

GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK
Roeland Park City Hall - 4600 W 51st St
Monday, July 2, 2018 6:00 PM

- | | | |
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| <ul style="list-style-type: none">• Mike Kelly, Mayor• Becky Fast, Council Member• Jennifer Hill, Council Member• Tim Janssen, Council Member | <ul style="list-style-type: none">• Jim Kelly, Council Member• Tom Madigan, Council Member• Claudia McCormack, Council Member• Michael Poppa, Council Member• Erin Thompson, Council Member | <ul style="list-style-type: none">• Keith Moody, City Administrator• Jennifer Jones-Lacy, Asst. Admin.• Kelley Bohon, City Clerk• John Morris, Police Chief• Jose Leon, Public Works Director |
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Admin	Finance	Safety	Public Works
Kelly	Thompson	McCormack	Poppa
Madigan	Fast	Janssen	Hill

I. DISCUSSION ITEMS:

1. Presentation on City Owned Development Sites
2. Media Policy
3. R Park Tennis Court Reservation
4. Review On-Street Parking Draft Policy
5. Request for No Parking on Canterbury Between 47th Street and 48th Street
6. Review 2018 Objectives 2nd Quarter
7. Wayfinding Signs Phase 1
8. Livable Wage Proclamation
9. Ward 4 Community Forum Topic Discussion
10. 47th Street Bike Lane Study with Wyandotte County
11. Governing Body Retreat Schedule

II. NON-ACTION ITEMS:

III. ADJOURN

Welcome to this meeting of the Committee of the Whole of Roeland Park.

Below are the Procedural Rules of the Committee

The governing body encourages citizen participation in local governance

processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the Committee of the Whole meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. **Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.**
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the Committee of the Whole during Public Comments and/or before consideration of any agenda item; however, no person shall address the Committee of the Whole without first being recognized by the Chair or Committee Chair. Any person wishing to speak at the beginning of an agenda topic, shall first complete a Request to Speak form and submit this form to the City Clerk before discussion begins on that topic.
- C. **Purpose.** The purpose of addressing the Committee of the Whole is to communicate formally with the governing body with a question or comment regarding matters that are on the Committee's agenda.
- D. **Speaker Decorum.** Each person addressing the Committee of the Whole, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the committee meeting. Any person, who so disrupts the meeting shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or be subject to removal from that meeting.
- E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the Committee of the Whole, each speaker shall limit comments to two minutes per agenda item. If a large number of people wish to speak, this time may be shortened by the Chair so that the number of persons wishing to speak may be accommodated within the time available.

- F. **Speak Only Once Per Agenda Item.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
- G. **Addressing the Committee of the Whole.** Comment and testimony are to be directed to the Chair. Dialogue between and inquiries from citizens and individual Committee Members, members of staff, or the seated audience is not permitted. Only one speaker shall have the floor at one time. Before addressing Committee speakers shall state their full name, address and/or resident/non-resident group affiliation, if any, before delivering any remarks.
- H. **Agendas and minutes** can be accessed at www.roelandpark.org or by contacting the City Clerk

The governing body welcomes your participation and appreciates your cooperation. If you would like additional information about the Committee of the Whole or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: DISCUSSION ITEMS- I.-1.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Keith Moody
Committee/Department: Development Committee
Title: **Presentation on City Owned Development Sites**
Item Type: Presentation

Recommendation:

Informational item, no action anticipated.

Details:

Attached is the presentation made to the Business Breakfast group 6/20/18 which provides a history on steps completed to date for the two sites owned by the City. This is also an opportunity for the governing body members who took office in January to meet Jason Glasrud and gain insight into the role that he has relative to these properties and how his firm (CBC) adds value to these efforts.

Also attached are the initial site analysis and concept plan documents developed as we have progressed from visioning to marketing for the two sites. These are the work product of CBC and are examples of the expertise and value CBC brings to the effort.

How does item relate to Strategic Plan?

Development of these properties into landmark, destination sites is consistent with the strategic plan.

How does item benefit Community for all Ages?

The uses targeted for these sites will add attractions to a broad range of age groups.

ATTACHMENTS:

Description	Type
📎 City Owned Sites Presentation	Cover Memo
📎 Analysis for the Old Pool Site	Cover Memo
📎 Old Pool Development Concepts	Cover Memo
📎 Analysis for Johnson and Roe	Cover Memo
📎 Johnson and Roe Development Concepts	Cover Memo

ROELAND PARK CITY COUNCIL UPDATE JULY 2, 2018

PLANNING FOR “THE ROCKS” AND THE NEC OF JOHNSON DRIVE & ROE

**JASON GLASRUD
CBC REAL ESTATE GROUP**

CBC Real Estate Group:

- Full service commercial real estate development & consulting firm
- Principals: Dan Carr, Rick Baier, Bill Crandall
- Located on Country Club Plaza
- Active in Retail, Office and Medical property development and public sector consulting
- Sister Company: US Federal Properties is preferred GSA developer

OUR ROLE:

- Have been working with City of Roeland Park since 2016
- Developed Master Plan for The Rocks & NEC Johnson Drive & Roe
- Executing the marketing strategy for both properties
- Negotiating LOI, Purchase Agreements, Development Agreements

Northeast Corner of Roe and 48th Street



Hurdles to Overcome

The Rocks-

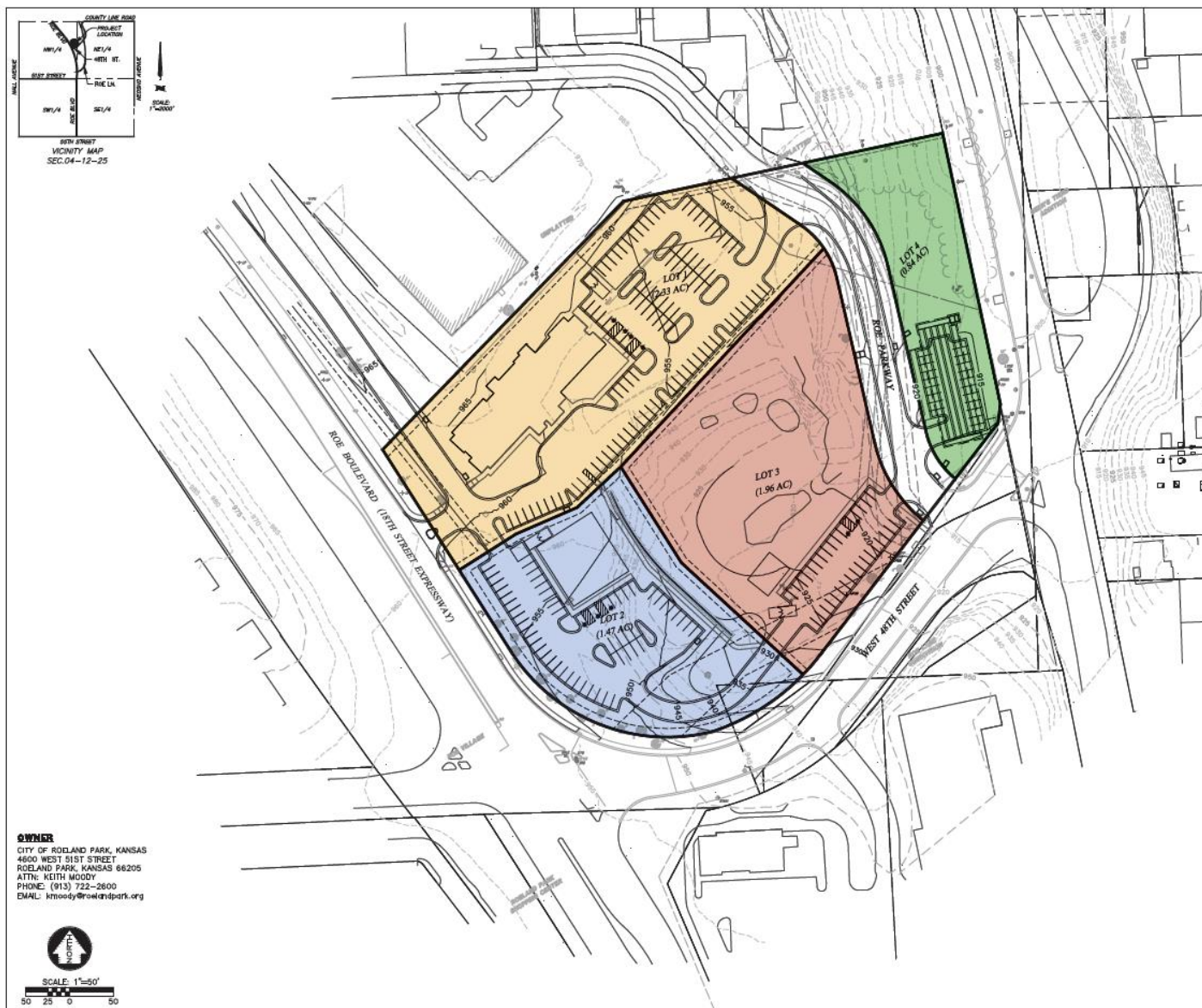
- Over 30' of elevation change on a relatively small piece of land
- Stability of existing caves uncertain making it difficult to determine how the land could or could not be utilized
- Should the existing public works facility remain or be relocated
- Existing underground utilities limit the ability to regrade the site and achieve more gradual slopes
- How best to invest financial resources available





VISION FOR THE ROCKS

- Create a New Attraction/Destination for NE Johnson County
- Leverage the unique natural environment of the limestone quarry
- Attract a 90-120 room limited service hotel
- Attract a 4,000 SF (approx.) full service, restaurant & bar concept



Major redevelopment effort underway in heart of Northeast Johnson County. Across from major retail anchors (Wal-Mart, Lowe's) and only 0.4 miles from I-35.

Lot 1
2.33 acre hotel site

Lot 2
1.47 acre restaurant site

Lot 3
1.96 acre outdoor sports complex

Lot 4
0.84 acre parking/stormwater detention



The Rocks Mixed Use

Roeland Park, KS

SAI# 171201
01.15.2018



CBC REAL
ESTATE
GROUP
CarrBaierCrandall





The Rocks Mixed Use

Roeland Park, KS

SAI# 171201
01.15.2018



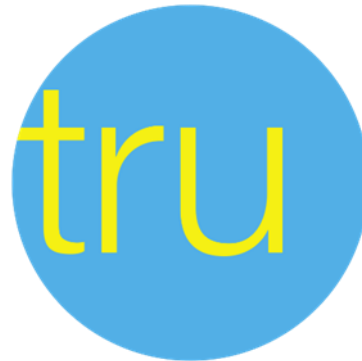
ZIP KC

A ZIP LINE PARK



- 35,000 – 55,000 visitors per year
- “Stay & Play” visitor is important component, which necessitates hotel
- Pursuing other “short course” developments in other markets

Hotel Prospecting – Limited Service Brands



by HILTON™



Hotel Prospecting – Limited Service Brands



- Concept developed by Best Western, starting in 2018
- First locations: New York City & Springfield, MO
- Springfield hotel is currently under construction; opening slated for August 2018
- Stylish, urban boutique hotel designed for today's business traveler.
- Avg. room night, approx. \$100

Comparable Project – Quarry Park Adventures , Rocklin, CA

- Developed by Legacy Family Adventures
- Aerial Challenge Course in 500' long, 80' deep former quarry
- 2800 feet of zip lines
- Roundhouse Cutting Shed – will contain five restaurants and a 2,000 SF deck





The Rocks Mixed Use

Roeland Park, KS

SAI# 171201
01.15.2018



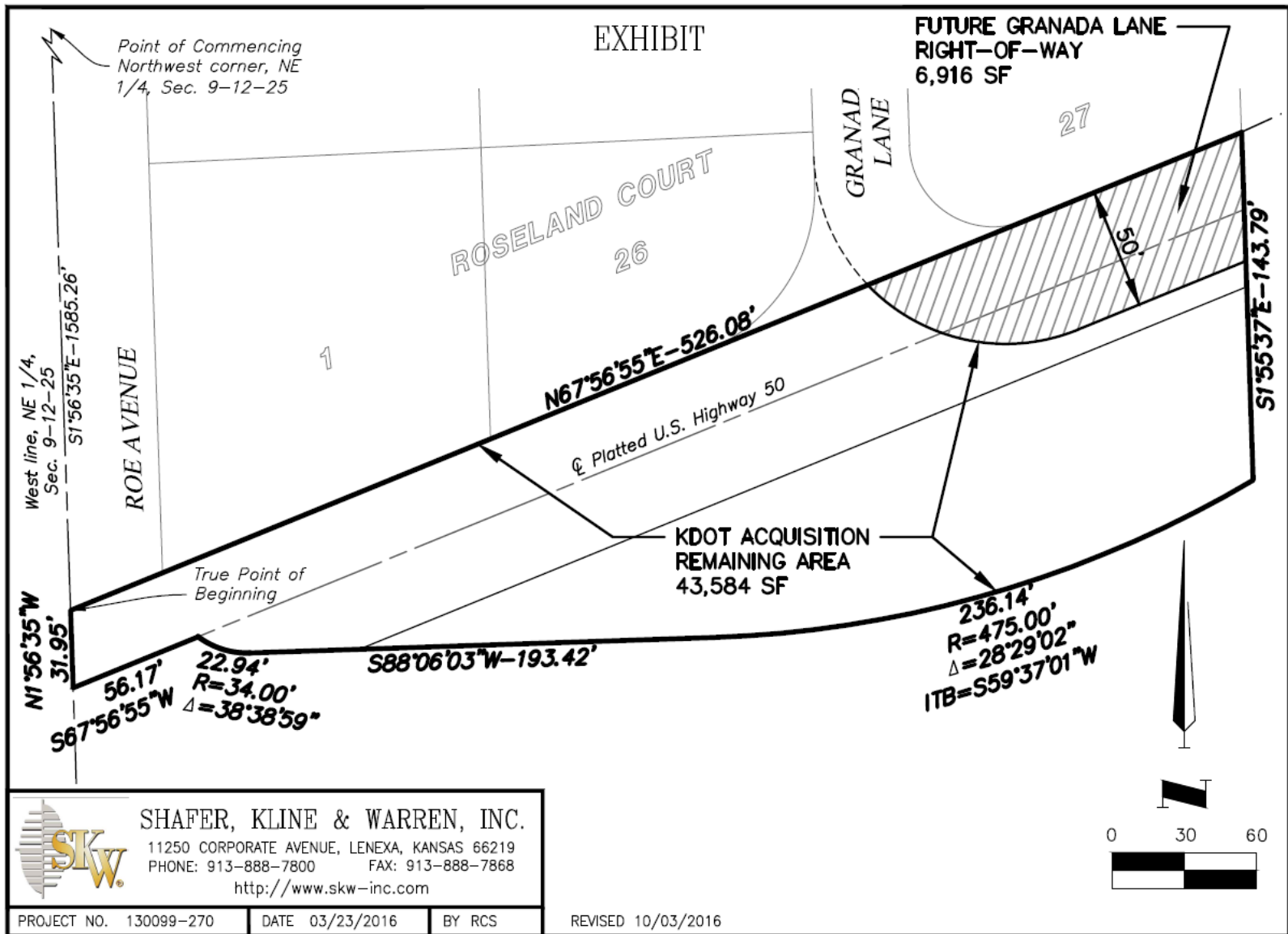
NEC JOHNSON DRIVE & ROE

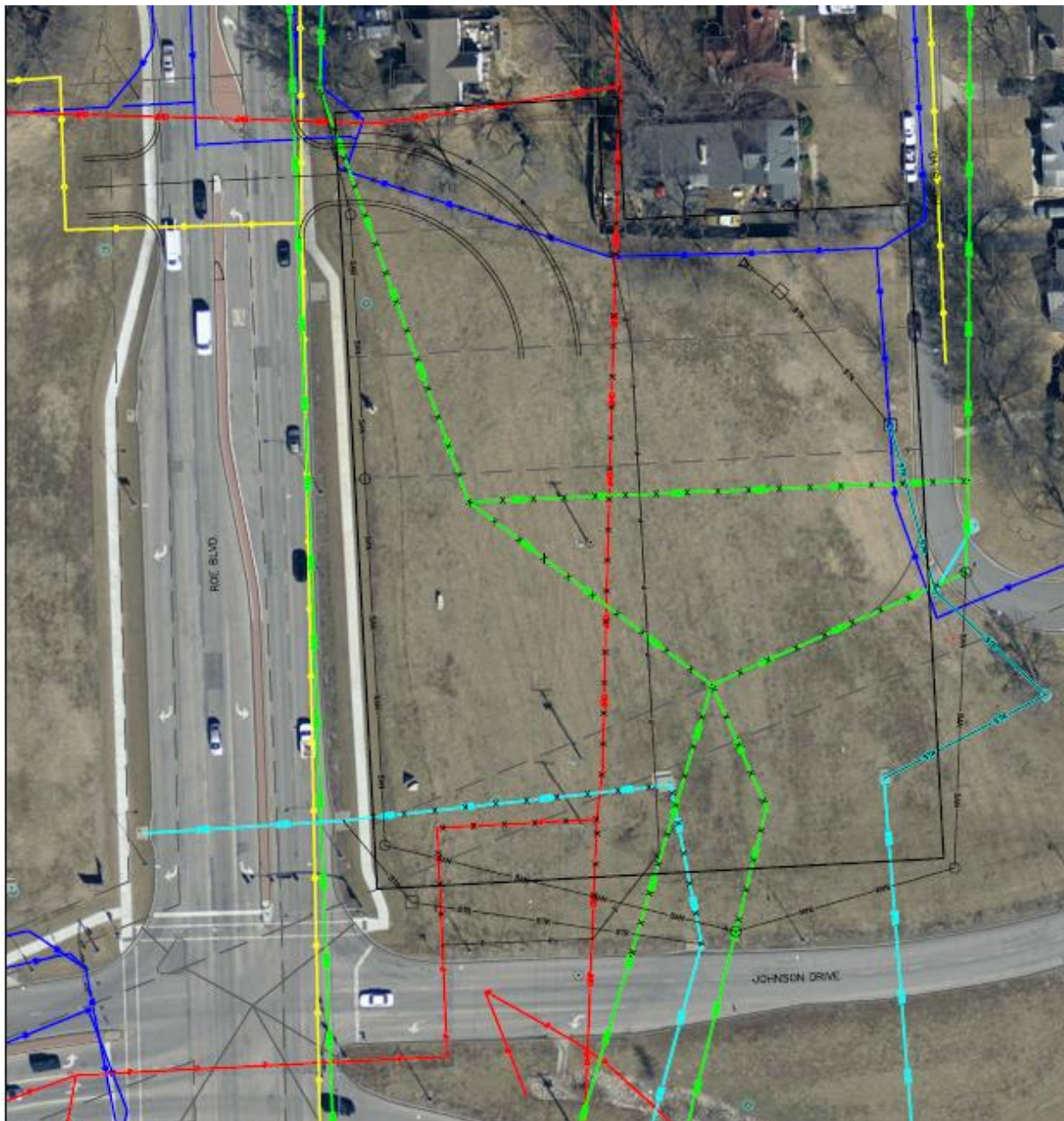


Hurdles to Overcome

Northeast RJ-

- Southern portion of property remained KDOT right of way (1 acre of land)
- Utility relocation necessary in order for the site to be developed (estimated at \$270k to \$535k depending upon overhead vs underground electric relocation)
- Uncertainty surrounding Gateway redevelopment





LEGEND

- **SAW** — EXISTING SANITARY SEWER
- X — **SAW** — EXISTING SANITARY SEWER (TO BE REMOVED)
- **SW** — EXISTING STORM SEWER
- X — **SW** — EXISTING STORM SEWER (TO BE REMOVED)
- X — **SW** — EXISTING STORM SEWER (TO BE REMOVED AND REPLACED)
- **W** — EXISTING WATER LINE
- X — **W** — EXISTING WATER LINE (TO BE REMOVED)
- **G** — EXISTING GAS LINE
- **OP** — EXISTING OVERHEAD POWER LINE
- X — **OP** — EXISTING OVERHEAD POWER LINE (TO BE REMOVED)
- **UF** — EXISTING UNDERGROUND POWER LINE
- X — **UF** — EXISTING UNDERGROUND POWER LINE (TO BE REMOVED)
- **SAW** — PROPOSED SANITARY SEWER
- **SW** — PROPOSED STORM SEWER
- **W** — PROPOSED WATER LINE
- **OP** — PROPOSED OVERHEAD POWER LINE
- **UF** — PROPOSED UNDERGROUND POWER LINE
- — DEVELOPMENT SITE LINE
- — EXISTING LOT LINE



SCALE



VISION FOR NEC JOHNSON DRIVE & ROE

- A distinctive, high-quality project.
- Density is desired: Multi-story office/retail project.
- This is the front door to the community, and will set the tone for Roeland Park in the future.
- Intend for a full-service restaurant/bar in the first floor retail space

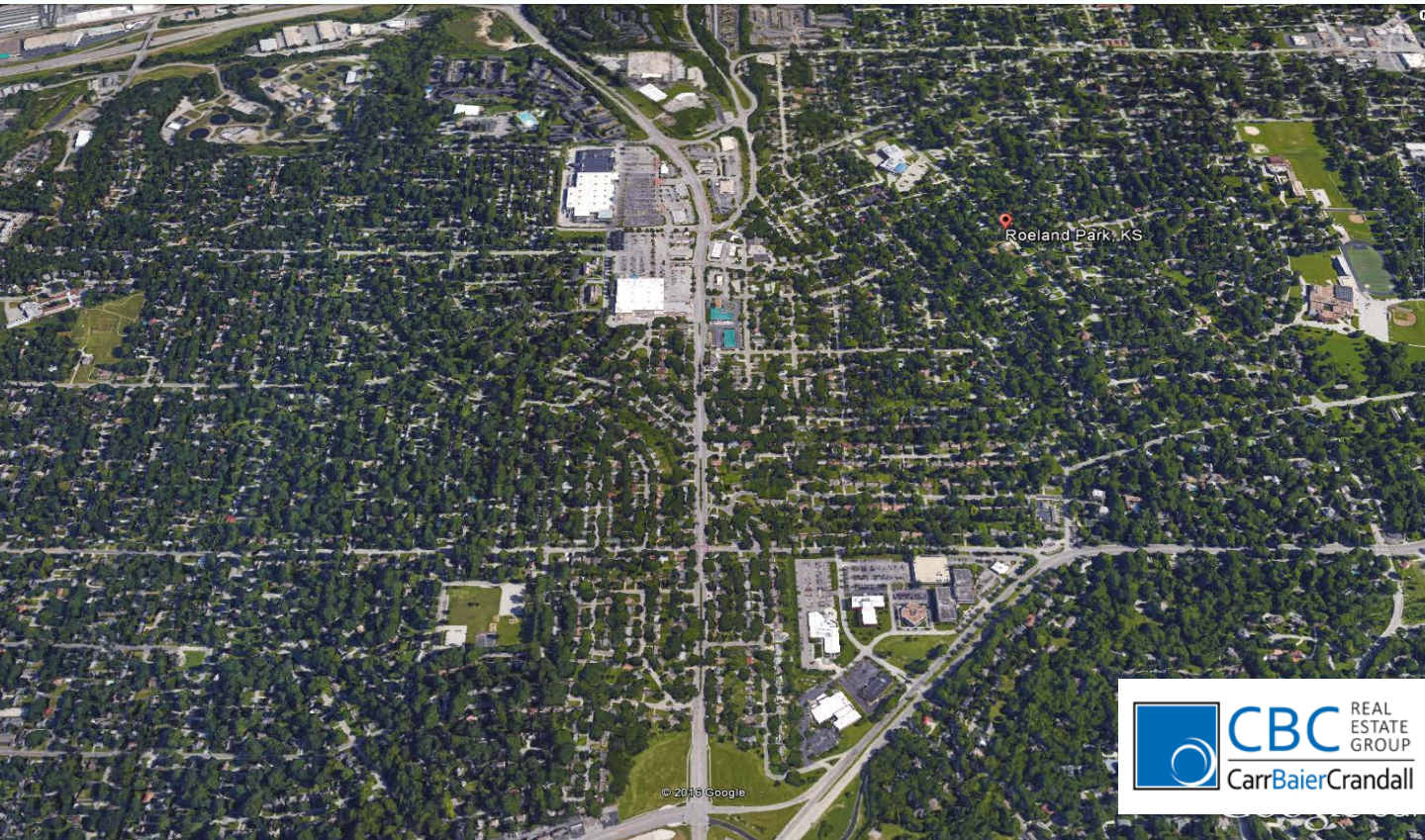





SITE DEVELOPMENT ANALYSIS

CITY OF ROELAND PARK

PRELIMINARY REPORT: February 19, 2016





February 19, 2016

Mr. Keith Moody
City Administrator
City of Roeland Park
4600 W. 51st Street
Roeland Park, KS 66205




Dear Keith:

We are pleased to present this preliminary report on our findings for the Old Pool/Cave Site (4800 Roe Parkway) and the City-owned development site at the NEC of Johnson Drive and Roe. We have enjoyed working on this project and look forward to your comments on these initial findings.

The ad hoc committee has been very clear in its goals for our work, and I am hopeful that we have captured much of what is expected – which is the feasibility for a unique destination in Roeland Park that will attract visitors from throughout the metro and region and generate new sales tax revenue for the City.

Given the challenging nature of the Old Pool/Cave site, we have analyzed fairly traditional retail and office uses, as well as very unique applications that take advantage of the natural environment that exists when excavation and recompaction occurs, creating developable land area.



Again, this report is intended to provide an update on our work to date, and obtain feedback from you on the concepts we are pursuing.

We look forward to having an opportunity to discuss in greater detail.

