

GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK
Roeland Park City Hall - 4600 W 51st St
Monday, August 6, 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 |
|--|---|---|

Admin	Finance	Safety	Public Works
Kelly	Thompson	McCormack	Poppa
Madigan	Fast	Janssen	Hill

I. APPROVAL OF MINUTES

- A. June 18, 2018
- B. July 2, 2018

II. DISCUSSION ITEMS:

1. Review Scope of 51st and Cedar CARS Project
2. Review Birch Street Mill and Overlay/Sidewalk Addition Project Plans
3. Final Development Plan and Rezoning Request for 5000 Johnson Drive
4. Review RFP for Public Information Officer Services
5. Review Media Policy
6. Discuss New City Logo Options for Council Chambers
7. Review 2nd Quarter Crime Statistics
8. Review Performance Results of Business District Crime Prevention Initiative
9. K-9 Update
10. Discuss Replacing Radar Speed Sign with Radar Speed Trailer Unit
11. Review June Financial Report
12. Review Monthly Communications Report

13. Committee Appointments

III. NON-ACTION ITEMS:

IV. 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.

Date:

Committee/Department:

Item Type:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Description

 June 18, 2018 minutes

Type

Cover Memo

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Poppa

CMBR Poppa called the meeting to order. CMBR Thompson arrived shortly after the start of the meeting.

MODIFICATION OF THE AGENDA

Discussion Item 2 was the first item discussed

I. MINUTES

May 21, 2018

The minutes were approved as submitted.

II. DISCUSSION ITEMS

1. Discuss Bishop Miege School Resource Officer Partnership

Mayor Kelly said Bishop Miege High School has approached the City to request additional security at their facility. Using Roeland Park Police Department officers would ensure increased lines of communication as well as a continuity of service. Mayor Kelly noted that other metropolitan cities schools utilize their municipal police force and both St. Thomas Aquinas in Overland Park and St. James Academy in Lenexa have municipal officers in their school. This is about the safety of students and staff and they would like to coordinate the service without increasing the budgetary impact to Roeland Park.

CMBR Fast asked about liability if there were an incident. Police Chief Morris said a full-uniformed officer representing the City of Roeland Park would be contracted with the school entity. If there were an incident it would be investigated by the Johnson County shooting development team, but as far as the terms and conditions of the agreement with the school that would be language drafted through the attorneys.

City Administrator Moody said the officer would be an employee of the City and they would bear liability for their conduct as they do now.

CMBR Fast said she was excited about this opportunity and sees it as proactive and educating and builds a relationship, which is the best crime reduction strategy.

City Administrator Moody said they are looking for direction from the Council on whether they would support developing an agreement and furthering discussions.

There was unanimous support to move forward with this item.

2. Discuss Solar Panel Application Process

John Jacobson, the City's Building Official, was asked by the Mayor to put something together to streamline the process for individuals wanting to install solar panels post-construction while still allowing for the City Council's review. This was in response to several applications by citizens last year who felt the process was overly burdensome. Mr. Jacobson presented modifications to the existing ordinance for the Governing Body to review. Mr. Jacobson said he attempted to maintain all the criteria that were included in the original section of the code and the only change in the policy is the need for every system to come before the City Council.

Mayor Kelly thanked Mr. Jacobson for putting this together. He said he supported keeping the bureaucracy out of this process and wanted to encourage people to gain energy independence, which is a good move for the City.

CMBR Kelly asked about the mounting to allow panels to project no more than 12 inches and whether that was above the roof. Mr. Jacobson said that would be 12 inches above the structural components of the roof. He added that there is still a requirement that the panel is aesthetically integrated into the roof. CMBR Kelly said he would like to see the phrase "to the maximum extent possible" to be more definitive when applying to the mechanical components.

CMBR Thompson asked for an example of something that would be outside the normal configuration that would bring the solar application before the Governing Body. Mr. Jacobson said Tesla panels some of the newer cutting edge panels that are not in the field currently would fit the standard application of a panel. As the technology is more refined, it will be brought before the Governing Body to add to the code.

