

GOVERNING BODY WORKSHOP MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, May 16, 2022, 5:00 P.M.

- Mike Kelly, Mayor
- Trisha Brauer, Council Member
- Benjamin Dickens, Council Member
- Jan Faidley, Council Member
- Jennifer Hill, Council Member

- Tom Madigan, Council Member
- Michael Poppa, Council Member
- Kate Raglow, Council Member
- Michael Rebne, Council Member

- Keith Moody, City Administrator
- Erin Winn, Asst. Admin.
- Kelley Nielsen, City Clerk
- John Morris, Police Chief
- Donnie Scharff, Public Works Director

Admin
Hill
Raglow

Finance
Madigan
Rebne

Safety
Faidley
Poppa

Public Works
Dickens
Brauer

(Governing Body Workshop Called to Order at 7:26 p.m.)

ROLL CALL

CMBR Dickens called the meeting to order. Mayor Kelly and CMBR Brauer were absent.

I. MINUTES

A. April 18, 2022

B. May 2, 2022

The minutes were approved as presented.

II. DISCUSSION ITEMS

1. Additional Information on 2023 Play Structure Objective

Local artist Matt Kirby and Planning Commissioner Matt Lero gave a presentation on “The Mighty Bike,” an interactive climbing structure planned for R Park. Mr. Kirby said the choice of a giant bicycle is an icon of growing up in urban America. The rendering they showed the Governing Body had exploration tools built into it such as jet engines and a telescope that is actually a working kaleidoscope. They want the structure to be something for the children to interact with and to be able to develop a sense of whimsy. They understand the demands of making the structure itself as well as interactive and inclusive. They looked at other play structures in the areas and most climbing features allow children to develop a sense of what is safe. They also noticed the pieces used the most were ones where the interaction was not fully programmed. Mr. Kirby and Mr. Lero also reviewed suggested elements for climbing and incorporated the use of climbing nets. They want to be able to incorporate that safety aspect without diluting the main structure.

Mr. Kirby said the bike would be made from fabricated steel and hot tip galvanized to create a low maintenance structure. Along with the rope nets they could also incorporate some composite decking. They also contacted Dimensional Innovations, a 3-D printer, who would be able to create the banana seat for the bike as that is the most complicated piece. There are also options for color and materials which could include glitter or a glow-in-the-dark with carbon fiber.

CMBR Dickens said he loves the concept and the use of imagination. He asked about inclusivity for those children that would not be able to climb the structure. Mr. Kirby said the bike was effectively an aircraft and had plans for access to a “control panel” for working the bike.

CMBR Hill said there was conversation about mulch around the bike but said he would like to see the same play surface that will be put in around the playground and mulch is messy and requires regular maintenance. Mr. Kirby said he understood and would like to see the play surface go in before the bike and not after its construction.

CMBR Faidley said they normally purchase playground equipment from authorized dealers and expressed concerns about additional liability to the City as the piece is extremely unique. She asked if there were any playground inspector safety concerns. City Administrator Moody said if a CPSI (Certified Playground Safety Inspector) signs off on the structure, then that will address the issue. Their insurance will see that they have done their due diligence that it was designed to the proper standard as if they were buying an off-the-shelf piece. Right now they are only at the conceptual stage and the CPSI wants to be involved to offer ongoing feedback during the design process to save time on any potential redesign issues. Mr. Moody said he is unsure of how many hours this will take but the City does employ experts for other projects to inspect for safety. He also noted that this is a 2023 objective and there is still more time.

With regard to funding for the project, it was considered to have two components. One would be fundraising with the remainder being paid for by the City. One option of payment would be the one percent for art from Embrey to help cover the City’s portion.

CMBR Faidley said at the earlier Council meeting, the Arts Committee was asking for the Embrey funds for their entryway art piece. City Administrator Moody said there are always competing interests for the resources of the City and his job is to make the Governing Body aware of those interests and the options that are available to them so they can make those decisions.

CMBR Poppa said they should consider the primary intent of the one percent for art. He said the gateway piece’s primary function is art for the City. And while he loves the concept of the bike, its primary function is a play structure. He also suggested asking the donating entity what they would like to see the one percent used for, a gateway to the City or a play structure in the park.