Regards,



Bill Crandall



Jason Glasrud

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1. Introduction

2. Old Pool/Cave Site – 4800 Roe Parkway

a) Economics of Proposed Development Concepts

- i. Option 1: Traditional Retail
- ii. Option 2: Office Building + Civic Plaza
- iii. Option 3: Storehouse at The Rock @ 920' elevation
- iv. Option 4: The Cliffs Extreme Sports Complex @920'



Introduction

The City of Roeland Park has been evaluating redevelopment proposals for the Old Pool/Cave Site and the Johnson Drive and Roe location for many years. For the pool site in particular, a number of proposals have been brought forth and considered by the governing body, but have not proceeded.

Our task has been to analyze the viability of a number of potential commercial development solutions including those that contemplate filling the entire cave area and enabling traditional retail development, as the location at a major intersection in Roeland Park would lend itself to pad site or inline development. We have also looked at an office development scenario that incorporates a civic park on the filled site, that not only redevelops the site for a commercial purpose but creates a new attraction for the City of Roeland Park. Perhaps not surprisingly, these scenarios are challenging due to the large costs associated with filling the site coupled with the cost to construct retail and office space that require the highest rents which test the limits of the real estate market in this area.

Alternative solutions to redevelopment at the Old Pool/Caves site have centered around not refilling the area, but rather utilizing the unique natural environment that is created when excavation occurs and a usable site is created within the stone structure of the former rock quarry.

These projects are not without their economic challenges, but reduced site work expenses and the need for special purpose owner/operators relieves some of the economic pressure, but may also makes it more difficult to source the right development partner since these proposals deviate from the typical retail real estate environment.

We have been delighted to have had the opportunity to examine the possibilities here and certainly hope to continue working with the City of Roeland Park to see a successful development commence that benefits the community for the long term.



Old Pool/Cave Site

4800 Roe Parkway

Our evaluation of this location has yielded four separate commercial development opportunities that can be considered, and are predicated upon the site work cost estimates that have been provided by the City's geotechnical consultant, Shafer, Kline & Warren.

While traditional pad site retail development has been evaluated (see Option 1) we have primarily focused on development that meets the ad hoc committee's goals of creating a new destination for Roeland Park and one that is a sales tax revenue generator.

Here is a brief summary of each concept:

Option 1 – Traditional Retail Pad Site Development (at 960' fill)

Assumes completely filling the caves site, and creating developable retail pad sites that contain approximately 16,450 square feet of retail space. The high cost of developing this site for the amount of leasable space that is generated makes this a difficult project to realize.

Option 2 – Class A office/retail Development with Civic Plaza (at 960' fill)

This option also assumes completely filling the caves site, and creating a developable office environment. Using the downtown Gladstone redevelopment of Linden Square as a model, we assumed an 10,000 SF, 2-story office building that would be geared towards medical office users and professional services such as law firms, design, engineering and marketing. A portion of the lower level could be considered for an anchor restaurant tenant. In addition to the office building, it is contemplated that a small "pocket park" and amphitheater could be constructed adjacent to the office building that would create a gathering place for the community and host special events.

Option 3 – Storehouse at the Rock (at 920' or 930' fill)

Specialty retail destinations are not a new concept, but one that is taking off in urban and suburban locations throughout the country. Our approach was to create a "retail" destination – really, an eating and drinking destination within the exposed rock formation, once excavation occurs. Our aim would be to attract a craft brewer and restaurateur that would partner on a Beer & Grill concept, and co-anchored with a local coffee shop.



Old Pool/Cave Site

4800 Roe Parkway

Option 4 – The Cliffs – Extreme Sports Venue (at level 920' fill)

The natural environment that would be created through excavation and compaction at the 920' elevation, the exposed limestone façade of the former mine and 40 feet in elevation change creates a truly unique venue for an operator of a recreation complex geared towards “extreme” sports such as rock climbing, rappelling and zip lines. In the interest of full disclosure, no operators or experts in this field have yet been consulted on the feasibility, and we have only evaluated a hypothetical real estate scenario with some cost assumptions for equipment.

Our intent at this stage is to gauge interest from the ad hoc committee on this concept, and whether it would be worth pursuing potential operators and consultants that have knowledge of the industry. But were an operator found to invest the capital and bring the knowledge and expertise in this very specialized industry to Roeland Park, we believe it would be a “game changer” and certainly could create the destination atmosphere that is being sought after, as well as important sales tax revenues.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 1 – Traditional Pad Site/Inline Retail Development

This development proposal is anchored on a plan previously submitted to the City of Roeland Park in 2011 that contemplated three separate retail buildings on a filled site.

The economics of this deal can be found on the following page, but the assumptions and findings are as follows:

We begin our analysis on the feasibility of a development deal with determining the maximum rent (net operating income, or NOI) that can be obtained. This is typically determined by the type of building construction and the lease comparables in the market. For this particular scenario, we have assumed \$20.00 net rents – which is high for retail anywhere in the Kansas City metro, much less North Johnson County. **But assuming this rent constant, a developer is limited to \$222/SF in total project costs.**

The site work costs are estimated to be \$1,520,870 to completely fill the site to a level of approx. 960' which is roughly at grade with Roe Ave. This site work creates approximately a 2.5 acre development site, and does not include the public works building and parking area. Another \$300,000 in costs to bring utilities to the new construction is assumed, as is that \$592,000 of TIF funds would be used to offset a portion of the site work costs.

It is contemplated that the completed site would be sold to a developer at no cost. Instead, the developer will pay for the additional site work costs that would be incurred by the developer, or \$1,228,870 (\$11.28/SF) which, is overall below-market for retail land, but is necessary for the economics of the deal.

The developer would proceed with three separate retail buildings, totaling approximately 16,450 SF in total leasable space, and construction costs, assuming \$163/SF would total \$2,681,350. It is assumed that future TIF funding (\$458,000 available through 2/24/18) could be applied to offset some of these development costs. In total, \$3,852,220 or **\$234.18 in total development costs are assumed.** This exceeds the maximum amount of costs that a developer can incur, given where our rent constant has been fixed, making this an unlikely scenario.

Unless site development costs can be reduced, or square footage added to the project to increase rental income, a traditional pad site/inline retail development will not occur.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 1 – Traditional Pad Site/Inline Retail Development

SUMMARY OF ECONOMICS

\$20.00/SF (Maximum market rent achievable)

9% Rent Constant

= \$222.00/SF in total allowable project costs

Developer Land Costs: \$0.00

Subtotal: \$0.00

Total Site Work: \$1,520,870

Utilities: \$300,000

TIF Contribution: -\$592,000

Subtotal: \$1,228,870 (\$11.28/ land SF)

Bldg Construction: \$2,681,350 (\$163/SF)

Finish Site Work: \$400,000

Future TIF: -\$458,000

Subtotal: \$2,623,350 (\$159.47/SF)

Total Project Costs: \$3,852,220 (\$234.18/SF)

(Current cost assumptions exceed terminal value of project)

Old Pool/Cave Site

4800 Roe Parkway

OPTION 1 – Traditional Pad Site/Inline Retail Development

POTENTIAL SITE PLAN



Old Pool/Cave Site

4800 Roe Parkway

OPTION 1 – Traditional Pad Site/Inline Retail Development

MARKET FORCES AND IMPLEMENTATION

The high cost of the site work, coupled with the expense of building construction puts this project out of reach from a developers perspective. The value of the final product, which is a function of the maximum achievable rent and total project cost is simply not high enough to justify the project.

Furthermore, it is our team's understanding that traditional retail pad site and inline development is not the optimal solution for this location from the City's perspective. No further action is anticipated on examinations of potential retail solutions similar to what has been presented as Option 1.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 1 – Traditional Pad Site/Inline Retail Development

IMAGES – Village at Shoal Creek – Kansas City, MO



Old Pool/Cave Site

4800 Roe Parkway

OPTION 2 – Capstone Civic Plaza – Office + Amphitheater Pocket Park

Completely filling this site to the 960' level can yield more than just exclusively retail development opportunities. In pursuit of an office solution, we examined a development inspired by downtown Gladstone's redevelopment efforts.

The Capstone Civic Plaza consists of an 10,000 SF, two-story Class A office building, with a small pocket park and amphitheater adjacent. The office building would bring new businesses to Roeland Park and create an attractive new development at a major intersection. Furthermore, the park and amphitheater can serve as a gathering place for the community and programmed by the City's Parks & Recreation Department.

The economics of this deal can be found on the following page, but the assumptions and findings are as follows:

The market rent assumptions are assumed at \$20.00/SF, which is again, high for the office submarket in Northeast Johnson County and may make leasing challenging.

The site work costs are estimated to be \$1,520,870 to completely fill the site to a level of approx. 960' which is roughly at grade with Roe Ave and an additional \$300,000 for utility work. This site work creates a 5.5 acre development site, and includes the public works building and parking area. It is assumed that \$592,000 of TIF funds would be used to offset a portion of the site work costs.

It is contemplated that the completed site would be sold to a developer at a cost of \$800,000 or \$3.34/ land square foot – which is below market. This is to account for the additional site work costs that would be incurred by the developer, or \$1,228,870 (\$5.13/SF).

Construction costs for an 10,000 SF class A office building are estimated to be \$200 per square foot or \$2,000,000. It is assumed that the remaining TIF funding through February 2018 could be applied to offset a portion of the construction costs, which would result in **total development costs of \$3,970,870 or \$397/SF** for the site work and office building construction. This is far beyond the maximum development cost of **\$222/SF** which puts this concept out of reach for the time being, unless site work costs can be reduced, or the scope of the project is adjusted significantly.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 2 – Capstone Civic Plaza – Office + Amphitheater Pocket Park

The Civic Plaza component of the project (pocket park and amphitheater) is assumed to be a City-driven project. In our economics (see below) we are assuming that a developer purchases the entire site and the City will lease the park land back for a \$1.00 a year. Assuming \$990,000 is costs to complete the park and amphitheater and skating rink, \$800,000 that the developer purchased the property for originally can be applied to these costs, leaving a remaining \$190,001 in costs not currently budgeted for. This scope is purely an estimate and only meant as a placeholder in order to gauge interest in pursuing this opportunity further.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 2 – Capstone Civic Plaza – Office + Amphitheater Pocket Park

SUMMARY OF ECONOMICS

\$20.00/SF (Maximum market rent achievable)
9% rent constant

= \$222.00/SF in allowable project costs

Developer Land Costs: \$800,000

Subtotal: \$800,000 (\$3.34/land SF)

Total Site Work: \$1,520,870

Utilities: \$300,000

TIF Contribution: -\$592,000

Subtotal: \$1,228,870 (\$5.13/land SF)

Bldg Construction: \$2,000,000

Finish Site Work: \$400,000

Future TIF: -\$458,000

Subtotal: \$1,942,000 (\$194/SF)

Total Project Costs: \$3,970,870 (\$397/SF)

(Current cost assumptions exceed terminal value of project)

Civic Plaza Economics

City's Land Cost: \$1.00 (ground lease)

Site Work/Pavilion: \$900,000

Skating Rink: \$90,000

Proceeds, Land Sale: -\$800,000

Total City Costs: \$190,001 (construction costs only, does not include operating expenses)

Old Pool/Cave Site

4800 Roe Parkway

**OPTION 2 – Capstone Civic Plaza – Office + Amphitheater
Pocket Park**

POTENTIAL SITE PLAN



Old Pool/Cave Site

4800 Roe Parkway

**OPTION 2 – Capstone Civic Plaza – Office + Amphitheater
Pocket Park**

IMAGES (Linden Square – Gladstone, MO)



Image: Eric L. Bowers



Old Pool/Cave Site

4800 Roe Parkway

OPTION 2 – Capstone Civic Plaza – Office + Amphitheater Pocket Park

MARKET FORCES AND IMPLEMENTATION

This area is a relatively unproven location for office development which may be challenging from a marketing standpoint. However, the improved site with an attractive civic component adjacent may set this location apart from other area office developments.

Furthermore, the lack of new Class A office space in Northeast Johnson County will get the attention of the brokerage community and will certainly attract interest from a variety of user groups.

The closest competitive office space would be Fairway Corporate Plaza, that has approx. 114,000 SF of leasable space, and available space between 934 – 35,000 SF and lease rates starting at \$16.00/SF full service. While this is 40-year old construction, the access and visibility off of Shawnee Mission Parkway will make this significant competition. Additional older product in nearby Mission leases for \$16.00 - \$17.00/SF full service, but again much of this office space was originally constructed in the 1970s-80s.

Office space on the Country Club Plaza would be deemed competitive as well. Recent listings show Class A office space starting at \$25.00 - \$28.00 full service (including taxes and operating expenses)

Identifying the right tenant mix between retail and office, and presenting this opportunity to the development community and office brokers will be the first step to implementation. On a parallel track, we must work to tighten up the site work estimates for the entire 5.5 acre site – including the actual cost to bring utilities to the building.

As stated earlier, the need to bring site work costs down and/or overall project scope is a prerequisite to having a viable development project.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 3 – Storehouse at The Rock – Locally Sourced, Eating & Drinking Establishments

Proceeding with excavation, filling and compaction to level 920' creates a truly unique natural environment with 40' of exposed limestone rock walls with a curved façade that is striking to view – a site familiar to many Roeland Park residents who recall the municipal pool being here for decades.

This option contemplates excavation of the existing fill to level 920' (the lowest level contemplated in SKW's site work estimates) and construct 10,400 SF of commercial space for specialty eating and drinking establishments – Coffee shop (locally owned); Micro/Craft Beer Bar and Restaurant.

Given the physical environment and the potential demand for this type of destination in Northeast Johnson County, we can make the case that this commercial development concept warrants a closer examination. The marketing potential alone, around branding strategies that leverage the natural landscape: CAVE, QUARRY, CLIFF, ROCK, LEDGE, WALL, EDGE can create the sense of place and destination that traditional retail cannot replicate.

The economics of this deal can be found on the following page, but the assumptions and findings are as follows:

The market rent assumptions are assumed at \$20.00/SF, which is again, high for the retail submarket in Northeast Johnson County. However, we feel that due to the very special-purpose project being contemplated, market forces may not impact this development to the degree a traditional retail project would be. With this rent constant, the project is limited to \$222/SF in total project costs.

Excavation, compaction and fill to the 920' level is estimated to cost \$840,985. Other estimates, depending upon various factors have this work costing a minimum of \$502,720 – for the purposes of this study, we are looking at the most conservative estimate. We have assumed an additional \$300,000 in utility costs. The \$592,000 of currently available TIF funding could be applied to this site work, leaving a balance of \$548,985 (\$6.56/SF) which would be paid by the developer and with \$1,637,200 in construction costs (and \$458,000 in TIF balance applied) results in **total development costs of \$2,353,455 or \$226.29/SF** making this project technically feasible, but cannot tolerate a significant increase in site or construction costs without an increase in net operating income.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 3 – Storehouse at The Rock

SUMMARY OF ECONOMICS

\$20.00/SF (Maximum rent achievable)
9% Rent Constant

= \$222.00/SF in total allowable project costs

Developer Land Costs: \$167,270

Subtotal: \$167,270 (\$2.00/land SF)

Total Site Work: \$840,985

Utilities: \$300,000

TIF Contribution: -\$592,000

Subtotal: \$548,965 (6.56/land SF)

Bldg Construction: \$1,695,200

Finish Site Work: \$400,000

Future TIF: -\$458,000

Subtotal: \$1,637,200 (\$157/SF)

Total Project Costs: \$2,353,455 (\$226/SF)

(Current cost assumptions are nearly equivalent to terminal value of the project)

Old Pool/Cave Site

4800 Roe Parkway

OPTION 3 – Storehouse at The Rock

POTENTIAL SITE PLAN



Old Pool/Cave Site

4800 Roe Parkway

OPTION 3 – Storehouse at The Rock – IMAGES

*Conceptual Storefront,
Adaptive to cave wall*



*Radius Brewing
& Restaurant
Emporia, KS*



*Tallgrass Tap House
Manhattan, KS*



Old Pool/Cave Site

4800 Roe Parkway

OPTION 3 – Storehouse at The Rock

MARKET FORCES AND IMPLEMENTATION

With this concept being somewhat outside the mold of “traditional retail development” and primarily driven by obtaining the right user group (owner/operator) the rent cap which is set by the commercial real estate market may not be as important in this scenario. However, it is a vital benchmark to understand where projected project costs relate to the product type that is envisioned.

Next steps would involve creating architectural renderings of the proposed site and buildings that fully express the unique opportunity for developing this site. Once a presentation package has been complete, and site work numbers are reexamined for accuracy (including site utilities and other site-specific costs, such as grading, paving and landscaping), this team will create a shortlist of prospective user groups – craft brewers, restaurant groups (primarily local/regional operators) and coffee merchants – in order to determine interest in partnering with the City on this opportunity. Going first to the potential users is more important than promoting to the development/brokerage community.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex

The fourth commercial development concept that we have evaluated is one that fully embraces the natural environment of the caves site, and creates a new attraction for Northeast Johnson County that will make Roeland Park a destination for new visitors.

The idea of creating an extreme sports venue (for our purposes, named “The Cliffs Extreme Sports Complex” which will house outdoor activities such as rock climbing, rappelling, zip lines and aerial obstacle courses. This concept would be unique to Johnson County, and the only other venue of scale in the KC metro is Adventure Zip KC located in Bonner Springs.

While this is outside-the-box thinking in terms of a commercial development solution, we feel it should be explored with operators of these venues from throughout the country. The availability of this site for development is so unique, given the topographic features, and located in a suburban population with the current owner being a municipality interested in getting it into production.

In terms of the economic assumptions, this project is based upon \$20.00/SF for the leasable space which can be considered special purpose retail. This gives us a maximum total development cost budget of \$222/SF.

the site work estimates that achieve a balanced development site of approximately 1.92 acres at 920’ elevation. The costs for this site work are \$840,985 plus \$300,000 in utility costs of which we assume \$592,000 of the currently available TIF funds could be applied, creating a balance of \$548,985 or \$2.29/SF that would be paid by the developer.

This scenario contemplates selling the entire 5.5 acre site at \$5.00/SF, which includes the Old/Pool Cave site, but the Public Works building and parking/staging area.

Construction costs are purely speculative at this point, since an operator of this facility would need to guide process in terms of necessary infrastructure and amenities. But for the purposes of identifying a threshold of feasibility, we have assumed construction costs for two facilities: a 20,000 SF main building that would house the complex offices, restaurant and store. A second 5,000 SF facility is envisioned to be a pavilion structure that would directly serve active course participants.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex

Construction costs for these two facilities are as follows:

Building 1: \$3,260,000 (20,000 SF building at \$163/SF)

Building 2: \$250,000 (5,000 SF building at \$50/SF)

Between the two buildings, finishing site work (grading, paving, landscaping) and some assumptions on equipment such as zip lines and climbing wall preparations (scaling and anchoring of the limestone wall) **\$5,338,885 or \$213.56/SF in total development costs are assumed.**

Once again, these projected costs are very near the maximum (**\$222/SF**) that a developer can be expected to commit in order for the project to make sense economically. There is very little room for increases in site work or building costs without additional rent required.

However, as stated earlier this is a very high level examination of a possible scenario that would require much further research and discussion with potential owner/operators to determine the overall compatibility of the location and market demand.

Old Pool/Cave Site

4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex

SUMMARY OF ECONOMICS

\$20.00/SF (Maximum market rent achievable)
9% rent constant

= \$222/SF in total allowable project costs

Developer Land Costs: \$1,197,900

Subtotal: \$1,197,900 (\$5.00/land square foot)

Total Site Work: \$840,985

Utilities: \$300,000

TIF Contribution: -\$592,000

Subtotal: \$548,985 (\$2.29/land square foot)

Est. Bldg 1 Construction: \$3,260,000

Est. Bldg 2 Construction: \$250,000

Special Equipment Costs

Rock Climbing Wall: \$100,000

Zip Lines (2): \$40,000

Finish Site Work: \$400,000

Future TIF: -\$492,000

Subtotal: \$3,592,000 (\$143/SF)

Total Project Costs: \$5,338,885 (\$213/SF)

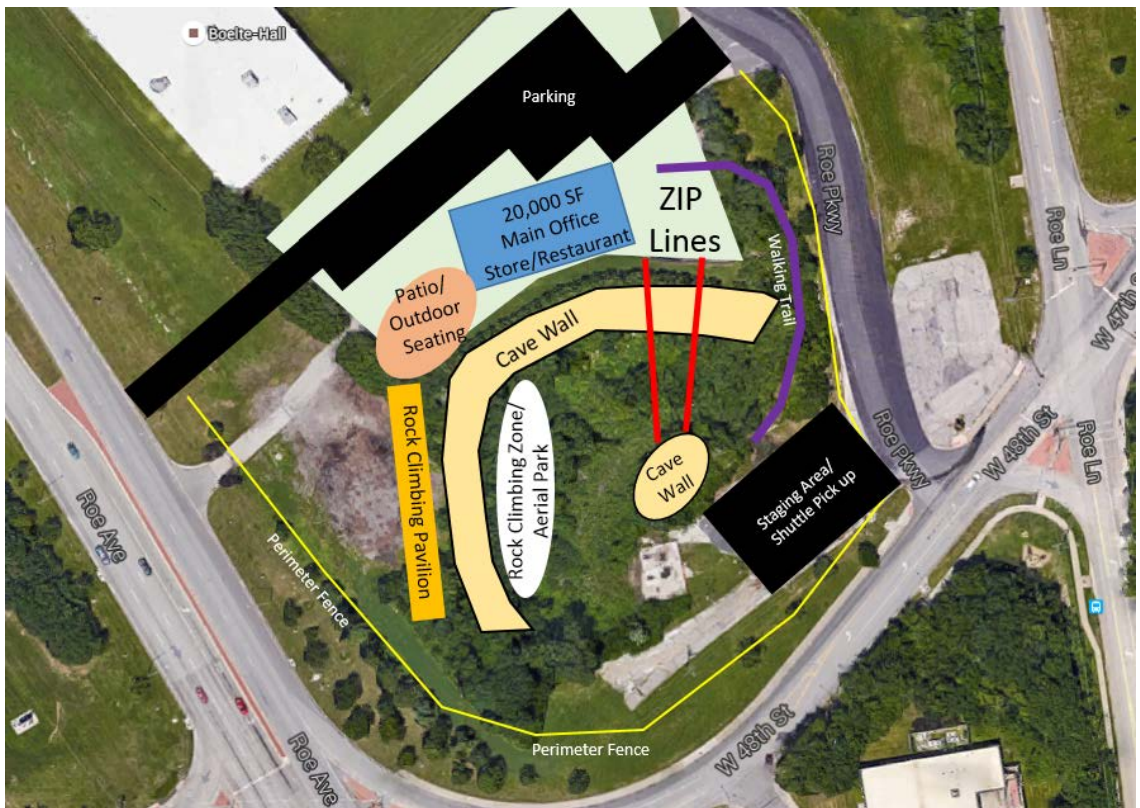
(Current cost assumptions are below the terminal value of the project).

Old Pool/Cave Site

4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex

POTENTIAL SITE PLAN



Old Pool/Cave Site

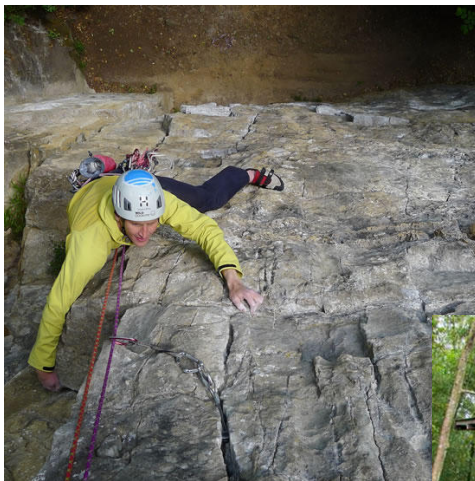
4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex - IMAGES

*Salida Aerial Park
Salida, CO*



Limestone rock climbing



Zip Line short course



Old Pool/Cave Site

4800 Roe Parkway

OPTION 4 – The Cliffs Extreme Sports Complex

MARKET FORCES AND IMPLEMENTATION

As described throughout this section, an extreme sports complex is a very special purpose development that would not be subject to the same market forces from a lease rate standpoint that other developments would – this is not a shopping center or restaurant pad site, so rental rates cannot be anchored on the prevailing submarket trends.

Rather, this project will be entirely driven by the City's desire to see this solution implemented and an owner/operator being sourced and a development agreement negotiated. The economic terms of which may resemble the preceding assumptions, or may not.

If this concept is attractive, we propose running concurrent tracks which will more thoroughly vet the projected site work costs that SKW has provided to date, and begin to shortlist potential owner/operators to present this opportunity to. Having a more refined understanding of the market forces that enable businesses such as these to succeed will be vital to understand, as well as annual operating expenses and other equipment costs not contemplated in our economic assumptions.