Ms. Jones-Lacy added that a lot of items within the property maintenance code and building codes are subject to interpretation and that is why the City has professionals to decipher that and also things change all the time and it is difficult to define how something will appear.

Mayor Kelly suggested the Council study the language and possibly present alternative language if required and bring it back for further discussion as New Business for the July City Council meeting.

There was consensus to discuss this further at the July 16 Council meeting.

3. May Financial Report

Ms. Jones-Lacy reported that the City received \$1.1 million in property taxes, which is a 3.3 percent increase over the prior year. Sales taxes through May 2018, excluding TDDs and CIDs are 3.5 percent higher than last year and 3.6 percent higher than budgeted expectations. Franchise fees are up this year and collections are also 9.3 percent higher than last year and above budget expectations for the year. Electric and gas revenues are both up for the year and court fines are up 12.5 percent compared to last year.

Revenue in the General Fund year-to-date is \$2.6 million, an increase of 8.6 percent over the prior year. Licenses and permits are down and are due to a decrease in building permits.

Expenditures from the General Fund are also up 28 percent, which equates to \$447,000 and is attributable to timing of payments when compared to May of last year. \$305,000 of that are payments coming onto the books earlier than they did at this time last year and will even out in the next few months. Additional funds were spent on equipment repairs in Public Works and waste collection fees to WCA are also higher.

Through May, the City has earned \$64,483 in interest by investing their idle funds. First quarter fees to Columbia Capital for managing that account are \$4,314. The City has also sent in an additional \$1.8 million to invest.

Expenditures from the Bond and Interest Fund are down as they paid the bulk of the debt service in June and December. The Special Street Fund and Special Infrastructure Fund have not spent a lot year-to-date, but that will increase as the work is completed. The TIF 1 debt service has also been spent in advance. Lowe's and Price Chopper figures are off as they have not collected the tax revenue anticipated but the City is not liable for those amounts. TIF-2C debt service was paid in February.

4. K-9 Update

Police Chief Morris gave update on Rango, the City's new K-9 officer. He is in his third week of training and it is going well and training should be complete ahead of schedule at the end of July. The K-9 team will need to pass a couple of certifications, one for detection of narcotics and patrol. The K-9 patrol car is also being outfitted.

Mayor Kelly thanked Chief Morris for the update and asked to pass along his thanks to Sgt. Honas for taking on this program. He also asked how much the City should budget for the program going forward. Chief said they are not asking anything from the City yet. He said they are receiving another \$5,000 this week and anticipate having \$10,000 left over after everything is paid.

Ms. Jones-Lacy said through June they have raised \$20,616 and that has been moved to the Police Equipment Reserve Fund in the 2018 budget. She added that the department has done an excellent job in fundraising and retrofitting the patrol car that they already have and does not require any additional funding.

Chief Morris said they received contributions from the community, businesses and grants and really did not think it would go this fast.

Tax deductible donations can be made directly to the City of Roeland Park and donors will get a letter for their tax records.

5. Request for No Parking on Canterbury between 47th Street and 48th Street

CMBRS Madigan, Kelly and Janssen along with Police Chief Morris met and discussed the possibility of using parking permits in areas of the City. The use of restricted parking signs is the simplest method for residents and the Police Department. They also understand that every situation cannot be solved with that. In their discussions they tried to cover what would be most convenient for residents, the Police Department and staff and decided the permit issue needs further debate. They did agree that in removing a problem in one area should not raise the issue in another place. Some options talked about were the best type of tag, parking by permit only or certain hours by permit only. Violations and fines should be set by the judge. Changes would require a City ordinance and they need clear guidelines when requesting change of parking in their area.

Chief Morris said some signs have already been put up and a few citations have been written.

CMBR Madigan said permits should be the exception and not the rule and they should try to control the issue with signage. There are instances where they may have to use permits in the City and Canterbury might be that street. He also said that permits create a new problem for the Police Department.

CMBR McCormack inquired about the formal complaint process mentioned in the report and what that would require such as residents signing a petition.