CMBR Madigan said he agreed with CMBR Poppa’s comments. He also appreciated the fact that Mr. Kirby said there would be no guns on the bike, but having raised sons, he said children will always find a way to turn something into a gun. He too expressed a concern of safety on the structure. Mr. Kirby said they will address those safety concerns for the final design. Mr. Lero added that the designs will be evaluated by an engineer.

CMBR Raglow thanked Mr. Kirby and Mr. Lero for all the work they have put into this. She said it has evolved very quickly over the past six months and thanked them for taking feedback from the Parks and Arts committees as well as the Governing Body. She said they have done a great job.

CMBR Dickens said it is certainly a fun idea.

2. Review Primary Revenues, Mill Rate, Fund Balances, Outstanding Debt, and Personal Assumptions

City Administrator Moody provided a macro level review of the City's budget. One of the assumptions they are making is curbside glass recycling once a month. The fee will not be covered by the Solid Waste Assessment and will be paid through the General Fund. \$103,000 will be budgeted annually.

CMBR Faidley asked how many bids for service they have received. Ms. Winn said those bids are not due until June 10th.

City Administrator Moody said that revenues to the City are largely comprised of 39 percent from sales tax and 22 percent from property tax. He anticipates sales taxes receipts to go down and noted that the General Fund relies heavily on property taxes.

CMBR Madigan said with the sales tax up by 25 percent why are they predicting it to go down. City Administrator Moody said they continue to be conservative on how they budget revenue. The last two years of sales tax have been unusually large and does not predict that to continue. It was mainly attributable to COVID. Roeland Park has been fortunate because they sell the basics such as food, medical needs, and lumber. With the opening of Menards in 2025, they expect some of those revenues to drop.

City Administrator Moody reviewed real estate property taxes and that currently there is a net growth of 7.2 percent. Also, the appraised values have increased 14 percent overall in both commercial and residential combined. The lack of a gap between the appraised per square foot value and the actual sale price is concerning and makes them question where they will end up next yet. Mr. Moody provided historical context of property values for approximately the last 15 years.

CMBR Faidley asked if they foresee the appraisal increases stopping. City Administrator Moody said if the sale prices continue to increase then they do not anticipate a reduced appraisal value. When the sale price becomes lower than the appraised value is when those appraisal values begin to decrease. They are very close right now.

City Administrator Moody touched on SB 13 which is to repeal the tax lid. With an anticipated .55 reduction in the mill rate, they will still be collecting more than the revenue rate and would expect to hold that public hearing.

Mr. Moody also provided historical context to the Roeland Park debt service. He noted that since they are not borrowing anymore, in 2024 they will see a major reduction as those items are paid off.

Cost comparison amongst the other cities were shown and it was noted that the City of Roeland Park is well below the average for single-family residents in the metro. Also compared were the mill and property tax per capita for JoCo cities and those too are just below the average in Roeland Park.

Franchise fees represent an 8 percent revenue source to the General Fund. Those include gas, electric, telephone, and cable. With the current trend, they are projecting a significant reduction in cable franchise fees.

CMBR Faidley said the Community Center fund doesn't show after 2020. Ms. Winn said it is in the chart but small. The fund is slowly building back. City Administrator Moody said the Community

Center fund does have a couple hundred thousand dollars in it, but he will check it to make sure it's being reported accurately.

The General Fund is expected to continue to grow a little bit every year. The Bond and Interest Fund does not need as much in reserve since they have retired so much debt. 2030 should be the last year they pay debt service. They try to keep about \$250,000 a year in the Aquatic Center Fund.

The combined Special Street & Highway Fund accounts are for street-related projects. The fund amount varies depending on the scope and size of projects. There will be a big draw down in 2023 for the Canterbury Street project. This will be fully funded by the City as there is no CARS funding available for this project. The Community Center Fund was built up in anticipation of the 2022 improvements. That fund balance will begin to increase after the current project. The Special Infrastructure Fund balance carries around \$1 million. The Equipment and Building Reserve Fund represents the Northeast RJ spending for 2023.

CMBR Faidley asked if they should keep the sale of the Rocks on the books as that project is in flux. City Administrator Moody said technically they do have through August. He also said he had a promising conversation with another prospect and that there is definite interest for the site.