Old Pool/Cave Site Redevelopment Study Presentation

CBC Real Estate Group

April 18, 2016





Old Pool/Cave Site Redevelopment Study

CBC Real Estate Group

April 18, 2016

Our Team: Jason Glasrud - CBC Real Estate Group
 Jared Hagedorn - Generator Studio
 Jerry Johnson - Shafer, Kline & Warren

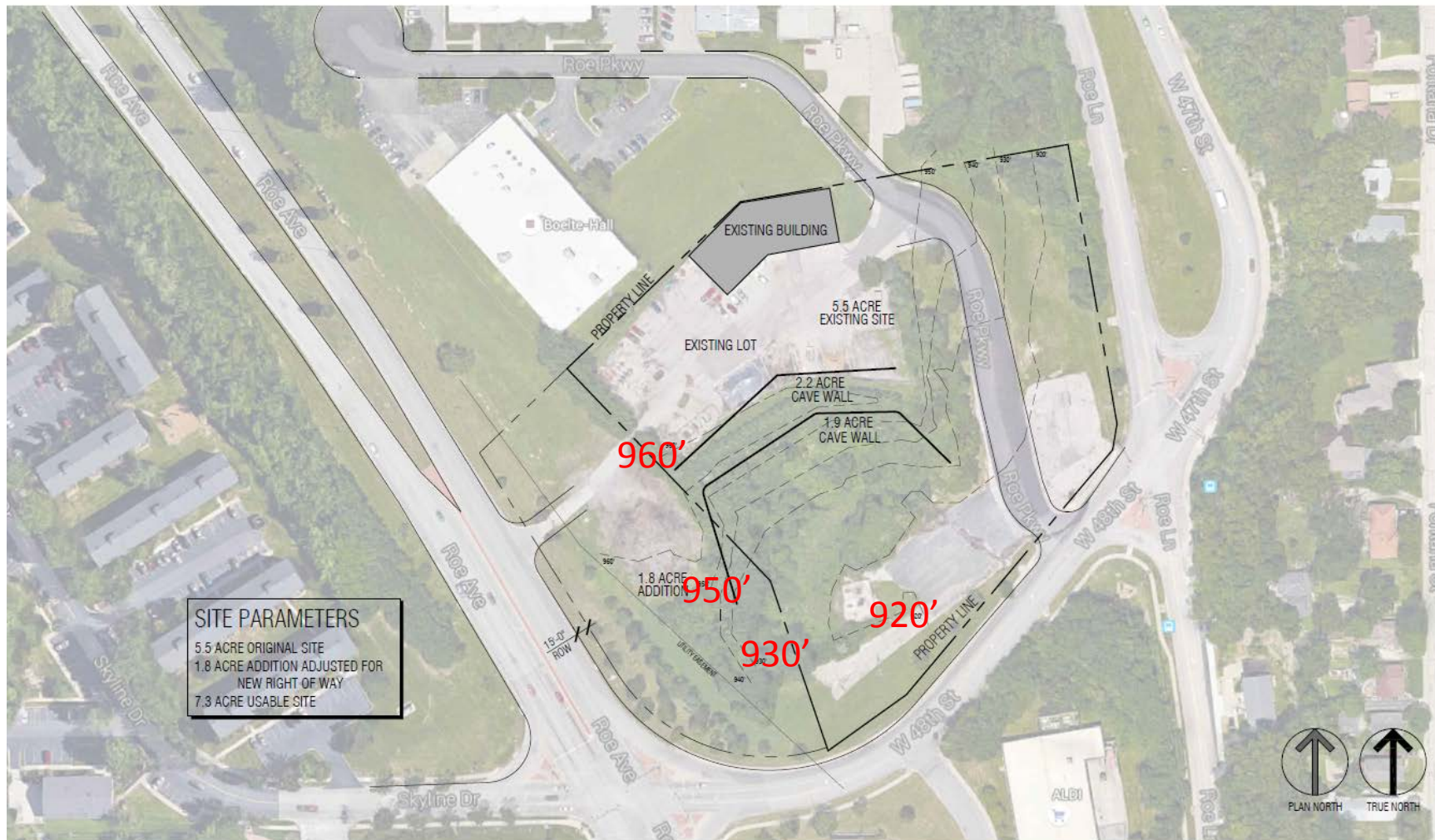
1. Introductory Remarks

2. Redevelopment Concepts Overview

- a) Extreme Sports Complex + Restaurant/Retail
- b) Amphitheater + Restaurant/Retail
- c) Hotel + Retail + Extreme Sports Complex

3. Redevelopment Economic Assumptions

SITE PLAN – CURRENT SITE



GENERATOR
STUDIO

CarrBaierCrandall
CBC Real Estate Group

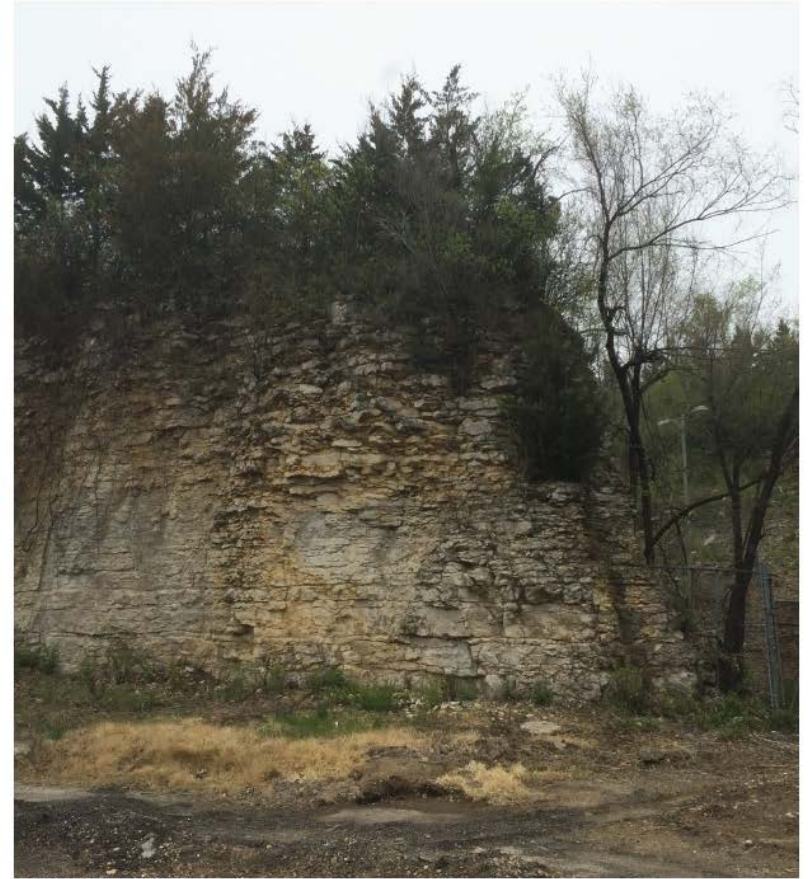
ROELAND PARK COMMUNITY PROJECT - BASE SITE

SCALE: 1"=100'

PHOTOS – CURRENT SITE



CAVE WALLS



CENTRAL ROCK ELEMENT

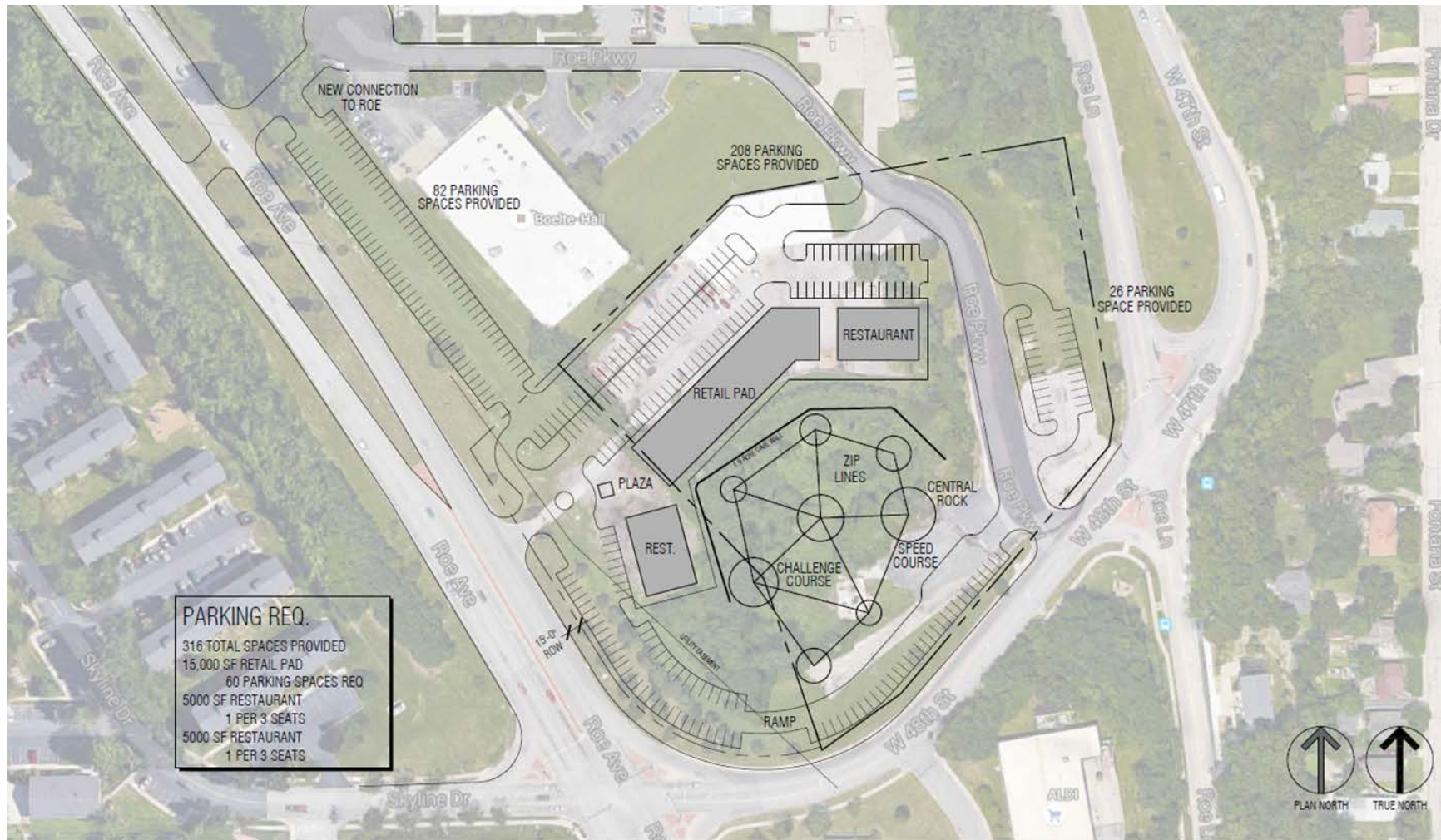


ROELAND PARK SITE OPTIONS

SITE PHOTOS

06 APR 2016

SITE PLAN – EXTREME SPORTS COMPLEX



GENERATOR
STUDIO

CarrBaierCrandall
CBC Real Estate Group

ROELAND PARK COMMUNITY PROJECT - 1.9 ACRE CHALLENGE COURSE

SCALE: 1"=100'

PHOTOS – EXTREME SPORTS COMPLEX



GENERATOR
STUDIO

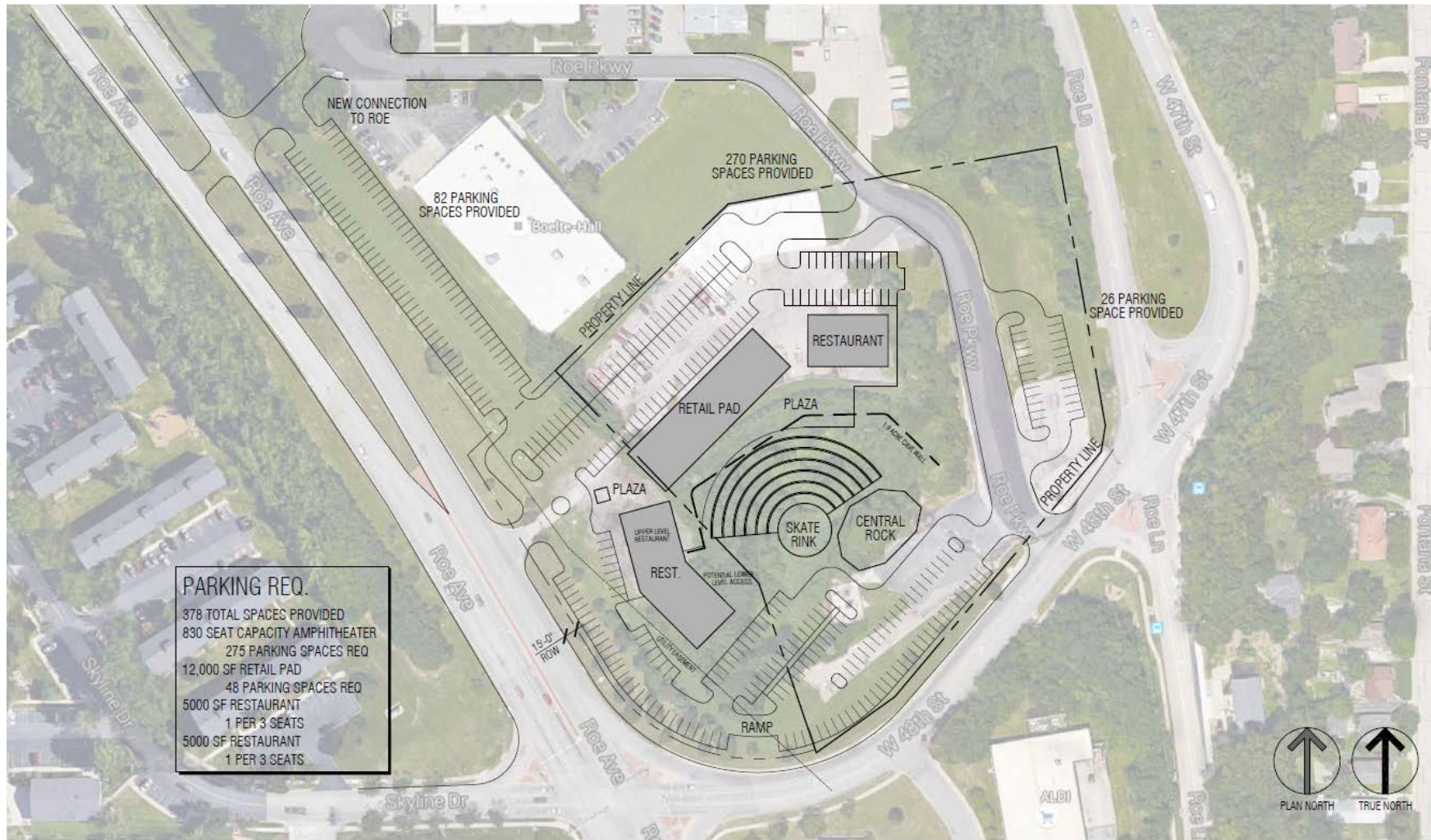
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ROELAND PARK SITE OPTIONS

CHALLENGE COURSE PRECEDENTS

06 APR 2016

SITE PLAN – AMPHITHEATER



GENERATOR
STUDIO

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ROELAND PARK COMMUNITY PROJECT - 1.9 ACRE AMPHITHEATER

SCALE: 1"=100'

PHOTOS – AMPHITHEATER



PETERSON AMPHITHEATER - TRYON, NC



SNOW PARK AMPHITHEATER - PARK CITY, UT



TOWN SQUARE AMPHITHEATER - CHICAGO, IL



MASONIC AMPHITHEATER - CLIFTON FORGE, VA

GENERATOR
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ROELAND PARK SITE OPTIONS

AMPHITHEATER PRECEDENTS

06 APR 2016

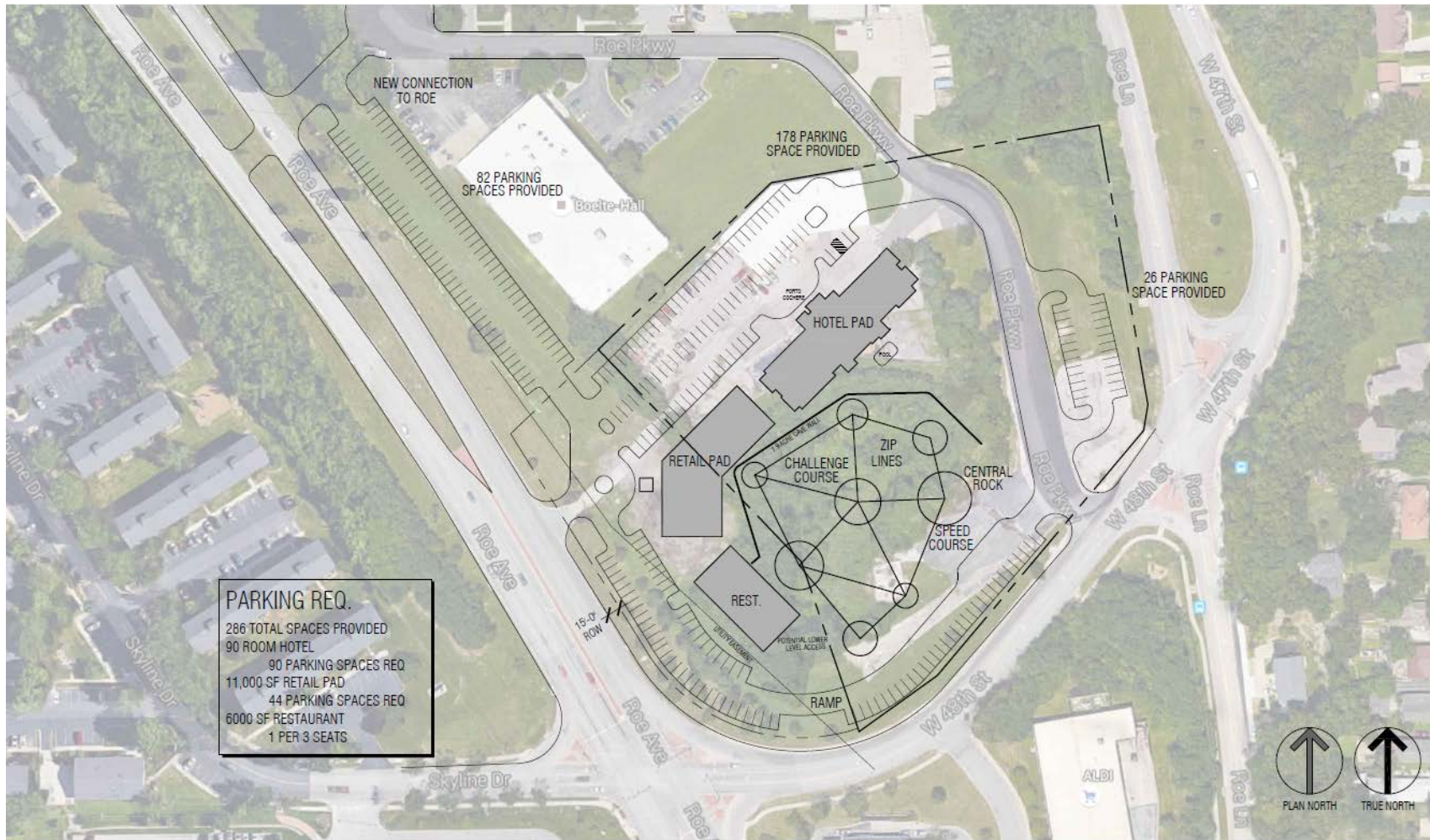
PHOTOS – AMPHITHEATER

Linden Square - Gladstone, MO



Image: Eric L Bowers

SITE PLAN – HOTEL + EXTREME SPORTS COMPLEX



GENERATOR
 STUDIO

CarrBaierCrandall
 CBC Real Estate Group

ROELAND PARK COMMUNITY PROJECT - HOTEL OPTION

SCALE: 1"=100'

SITE PLAN – HOTEL + EXTREME SPORTS COMPLEX

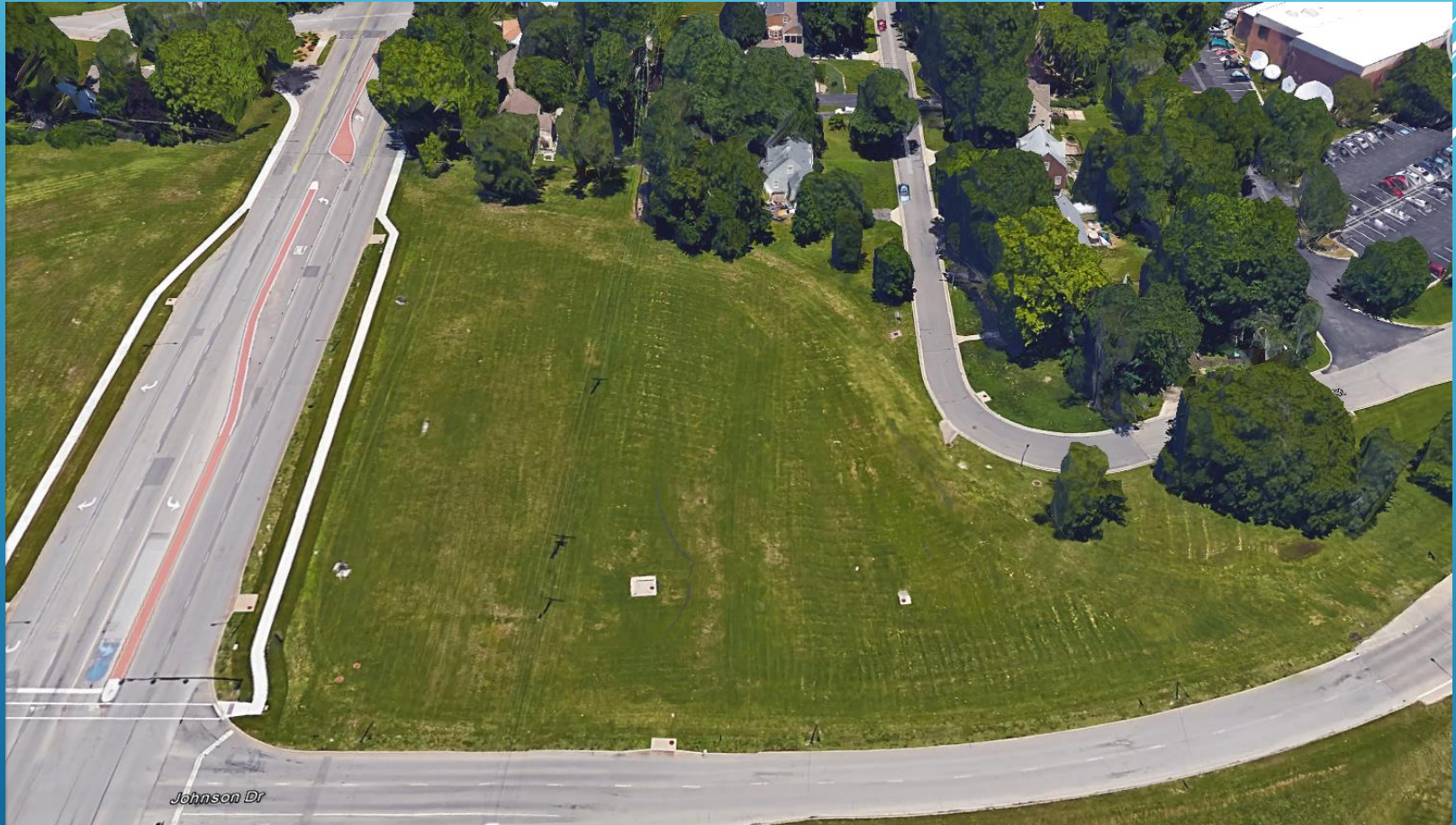


REDEVELOPMENT SCENARIOS – ECONOMIC ASSUMPTIONS

Description	Plan #1 - Extreme Sports Complex		Plan #2 - Amphitheater		Plan #3 - Hotel + Sports Complex	
Uses	Retail 25,000 SF 5.38 Ac		Retail 22,000 SF 5.38 Ac		Retail 17,000 SF 5.38 Ac	
	-		-		Hotel 90 Rooms	
	Extreme Sport 1.92 Ac		-		Extreme Sport 1.92 Ac	
	-		Amphitheater (City) 1.92 Ac		-	
	7.30 AC		7.30 AC		7.30 AC	
Economics to Seller (City)						
Land Sale	7.3 Ac @ \$8.00/sf	\$ 2,543,904	5.38 Ac @ \$8.00/sf	\$ 1,874,822	7.3 Ac @ \$8.00/sf	\$ 2,543,904
TIF Proceeds (for land improvements)		n/a		\$ 1,050,000		
Public Works Building		\$ (750,000)		\$ (750,000)		\$ (750,000)
Amphitheater Costs		n/a		\$ (2,415,000)		n/a
		\$ 1,793,904		\$ (240,178)		\$ 1,793,904
Economics to Buyer (Developer)						
Land Purchase - #1	7.3 Ac @ \$8.00/sf	\$ (2,543,904)	5.38 Ac @ \$8.00/sf	\$ (1,874,822)	5.38 Ac @ \$8.00/sf	\$ (1,874,822)
Land Purchase - #2		n/a		n/a	1.92 Ac @ \$8.00/sf	\$ (669,082)
TIF Proceeds (for land improvements)		\$ 1,050,000		\$ -		\$ 1,050,000
Net		\$ (1,493,904)		\$ (1,874,822)		\$ (1,493,904)

**Public finance tools such as TIF and CID may be considered as mechanisms by which to fund the remaining costs of the amphitheater and ongoing operational expenses*

Johnson Drive & Roe Ave – Site Development Conceptual Discussion August 24, 2016



Johnson Drive & Roe Ave – Site Development Conceptual Discussion

Approx. 2.3 acre site

WHAT ARE THE GOALS?

“Revenue generating, attractive gateway element that compliments the coming larger development.”

- Benefits the citizens of Roeland Park
- Attracts new visitors and new residents
- Is a distinctive development, for Northeast Johnson County and throughout the metro.

Johnson Drive & Roe Ave – Site Development Conceptual Discussion

WHAT WAS THE FEEDBACK?

- 61% of respondents indicated 2-3 story development is ideal.
- For commercial uses, the top three preferred are:
 - Retail Merchants
 - Restaurant
 - Office Space
- Additionally, Strong Preferences stated for Parks/Public Spaces

It should be noted that while “Retail Merchants” scored high, the comments strongly indicate an aversion to chain retailers, preferring locally owned-operated businesses.

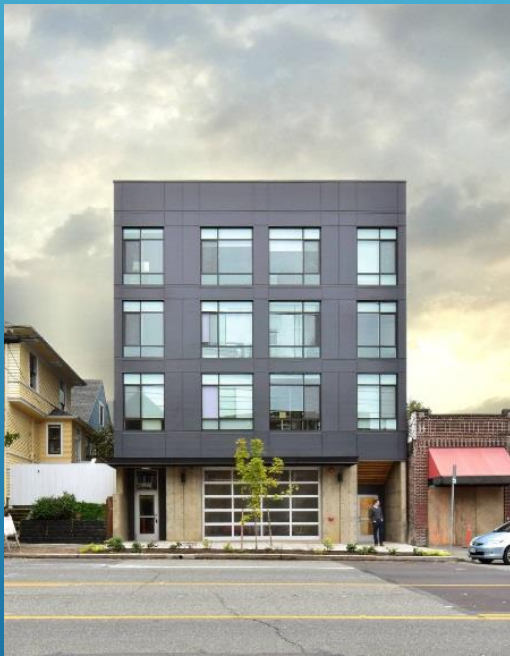
Johnson Drive & Roe Ave – Site Development Conceptual Discussion

WHAT WAS THE FEEDBACK?