CMBR Hill said since this issue has come up she now walks this area frequently and it seems a lot of the problems have been remedied. She has spoken to the residents on Canterbury and the problems seemed to have subsided. She does see one vehicle frequently parked on the wrong side of the road. CMBR Hill said if they can resolve the issue with street signs that is the best, most cost-effective way.

CMBR Kelly said the signs take care of the safety issue when people park on one side of the street but questioned whether there was sufficient parking for residents.

There was unanimous agreement that they would like to see language for no parking on one side of the street on Canterbury between 47th and 48th.

There was also unanimous support to see a more formal process for different street situations.

City Administrator Moody asked if the Governing Body wanted something to be codified if a neighborhood has an interest to restrict parking, then a certain percentage of residents must make that request before it comes to Council to hear the issue.

CMBR Madigan said they need to know that all residents affected have had the opportunity to speak on the issue before there are any changes made.

CMBR Hill said she would like to see it be a certain percentage.

6. Approval of Notification of Budget Hearing

Notification of the Budget Hearing will be July 16 and placed on New Business for approval at the next Council meeting.

7. Discuss Council Retreat Date

Staff will make an update on this at a later time.

III. NON-ACTION ITEMS

IV. ADJOURN

CMBR Poppa adjourned the meeting.

(Roeland Park Governing Body Workshop)

Item Number: **APPROVAL OF MINUTES- I.-B.**
Committee **8/6/2018**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **July 2, 2018**
Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
▣ July 2, 2018	Cover Memo

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CMBR Poppa called the meeting to order. CMBR Hill was absent and CMBR Thompson appeared by phone.

MODIFICATION OF THE AGENDA

There were no modifications to the agenda.

I. MINUTES

The minutes were no minutes submitted.

II. DISCUSSION ITEMS

1. Presentation on City-Owned Development Sites

Jason Glasrud, Development Manager of CBC Real Estate Group gave the presentation given at the Business Network Breakfast on June 20th. CBC has been tasked to develop master plans in cooperation with the Council and the Development Committee for The Rocks as well as the northeast corner of Johnson Drive and Roe. The goal is to be able to negotiate letters of intent, land purchase-sale agreements and development agreements.

City Administrator Moody said there are challenges associated with the property at The Rocks. There is an over 30 foot elevation difference in a fairly confined space. Connectivity within the site has also been a challenge with the elevation change. The caves were filled with material that was not placed in an engineered fashion and it was not compacted to make sure that it would not settle. There are also existing underground utilities crossing the site, in particular, a large electrical bank. The cost associated with adjustments to that would be a huge financial burden. There is not a lot of flexibility with the grades and that in turn affects where the buildings can be located.

There are resources generated off of TIF-2 and it needs to be decided how to use those resources to achieve the greatest return on those dollars to be invested at the site.

The Governing Body was shown schematics of what could potentially be a 4,000 square foot restaurant, an extreme sports complex and also a hotel. These could be important sources of revenue in addition to the possibility of generating a room tax.

CMBR Fast asked about the drawings that Mayor Emeritus Marquardt had presented for the site. Mr. Glasrud said his idea was for a food destination and that could have some legs to it, but that is not what they are putting out to the market today. They are looking to make this a stay-and-play destination and would need a hotel and an entertainment venue.

During their marketing process they have had discussions with ZipKC who has expressed an interest in an outdoor extreme challenge course. They have conducted a feasibility study and believe it could be a successful urban park. The issue is that the stay-and-play revenue that requires the hotel. Also as a 100 percent outdoor attraction, adjacent construction could potentially be disruptive to business. They would also prefer not to be the first one in.

Currently Mr. Glasrud's entire marketing effort for The Rocks is to acquire interest for a hotel developer. He has made no less than 50 personal contacts to hotel developers, operators and corporate real estate representatives. A vast majority have said they will look at the site, however, there is quite a bit of hotel market competition at this time. He is focusing on Best Western.

For the outdoor venue Mr. Glasrud said they are trying what has been done in Sacramento, California with Quarry Park Ventures. It is a reclaimed rock quarry where they are putting an outdoor adventure park zip line course with restaurants and hotels. It has a larger footprint than The Rocks, but is the same concept. The developers, Legacy Family Adventures, has a connection to the area as their CEO is formerly from Kansas City. Right now, however, they are focused on the California site but CBC has asked them to be developer of one at The Rocks.

