said they received only one bid for the project of \$111,000 from a contractor for the Community Center Phase 1 portion.

Brian Garvey from SFS Architecture said several contractors expressed interest at the pre-bid walkthrough and meeting. The feedback was that this is a small project. Subcontractors are very busy right now and general contractors are being selective. He added that if the City rebid the project, it likely would not change things as contractors don’t normally pursue a rebid project. So, they are

focused on analyzing the one bid they did receive. The scope of the work is primarily cosmetic in nature. Mr. Garvey reviewed the fees for the project. Aquila is scheduled to start on Phase 1 of the Community Center and as they are the only bid received, they could accept the bid, combine the projects, adjust their budget, and execute a change order. Another option would be to not award the project and cancel it or rebid the project in the future.

Mayor Kelly said that being \$42,000 over projection is an indication that \$75,000 is not sufficient if they want to move forward. In terms of Aquila executing a change order, Mayor Kelly asked if there was any financial benefit. Mr. Garvey said some benefits could potentially be that equipment, dumpsters, et cetera would already be on site. He said this would give them the opportunity to work with them.

CMBR Faidley said she would like to see them move ahead. She is not surprised by the amount of increase, especially in the current construction climate. She asked if the layout is changing or just replacing. Mr. Garvey said the layout remains. They are replacing partitions, women's lockers, but there are no significant alterations.

CMBR Madigan said he would like to hear what Aquila says on combining the two projects. He knows updates are needed but would like to see if combining them would save money.

City Administrator Moody said he can speak with Aquila to ask them to consider the change order approach. It would need to come back to Council for approval.

CMBR Poppa asked if they could go after the change order and rebid the project. City Administrator Moody said he will approach Aquila about the change order, and bring that information back to the Governing Body at their Council meeting on the 21<sup>st</sup>. He said he could not do both at the same time. The Governing Body could choose at their meeting on the 21<sup>st</sup> to rebid the project if they do not accept the change order.

CMBR Madigan asked if they could pass approval of a change order tonight. Mayor Kelly said they could pass a not to exceed price, but he would like to see what the mobilization costs look like as well as the staging costs, which seem to be a large portion of the project budget. Rebidding, in his opinion, would not be fruitful for them.

CMBR Madigan asked to look at the potential of working with a change order. Staff will work with Aquila on a change order to the current work for the Community Center to include the work at the Aquatics Center women's locker room upgrades in the hopes there will be a cost savings and the matter will be brought back before the Governing Body at their November 21<sup>st</sup> City Council meeting.

**MOTION:** CMBR MADIGAN MOVED AND CMBR FAIDLEY SECONDED TO APPROVE STAFF CREATING A CHANGE ORDER TO THE CONTRACT WITH AQUILA TO INCLUDE THE WOMEN'S LOCKER ROOM UPGRADES AT THE AQUATICS CENTER TO BE REVIEWED BY THE GOVERNING BODY AT THE NOVEMBER 21, 2022, CITY COUNCIL MEETING. (MOTION CARRIED 7-0.)

**B. Approve Land Purchase Agreement for Public Works Site**

*This item will be discussed at a future Council meeting.*

### III. Ordinances and Resolutions

#### A. Resolution 698 Calling Public Hearing on Creation of The Rocks Community Improvement District

This motion is only to set a public hearing and not to approve the Community Improvement District.

CMBR Faidley asked if it is standard to put a CID in place before having a final development plan submitted and approved. City Administrator Moody responded his understanding is they are doing this because they are trying to accomplish things concurrently. They are trying to coordinate with the vote that has the highest threshold, which is the project plan, and it requires a supermajority approval by the Governing Body. They want to accomplish all approvals at the same hearing. The TIF project plan is the highest hurdle they need to clear.

CMBR Faidley asked if they will be looking in depth at a project plan before their December meeting. City Administrator Moody responded that yes, they would. However, the TIF project plan is different than the development agreement. The agreement contemplates the use of TIF, CID, and IRBs to receive tax exemption for materials purchased as conditions the City is willing to provide to incentivize the project. It will also include what the City is asking the developer to include in the project to receive those incentives. This is the balance of business.

**MOTION:** CMBR POPPA MOVED AND CMBR DICKENS SECONDED TO APPROVE A PUBLIC HEARING FOR DECEMBER 5, 2022, FOR THE CREATION OF THE ROCKS COMMUNITY IMPROVEMENT DISTRICT. (MOTION CARRIED 7-0.)

#### B. Resolution 699 Calling Public Hearing on TIF 4 Project Plan

TIF 4 was created last February in anticipation of development of The Rocks. The hearing is proposed for December 5<sup>th</sup> regarding the project plan.

**MOTION:** CMBR DICKENS MOVED AND CMBR BRAUER SECONDED TO APPROVE A PUBLIC HEARING FOR DECEMBER 5, 2022, FOR A TIF 4 PROJECT PLAN. (MOTION CARRIED 7-0.)

### IV. Reports of City Officials

*No reports were given.*

#### Adjourn:

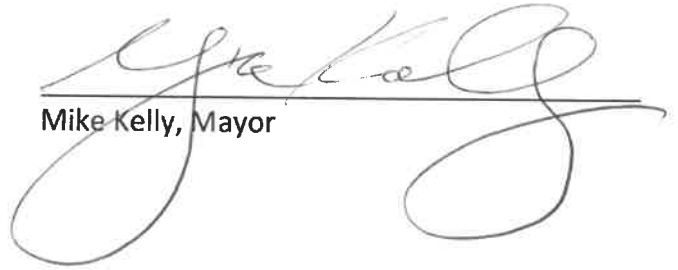
CMBR Faidley reminded everyone to go vote.

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

(Roeland Park City Council Meeting Adjourned at 6:26 p.m.)



Kelley Nielsen, City Clerk



Mike Kelly, Mayor