“Please think out of the box and be creative in the type of development for this site. Please think in terms of what the city needs to increase its appeal/desirability to young professionals and young families.”

CONCEPT 1: Office/Retail/Apartments

OVERVIEW: Multi-story, mixed-use concept that is reflective of the Envision Tomorrow schemes that were produce (see next two slides) showing two 20,000 SF (approx.) buildings with ground floor retail and second floor office or apartments.



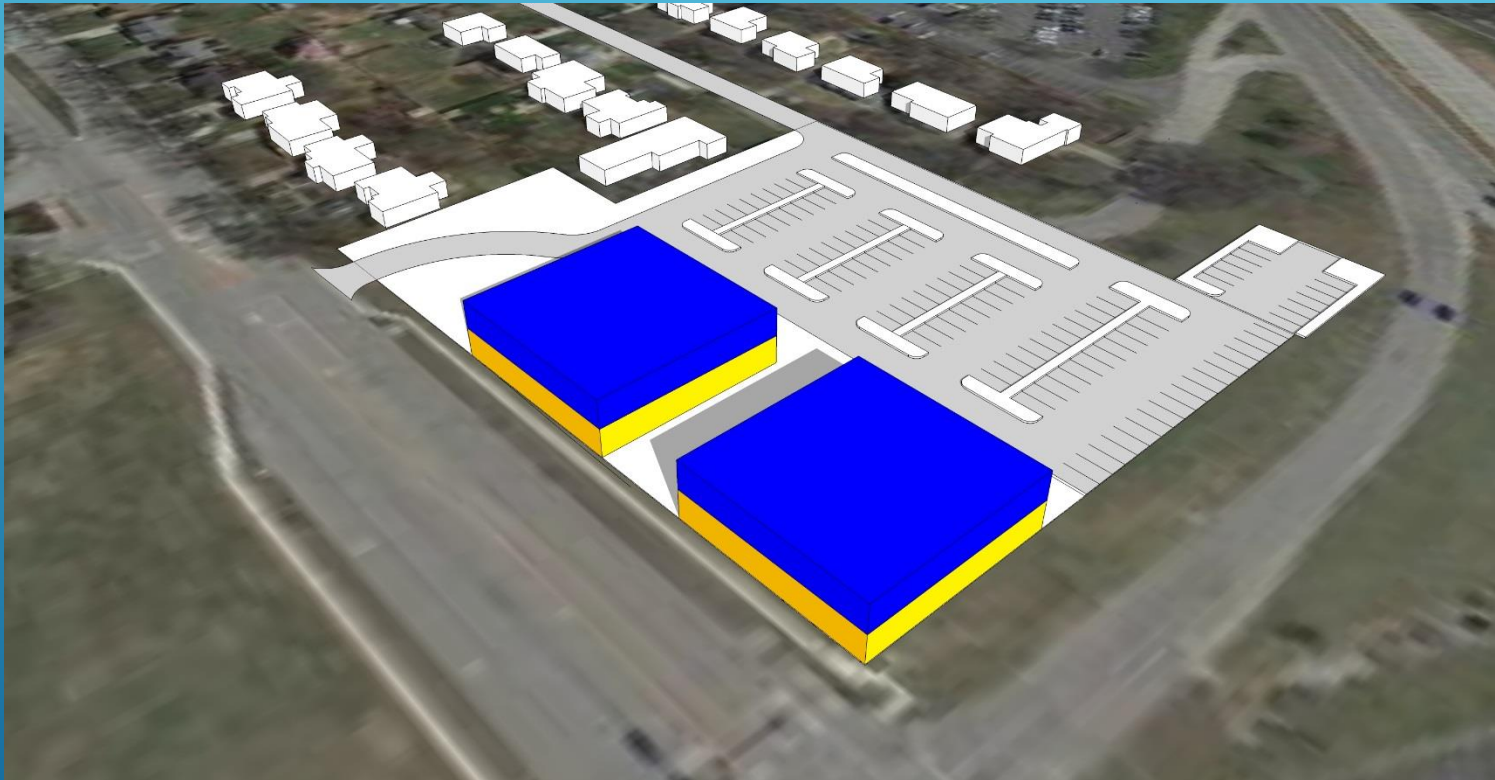
CONCEPT 1: Office/Retail/Apartments

40,000 SF of space and 110 total parking spaces



CONCEPT 1: Office/Retail/Apartments

40,000 SF of space and 110 total parking spaces



CONCEPT 1: Office/Retail/Apartments

40,000 SF of space and 110 total parking spaces



39Rainbow
Mixed-Use
Project

Lane4

KCK

CONCEPT 1: Office/Retail/Apartments

40,000 SF of space and 110 total parking spaces



W 39th Mixed
Use Project

Price Bros.

KCMO

CONCEPT 1: Office/Retail/Apartments

Q&A

Q: Would the city be open to a 2+ story solution on this site?

A: Requires further discussion on the acceptable density for this concept.

Q: What would be the ideal or likely tenant mix?

A: Our perspective would be for retail and apartments. The market is currently strong for multi-family, and would likely prove to be more feasible than office.

Q: Does the site plan shown earlier work from a siting and parking standpoint?

A: There are a total of 110 parking spaces shown on this plan, which is a little light for an office/retail combination, which would require approx. 140 stalls.

CONCEPT 2: Multi-Family/Townhouses/Villas

OVERVIEW: Moderate density townhomes or villas to attract new residents to Roeland Park. Project could allow for additional greenspace and pocket park which residents have expressed an interest in preserving.



Example: Plaza North Townhomes, 4400 Summit, KCMO

Developed by a group led by St. Luke's Hospital.

Five, 2-story townhomes have been listed between \$350,000 - \$475,000 each.

Project completed in fall of 2014.



Multi-Family/Townhouses/Villas



Example: Northgate Village, North Kansas City.

A total of 219 rowhomes, patio homes and single family residential.

Price ranges: Townhome (3 br) = \$190,000
Single Family (4 br) = \$260,000

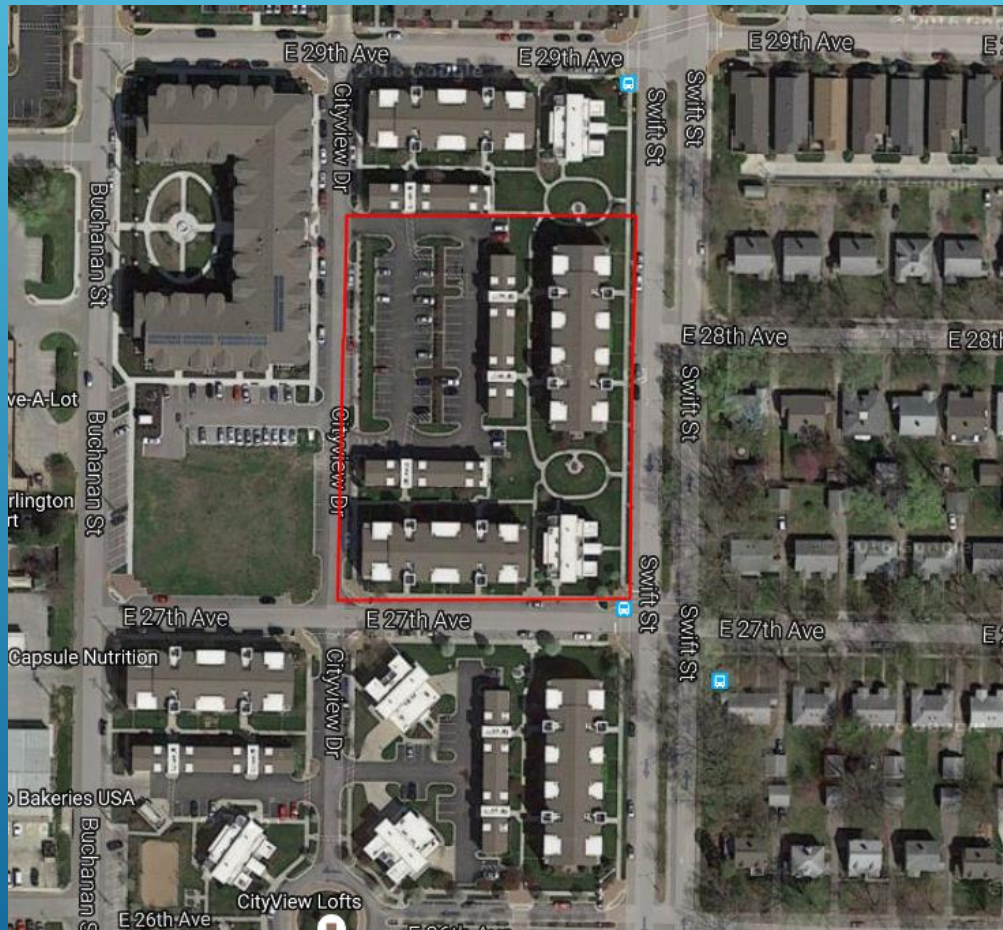
54 acre total project (including commercial development)

Concept is based on New Urbanism, which encourages walkable neighborhoods with numerous amenities such as walking trails, parks and water features.

Project was developed in early 2000s by Hunt Midwest and Rainen Development.



Multi-Family/Townhouses/Villas



This image shows a 2.6 acre area of the CityView Lofts portion Of the Northgate Village Development

Multi-Family/Townhouses/Villas



Example: Bridgework Lofts at 522 Locust in downtown KC.

47 total units from 905 SF to 1,800 SF.

Price ranges from \$165,000 to \$400,000

1.3 acre site

Old Yellow Taxi garage has been incorporated into the project, the “Truss Building” and feature lofted bedrooms and bathrooms in its 16 units.

Project was completed in 2006 and developed by George Birt.



Multi-Family/Townhouses/Villas

Q&A

Q - Is residential housing the highest and best use for this site?

A – Perhaps not, but the pros outweigh the cons.

- Development would be attractive front door to Roeland Park
- Would attract new or retain existing residents
- Brings new housing stock to the area.
- May be the most satisfactory solution to the adjacent neighborhood.

Q – Is the site too small?

A – This location may be too small for some developers, since multi-family housing is all about density, but the economics of the development will be impacted by the land price. If the City is open to a steeply discounted land price, it may make this concept more feasible.

CONCEPT 3: Retail/Restaurant Development

OVERVIEW: Concept centers around a single, full-service restaurant or multiple tenants if the site can be designed accordingly. Targets would include restaurants such as Corner Café.



CONCEPT 3: Retail/Restaurant Development

Q&A

Q – Is the intent to be restaurant only, or include inline retail?

A – Restaurant only. It was CBC's sense that traditional inline retail would not be considered the highest and best of this site, and not necessarily the wishes and intent of the community for redevelopment here.

Q - Can two restaurants really co-locate on this site?

A – It may be tough for two restaurants to occupy this site, unless they operated at different hours so to take advantage of the same parking field. One prospect has indicated that they require very nearly 2.3 acres and 125 parking stalls for their operation.

CONCEPT 4: Roe House Historic Site and Event Space

OVERVIEW: Originally presented as a potential option in ad hoc committee, this concept envisions the historic Roe House re-built on-site and paired with a restaurant and/or event space.

Once model to examine is the Thompson Barn in Lenexa. The original Lackman family estate has been restored and the home serves as the offices for the Lenexa Chamber of Commerce and EDC and the Thompson Barn has been restored into a 200-person event venue and meeting space.

The Thompson Barn and Home sit on approx. 2.6 acres and are served by 75 parking spaces. Additional spaces are available by utilizing the parking lot of the adjacent office building.



Roe House Historic Site and Event Space

Thompson Barn, Lenexa (below)



Roe House Historic Site and Event Space

Q&A

Q – How do we get this built?

A – First step would be to find an operator – primarily in the form of a restaurateur (such as Corner Café) who might be interested in the “historic home” concept as the foundation for a restaurant. May not precisely resemble the Roe House, but could be adapted to meet both goals.

Next step would be to find an operator for the Event Space. In the Thompson Barn example, the Lenexa Parks & Rec department is the manager/operator for the event space. There are a number of events space operators/managers in the KC area that could be considered for ownership, lease or third-party management.

An alternative path would be to research the feasibility of the Roe House construction via philanthropic contributions and grants to fund the construction. A permanent tenant or operations partner would still need to be acquired. No public dollars are expected to be sought for either component.

Q – Is there a market for event space in NE Johnson County?

A – Likely. Reviewing a list of 130 event spaces in the Kansas City metro, only 2 venues can be considered in Northeast Johnson County: Melange at 5636 Johnson Dr. in Mission and the Merriam Community Center at 5701 Merriam Dr. There are additional facilities in Overland Park, north of 435 and in Shawnee, primarily publically owned venues.

CONCEPT 5: Satellite Museum + Restaurant + Event Space

CONCEPT OVERVIEW: An idea that attempts to combine a number of the goals and wishes of the community, which is an attractive project at the “front door” of Roeland Park which is unique, inviting and a potential revenue generator for the City. The concept of a “satellite museum” is relatively new, but a few high-profile examples are setting the standard across the world. The proposed Overland Park Arboretum Visitors Center was designed by MOMENTA and Confluence and is a 20,500 SF facility. The building has not been constructed, and is still in fundraising stage.



Image: Proposed Overland Park Arboretum Visitors Center (MOMENTA Architecture)

Satellite Museum+ Restaurant + Event Space



Image: Proposed Overland Park Arboretum Visitors Center (MOMENTA Architecture)

Satellite Museum + Restaurant + Event Space

Q&A

Q – How do we get this built?

A – This would have to be a true public-private partnership (P3) involving a number of parties, but generally assumed this would be a developer-led project, with a major institutional or private-sector tenant guaranteeing a long-term lease. No public dollars are expected to be sought for the project.

Q – What would the attraction be?

A- A number of possibilities. It could be a consortia of collections from area institutions such as the Nelson-Atkins, Kemper Museum, Kansas City Museum, Johnson County Historical Society, the Nerman Museum, Truman Library, WWI Museum, Union Station, etc. In fact, it would likely have to involve nearly all of these partners in order to realize.

Q – Who are the private tenants?

A- Envision several rent-paying tenants, such as a restaurant and office tenants. For example:

8,000 SF Satellite Museum/Event Space
3,500 SF Restaurant/Coffee Shop/Café
8,500 SF Office Space
20,000 SF Facility

Satellite Museum + Restaurant + Event Space

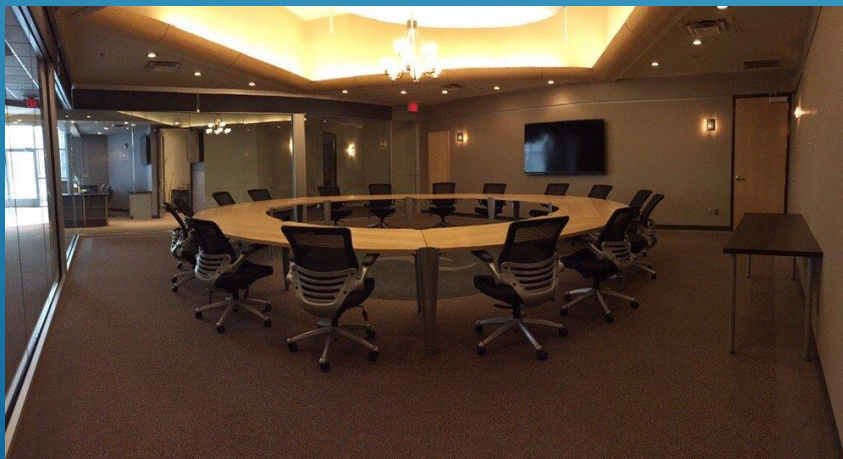
From the Atlantic Monthly's CityLab.com: "Why Every Art Museum Should Launch a Pop-Up Satellite": There isn't a museum in the country that wouldn't benefit from such a program: a non-museum space showcasing museum-collection works. There isn't a museum anywhere that couldn't use to expand its reach and viewer base. A farm league for museum exhibitions and curators would do the entire art world some good. Experimental satellites are an idea whose time has come.

There's an argument to be made for launching satellites instead of adding expansions no matter what the cost of construction is, especially with regard to contemporary art. Any museum you care to name has more artworks than it can ever show and a challenge in reaching various communities – any museum. The answer is right there: Take the artworks out of storage and put them into those communities.

From Richmond (VA) BizSense: "Museum's Satellite Model Making Waves." : Children's Museum of Richmond earlier this month (May 2014) opened a new satellite location – its third new branch in four years. And as the numbers roll in to show the expansion is good for the bottom line, CMOR's blueprint for branching out has caught the eye of other organizations.

Statistics, so far, back up the merits of CMOR's plan. Adding two outposts nearly doubled its total attendance in 2013 – with 429,000 visits – making it No. 8 in the country for children's museums. CMOR's annual budget, based on anticipated revenue, jumped from \$2 million before the satellites were created to \$3.2 million in the 2013 fiscal year. It will increase again this year to \$4 million after adding a third site.

CONCEPT 6: Co-Working Space/Private Sector Incubator/Higher Education



Co-Working Space/Private Sector Incubator/Higher Education

CONCEPT OVERVIEW: Kansas City metro is becoming a hub for co-working spaces and private sector incubators. These organizations are primarily centered around downtown - ThinkBig, OfficePort, Sprint Accelerator. Startup Village at 45th & State Line has received a great deal of press. While Johnson County doesn't have the concentration, there are a few notable co-working/incubators, particularly PlexPod in Lenexa.

Plexpod is a coworking facility where creators, entrepreneurs, startups and businesses enjoy exceptional office space and shared resources with all the tools and expertise to do great work.

Company has 2 locations in KC Metro:

Lenexa – 25,000 SF facility (repurposed industrial building) with 150 entrepreneurial members a coffee shop and event space.

Westport Commons – 360,000 SF facility on 12-acre campus near 39th & Main – Former Westport Middle School (Phase 1 due to open Q4 2016). Once complete will house 50 team spaces, 40 offices, 30 work stations and 200 flex desks along with event space, parking garage and community gardens/parks.

Development team consists of Plexpod, EPR Properties and Sustainable Development Partners.

Co-Working Space/Private Sector Incubator/Higher Education Q&A

Q – Likelihood of attract this group as a tenant or developer?

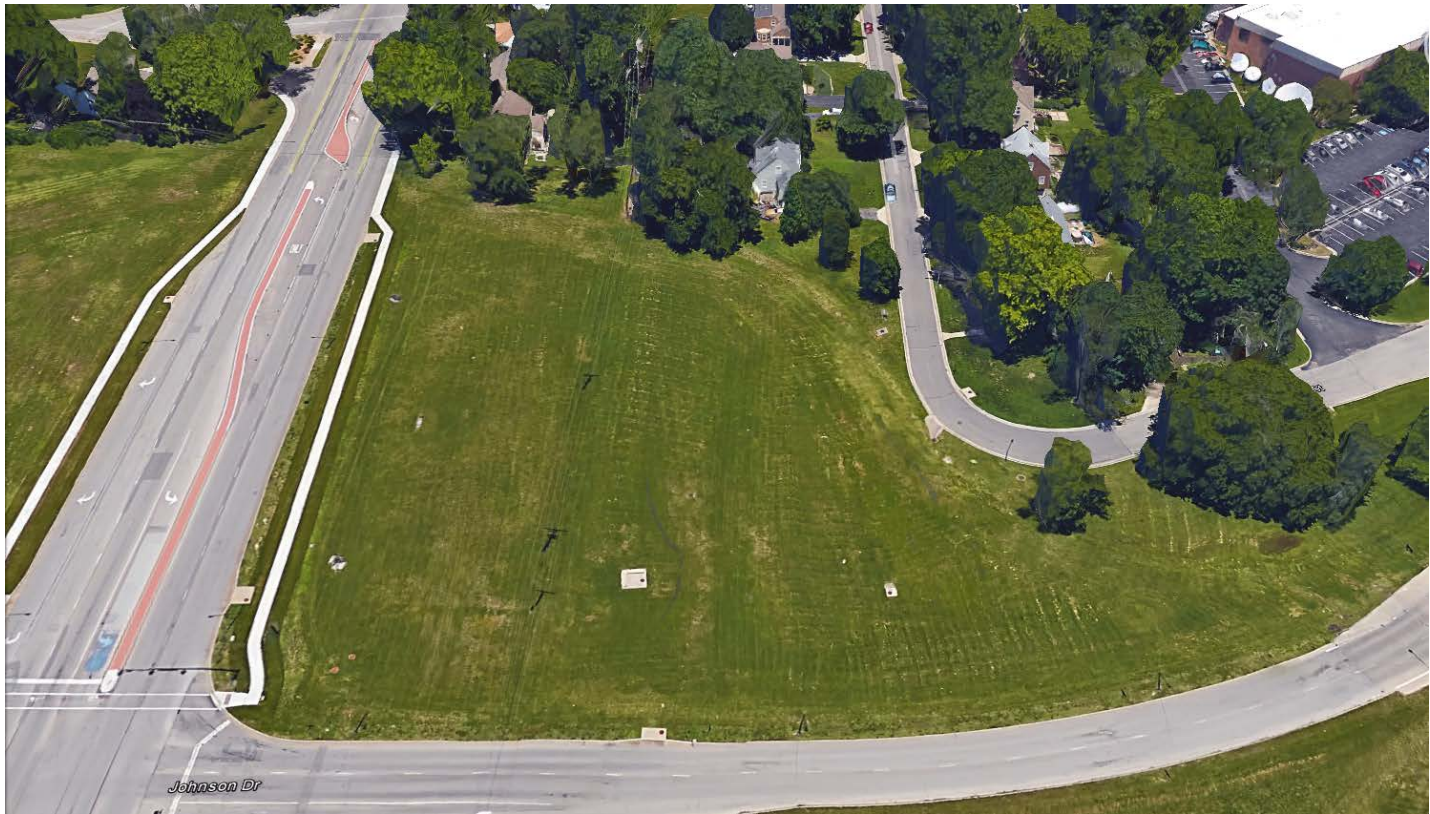
A – While this sector predominantly occupies existing and repurposed buildings, Roeland Park would be an attractive destination due to its desirability of the millennial population, primarily the affordability of the housing stock and proximity to Downtown/Crossroads/Plaza. The Lenexa location has done well for Plexpod since there is a significant population in Johnson County who do not wish to commute to a Crossroads location, or the real estate prices have been prohibitive for other incubator operators.

Q – What about the higher education market?

A – The higher-ed market is an active sector, in seeking out strategically advantageous locations apart from the main campus as a way to attract new students and increase visibility and branding. Historically, these groups have located to traditional retail or office space.

Johnson Drive & Roe - Proposed Project Plan

Ad Hoc Development Committee – updated to January 31, 2017



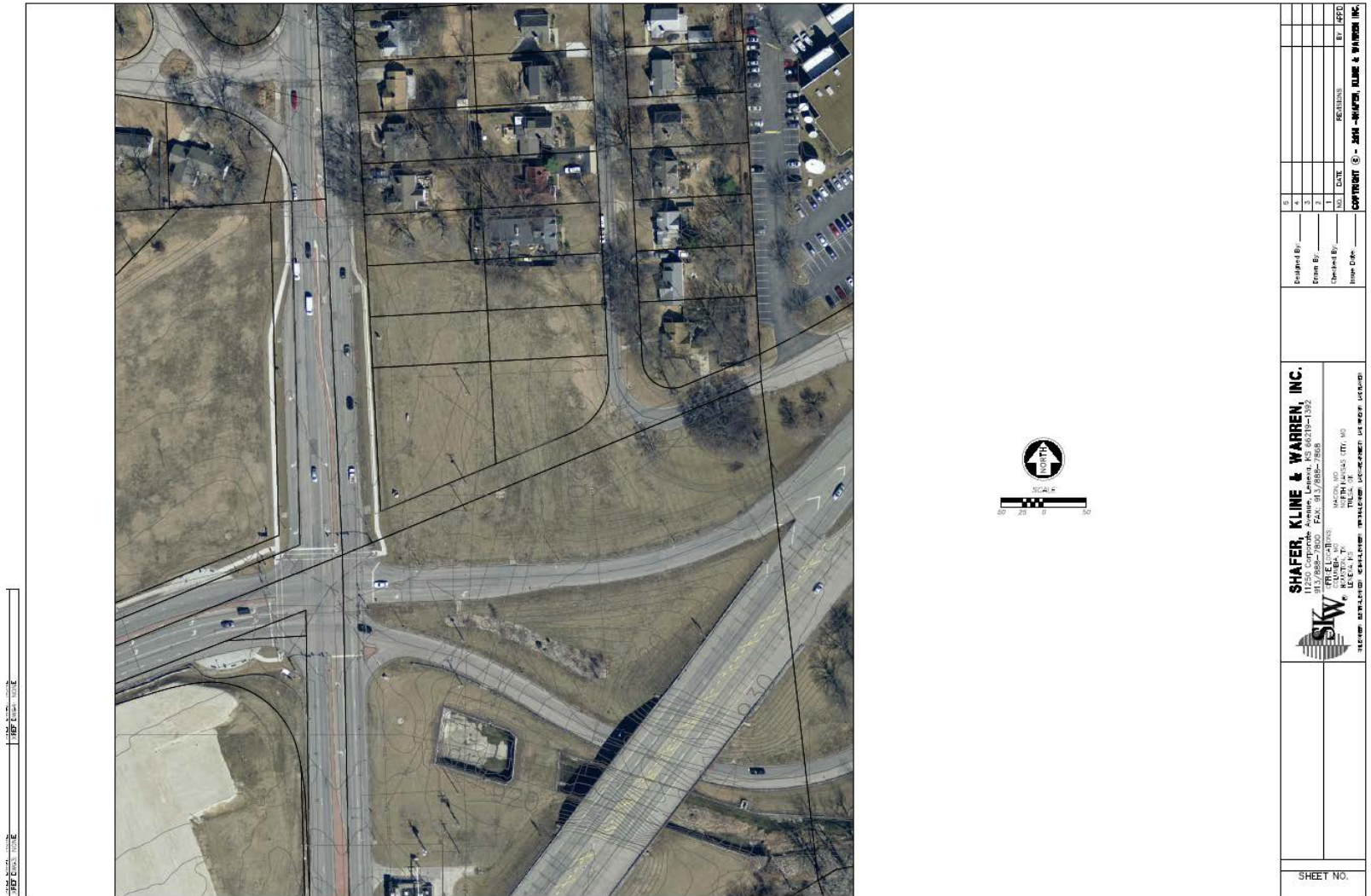
Introduction

This report is a summary and action plan developed by CBC Real Estate Group for the consideration of the City of Roeland Park's ad hoc Development Committee on the real estate opportunity for the strategically important corner of Johnson Drive & Roe.