TIF 1 funds apply from Walmart to Price Chopper on the west side of Roe Boulevard. May 1, 2024, the TIF will expire, and they have not identified a use for those resources. Previously they were used for Roe Boulevard. City Administrator Moody said should the owner of the property come forward and want to do something with those resources, then that would be an opportunity for the Council to consider that request.

CMBR Faidley asked about using the funds. City Administrator Moody said they are to be returned to the taxing district if they are not used by the end of the TIF period. The property owner is aware of this.

TIF 2 has expired and TIF 3 was recently modified. They anticipate using those resources for Roe Parkway to the intersection of Roe Boulevard.

Regarding the ARPA funds, the money allocated to them must be used by the end of 2026. They still need clear direction on where to use those resources.

City Administrator Moody said there has been a 5.56 percent CPI increase over the 2020 level which is unprecedented and is representative of significant inflation. He said they are now faced with a couple of years of significant inflationary impacts. City Administrator Moody reviewed cost of living increases and merit pay increases and asked for input from the Governing Body and provided options of how to address that. If they were to do the cost of living increases in the 2022 budget effective in August, it would need to be included in the budget amendment which they currently need to do because of police vehicle purchases.

CMBR Madigan said that mathematically they could do a 4 percent cost of living increase now and another 4 percent in January rather than doing 8 percent in January. The 3 percent merit increase would remain.

CMBR Faidley said it makes more sense to do the increase closer to when the impact is felt rather than waiting. They will be able to go through the process again. City Administrator Moody said they will reevaluate those percentages again for the 2024 budget.

CMBR Rebne also agreed with increasing the pay closer to when inflation is happening.

City Administrator Moody discussed how important it is to retain staff and steps they should take to hold onto their employees during the employment crisis.

CMBR Poppa said if the inflation starts hitting their own, they need to take care of them so they can continue to take care of their residents. He said they need to continue to recruit and retain quality people.

CMBR Faidley said she generally agrees with that. Institutional knowledge means a lot to the residents. If they are able to retain their staff, they will provide better service which services their residents better.

There was majority agreement to implement the 4 percent cost of living increase for 2022.

City Administrator Moody added that they still have not returned to the staffing or benefit levels they once were.

In regard to health insurance, they are projecting a 7 percent increase. Mr. Moody also provided a history of the cost changes.

City Administrator Moody said they are waiting on the final taxable property value numbers and will provide them. For the June 6th Workshop, they will have a line item budget presentation. They will also continue the mill levy discussion and curbside glass recycling.

June 27th will be a community forum on the 2023 budget.

August 22nd will be the public hearing setting the mill rate and adopting the budget.

October 1st is the deadline to certify the mill rate to the county clerk.

3. Discuss Tornado Siren Upgrades

Police Chief Morris said there are two tornado sirens in the City, one at City Hall and one at R Park. Johnson County Emergency Management does an internal check twice a day and they have notified Roeland Park that the two systems do not talk with one another, and they have no indication of whether the system in Roeland Park is working. On May 11th they did have a malfunction of the siren and a service request was entered. The system is old and antiquated and is not compatible with the county. The siren at City Hall is from 1995 and the one in R Park is from 1980.

CMBR Faidley asked what the timeline would be to get new sirens. Police Chief Morris said they are ready to go.

CMBR Raglow asked how they will need to continue to review this. Police Chief Morris said they would like the systems to last 30 years on up.

CMBR Madigan suggested they add this item to the Consent Agenda at their next meeting.

There was consensus to add this to the Consent Agenda.

4. Review Video Replacement Options for Police Department

Police Chief Morris said they are having issues with the body mics and car cameras in that they do not communicate with one another. They would like to have one integrated unit that works together. The system he is requesting uploads to the Cloud and doesn't allow erasure of video or audio. \$40,000 has already been allocated and Police Chief Morris was asking for an addition \$37,982.10 for a five-year bumper to bumper system.

CMBR Poppa said he would support this upgrade as it is another safety concern. Also, if the current system has flaws or can be breached, it should be replaced.

There was consensus to move this item to New Business at the next Council meeting.

III. COMMITTEE MINUTES

There were no items discussed.

IV. ADJOURN

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

(Roeland Park Governing Body Workshop Adjourned at 9:06 p.m.)