An \$8 million investment made into a hotel would equate to \$62,000 in annual property tax revenue to the City. An 8 percent hotel tax with 90 rooms and a \$100 nightly rate would generate \$120,000 in annual revenues. The hotel tax is a strong revenue generator and would help cover some of the other site improvements anticipated as development occurs on the property such as needed off-street improvements connecting Roe Boulevard and Roe Parkway to allow for turn movements in and out.

City Administrator Moody then addressed some of the hurdles for the northeast corner of Johnson Drive and Roe. The southern portion of the property was part of KDOT right-of-way and the City worked to have the land conveyed to them who will then compensate KDOT if the City sells the land or enters into a long-term land-lease contract. There are a lot of utility relocations that need to be completed at an estimated \$270,000 expense. If the electric is moved underground the estimated cost increases to \$535,000. The greater the certainty of when and what occurs on the southwest corner helps a potential buyer's willingness to make that investment.

Mr. Glasrud has worked with the Development Committee and others in setting the vision and master plan for this site as it is the true front door to Roeland Park. He said there is not a lot of vacant developable property in town so this needs to be a multi-generational project, a location that you would remember and associate with Roeland Park. Density is desired such as a multi-story, office, retail and residential building.

Schematics showed a 30,000 square foot building on the 2.69 acre site with a restaurant and office/residential on the upper floors.

CMBR Fast said she attended a Mid-America Economic educational meeting this model of first floor retail with housing on the upper floors was discussed and showed the residential units are vacant. Mr. Glasrud said that he sees zoning that requires retail on multiple floors struggle and it is difficult to attract. For retailers it is all about ease, access and visibility. Developers try to have pre-leasing commitments to mitigate that risk before construction.

City Administrator Moody said having retail and multi-family on the upper levels is a concept that is supported in the region. He mentioned sites east along Shawnee Mission Parkway in Fairway that are existing office buildings where they are exploring this mixed use in those as well. One concern retailers have is their parking spaces being

occupied by residents and are not available to their customers. History shows if there is secured structured parking with multi-family units properties tend to stay in better condition.

Mayor Kelly thanked Mr. Glasrud and added that CBC has been very responsive to the requests of the Redevelopment Committee and said he looked forward to continuing working together.

Mr. Glasrud thanked the Mayor and Governing Body for inviting him. He said that Roeland Park is a great client and a great community to work with and he is willing to work for the right project at both locations and will keep moving forward.

This item was for informational purposes only and no action was required.

2. Media Policy

Beth Pauley, City Management Intern, wanted to create a media policy to allow for a set of guidelines in addition to the social media policy noting that there will be some overlap with the media policy regarding guidelines for elected officials, City staff and how to conduct themselves.

The current media policy is rather broad and wanted to have it written to allow for flexibility but also be able to protect both the accuracy and the timeliness of information when the media reaches out to staff or elected officials. Ms. Pauley researched policies of area communities and the one she has drafted is consistent with those.

For City staff, the City Administrator would be the designated point of contact for the media. Likewise, the Mayor would be the point of contact and will coordinate with the City Administrator.

Ms. Jones-Lacy added that when the media reaches out to the Mayor or the Governing Body in regards to the City, then this policy would be in effect and is different from being asked for a personal opinion.

CMBR Kelly said he was contacted by the media in regards to the Council's decision on solar panels and Ms. Jones-Lacy said that would be an instance to reach out to the Mayor and/or City Administrator.

CMBR Fast said in the past the Councilmember championing an issue spoke with the media and would like to see Items 3 and 5 changed as they are a strong decision-making Council as opposed to a strong mayoral body.

Mayor Kelly said with this policy that when CMBR Kelly was contacted by the media it could have been referred to someone from the City to provide the answers so they could meet their deadlines. In regards to CMBR Fast's point, he said he appreciates the work she has championed but with all due respect, the Mayor is the executive of the Governing Body and it is appropriate to have the inquiries channeled through a central process. If the Councilmember is championing an issue, then it is appropriate for them to provide comment.