Covered here are four major topics:

- DEFINE THE OPPORTUNITY
- PROPOSED SITE PLANS
- EXECUTION OF MARKETING PLAN
- SCHEDULE

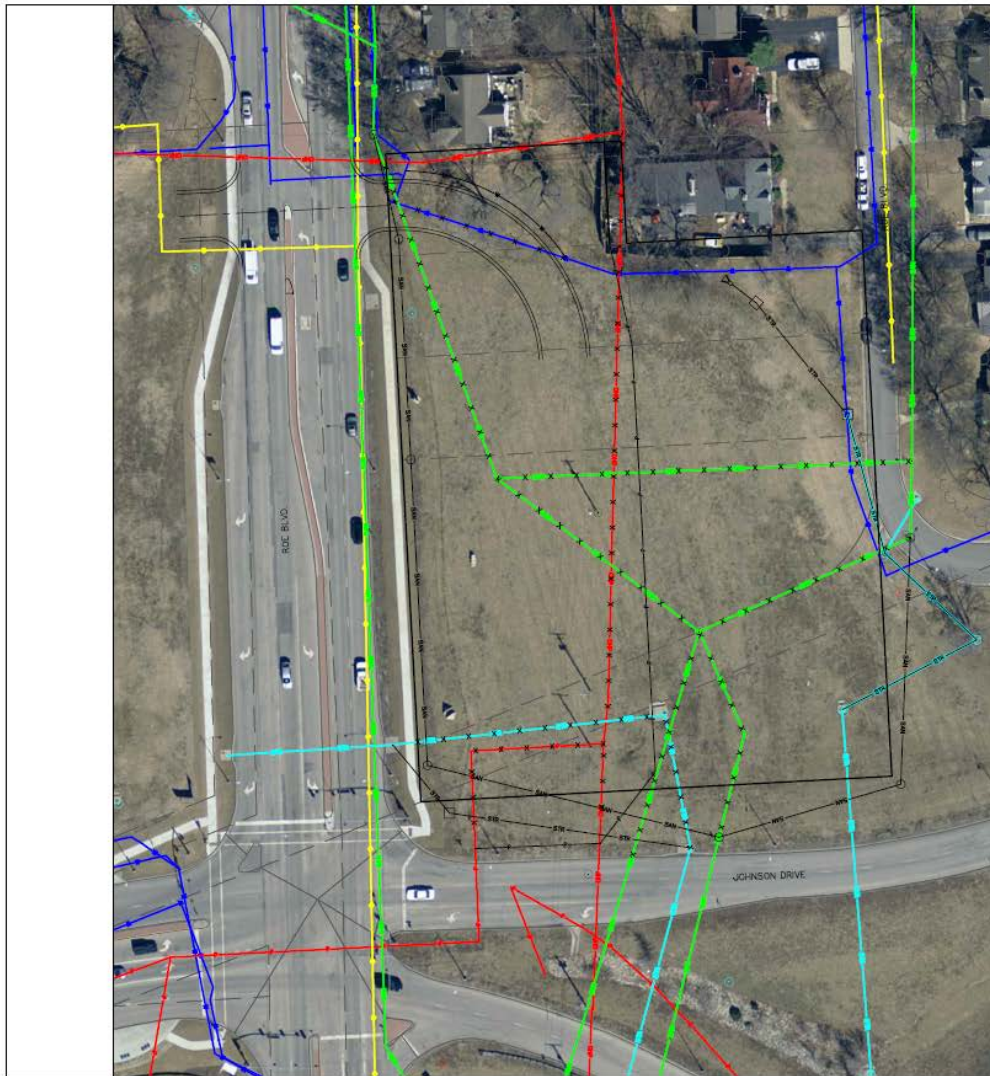
Current Property Lines



A vertical collage of three images. The top image is a close-up of a yellow excavator bucket. The middle image is a blue architectural floor plan with white lines and numbers. The bottom image is a yellow bulldozer on a construction site.

5			
4			
3			
2			
1			
NO.	DATE	REVISIONS	BY

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- LEGEND**
- | | |
|--------|---|
| —SD— | = EXISTING SANITARY SEWER |
| —XSD— | = EXISTING SANITARY SEWER (TO BE REMOVED) |
| —SS— | = EXISTING STORM SEWER |
| —XSS— | = EXISTING STORM SEWER (TO BE REMOVED) |
| —RHS— | = EXISTING STORM SEWER (TO BE REMOVED AND REPLACED) |
| —WS— | = EXISTING WATER LINE |
| —XWS— | = EXISTING WATER LINE (TO BE REMOVED) |
| —GL— | = EXISTING GAS LINE |
| —OHP— | = EXISTING OVERHEAD POWER LINE |
| —XOHP— | = EXISTING OVERHEAD POWER LINE (TO BE REMOVED) |
| —UCP— | = EXISTING UNDERGROUND POWER LINE |
| —XUCP— | = EXISTING UNDERGROUND POWER LINE (TO BE REMOVED) |
| —SP— | = PROPOSED SANITARY SEWER |
| —SSP— | = PROPOSED STORM SEWER |
| —WP— | = PROPOSED WATER LINE |
| —OP— | = PROPOSED OVERHEAD POWER LINE |
| —XOP— | = PROPOSED UNDERGROUND POWER LINE |
| —SULS— | = PROPOSED SITE LINE |
| —L— | = EXISTING LOT LINE |



SHAVER, KLINE & WARREN, INC.
11250 Corporate Avenue, Lenexa, KS 66219-1392
913/888-7800 Fax: 913/888-7868

SKW
OFFICE LOCATIONS
CHICAGO, IL
COLUMBIA, MO
HAWAII, HI
LENEXA, KS
MINNEAPOLIS, MN
NORTH HAVEN, CT, CT, MO
TULSA, OK
WASHINGTON, DC
WILMINGTON, DE
WISCONSIN, WI
WYOMING, WY

CITY OF ROELAND PARK, KS
JOHNSON DRIVE & ROE BLVD.
DEVELOPMENT SITE

130099-010
SHEET NO.
1

1) WHAT IS THE OPPORTUNITY?

“Revenue generating, attractive gateway element that compliments the coming larger development.”

- Benefits the citizens of Roeland Park
- Attracts new visitors and new residents
- Is a distinctive development, for Northeast Johnson County and throughout the metro.

WHAT WAS THE FEEDBACK FROM PUBLIC INPUT?

- 61% of respondents indicated 2-3 story development is ideal.
- For commercial uses, the top three preferred are:
 - Retail Merchants
 - Restaurant
 - Office Space
- Additionally, Strong Preferences stated for Parks/Public Spaces

It should be noted that while “Retail Merchants” scored high, the comments strongly indicate an aversion to chain retailers, preferring locally owned-operated businesses.

1) WHAT IS THE OPPORTUNITY?

2.69 acre redevelopment zone (include the KDOT / City of Mission area)

Our goal is to cause a 2-story, mixed-use building, featuring office and retail/restaurant space to be developed.

Approximately 25,000 - 30,000 Square Feet

10,000 SF of Retail/Restaurant Tenants

20,000 SF of Office Tenants

Aesthetically appealing, distinctive, Class “A” construction that will attract quality office and restaurant tenants that bring employers, visitors and new tax revenue to Roeland Park.

1) WHAT IS THE OPPORTUNITY?

Office Market Summary

Kansas City area office leasing firms have reported a great deal of activity throughout 2016 with space absorption exceeding 1,000,000 SF by the third quarter throughout the metro.

According to Colliers International, asking rents on average were \$17.39/SF across the property spectrum for Class A office space in Johnson County, rents were reported in the \$22.00 - \$23.00 per square foot range.

New office product should be well received in this area as the real estate along Shawnee Mission Parkway and on Johnson Drive are generally over 30 years old.

Medical Office Market Summary

On a national basis, medical office space leasing velocity has increased significantly, and according to Marcus & Millichap, vacancy rates have dropped nearly 3% since the end of 2014. Asking Medical Office rents have been stated at \$22.62/SF as a US average, and in the Midwest slightly lower at \$18.61/SF.

Demographics certainly point to an increased need in medical office space, and the prevalence of clinical/medical/research users in nearby Fairway and the proximity of KU Medical Center certainly point towards continued demand for this specialized real estate. Furthermore, plans for a 16,000 SF medical facility in Roeland Park is indicative of the need for clinical services in this area.

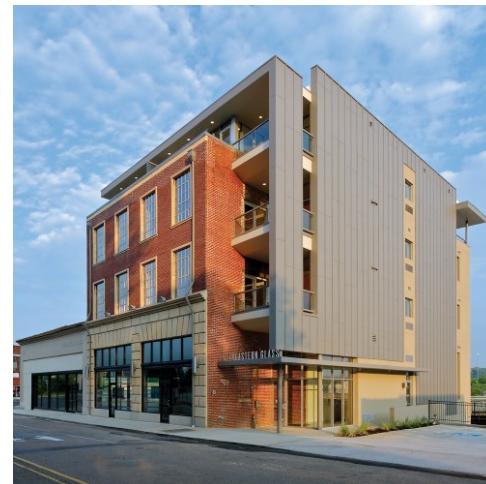
Retail Market Summary

As with the office market, Retail space has enjoyed a great deal of activity throughout 2016, with vacancy rates dropping, and rent rates increasing market-wide. North Johnson County however experienced among the highest vacancy for “big box” retail at 10%. Smaller retail space remains in high demand with 3.4% vacancy reported.

Retail rent rates have a wide range depending upon quality of real estate and location. On average in North Johnson County, rents can be anywhere from \$11.60/SF for big box space to \$17.57/SF for what is described as “small shops” or the type of retail space you would see in Prairie Village. In South Johnson County, where the retail real estate is generally newer, rents range from the mid-\$17.00/SF range to \$21.43/SF according to statistics published by Newmark Grubb Zimmer.

1) WHAT IS THE OPPORTUNITY?

Distinctive mixed-use building at key intersection that features a five-star quality restaurant/bar and professional office space.



1) WHAT IS THE OPPORTUNITY?

Distinctive mixed-use building at key intersection that features a five-star quality restaurant/bar and professional office space.



1) WHAT IS THE OPPORTUNITY?

In August, several development options were presented to the ad hoc committee, including restaurant development, event space, multi-family residential and mixed-use development:



Residential Townhomes



Standalone
Restaurant

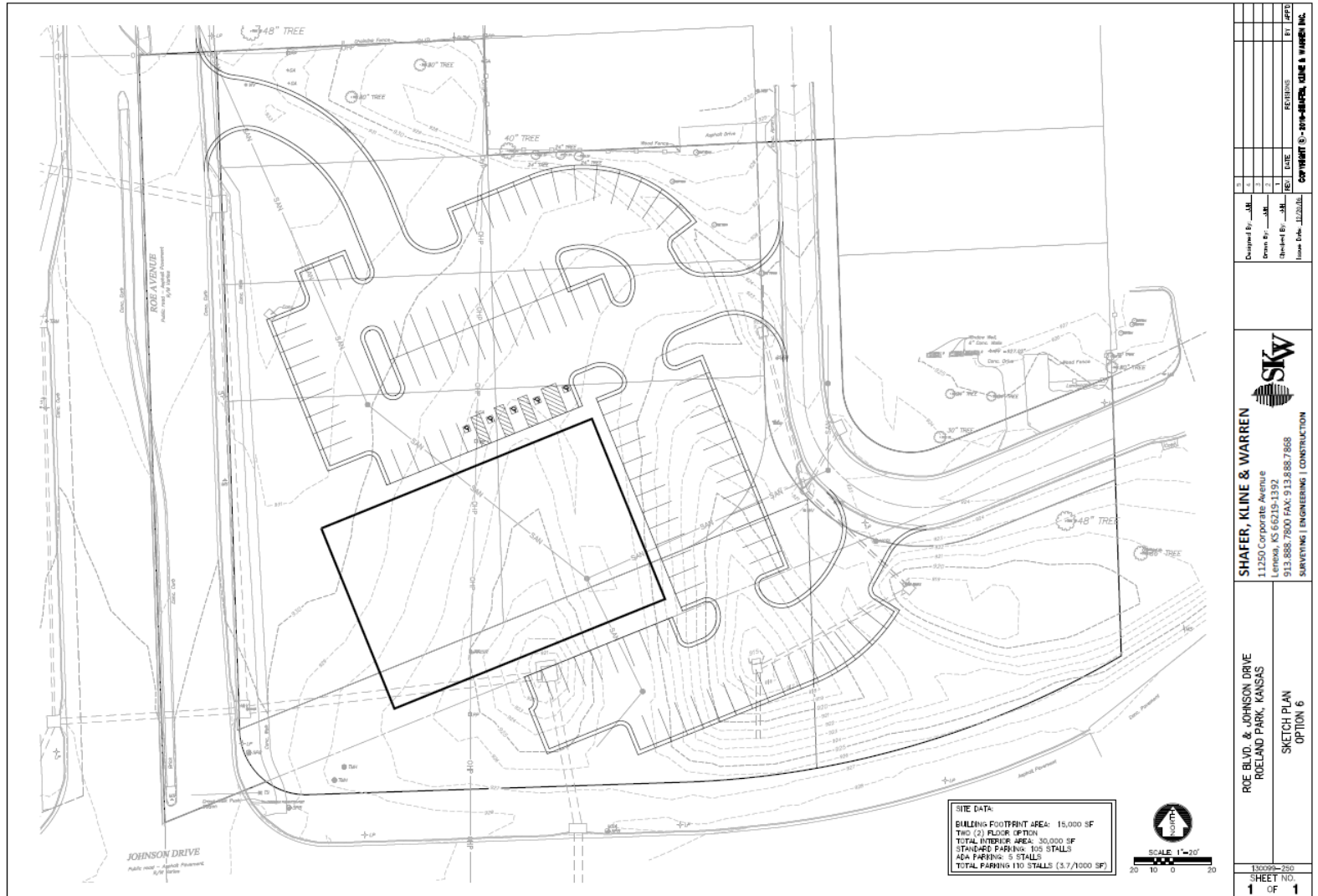


Event
Center

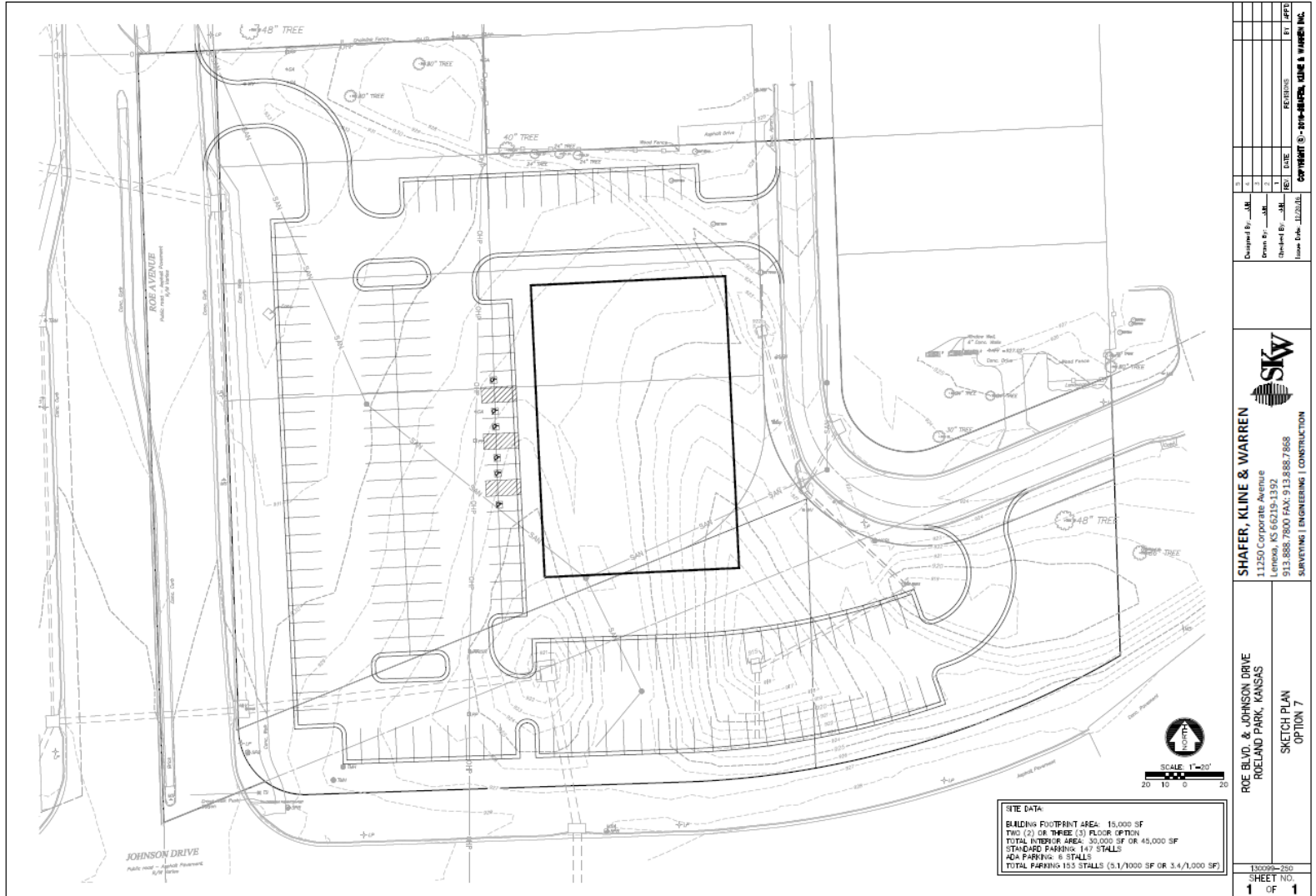
The consensus was to proceed with determining the viability of mixed-use development.

This location signifies the entrance to Roeland Park and provides new branding opportunities for the community.

2) PROPOSED SITE PLAN



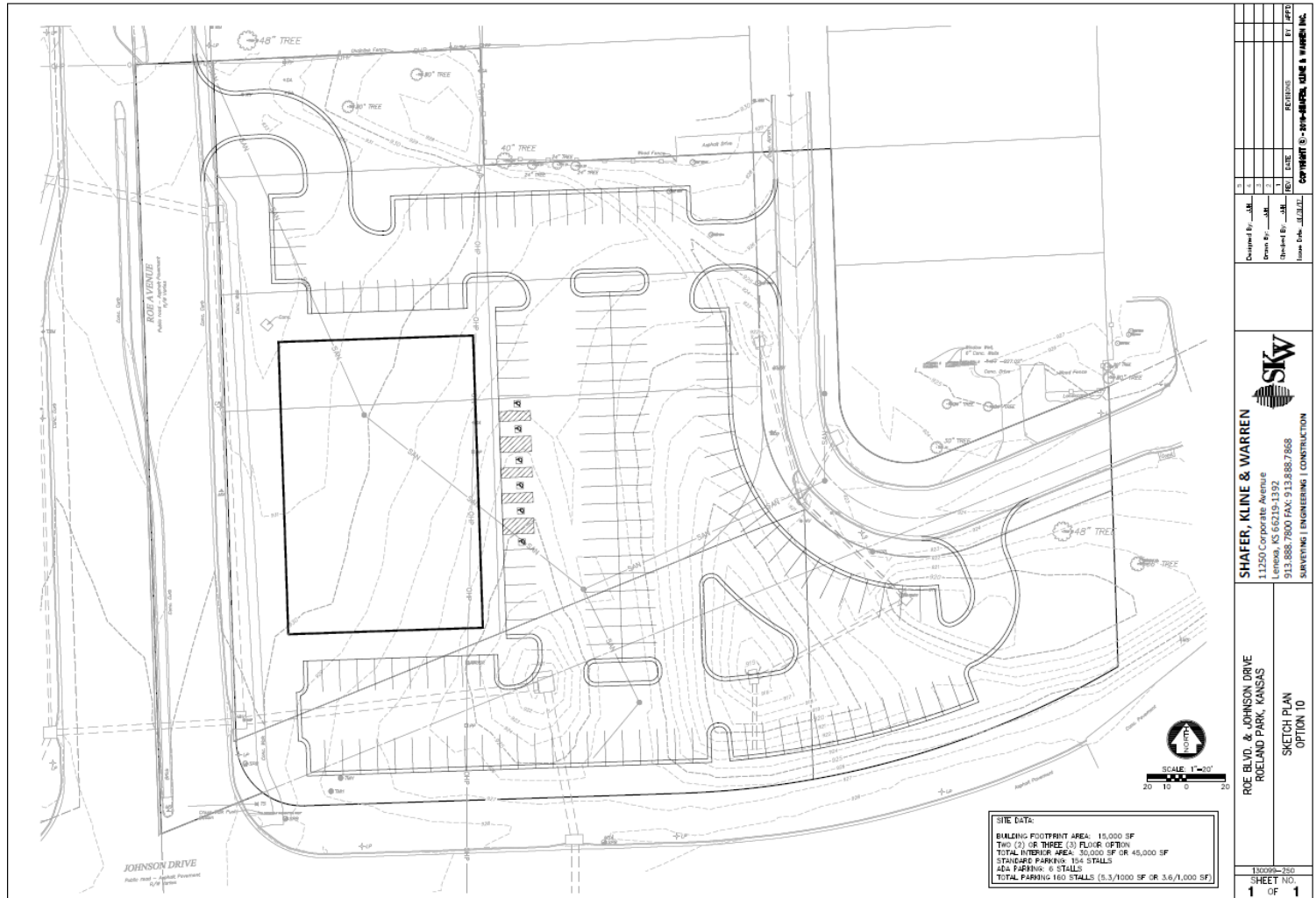
2) PROPOSED SITE PLAN



13000000-250		<div>ROE BLVD. & JOHNSON DRIVE ROLAND PARK, KANSAS</div> <div>SKETCH PLAN OPTION 8</div>	<div>SHAFFER, KLINE & WARREN</div> <div>11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX 913.888.7868</div> <div></div> <div>SURVEYING ENGINEERING CONSTRUCTION</div>		<div>Designed By: <u>JKM</u></div> <div>Drawn By: <u>JKM</u></div> <div>Checked By: <u>JKM</u></div> <div>Issue Date: <u>11/22/11</u></div> <div><div>RECEIVED</div><div>DATE</div><div>BY</div><div>#PAGES</div></div> <div>Copyright © - 2011-SHAFFER, KLINE & WARREN, INC.</div>					
1	OF		1							

[illegible]

2) PROPOSED SITE PLAN



3) EXECUTION OF MARKETING PLAN

- a) Draft and approve CBC's marketing agreement.
- b) CBC Marketing Sign on Property and push out information via CoStar, Xceligent and Loopnet.
- c) Continue to refine the site plans with SKW to create as many attractive and versatile mixed-use development scenarios as possible.
- d) Proceed with a "Roadshow" to generate interest among the development community and potential tenants.
 - i. TOP PROSPECTS
 - i. Restaurateurs List
 - ii. Developers List
- e) Review any incoming land purchase offers and development proposals.
- f) If proposals received are inadequate or not of interest, proceed with an organized RFP process with response deadlines that will result in shortlisted companies and formal interviews with CBC, City Leadership and Staff.

4) PROPOSED SCHEDULE

- February 15, 2017: Execute Marketing Agreement with CBC
- February – April 2017: CBC to solicit interest from Developers / Tenants
- April 15, 2017: Deadline for shortlist of Developers / Tenants to Ad Hoc Committee

Path 1 – Proceed with Letters of Intent / Term Sheets with interested parties

Path 2 – Initiate RFP Process (*if necessary*):

- May 1, 2017: RFP Issued for Developers
- May 15, 2017: Deadline for Submissions
- May 22, 2017: Shortlist Firms
- May 30 –
June 2, 2017: Interview Firms
- June 7, 2017: Developer selected; Land Sale and Development Agreement negotiations begin

Item Number: DISCUSSION ITEMS- I.-2.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/2/2018
Submitted By: Beth Pauley, City Management Intern
Committee/Department: Admin.
Title: **Media Policy**
Item Type: Discussion

Recommendation:

Consider the attached media policy for possible adoption at a future Council meeting.

Details:

The Media Policy defines the steps that need to be taken by city staff and elected officials when speaking with the media. This policy encourages media engagement and establishes spokespeople who can streamline media inquiries and requests in a timely and accurate manner. This policy was guided by a collection of research from neighboring cities. Although this policy designates specific spokespeople, it allows flexibility for a variety of city staff and elected officials to act as subject matter experts on certain issues. Overall, this policy should encourage engagement while protecting the accuracy of the information that is being distributed.

The proposed media policy is attached. Also attached is the City's existing social media policy that was adopted in 2010. The media policy and social media policy are complimentary because they establish professional conduct for city staff and elected officials when they are representing, or can be perceived as representing, the City of Roeland Park in a public manner. However, the Social Media policy strictly provides guidelines for online presence, whereas the media policy provides guidance for interaction with media professionals and outlets. Examples of media professionals and outlets include, but are not limited to, newspapers, magazines, and radio stations.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Draft Media Policy	Exhibit
	Social Media Policy	Exhibit

**I. SCOPE**

The news media are an important component of the City's ability to communicate with and serve the public, accomplish public policy goals, and provide high quality and responsive municipal services. Inquiries from the news media are a high priority and must be responded to by the appropriate department or person as quickly and efficiently as possible. Every effort will be made to meet media deadlines and to ensure that all information released is accurate. The City centralizes media information requests in the City Administrator's office, and assigns a spokesperson based on the person who is most qualified to speak to the relevance of the material. Reporters may request interviews and seek information directly from the City Administrator's office, and the City Administrator or designee(s) will respond or coordinate.

II. PURPOSE

To ensure that the public is informed about all aspects of City government by maintaining positive media relations; encouraging media coverage of the services and accomplishments of the City; and responding to the media with accurate and timely information.

III. RESPONSIBILITY

City Administrator, Assistant City Administrator (Designee)

A. Approved spokespeople: City Clerk, Police Chief, Director of Public Works

IV. High Level Media Policy

A. All media inquiries must be handled by the City Administrator, Assistant City Administrator, or other individual(s) that have been approved as designees and authorized to speak to the media.

B. City employees and councilmembers (other than the Mayor) shall not make statements on behalf of the City, provide information for distribution, or provide background information unless specifically asked to do so by the City Administrator and/or approved designees.

C. Assuming that they have permission from the City Administrator or designee, staff and councilmembers may speak publicly to the media with Roeland Park only in accordance with established public speaking procedures.

D. The City Administrator must always be informed of media spotlights and inquiries. In the event of the City Administrator's absence, the Assistant City Administrator may act as designee for this purpose.

E. The City Administrator (or Designee) will inform the City Management Staff and Council on pending information that will appear to the media before it is made public whenever possible.

V. Media Inquiry Procedures for City Staff

- A.** Please refer all calls or visits to the City Administrator. If he or she is not available, refer to the Assistant City Administrator or the City Clerk.
- B.** If senior staff is not available, take the following steps:
1. Find out the reporter's name, phone number, and deadline
 2. Find out the nature of the inquiry (Example: Keith Moody is our City Administrator and spokesperson for Roeland Park. May I ask what kind of a story you are working on so that we can gather the information and he will have all the facts in front of him when he calls you back? OR – offer to send the reporter to voicemail and encourage them to leave a detailed message).
 3. Let the reporter know that City Administrator or other staff member will return the call by a stated time and date.
 4. Contact City Administrator or designated staff immediately if the deadline is imminent.
- C.** Please do not offer information to the media – even if you know the answer. All media contacts should be handled by senior staff and documented. Also, it is too easy to get quoted as an organization's spokesperson if you volunteer something the reporter wants to use. Assure the reporter that someone will respond in time to meet the deadline.

VI. Release of information pertaining to specific issues and events

- A.** It is the responsibility of Department Heads to notify the City Manager of significant events or issues that occur within their departments that may be of major interest to the Council, public and/or media. Staff shall be willing to publicize matters of community interest or concern, including positive information such as upcoming events, projects or programs. Such issues could include:
1. Significant awards, grants or fellowships presented to City programs or City employees for outstanding achievement
 2. Major police activities or incidents.
 3. Injury or death of a City employee on or off official City duty
 4. An unexpected work stoppage or inability to provide a critical City service that could affect the general welfare of the general public or the environment.
- B.** The City Administrator or designee will determine if it is necessary to contact the City Council and other Department Heads. If public release of the information is deemed appropriate, the City Administrator in consultation with the Department Head will determine the most appropriate mechanism for notifying the media. If the City Administrator is unavailable, the Department Head shall contact the Assistant City Administrator, who acts as the Designee.

VII. Media Policy for Elected Officials and The Mayor

- A.** The Mayor and City Councilmembers can be valuable resources for providing policy and political perspectives in response to specific news media inquiries; helping to disseminate City news and information to constituents and identifying stakeholders who should be informed; participating in news media events; and providing statements for news releases. The Mayor will act as the media spokesperson for the governing body in conjunction with the City Administrator. The City Administrator, or

designee, must always be informed of media inquiries and spotlights. Exceptions can be made based on the media content and relevance to city councilmembers area of expertise. Below is the process for media inquiries:

1. All media inquiries requesting an official statement on behalf of the City must be sent to the Mayor's office.
2. If the Mayor is not available, the City Administrator or designee(s) may handle the request
3. Elected officials may act as spokespeople at the City Administrator and Mayor's discretion;
4. Similarly, the City Administrator and Mayor may call on elected officials to respond to media inquiries based on the relevance of the information
5. Elected officials may conduct media outreach on certain topics or events after obtaining approval from the Mayor and City Administrator.

DRAFT

City of Roeland Park Social Media Policy

1.0 PURPOSE

This policy outlines the protocol and procedures for use of social media to publicize official city services and events. In addition, this policy addresses the responsibilities of individual employees and city officials with regard to social media and the use of city resources (time/equipment), as well as responsibilities related to public records and open meeting laws.

2.0 DEFINITIONS

Social Media – Various forms of discussion and information-sharing, including blogs, wikis, social networks, virtual worlds, video posts, podcasts, message boards and online forums. Technologies include: picture sharing, wall postings, fan pages, e-mail, instant messaging and music sharing.

Social Networking – The practice of expanding business and/or social contacts by making connections through Web-based applications. This policy focuses on social networking as it relates to the Internet to promote such connections for official city business for employees, elected and appointed officials who are using this medium in the conduct of official city business.

3.0 POLICIES AND PROCEDURES

- A. All official City of Roeland Park presences on social media sites or services are considered an extension of the City's information networks and are governed by the Computer, Email and Internet Policy contained in the City of Roeland Park Personnel Policy. Official sites are administered by the Public Information Officer or an official designee and used for the limited purpose of informing the public about City business, services and events.
- B. All City of Roeland Park social media sites must comply with applicable federal, state and city laws, regulations and policies. This includes adherence with established laws and policies regarding copyrights, records retention, Freedom of Information Act (FOIA), First Amendment, privacy laws and information technology, web standards, brand standards and media policies established by the City of Roeland Park.
- C. Each social media site used by the City of Roeland Park will include an introductory statement that clearly specifies the purpose of the site and directs users to the City's Web site. In addition, wherever possible, links to information should direct users back to the City's official Web site for more information, forms, documents or online services necessary to conduct business with the City of Roeland Park.
 - a. Purpose
 - i. to providing information to the users in a timely manner
 - ii. to direct users to the website for additional information
- D. Employees representing the City via social media outlets must conduct themselves at all times as representatives of the City of Roeland Park and in accordance with all human resource policies. Employees shall not disclose information about confidential city business on either the city's social media sites or their personal social media sites. See Employee Personnel Policy.

- E. The City of Roeland Park encourages the posting of comments by individuals; however, current elected officials are not to post on the City of Roeland Park's official social media sites.
- F. City of Roeland Park social networking content and comments containing any of the following forms of content shall not be allowed for posting:
 - a. Comments not topically related to the particular site or blog article being commented upon;
 - b. Profane language or content;
 - c. Content that promotes, fosters or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation;
 - d. Sexual content or links to sexual content;
 - e. Solicitations of commerce;
 - f. Conduct or encouragement of illegal activity;
 - g. Information that may tend to compromise the safety or security of the public or public systems; or
 - h. Content that violates a legal ownership interest of any party The City reserves the right to remove content that is deemed in violation of this policy or any applicable law. Any participants on the City's official social media sites who are in continual violation of the posting/commenting guidelines may be permanently removed from the City's site.
- G. The City of Roeland Park reserves the right to temporarily or permanently suspend access to official City social media sites at any time.

Item Number: DISCUSSION ITEMS- I.-3.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/6/2018
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **R Park Tennis Court Reservation**
Item Type: Resolution

Recommendation:

Staff recommends amending the fee resolution to add a rental fee for reserving use of the courts.

Details:

Attached is the fee resolution for the city. A resident rental fee of \$7/court/hr and non resident fee of \$10/court/hr is proposed based upon fees charged by other communities (a summary of fees charged by other facilities is attached). The fee would be charged for those who want to reserve use of the courts for a specific date/time. The courts are free to use on a first come first serve basis from dusk till dawn (we do not have lights). A reservation application/permit form has also been developed (based on other community's forms) and is attached for your reference.

The reservation process is anticipated to address interest in holding tournaments, private lessons, camps and other structured play where the organizer requires confirmation of the court(s) being available at a specific date and time. The fee also discourages reservations of use and then the person reserving the court not using the courts. The fees will support ongoing maintenance of the tennis courts.

Staff will post the reservations calendar at a message center located at the entrance to the courts and the person reserving the courts will be provided a reservation confirmation (permit) to ensure court users are aware of reserved times.

We will include a request for court users to use the parking lot at the park on the permit as well as a reminder in the message center at the court entrance.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Fee Resolution 661	Cover Memo
	Draft tennis court reservation	Cover Memo

RESOLUTION # 661

**A RESOLUTION ADOPTING A SCHEDULE OF FEES AND CHARGES
TO TAKE EFFECT _____, 2018**

WHEREAS, the City Council has determined it is proper to review and update a schedule of fees;

WHEREAS, the City Council of the City of Roeland Park, Kansas, previously adopted fees by ordinance and now seeks to do so via resolution;

WHEREAS, these fee schedules for the Police Department and City Hall will remain in place until a new resolution is adopted by the City Council;

NOW THEREFORE be it resolved by the governing body of the City of Roeland Park, Kansas, that the following Schedule of Fees and Charges shall take effect on _____, **2018**.

City of Roeland Park, Kansas Schedule of Fees and Charges

BOUND REPORTS AND OTHER PUBLICATIONS

Budget	Available online Free	\$12.00
Annual Financial Report	Available online Free	\$25.00
Comprehensive Plan	Available online Free	\$15.00
Municipal Code (Hard Copy)	Available online Free	\$85.00
Municipal Code (CD)	Available online Free	\$5.00
Zoning and Subdivision Regulations	Available online Free	\$10.00
Zoning Maps	Available online Free	\$5.00

BUSINESS LICENSE (Chapter 5)

Adult Businesses		
Entertainment License		\$250.00
Manager's license		\$20.00
Entertainer's license		\$20.00
Server's licenses		\$20.00
Amusement Devices		
Operator License		\$100.00
Distributor License		\$200.00
Home Occupational License		\$40.00
Massage Establishments		\$150.00
Massage Therapist		\$50.00
		\$80.00
Non-Domicile License	½ Year Prorate	\$40.00
Payday Loans		\$1,000.00
Peddlers, Solicitors		\$20.00 per day per person
Businesses with permanently established house to house or wholesale business shall receive such license upon the payment of \$50.00 for any year.		
Rental License		
	Single/Duplex (Per Unit)	\$75.00
	Multi-Family (Per Square Foot of living space)	\$0.04

Retail/Office Space	
Square Footage	License Fee
0 — 499 sq.ft.	\$50.00
500 — 999 sq.ft.	\$65.00
1,000 — 1,999 sq.ft.	\$100.00
2,000 — 2,999 sq.ft.	\$125.00
3,000 — 3,999 sq.ft.	\$150.00
4,000 — 4,999 sq.ft.	\$180.00
5,000 — 5,999 sq.ft.	\$210.00
6,000 — 6,999 sq.ft.	\$230.00
7,000 — 7,999 sq.ft.	\$290.00
8,000 — 8,999 sq.ft.	\$360.00
9,000 — 9,999 sq.ft.	\$430.00
10,000 — 10,999 sq.ft.	\$500.00
11,000 — 12,999 sq.ft.	\$560.00
13,000 — 14,999 sq.ft.	\$620.00
15,000 — 17,999 sq.ft.	\$710.00
18,000 — 20,999 sq.ft.	\$780.00
21,000 — 24,999 sq.ft.	\$950.00
25,000 and over sq.ft. —	\$950.00 + \$30/1000 sq.ft.
Service Station	Retail/Office Space Schedule + Pump Fee \$10 per handle
Solid Waste/Trash Trucks	\$50.00 Per Truck

FRANCHISE FEES

Telecommunication franchise application (one-time fee)	\$2,000.00
Telecommunication franchise renewal (one-time fee)	\$1,000.00
Cable franchise application	\$2,000.00
Cable franchise renewal	\$1,000.00
Utility franchise application	\$2,000.00
Utility franchise renewal	\$1,000.00
Annual franchise fee (Wireless Infrastructure Provider)	5% Gross Receipts
Annual franchise fee (Wireless Services Provider)	\$25.00 per pole/antenna on an annual basis
Pole attachment fee	\$45.00 per pole/antenna per month
Inspection fees	\$25 per installation site
Unauthorized attachment penalty fee	3x annual conduit rental fee, per occurrence
Failure to timely transfer, abandon or remove facilities fee	1/5 annual conduit rental fee, per linear foot, first 30 days; The annual conduit rental fee per day, per linear foot, second 30 days and thereafter

LICENSE FEES

<i>Alcohol and Liquor</i>		
CMB Licenses	Consumption on premises (Includes State Stamp) Fee Set By State	\$200.00
CMB Licenses	Non Consumption on premises (Includes State Stamp) Fee Set By State	\$75.00
Liquor Store (Occupational Tax)	Fee Set By State Annual license fee	\$300.00
Liquor Store (Occupational Tax)	Fee Set By State Biennial license fee	\$600.00
Temporary Liquor or CMB	Fee Set By State Annual license fee	\$25.00
Change of location (CMB)	Fee Set By State Annual license fee	\$50.00
Fireworks - Application for Public Exhibition (7-408 refunded if denied)		\$100.00
Garage Sale Permit		\$5.00
<i>Pet Licenses (Chapter 2)</i>		
Chickens/Hens:		
New Applications		\$80.00
Renewal		\$20.00
Dogs/Cats:		
Spayed/Neutered - Annual Tag		\$10.00
Not Spayed/Neutered - Annual Tag		\$25.00
Late charge on Dog/Cat Tags		
30 days but less than 60 days, following the expiration of the registration period		\$5.00
60 days but less than 90 days following the expiration of the registration period		\$10.00
90 days or more following the expiration of the registration period		\$20.00
Replacement Tag		\$1.00
Special Pet Permit - Dogs/Cats (More than 2 of each) - Annual		\$100.00
Tennis Court Reservation Fee		
Resident \$7.00 per hour per court Non-Resident \$10.00 per hour per court		

OTHER FEES

<i>Administration</i>	
Copies (items readily available)	\$0.25/Per page
Copies (all other items)	\$0.25/page + staff cost
Copies to CD	\$5.00/CD
Research Fee	\$35.00 per hour
Second Reinspection of Rental Property	\$40.00 per inspection
<i>Court/Police</i>	
Copies:	
Accident Reports & Pictures	\$10.00
DUI Report & Video	\$30.00

Fax	\$5.00
Offense Reports & Pictures	\$10.00
	\$10.00
Video only (per disc)	\$25.00
Fingerprinting - Residents	\$5.00
Fingerprinting - Non-Residents	\$25.00
Clerk Research Fee	\$35.00 per hour
Returned Check Fee	\$40.00

PERMITS

After hours inspection fee	\$50.00 per hour; minimum 2 hours
House Moving	\$40.00
Portable Storage Unit/Dumpster	\$20.00; If purchased after delivery \$30 penalty

Building Permits - Remodeling/Tenant Finish	
Value of Work	
\$.00 - 1,000	\$20.00
\$ 1,000.01 - 1,200	\$45.00
\$ 1,200.01 - 1,300	\$48.00
\$ 1,300.01 - 1,400	\$51.00
\$ 1,400.01 - 1,500	\$54.00
\$ 1,500.01 - 1,600	\$57.00
\$ 1,600.01 - 1,700	\$60.00
\$ 1,700.01 - 1,800	\$63.00
\$ 1,800.01 - 1,900	\$66.00
\$ 1,900.01 - 2,000	\$69.00
\$ 2,000.01 - 10,000	\$ 69.00 for the first \$2,000 plus \$20.00 for each additional \$1,000 or fraction thereof (with the cost rounded up to an even dollar amount)
\$ 10,000.01 - 15,000	\$245.00
\$ 15,000.01 - 20,000	\$290.00
\$ 20,000.01 - 25,000	\$325.00
\$ 25,000.01 - 50,000	\$ 325.00 for the first \$25,000 plus \$5.00 for each additional \$1,000 or fraction thereof (with the cost rounded up to an even dollar amount)
\$ 50,000.01 - 100,000	\$ 450.00 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof (with the cost rounded up to an even dollar amount)
\$100,000.01 and higher	\$ 675.00 for the first \$100,000 plus \$3.00 for each additional \$1,000 or fraction thereof (with the cost rounded up to an even dollar amount)

Building Permits - Single/Duplex Family Dwellings - Flat Fee Permits + Addendums and Plan Review*Building Permit New Construction Residential \$.20/Square Foot*

Residential Permitting Flat Fee Addendum

Electrical – up to 3 dwelling units flat fee	\$150 per service; 4 dwelling units and above - \$50/unit
Plumbing – up to 3 dwelling units flat fee	\$100 per service; 4 dwelling units and above \$50/unit
HVAC – up to 3 dwelling units flat fee	\$100 per service; 4 dwelling units and above \$50/unit

Building Permits – Commercial Construction - Flat Fee Permits + Addendums and Plan Review*Building Permit New Construction Commercial \$.35/Square Foot*

Commercial Permitting Flat Fee Addendum

Electrical	\$150 plus \$3.50 per 100 sf of total floor area
Mechanical (includes plumbing) – Use Groups A, B, E, I, M, R	\$150 plus \$4.50 per 100 sf of total floor area
Mechanical (includes plumbing) – Use Groups F, R, H, S, U	\$150 plus \$200 per unit (NO DUCT WORK)
Mechanical – <i>if adding duct work to existing shell</i>	\$150 plus \$2.50 per sf of duct work

Plan Review		
	Residential	\$100 for each \$10,000 increment, plus \$5 for each additional \$1,000 or fraction thereof <i>OR</i> the cost to the City for Third Party review, whichever is greater and as required.
	Commercial	65% of total building permit fee <i>OR</i> the cost to the City for Third Party review, whichever is greater; \$50 minimum
Fees for Stand Alone Items:		
	Driveway	\$100.00
	Electrical (upgrades)	\$50.00
	Fence	\$40.00
	Foundation Repair	\$125.00
	Full HVAC Replacement (includes AC and Furnace)	\$125.00
	Furnace and AC (separate)	\$65.00
	Furnace and AC (separate) in a multi unit dwelling	\$45.00
	Water Heater	\$20.00
	Water Heater in a multi unit dwelling	\$15.00
	Roof Replacement	\$130.00
	Waterline	\$75.00
Demolition Permit		
	Value of Work	

\$.00 – 200	\$20.00
\$ 200.01 -1,500	\$40.00
\$ 1,500.01 - 7,000	\$100.00
Demolition Permit (cont)	
\$ 7,000.01 - 50,000	\$ 100.00 for the first \$7,000 plus \$2.50 for each additional \$1,000 or fraction thereof
Over 50,000	\$ 7,000 plus \$2.50 for each additional \$1,000 \$350 for the first \$50,000 plus \$2.50 for each additional \$1,000 or fraction thereof.
Plan Review	
Residential 10% of total building permit fee; \$25.00 Minimum	
Commercial 65% of total building permit fee; \$50.00 Minimum	
Re-inspection Fee Building Permit	\$40.00 each
Sign Permits *	
For new, rebuilt or altered signs	\$100.00 for the first 100 square feet and \$10.00 for each 100 square feet or portion thereof in excess of 100 square feet.
Renovation of an existing sign	\$50.00.
On all Building Permits - Fees doubled if permit not purchased before work commences	
BUILDING PERMIT FEE REFUNDS.	
(a) The full amount of any fee paid hereunder that was erroneously paid or collected.	
(b) Not more than seventy-five (75%) percent of the permit fee when no work has been done under a permit issued in accordance with this code.	
The Code Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than sixty (60) days after the date of the fee payment.	

SPECIAL EVENTS PERMITS

Type 1 - Fund raising or non-commercial events held outside an enclosed permanent structure for non-profit religious, educational or community service organizations that periodically and routinely operate in the city; including any on-site signs and structures in conjunction with the event	No Cost
Type 2 - Seasonal Sales, including Christmas tree sales, garden centers, farmers' markets (1 Per year)	\$50.00
Type 3 - Promotional activities or devices intended to attract attention to a specific place, business, organization, event or district such as banners as defined in Section 16-903(e) hereof, and attention-attracting devices as defined in Section 16-903(c) hereof (Up to 10 per year)	\$50.00
Type 4 - Significant commercial activities intended to sell, lease, rent or promote specific merchandise, services or product lines, such as tent sales, trade shows, or product demonstrations; (Up to 10 per year)	\$50.00
Type 5 - Significant public events intended primarily for entertainment or amusement, such as carnivals, concerts or festivals. (up to 10 per year)	\$75.00

STREETS & SIDEWALKS

Curb Cut Permit	\$85.00
Excavation	
Streets without non-woven fabric	\$85.00 + See 13-203
Streets containing non-woven fabric	See 13-204
Parade Permits	\$150.00
Right-of-Way Permit	\$85.00

WEED/NUISANCES

Mowing	1st Offense	\$125.00 Minimum
	2nd Offense	\$150.00 Minimum
	3rd Offense or more	\$175.00 Minimum
Additional Clean Up		Actual Costs

ZONING

Board of Zoning Appeals	
Appeal	\$50.00
Residentially Zoned April and August Meetings	No Cost
Variance	\$100.00

Rezoning to Single Family Resident District, Duplex Resident District or Multiple Resident

A District

0 to 5 acres	\$200.00
5+ to 10 acres	\$250.00
10+ to 20 acres	\$300.00
20+ acres	\$350.00

B Rezoning to Office Building District or Retail Business District

0 to 5 acres	\$350.00
5+ to 15 acres	\$400.00
15+ to 25 acres	\$450.00
25+ acres	\$500.00

Rezoing to District CP-0 (included preliminary development

C plan review)

0 to 5 acres	\$450.00
5+ to 15 acres	\$500.00
15+ to 25 acres	\$550.00
25+ acres	\$600.00

Rezoing to District CP-1 or CP-2 (included preliminary

D development plan review)

0 to 5 acres	\$500.00
5+ to 15 acres	\$550.00
15+ to 25 acres	\$600.00
25+ acres	\$650.00

Rezoing to District P-1 (included preliminary development plan

E review)

0 to 5 acres	\$500.00
5+ to 20 acres	\$550.00
20+ acres	\$600.00

F Mixed zone change application for conventional districts (applications for any combination of districts listed in subsections A or B above)

0 to 10 acres	\$400.00
---------------	----------

10+ to 20 acres	\$450.00
20+ to 40 acres	\$500.00
40+ acres	\$550.00

G Mixed zone change application for conventional districts (applications for any combination of districts listed in subsections A or B above)

0 to 10 acres	\$400.00
10+ to 20 acres	\$450.00
20+ to 40 acres	\$500.00
40+ acres	\$550.00

H Special Use Permits

0 to 5 acres	\$250.00
5+ to 10 acres	\$350.00
10+ acres	\$500.00
Site Plans (Non residential development in residential district	\$150.00
Preliminary Revised Preliminary Development Plan	\$400.00
Final Development Plan or Revised Final Development Plan	\$ 650.00
Landscaping Plan	\$125.00
Preliminary Plat	
0-5 lots	\$100.00 plus \$8.00 per lot
6-10 lots	\$100.00 plus \$7.00 per lot
11-20 lots	\$100.00 plus \$6.50 per lot
21 or more lots	\$110.00 plus \$6.00 per lot
Final Plat	
0-5 lots	\$150.00 plus \$8.00 per lot
6-10 lots	\$150.00 plus \$7.00 per lot
11-20 lots	\$150.00 plus \$6.50 per lot
21 or more lots	\$160.00 plus \$6.00 per lot
Lot Split	\$150.00
Nonconforming Situation Permits	\$75.00
Vested rights permits	\$100.00
Zoning - In addition to the above application fees, applicants shall be responsible for the cost of all legal publications, ie Public Notices of Hearings, Publication of ordinances, etc.	

The Resolution is hereby introduced and adopted by the City Council at the regular meeting held on _____, **2018**. This Resolution shall become effective upon being adopted by the City Council with the fees to take effect _____, **2018**.

Mike Kelly, Mayor

ATTEST:

Kelley Bohon, City Clerk

SEAL:

Application for Tennis Court Reservation Permit

IMPORTANT: This reservation form must be completed and signed on BOTH PAGES and returned to the City Clerk's office. A signed application must be on file BEFORE the tennis courts can be reserved and permit issued. PLEASE CAREFULLY REVIEW RESERVATION REGULATIONS AND PARK RULES ON SECOND PAGE OF APPLICATION.

Roeland Park Resident/Sponsor (responsible party) Phone No.s: (H) _____
Name _____ (W) _____
Address _____ (Cell) _____
City/ST/Zip _____ KS D/L No: _____
Group or organization: _____ E-Mail _____
If different from above: Address _____ Phone _____
Purpose of reservation: _____ No. of people: _____
Tennis Courts requested: _____
Date(s) of use: _____ Time(s) of use: _____

- Reservation fee established by Council Resolution # _____

Resident Reservation Fee	\$7 per hour per court
Non-Resident Reservation Fee	\$10 per hour per court

Assurance Statement

I have reviewed the Reservation Regulations and Rules outlined on Page 2 of this Application. In making the above reservation, I fully understand that I will be held responsible for any violations of State laws and rules and regulations of the City of Roeland Park, Kansas at the location and time specified on this Permit. I assume responsibility and will pay for any damage or loss that may occur to the facility, equipment and grounds. In addition, the organization will be required to sign a hold-harmless Affidavit. I further understand that if a violation occurs, the activity can be canceled by the Roeland Park Police Department without prior notice and the parties and organization named herein may be subject to prosecution for such violation.

Signature of Roeland Park Sponsor

COMPLETE & SIGN BOTH PAGES OF APPLICATION AND RETURN TO:

The City of Roeland Park • 4600 W 51st Street • Roeland Park, KS 66205
Phone 913.722.2600 / Fax 913.722.3713

PROCESSED BY: _____ DATE: _____ D/L VERIFIED _____ PERMIT ISSUED ON: _____
Application for Tennis Court Reservation Permit - Page 2

Affidavit

(Group, Organization or Sponsor) _____ shall indemnify and hold the City of Roeland Park harmless from and against any loss, cost or damage of any nature arising out of any action or claim against Roeland Park, or its agents or employees, in connection with or relating to any alleged injury or damage occurring in or around _____ Tennis Courts immediately prior to, immediately after, and during the period for which the facility is reserved by the above named group or organization.

Date

Signature of Roeland Park Sponsor

NON-DISCRIMINATION CLAUSE

(Individual, Group, or Organization) _____ shall comply with all applicable local, state and federal laws in carrying out this reservation.

In connection with the performance of this reservation, the reserving party agrees to comply with the applicable provisions of all local, state and federal non-discrimination laws.

(Individual, Group or Organization) _____ further agrees to not discriminate against any person because of race, religion, color, sex, disability, age, national origin or ancestry in the admission or access to, or participation or employment in, its programs, services and activities.

If the City determines that the reserving party has violated any applicable provision of any local, state or federal law, or has discriminated against any person because of race, religion, color, sex, disability, age, national origin or ancestry in the admission or access to, or participation or employment in, its programs, services and activities, such violation and/or discrimination shall constitute a breach of contract and the City may cancel, terminate or suspend this agreement in whole or in part.

The parties do not intend this provision to subject any party to liability under state or federal law unless it applies.

Individual, Group or Organization

Date: _____

By: Name, Title

RESERVATION REGULATIONS

- All reservations for use of R Park Tennis Courts must be made by completing an Application for Permit. A Permit number will be assigned and recognized by a copy of the Application. Applications can be requested either in person at the Municipal Building, by mail or fax.
- The sponsor is responsible for the actions of the group members.
- Cleanup after use shall be done by the group using the courts.
- Park in the R Park parking lot.

ROELAND PARK RULES

- Amplified sound is prohibited except by issuance of a Permit from the City Clerk's office.
- Alcoholic liquor is prohibited.
- Littering is prohibited.
- Parking or driving on the grass is prohibited.

Reservation App Faxed To _____ Fax # _____ Date _____

Item Number: DISCUSSION ITEMS- I.-4.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Review On-Street Parking Draft Policy**
Item Type: Discussion

Recommendation:

Staff has developed a draft policy at the direction of Council. We look for direction on how to refine this draft.

Details:

The draft policy spells out responsibilities, procedures, relevant information to be gathered as well as parking options that will be considered. Staff has referred to the notes prepared by the Public Safety and Administrative Committee as well as comments during discussions on the topic to format the policy.

The percentage of property owners in support of a change has been left blank as staff anticipates varying views. Staff has drafted language to require that a segment of street be considered to avoid requests from a single property owner to prohibit parking in front of their property or the property across the street. The parking restriction options listed reflect the feedback from the ad hoc committee notes, but this too is a component that the council may wish to give additional consideration.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Draft- On Street Parking Policy	Cover Memo

I. SCOPE

This policy includes: (1) a statement of procedures to be followed in determining if a request to restrict on street parking should be considered by the Governing Body; (2) the process of notifying, eliciting feedback and encouraging participation by property owners impacted by on street parking limitations and (3) criteria or standards upon which decisions shall be based.

II. PURPOSE

To establish a uniform policy for consideration of restricting on street parking within the community. The policy is intended to provide a clear, logical and expedient method for considering and acting upon street parking restrictions.

III. RESPONSIBILITIES

A. City Clerk

1. Receive requests and ensure all requested information is provided and accurate.
2. Provide notice to impacted property owners of proposed restrictions, request property owner input/feedback, inform of meeting dates and times and encourage attendance/participation.

B. Public Works Director

1. Compile relevant street design and function data and compile summary of conditions into report for consideration.
2. Compile feedback from impacted property owners into report for consideration.

C. Police Chief

1. Compile relevant public safety information into report for consideration.
2. Incorporate fire and EMS considerations into report for consideration.

D. Governing Body

1. Understand and employ the criteria contained in this policy when rendering a decision.
2. Consider feedback from impacted property owners as well as information/recommendations provided by staff.
3. Render a decision in a thoughtful and expedient manner.

IV. PROCESS

A. Requests

1. A request to restrict on street parking shall be made by completing and submitting to the City the "On Street Parking Change" form. The form will be available at City Hall or through the City's web site. The form shall be submitted to the City Clerk. The City Clerk will ensure that the form is accurate and complete.
2. A request shall be considered by the Governing Body if at least __% of the property owners adjacent to the impacted corridor sign the completed form

City of Roeland Park - Restricting On Street Parking Policy

indicating their support of the change.

3. The request shall be for a street segment that at a minimum extends from one intersection to another or in the case of a cul-de-sac or dead end from the end of the street to the nearest intersection.
4. A request meeting the criteria spelled out in 1 and 2 above will be added to the Council Workshop agenda for consideration. Sufficient time shall be provided to the City Clerk to mail notification to all property owners impacted by the change giving them notice of the date and time of the meeting where the request will be discussed. The notification will also inform the property owner of what is being considered and may include a request of them to provide feedback prior to the meeting date on preferred options being considered.

B. Relevant Information to be Compiled and Considered

1. Design Conditions- the width of the street, location and width of existing sidewalks, functional classification of the street, is this a bike route, is visibility a problem due to vertical/horizontal curves or site triangle limitations at affected intersections.
2. Driveway Concentration- how does the width of the lots and the concentration or width of existing drives impact the availability of on street parking as well as the function and safety of movements into and out of drives with the proposed parking restrictions.
3. Emergency Access- does the street width provide sufficient room to allow the proposed parking and retain at minimum a 10' isle for emergency vehicles to pass.
4. Other Relevant Factors- are there other factors that should be considered such as special uses (schools, medical facilities, nursing homes) or unique neighborhood circumstances.

C. Consideration Process

1. Governing Body will consider an application during a workshop.
2. Parking restriction options that will be considered include: no parking anytime, no parking at posted times, and no parking on posted days.
3. Following consideration of the information presented, the Governing Body will either move the issue to a Council meeting for action, request additional information or choose not to take any further action.
4. A change to the on street parking restrictions will require passage of an ordinance amending the appropriate section of the City code.

D. Implementation Process

1. If a change to the on street parking restrictions is approved, the Public Works Director will order and install the appropriate signage.
2. Temporary signage will be installed until permanent signs are available.
3. The City Clerk will provide notification to the adjacent properties impacted by a change. Enforcement will commence thereafter.

Item Number: DISCUSSION ITEMS- I.-5.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 4/27/2018
Submitted By: Tom Madigan
Committee/Department: Admin.
Title: **Request for No Parking on Canterbury Between 47th Street and 48th Street**
Item Type: Discussion

Recommendation:

Based upon input from neighbors and the discussions held at work sessions, the attached draft ordinance has been developed. It reflects prohibiting parking on the west side of Canterbury from 47th to 48th street.

Details:

From the May 15th Workshop:

A discussion of limiting on street parking along Canterbury is occurring at the request of residents along the street. As this is an issue which has opportunity for differing opinion, the Council has invited each of the property owners along Canterbury between 47th and 48th to attend the meeting and share their opinions.

29 letters sent to residents on Canterbury from 47th to 48th Street following the 4/27/18 workshop where this topic was initially discussed. 12 residents returned responses.

Residents were asked to please check the parking option preferred and mail the letter back in the enclosed self-addressed, stamped envelope by May 17th.

 8 public parking allowed on the east side of the street and permit parking allowed on the west side of the street with each household able to acquire a permit for each car registered vehicle at that address.

 make Canterbury a one-way street

 1 parking only allowed on the east side of the street

 no on-street parking

___3___ parking only allowed on the west side of the street

The preferred method of controlling on street parking based upon the survey of residents is to allow public parking on the east side of the street and limit on street parking on the west side to those with a permit, where a permit would be issued to each vehicle registered to an address along this segment of Canterbury. Staff estimates a decal or mirror hanger would cost \$2.50 each. The permits could be tracked through our existing licensing software.

Limiting parking on the street has the benefit of enhancing safety with less congestion, greater visibility of vehicles and pedestrians. It also makes it easier for maintenance of the street by public works (snow removal, painting, crack sealing, and surface treatments).

Canterbury is a standard width residential street (28' back of curb to back of curb). This leaves 27' of paved surface to travel/park upon. A car parallel parked consumes 8' of width. Cars parked on both sides would consume 16' leaving 11' of travel width. A full size fire truck is 8' wide, plus mirrors.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

On Jun 4, 2018 Chief Morris, Tim Janssen, Jim Kelly, and Tom Madigan discussed the possibility of the city issuing parking permits with the following ideas:

Rearview mirror hanging tag parking permits are preferred.

- 1) Resident's tags
 - a) Permanent tag
 - b) 1 per license vehicle for each residence
 - c) Tag will be linked to license plate
 - d) Tag will be a bright color to aid Roeland Park Police Department
 - e) Lost tags could incur a cost to the resident
- 2) Visitor's tags
 - a) Temporary tag
 - i) Paper or card stock
 - b) Same color as resident's tag
 - c) Vital information
 - i) License number of visiting vehicle
 - ii) Residence issuing tag
 - iii) Length of time tag is valid

Parking restriction signs

1) Parking Signs information

- a) When parking is permitted
 - i) Permit parking only or
 - ii) Permits required during certain hours
- b) Violation of what City Ordinance

- c) Fine for violation
 - i) Judge should decide proper fine

Future requests for parking variance

1) Resident request for change in on street parking

- a) Application requirements
 - i) Cause of hardship
 - ii) Requested parking variance
 - iii) City survey of all residents affected

ATTACHMENTS:

Description	Type
 Ordinance 967	Cover Memo

ORDINANCE NO. 967

**AN ORDINANCE RELATING TO LOCAL TRAFFIC REGULATIONS;
AMENDING EXISTING SECTION 14-219 OF THE CODE OF THE CITY OF
ROELAND PARK, KANSAS, CONCERNING PARKING ON CERTAIN CITY
STREETS.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK,
KANSAS:**

SECTION 1. Section 14-219 of the Code of the City of Roeland Park, Kansas, is hereby amended to read as follows:

14-219. PARKING PROHIBITED ON CERTAIN CITY STREETS. No person shall stop, stand or park a motor vehicle except when necessary to avoid conflict with other traffic or in compliance with direction of a police officer or traffic control device in any of the following places:

- (a) On the east side of Nall Avenue from the south City limits to 51st Street;
- (b) On the south side of 51st Street from Briar to Nall Avenue;
- (c) On the south side of 56th Street, between the intersections of Granada and Roe Boulevard;
- (d) On any portion of the north side of 51st Street from Cedar to Nall Avenue;
- (e) On the west side of Buena Vista on any portion of the street;
- (f) On any portion of Roe Lane;
- (g) On the east side of Reinhardt Street between the intersections of 48th Street and 50th Terrace; and between the intersection of Lucas Lane and 53rd Street;
- (h) On either side of 50th Street between the intersections of Reinhardt and Canterbury;
- (i) On any portion of 47th Street;
- (j) On the west side of Ash from the intersection of 51st to a point 100 feet south of that intersection;
- (k) On the west side of Neosho Lane at the intersection of Neosho Lane and 50th Street and Wells Drive, to a point 170 feet north of the crosswalk crossing Neosho at that intersection;
- (l) On any portion of Roe Boulevard;
- (m) On the west side of Parish Drive from the intersection of Elledge Drive and Parish Drive to a point 150 feet south the entrance of the Roesland Elementary School parking lot;
- (n) On the north side of 50th Street between Clark Drive and Buena Vista Drive;
- (o) On the west side of Rosewood Drive north of the intersection with 51st Street;
- (p) On the west side of Reinhardt between 50th Terrace and 52nd Place;
- (q) On the east side of Parish from 48th Street to a point 250 feet north of that intersection;
- (r) On either side of 55th Street between Linden and Roe Boulevard;
- (s) On either side of Ash from Johnson Drive to 58th Street;
- (t) On either side of 50th Terrace between Briar and Roe Boulevard;
- (u) On either side of Delmar between the intersection of 47th Street and 47th Terrace.

(v) On the west side of Canterbury between 47th and 48th Street.

SECTION 2. This ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council the 16th day of July, 2018. **APPROVED** by the Mayor.

Mike Kelly, Mayor

ATTEST:

Kelley Bohon, City Clerk

APPROVED AS TO FORM:

Steve Mauer, City Attorney

Item Number: DISCUSSION ITEMS- I.-6.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Review 2018 Objectives 2nd Quarter**
Item Type:

Recommendation:

No action is anticipated, report is informational.

Details:

Attached is the 2nd Quarter ended progress report for our 2018 Objectives. We have 20 objectives for the year, 7 have been completed by the established deadline, and 9 have been completed with in the established budget with a net accumulated savings of \$23,214.

Please read the "Status" comments for details concerning progress toward completion of each Objective. Overall we have significant work ahead of us in order to finish all of the 2018 Objectives as well as the 2017 Objectives that remained unfinished. The next two quarters will require focus on these priorities.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description
<input type="checkbox"/> Objectives Report- 2nd Quarter

Type
Cover Memo

Performance Review and Summary 2018 Objectives

	Number	Percentage
<i>Number of Tasks to be completed:</i>	20	
Tasks Incomplete	0	0%
Tasks Completed on or before Deadline	7	35%
Tasks Completed after Completion Deadline	2	10%
Tasks Completed on or under Cost Estimate	9	45%
Tasks Completed over Cost Estimate	0	0%
Total Over/(Under) Budget		\$ (23,214)

Goals and Objectives for Fiscal Year 2018
Roeland Park, Kansas

Progress Summary: 7/2/18

								Completion Index	
								Cost	Deadline
								0=Incomplete 1=UNDER 2= On 3=OVER	0=Incomplete 1= Early 2= On Time 3= Late
Objective ID	Description	Responsible Party	Cost Estimate	Actual Cost	(Under) or Over Estimate	Completion Deadline	Status- Date Completed		
A	1 Connection through Celebrating Holiday Spirit- install holiday lighting of gateways on Roe, plan for holiday lighting all along Roe	Admin and PW Staff	\$ 2,000			12/1/18	Planning meeting held with PW Committee 4/30 with tasks and duties established.		
A	2 Monthly Communications Report and Public Engagement Plan	Admin Staff	\$ 10,000			6/30/18	Communications plan completed, base performance established as benchmark. Monthly performance reports being provided. Administrative intern is working on public engagement plan.		
A	3 Evaluation of NOVUS and Potential Meeting Management Software	Admin Staff	\$ 5,000	\$ 4,950	\$ (50)	3/31/18	Completed 3/19/18. Staff and Council reviewed alternatives elected to remain with Novus.	2	2
A	4 Electronic Voting Log System for Council Chambers	Admin Staff	\$ 4,500			2/28/18	Delayed as video options discussed, \$600 to implement through NOVUS.	1	3
B	1 Provide Maintenance, Removal or Add New Public Art	Public Works Director	\$ 10,000			11/30/18			
B	2 Phased Development Plan for R Park and Design of 1st Phase	Park Committee & PW Director	\$ 26,000			11/30/18	Engineering work order approved by Council in June. Engineer will work with Parks Committee to develop the phasing sequence of the adopted master plan followed by design of the 1st phase of improvements.		
B	3 Identify and Complete High Priority Sidewalk Extension Project	Public Works Staff	\$ 130,000			6/30/18	Incorporated with the CDBG funded Birch street mill and overlay project. Work to be bid in July, completed by December.		
C	1 Install Shade Structures at R Park, Granada Park and Aquatic Center	Pubic Works Director	\$ 38,000			10/31/18	R park structures in design. Pool structures on hold due to dome decision. Quotes for Granada options being collected. Grants being completed by Park Board.		
C	2 Dead Tree Removal at Nall Park	Pubic Works Director	\$ 30,000	\$ 11,342	\$ (18,658)	3/31/18	Completed 3/9/18.	1	1
C	3 Business District Crime Prevention Initiative	Police Chief	\$ 7,500	\$ 7,250	\$ (250)	7/1/18	Additional police presence in the district implemented 1/1/18. Completed initiative June 22, 2018. Crime stats to be presented at first workshop in July.	1	2

Goals and Objectives for Fiscal Year 2018
Roeland Park, Kansas

Progress Summary: 7/2/18

								Completion Index	
								Cost	Deadline
								0=Incomplete 1=UNDER 2= On 3=OVER	0=Incomplete 1= Early 2= On Time 3= Late
Objective ID	Description	Responsible Party	Cost Estimate	Actual Cost	(Under) or Over Estimate	Completion Deadline	Status- Date Completed		
C	4 Increase Police Visibility in Neighborhoods	Police Chief	\$ -			12/31/18	Continuous participation in block parties, and social events. Foot patrols and neighborhood contacts increased during canvass of property crime locations.		
D	1 Pilot Program- Increase Roeland Parker Newsletter to 8 Issues per Year	Admin Staff	\$ 13,200			12/15/18	Ongoing and in progress.		
D	2 Apply and Achieve GFOA Distinguished Budget Presentation Award for 2019 Budget	Asst. City Administrator	\$ 200			12/1/18	Review of GFOA requirements complete, preparation of budget document is underway.		
E	1 Add Automated Time and Attendance to Payroll Program	City Clerk	\$ 5,000	\$ 2,664	\$ (2,336)	1/1/18	Staff interviewed and demoed local service providers. Pricing comparison has been compiled and preferred vendor recommended to council. Council approved service agreement. Staff began a trial use on 4/15/18. Implemented 5/13/18	1	3
E	2 Provide Emergency Response Benefit to Staff	City Clerk and PW Director	\$ 500	\$ 500	\$ -	1/1/18	Completed with effective date of 1/1/18.	2	2
F	1 Become a Member of ICLI (Local Governments for Sustainability)	Sustainability Committee	\$ 700	\$ 600	\$ (100)	1/31/18	Completed 1/23/18.	2	2
F	2 Reflect Update to Comprehensive Plan for 2019 in CIP	City Administrator, Governing Body, Planning Commission	\$ -	\$ -	\$ -	1/1/18	Completed with Adoption of 2018 budget.	2	2
G	1 Implement Branding Launch Plan	City Administrator	\$ 24,000			12/31/18	Logo being implemented as opportunities arise. Admin intern will focus on this goal, she has completed an implementation plan. Intern has begun implementation		
G	2 Interface Modules Between Receipts, Credit Transactions, General Ledger and Court	Assistant City Admin., City Clerk, Court Clerk	\$ 3,000			1/1/18	Cost of an interface between court and receipts is \$5,000. Considering a change in vendors as the court software is not ideal for our needs.		
G	3 Purchase Street Maintenance Equipment-Trailer and Asphalt Float	Public Works Director	\$ 21,000	\$ 19,180	\$ (1,820)	3/31/18	Both were approved for purchase in March and will be available for the start of pavement repair in the summer.	1	2
Total			\$ 330,600	\$ 46,486	\$ (23,214)				

Goals and Objectives for Fiscal Year 2018
Roeland Park, Kansas

Progress Summary: 7/2/18

Completion Index	
Cost	Deadline
0=Incomplete	0=Incomplete
1=UNDER	1= Early
2= On	2= On Time
3=OVER	3= Late

Objective ID	Description	Responsible Party	Cost Estimate	Actual Cost	(Under) or Over Estimate	Completion Deadline	Status- Date Completed		
Incomplete Objectives from 2017:									
B	3 Find new location for Public Works	City Administrator	\$ 1,000,000			7/31/17	We are looking at options currently available. Over 35 sites considered.	0	0
B	5 Replace Tennis Courts at R Park	Pubic Works Director	\$ 150,000	\$ 174,000	\$ 24,000	11/30/17	\$32k in grants secured, construction completed 6/29/18.	3	3
B	6 Stormwater Network Inspection/Condition Rating	Pubic Works Director	\$ 20,000			11/30/17	Staff held off starting this in 2017 because the SMAC committee was considering funding inspection programs through the County. City approved piggybacking on Shawnee's contract for cleaning/televising in 5/2018, work to begin 7/2018, 2 miles of storm pipe to be completed in 2018.	0	0
D	1 Update City Website	City Clerk	\$ 20,000			3/31/17	As of 8/2017 contract awarded, preliminary design begun. Delayed due to the logo and color pallet not being adopted until 12/2017. Completion is anticipated in the third quarter of 2018.	0	0
G	3 Begin Wayfinding Sign Program	Public Works Director, Bike Walk Committee	\$ 12,500			9/30/17	Council has indicated support of a sign location plan. Staff has worked with a local sign manufacturer on a durable easy to maintain sign design that incorporates the new logo, it was presented to Council in 6/2018. 1st phase of sign location plan to be presented to Council on 7/2/18.	0	0

Item Number: DISCUSSION ITEMS- I.-7.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **Wayfinding Signs Phase 1**
Item Type: Discussion

Recommendation:

Staff recommends for Council to approve Phase 1 of the City Way-Finding Signage program at a cost not to exceed \$12,500.00

Details:

The Way-Finding Sign Objective was adopted in 2017 by Council and reflected a 3 year (phase) implementation.

Staff has worked with Midtown Signs to develop the City's Way Finding signs based on the feedback previously received from Council. Integrating the City's new logo and color scheme were achieved in the "sample" sign Midtown made for Roeland Park. The sign is modular (able to replace just the portion that is damaged or stolen), made of aluminum so will not rust, uses powder coat paint for durability, and uses reflective vinyl (affordable to replace as the sign ages/fades).

Council has indicated support of the sign location plan previously. This plan reflected the use of two sign types, a small version that could be deployed on existing street/traffic signs and a large version that would stand on their own and be placed along our primary corridors (they would also point to a larger number of destinations than the smaller signs).

Staff would like to continue the efforts on Phase 1 which will focus on installing the small version of our way finding signs on existing street sign posts. Staff has developed a map to illustrate the locations of phase 1 and the sign designations.

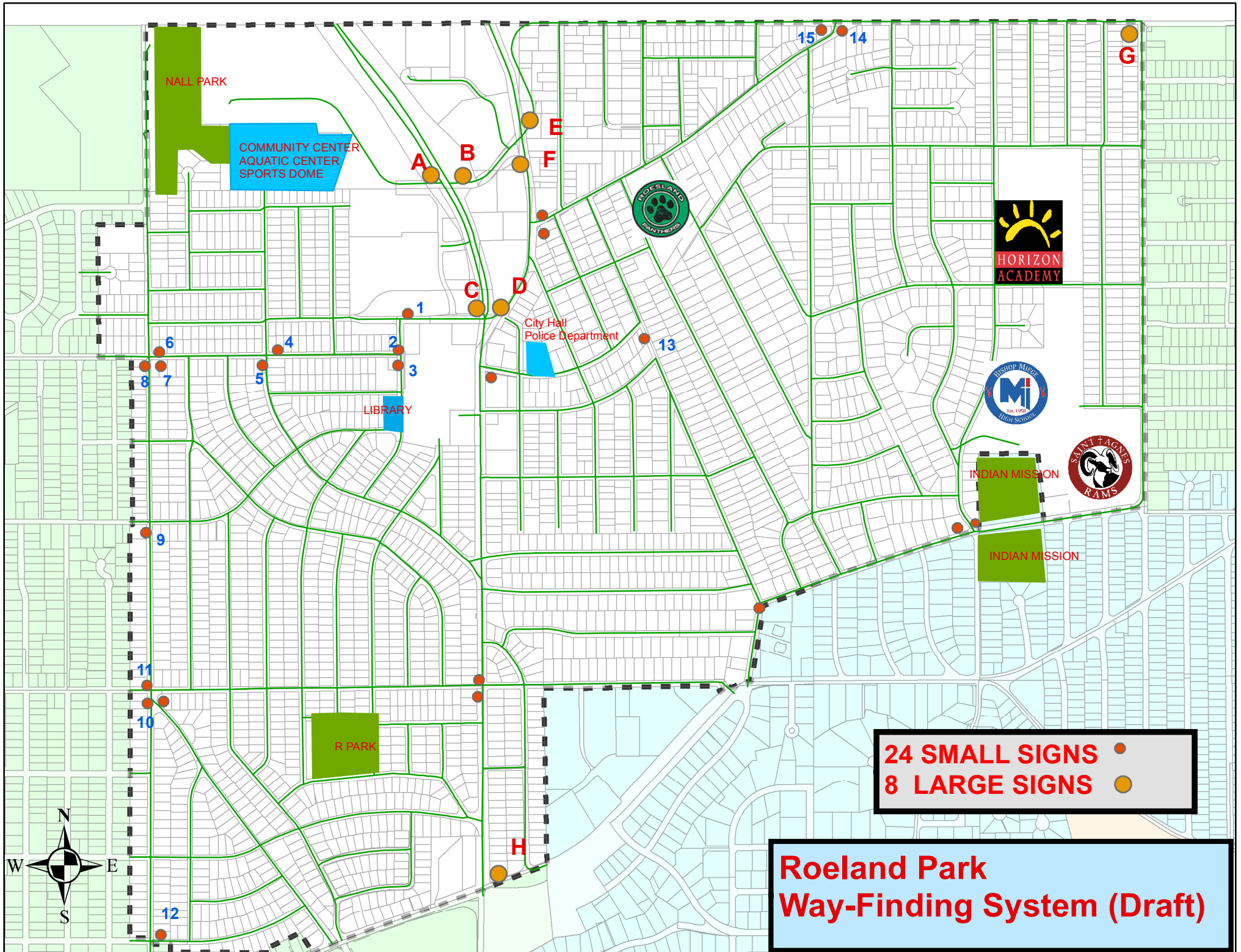
As a reminder the City has \$12,500 to spend on this effort annually for the next 3 years.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:


Description		Type
	Way Finding Phase 1 Map	Cover Memo
	Sign Designation Phase 1	Cover Memo
	Sample Sign	Backup Material



City Way Finding Phase 1 Signs


1

Community Center
Pool/Sport Dome
Library
Nall Park
(Facing East)



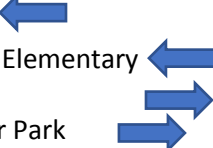
2

Community Center
Pool/Sports Domes
Library
Nall Park
(Facing North)



3

City Hall
Roesland Elementary
Library
Carpenter Park
(Facing West)



4

Community Center
Pool/Sports Dome
Nall Park
R Park
Library
(Facing East)



5

City Hall
Pool/Sports Dome
Community Center
Library
Carpenter Park
(Facing West)



6

Nall Park
R Park
(Facing East)



7

City Hall
Pool/Sports Dome
Community Center
Library
Carpenter Park
Nall Park
(Facing South)



8

City Hall
Pool/Sports Dome
Community Center
Library
Roesland Elementary
Nall Park
R Park
(Facing West)




9

City Hall
Pool/Sports Dome
Community Center
Library
Nall Park
R Park
(Facing West)



10

City Hall
Pool/Sports Dome
Community Center
Library
Nall Park
R Park
(Facing South)



11

City Hall

Pool/Sports Dome

Community Center

Library

Nall Park

R Park

(Facing West)



12

City Hall

Pool/Sports Dome

Community Center

Library

Nall Park

R Park

(Facing South)





ROELAND **PARK**

est 1951

NALL PARK



POOL



KANSAS

Item Number: DISCUSSION ITEMS- I.-8.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Mayor Kelly
Committee/Department: Admin.
Title: **Livable Wage Proclamation**
Item Type: Other

Recommendation:

Attached draft Livable Wage Proclamation.

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Livable Wage Proclamation	Cover Memo



Proclamation

Livable Wage

WHEREAS, Roeland Park, Kansas, is one of the most racially and economically diverse cities in Johnson County; and

WHEREAS, our inclusive city benefits from the varying perspectives of people from many different backgrounds; and

WHEREAS, in Roeland Park and throughout the country there is a growing divide between people with financial resources and those without; and

WHEREAS, economic resources contribute greatly to the ability of people to participate in the healthy functioning of our city, and the demands of working multiple jobs can inhibit this participation; and

WHEREAS, Roeland Park suffers as a whole when any of our residents experience the extreme hardship caused by low wages, and

WHEREAS, the City of Roeland Park should strive to maintain and attract outstanding businesses that provide high-quality jobs and careers, which not only help grow our city's revenue stream, but also increases our residents' quality of life; and

WHEREAS, businesses who pay livable wages inspire worker loyalty and an improved business ethic, which in turn decreases turnover, increases sales and thereby contributes to a solid tax base; and

WHEREAS, Roeland Park businesses that pay its workers a livable wage with good benefits allow its employees an improved opportunity to be a part of our community, thereby adding to our city's inclusiveness and diversity, and sustaining the healthy growth of Roeland Park.

NOW THEREFORE, we the Governing Body of Roeland Park encourage all local businesses to pay a living wage to their employees, and will continue to seek out businesses who add value and character to our community, including the value of paying its employees a livable wage.

MIKE KELLY
Mayor

Item Number: DISCUSSION ITEMS- I.-9.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/26/2018
Submitted By: Michael Poppa and Jim Kelly
Committee/Department: Admin.
Title: **Ward 4 Community Forum Topic Discussion**
Item Type: Discussion

Recommendation:

Ward 4 Community Forum Topic Discussion

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: DISCUSSION ITEMS- I.-10.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 6/29/2018
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **47th Street Bike Lane Study with Wyandotte County**
Item Type: Agreement

Recommendation:

Staff recommends for Council to support the CFS Engineers Bike Lane study on 47th Street, between Mission Road and Roe Lane at a cost not to exceed \$1,250.00

Details:

Councilwoman Hill's proposed 2019 Objective to construct bike lanes on 47th Street, between Mission Road and Roe Lane was only supported as a study by WYCO. We agreed Roeland Park would not support the construction of bike lanes without WYCO's support. However, WYCO does support a study of bike lanes within the stretch of road. Per the scope of services reflected in the attached study agreement: The main objective of this study's proposal is to provide recommendations for Pavement Markings from Roe Lane to Mission Road. The current width of 47th Street to the west of Mission Road has enough space for a bike lane to be added. The preferred lane configuration of 47th Street from Roe Lane to Mission Road will be discussed during a conceptual meeting with Roeland Park and the Unified Government.

CFS Engineers is the same firm performing the engineering concepts and potential design for City of Westwood Complete Street Project. They have provided a scope and fee to perform the bike lane study for the referenced portion of County Line road. Staff supports this study and can pay for our portion (\$1,250.00) out of the Professional Services line item in the Special Street Fund (5209.270). The study would be completed in 2018.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

Type

▣ 47th Street Engineering Design

Cover Memo

June 20, 2018

1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Hollister, Missouri
Springfield, Missouri
Jefferson City, Missouri

Jose M. Leon Jr.,
Director of Public Works
City of Roeland Park, Kansas
4600 W 51st Street, Suite 200
Roeland Park, Kansas 66205

Brent Thompson, P.E.
County Engineer
Unified Government of
Wyandotte County and
Kansas City, Kansas
701 N 7th Street, Suite 715
Kansas City, KS 66101

RE: Request for Proposal | Engineering Services
47th Street Complete Streets | Phase 1 Study

Dear Mr. Leon and Mr. Thompson:

We are pleased to submit this proposal for engineering services for the study of Phase 1 of the complete street plan along 47th Street. The Phase 1 study consists of analyzing the pavement marking configuration from Roe Lane to Mission Road. The analysis will consider the possible installation of a bike lane along 47th Street and will provide exhibit drawings and discussion points for each alternative.

Our staff of transportation and traffic engineers have intimate knowledge of 47th Street which will translate to an efficient delivery of the Phase 1 study. CFS Engineers has extensive experience working on complete street projects in the Kansas City region and we plan on bringing a collaborative approach to this project to ensure the most thorough solutions for the corridor. As the engineering firm who worked on the Planning Sustainable Places (PSP) project, we have personally been involved with the discussions of advancing this project, design alternatives, and we fully understand the importance improving access to meet the growth of activity along 47th Street.

Our team at CFS Engineers has the resources available to begin work on this project following the notice to proceed. CFS is committed to giving you exceptional client service and providing quality submittals that meet the proposed design schedule and budget. We appreciate you choosing CFS to continue working on the 47th Complete Street project and are committed to providing you with excellent quality from start to finish.

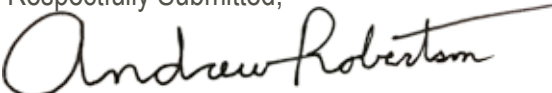
Board of Directors:

Kenneth M. Blair, P.E.
Robert S. Chambers, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Charles C. LePage, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

Associates:

Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Gene E. Petersen, P.E.
Todd R. Polk, P.E.
William J. Stafford, P.E.
Richard A. Walker, P.E.
Lucas W. Williams, P.E.

Respectfully Submitted,



Andrew Robertson, P.E., PTOE
816.333.4477 | arobertson@cfse.com

PROJECT SCOPE OF SERVICES

The main objective of this study's proposal is to provide recommendations for Pavement Markings from Roe Lane to Mission Road. The current width of 47th Street to the west of Mission Road has enough space for a bike lane to be added. The preferred lane configuration of 47th Street from Roe Lane to Mission Road will be discussed during a conceptual meeting with Roeland Park and the Unified Government.

PROPOSED FEE

Rate (Direct Payroll + Overhead/Profit)	Engineer \$125/Hr	
Scope Task	Hours	Cost
47th Street Add-on - Pavement Marking Study from Roe Lane to Mission Road		
Project Management and Meetings	10	\$1,250
Conceptual Exhibits and Analysis	10	\$1,250
	Subtotal	\$2,500
Total Proposed Cost of Study		\$2,500

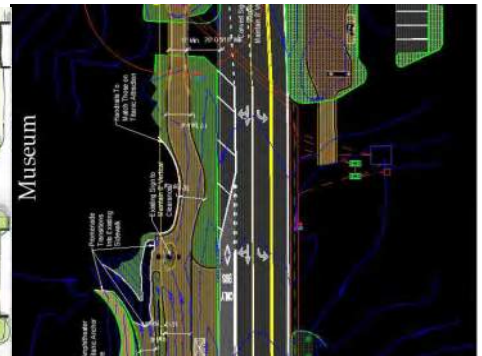
Additional Services: Construction Services billed hourly. Typical rate, \$125 per hour.



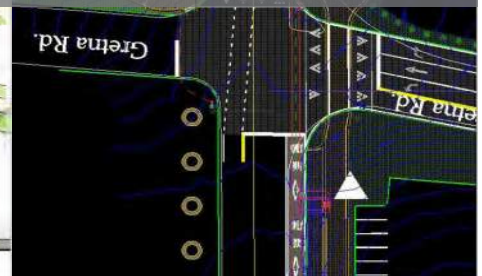
From Master Plan...



...to Concept Plan...



...to Detailed Design
& Engineering.



PROJECT APPROACH & SCHEDULE

Following the notice to proceed, our staff will analyze the possible pavement marking configurations from Roe Lane to Mission Road within two weeks from the notice to proceed. We will have concept exhibits and discussion points for each alternative provided at the joint meeting with Roeland Park and the Unified Government. Our team is confident that all tasks will be delivered on schedule and within budget.

KEY PERSONNEL



SABIN YANEZ P.E.
PRINCIPAL IN CHARGE

Sabin Yanez is the Senior Vice President for CFS Engineers overseeing all firm activities in the Kansas City metropolitan area their three other offices in Missouri. Mr. Yañez has over 30 years of experience in transportation and infrastructure engineering, including planning, traffic engineering, design and construction administration. For the first 19 years of his career Mr. Yañez worked for the Missouri Department of Transportation. In his last 4 years there Mr. Yanez served as the District Engineer for the Kansas City Area District, overseeing the activities of over 850 employees and a \$200 million annual budget. Since joining CFS he currently serves as the CFS liaison to multiple public and private sector clients and has been responsible for the growth of the design/build market sector for the firm.

33 years experience

education

Bachelor of Science / 1985 / Civil Engineering
University of Missouri - Rolla

registrations

Professional Engineer: Missouri

Representative Project Experience:

- **2016 / 2017 / 2018 CIP - Fairway, Kansas**
- **Longview Road Improvements - Kansas City, Missouri**
- **155th Street Improvements - Kansas City, Missouri**
- **Maplewoods Parkway - Kansas City, Missouri**
- **Watson Drive Extension - Kearney, Missouri**
- **Interurban Road Improvements - Platte County, Missouri**
- **Lees Summit Road | Anderson to Lakewood - Kansas City, Missouri**
- **Shoal Creek Parkway Improvements - Kansas City, Missouri**
- **Wornall Road | 79th to 85th - Kansas City, Missouri**
- **Wornall Road | 75th to Ward Parkway - Kansas City, Missouri**
- **Route 60 Design Build - Rogersville, Missouri / MoDOT**
- **Stadium Boulevard / MO Rte. 740 - Columbia, Missouri**

**RICK WALKER P.E.**

SENIOR PROJECT MANAGER | QA/QC

As a Senior Project Manager in our transportation engineering group, Rick is responsible for the delivery of quality projects, on-time and on-budget. Mr. Walker has more than 30 years of experience in the planning and design of important projects on interstates, rural and urban highways, and local roads. He is experienced in the related disciplines of project management, geometric design, cost estimation, traffic analysis, drainage and stormwater management, intersection design, signalization, permitting, utility coordination, signing, pavement marking, lighting, and maintenance of traffic. He has been responsible for numerous successful high-profile projects and has a proven track record of client satisfaction, while building lasting relationships with CFS's valued clients.

*Representative Project Experience:***34 years experience****education**

Bachelor of Science / 1984 / Civil Engineering
University of Kansas

registrations

Professional Engineer: Kansas
Professional Engineer: Missouri
Land Surveyor: Kansas

- **North Oak | 42nd to Indianola - Kansas City, Missouri**
This project included design and construction for elements of roadway reconstruction, curb and gutter replacement, driveway entrance replacement, and intersection ADA improvements.
- **Longview Road Improvements - Kansas City, Missouri**
CFS provided survey and design for two roadway widening projects on Longview Road for Jackson County and the City of Kansas City, Missouri. The two projects encompassed widening and reconstruction of Longview Road from a two lane rural-type roadway to a three-lane and four-lane urban roadway between Hickman Mills Drive and Green Valley Road in South Kansas City.
- **Maplewoods Parkway - Kansas City, Missouri**
The Maplewoods Parkway Project included realignment, widening and reconstruction of approximately 1.8 miles from NE 96th Street northward past Staley Farms and Staley High School.
- **2016 / 2017 / 2018 CIP - Fairway, Kansas**
- **155th Street Improvements - Kansas City, Missouri**
- **Lees Summit Road | Anderson to Lakewood - Kansas City, Missouri**
- **Shoal Creek Parkway Improvements - Kansas City, Missouri**
- **Wornall Road | 85th to 89th - Kansas City, Missouri**
- **Wornall Road | 79th to 85th - Kansas City, Missouri**
- **Wornall Road | 75th to Ward Parkway - Kansas City, Missouri**
- **Route 60 Design Build - Rogersville, Missouri / MoDOT**



ANDREW ROBERTSON P.E.

DEPUTY PROJECT MANAGER

Mr. Robertson has worked on a wide variety of transportation and traffic challenges within Missouri and Kansas ranging from planning studies to roadway design. Past projects include addressing access management requirements for commercial development access driveways, use of GIS and the Highway Safety Manual to provide a hot spot analysis procedure of high risk crash locations, analysis of event traffic arrival and dispersion operations, identification of traffic calming methods for optimized multi-modal safety, and complete street design alternatives. With a background as a graduate student, he became an expert utilizing traffic modeling software including Synchro and VISSIM. His work experience also includes ADA compliant design and inspection, multi-modal design, noise barrier design, roadway and intersection design, signal modifications, street lighting, pavement marking, signage, traffic control, trail and sidewalk design, and cost estimation.

6 years experience

education

Master of Science / 2013 / Civil Engineering
(Transportation) / University of Missouri
Bachelor of Science / 2011 / Civil Engineering
University of Missouri

registrations

Professional Engineer: Kansas
Professional Engineer: Missouri
Professional Traffic Operations Engineer

Representative Project Experience:

- **155th Street Improvements - Kansas City, Missouri**
This is a 3,500 foot roadway improvement project along 155th Street from Kensington Avenue to the Kansas City Southern Railroad Crossing. The proposed project includes Wide Divided Median Roadway Section, box culvert, storm inlets, storm pipe utility relocations, a 10 foot Trail with accessible ramps, a 5 foot sidewalk with accessible ramps, and earthwork.
- **Truman Dam Access Road - Warsaw, Missouri**
This project includes design for realigning and widening the intersection of Commercial Street and Truman Dam Access Road to provide for turn lanes at the intersection. Truman Dam Access Road will be widened to provide for turn lanes at the intersection and bike lanes along the edge of the road. The intersection project will include traffic signals and lighting, as well as realignment of ditches and the extension of drainage structures.
- **Kentucky Road Extension - Raymore, Missouri**
- **Maplewoods Parkway - Kansas City, Missouri**
- **Wornall Road | 85th to 89th - Kansas City, Missouri**
- **Watson Drive Extension - Kearney, Missouri**
- **Interurban Road Improvements - Platte County, Missouri**
- **Route 60 Design Build - Rogersville, Missouri / MoDOT**
- **Catherine Street Improvements - Lebanon, Missouri**
- **2108 CIP - Fairway, Kansas**
- **Kasold Drive Improvements - Lawrence, Kansas**
- **US 400 Passing Lane Additions - Wilson, County, Kansas / KDOT**

**JOEL BUFFINGTON P.E.**

SENIOR PROJECT ENGINEER | DESIGN

Mr. Buffington joined CFS Engineers in 2013 with 22 years of experience. He possesses extensive knowledge of engineering standards and practices with experience in producing preliminary plans through final construction documents. He has strong ability to coordinate design development with a project team applying creative and practical solutions to difficult engineering decisions. Other areas of expertise are project management, roadway design engineering, traffic engineering, site development, environmental permitting, quality assurance, construction services, and client coordination.

*Representative Project Experience:***22 years experience****education**

Bachelor of Science / 1996 / Civil Engineering
University of Kansas

registrations

Professional Engineer: Kansas
Professional Engineer: Missouri

- **Interurban Road Improvements - Platte County, Missouri**

This project consisted of pavement overlay and widening of approximately 29,500 linear feet of Interurban Road between State Route HH and Pleasant Grove Road. Construction consisted of removal of improvements, linear grading, drainage structures, under-drains, paving, erosion control, seeding and mulching, pavement marking, and traffic control

- **Watson Drive Extension - Kearney, Missouri**

This project consisted of approximately 4,250 feet of roadway design on new alignment. Design included an enclosed storm sewer system and coordination with the Corps of Engineers for two jurisdictional drainage crossings.

- **K-32 and Kansas Avenue - Leavenworth, Kansas**

This project consisted of roadway realignment and bridge replacement for K-32 and Kansas Avenue over I-70 for the Kansas Turnpike Authority in Leavenworth County, Kansas.

- **2016 / 2017 / 2018 CIP - Fairway, Kansas**

- **Leawood Curb Design Build - Leawood, Kansas**

- **155th Street Improvements - Kansas City, Missouri**

- **Maplewoods Parkway - Kansas City, Missouri**

- **US-69 Highway - Bourbon/Crawford County / KDOT**

- **K-170 Bridge over Cherry Creek - Osage County / KDOT**

- **US-400 Passing Lanes - Wilson County / KDOT**



26 years experience

education

William Jewell College / 1985

Survey Classes / 1991-93

Longview Community College

registrations

Professional Land Surveyor: Kansas

Professional Land Surveyor: Missouri

RON SCHROER PLS

SURVEY MANAGER

Ron joined CFS in 2014 with over 20 years of experience and directs the Survey Department in the Kansas City office. Mr. Schroer is efficient in design, layout, boundary, ALTA, and development surveys. Additionally, he is efficient in easement exhibits and legal descriptions. He has worked on local, municipal, private development, and regional projects.

Representative Project Experience:

- **155th Street Improvements - Kansas City, Missouri**

This is a 3,500 foot roadway improvement project along 155th Street from Kensington Avenue to the Kansas City Southern Railroad Crossing. The proposed project includes a wide divided median roadway section, box culvert, storm inlets, storm pipe utility relocations, a 10 foot Trail with accessible ramps, a 5 foot sidewalk with accessible ramps, and earthwork.

- **Interurban Road Improvements - Platte County, Missouri**

This project consisted of pavement overlay and widening of approximately 29,500 linear feet of Interurban Road between State Route HH and Pleasant Grove Road. Construction consisted of removal of improvements, linear grading, drainage structures, under-drains, paving, erosion control, seeding and mulching, pavement marking, and traffic control.

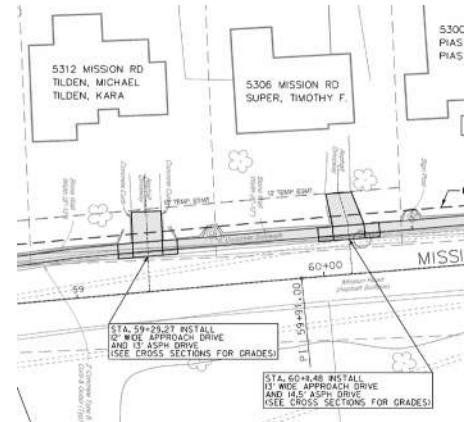
- **2017 / 2018 CIP - Fairway, Kansas**
- **Maplewoods Parkway, Kansas City, Missouri**
- **Kentucky Road Extension - Raymore, Missouri**
- **Wornall Road | 85th to 89th - Kansas City, Missouri**
- **Stokes Road Improvements / Bridge Replacement - Vernon County, Missouri**
- **Watson Drive Extension - Kearney, Missouri**
- **South Liberty Parkway - Liberty, Missouri**
- **BPU On-Call Surveying - Wyandotte County, Kansas**
- **Multiple Projects under On-Call Engineering - Wyandotte County, Kansas**

PROJECT EXPERIENCE

Fairway 2016 / 2017 CIP Projects

FAIRWAY, KANSAS

The project consisted of roadway rehabilitation and maintenance of Mission Road from 63rd Street to 53rd Street. The segment from 63rd Street to Shawnee Mission Parkway was completed in 2016, and the segment from Shawnee Mission Parkway to 53rd Street was part of the 2017 package. The 2016 CIP plans included the redesign of all driveways along the east side of the road to create a continuous ADA accessible path for the length of the project. In addition to the design services for improvements to Mission Road, the plans also included spot curb repair locations for 57th Terrace, Chadwick, Pawnee, Alhambra, and Cherokee Circle maintenance program. The 2017 package included the redesign of the sidewalk and driveways along the west side of Mission Road from Shawnee Mission Parkway to 53rd Street. The goal, again, was to create an ADA accessible path for the length of the project. Street maintenance projects designed in the 2017 CIP included Canterbury and Lockton.



Watson Drive Extension / 19th Street Improvements

KEARNEY, MISSOURI

This project consisted of the design of approximately 4,250 feet of Watson Drive (new construction) from the Shoppes at Kearney to 19th Street, and reconstruction of approximately 2,875 feet of 19th Street from Watson Drive to Greenfield Drive. Construction included clearing, removal of improvements, grading, enclosing storm sewer system, paving, erosion control, street lighting, permanent signing, and pavement marking. The project also included approximately 5,250 linear feet of 12 inch waterline installation, which was bid as an Add Alternate with the base bid.

CFS Engineers provided vertical sight distance analysis on the existing 19th Street roadway. The project included improved vertical alignments at two side road intersections. CFS also provided traffic analysis to develop a future 5-lane roadway section along 19th Street. A preliminary layout for a roundabout intersection at 19th Street and Watson Drive was designed, and Right-of-Way preserved for future construction. CFS, the City of Kearney, and MoDOT coordinated the design of the roundabout with a proposed interchange at I-35 and 19th Street, which the city plans to construct as development and increased traffic volume warrant the need for the interchange.



155th Street Improvements

KANSAS CITY, MISSOURI

155th Street is a 3,500 foot roadway improvement project along 155th Street. The proposed project includes reconstruction of the existing 2-lane arterial into a 4-lane divided roadway section.

For this project CFS incorporated the latest 3D modeling techniques within Microstation to create a complete 3 dimensional representation of the proposed project. 3D models of proposed items included roadway, sidewalk, trail, tie slopes, driveways, ADA ramps and sidewalk driveway crossings, retaining walls, and storm sewer.

Also for this project CFS was contracted to complete surveying, roadway design, street lighting design, storm sewer design, erosion control design, NPDES and MDNR permitting, storm water detention, BMP analysis and design in accordance with the MARC BMP manual, right of way acquisition and easement preparation, bid document/project specification preparation, cost estimating, construction administration, and bid services.



PRIOR TO CONSTRUCTION

Kasold Drive Improvements

LAWRENCE, KANSAS

The Kasold Drive Improvements Project includes the complete reconstruction of a mile long stretch of a major arterial street surrounded by established residential and commercial areas. The proposed design includes a new median concrete street, recreational path, signals, a new stormwater collection and conveyance system and the replacement of a water transmission main, in addition to the relocation of various existing utilities. CFS worked with the City of Lawrence to provide a substantial public involvement program that included meetings, surveys and a project website.

The scope of the project includes the removal of existing pavement and construction of approximately 235 L.F. of 78 ft. back of curb to back of curb concrete street, 3,420 L.F. of 69 ft. back of curb to back of curb (median & no median) concrete street, 1,510 L.F. of 59 ft. back of curb to back of curb (median & no median) concrete street, subgrade preparation, driveways, aprons, side streets, sidewalks, recreational paths, over 3,000 L.F. of 18 inch to 30 inch storm sewer, around 7,000 L.F. of 12 inch & 8 inch waterline, waterline services, traffic signals, earthwork, signage, pavement markings, retaining wall, sanitary manholes, conduit, street lighting, fences, landscaping, traffic control & all other work necessary to complete the project located along Kasold Drive between Bob Billings Parkway & 6th Street.



PRIOR TO CONSTRUCTION

Commercial Street & Truman Dam Access Road

WARSAW, MISSOURI

CFS project scope involved engineering survey, traffic signal design, and design for realigning and widening the intersection of Commercial Street and Truman Dam Access Road to eliminate the current hazardous conditions of the intersection and provide added capacity for turning vehicles and future traffic volumes. The intersection will be reconstructed to better align the North and South approaches of Commercial Street. The project includes widening Commercial Street approaches to provide for turn lanes at the intersection. Truman Dam Access Road will be widened to provide for turn lanes at the intersection and bike lanes along the edge of the road. The intersection project will include traffic signals and lighting, as well as realignment of ditches and the extension of drainage structures. Tasks performed by CFS on this project were:

- Data Collection and Video Traffic Counts
- Surveying
- Traffic Study Preparation
- Preliminary Engineering Design
- Preparing Final Plans, Specifications, Estimates and Bid Documents
- NEPA Permit Applications
- Coordination with MoDOT
- Bid Services
- Construction Administration and Observation



Item Number: DISCUSSION ITEMS- I.-11.
Committee 7/2/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/2/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Governing Body Retreat Schedule**
Item Type: Discussion

Recommendation:

To discuss a final date for the Governing Body Retreat.

Details:

Information will be updated upon completion of the doodle poll on Monday, 6/28.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?