CMBR Madigan said he understands the need for an official spokesman but they do not agree with everything on every issue. He said he feels this policy gets too close to his ability to be able to speak to his constituents. He added that the Mayor is not a voting member and does not get to make decisions except in the case of a tie. He said it is also necessary to define the word media.

CMBR Thompson echoed CMBR Madigan's statement. She said she has real concerns about this policy as someone who was a journalist and wrote for the Kansas City Star. She said it gets awfully close to restraint by making them alert the Mayor when they receive a media request. The reality is they do have different opinions and policy beliefs and it is the point of the Governing Body to discuss those and they should be allowed to say where they stand on issues.

Mayor Kelly clarified that the policy is for when official statements are requested and not when they are asked for opinions from the Governing Body on different issues. He also agreed with defining media. He also said this is a reasonable policy especially in regards to timeliness for official statements.

CMBR Thompson said if that is what it is intended to say, then Section 7 needs to be substantially reworded to state what is intended and not what it is intended to apply to.

Ms. Jones-Lacy said they will work to clarify the language as it was not their intention to take away or hamper the Governing Body's First Amendment rights and was only directed to the official position taken by the City on an item.

CMBR Madigan asked what prompted this issue. City Administrator Moody said he was approached by the Mayor for detail on how they deal with communications with the media. CMBR Poppa added that he thinks it happened after he had received a media request and he reached out to City staff and the Mayor and got "permission" to ensure it was not an official City statement they were looking for.

Mayor Kelly said he had seen Public Works Director Leon on television and was surprised and that was the reason he reached out to staff to see if there was a media request policy. He also said that he wants the Governing Body to be able to speak to the media and wants to ensure accuracy when giving official statements and that they are able to respond in a timely fashion.

This item will be discussed further at the July 16th Workshop.

3. R Park Tennis Court Reservation

A fee structure for the tennis court reservations was present to the Governing Body. Staff is proposing \$7 per court per hour for residents and \$10 per hour for non-residents. The intent is that the resources from fees will help keep the courts in good condition. It also discourages reserving the courts and then not following through on using them. Reservations are available dusk to dawn on a first-come basis. When the courts are not reserved there is open play which is limited to an hour if people are waiting to use the courts.

This item was moved to New Business at the July 16th City Council meeting with verbiage on a six-month time frame for reservations and the ability to reserve online. A reservation calendar will also be posted online.

4. Review On-Street Parking Draft Policy

Staff presented a set threshold of 50 percent of residents affected by the request. Changes would be dealt with one street at a time and would come before the Council for approval.

CMBR Madigan said he would like to see at least a 51 percent threshold to have a true majority for the request. Mayor Kelly agreed with that threshold.

CMBR Hill asked if votes would be per household or residence as she could see issues arising.

CMBR Janssen asked for clarification on what constitutes an intersection and how the street would be divided up and also how rentals would fall into this. City Administrator Moody stated that whoever owns the property would be considered.

CMBR Kelly said he would like to see language that less than a 51 percent the Council may consider it. He does not want citizens thinking they cannot bring an issue before the Council.

CMBR Madigan said this proposal is really a guideline so staff knows what the Council wants as far as feedback from the residents and it is helpful to them to get as much information gathered prior to a meeting.

CMBR Kelly said if it is a guideline or a handout he would be more in favor of it and understanding how it will be used and that it not become an ordinance.

CMBR Hill thanked staff for taking the time and effort to write this up. She too supports the 51 percent. If someone has legitimate concern they should be willing to put forth the effort to talk to their neighbors and get their support on ways to fix the issue before they bring it to the City who can then help solve the problem.

CMBR Janssen asked if a property needed to have driveway frontage or yard frontage. He noted that from 48th to 48th Terrace there are not any driveways on the east side but that there are three or four driveways on the west side.

City Administrator Moody if a property has street frontage they would be part of the group to be considered.

There was a majority consensus to consider a policy to count a vote per property instead of per individual.

Mr. Moody will draft language on linear frontage and intersections or whether there needs to be a minimum number of homes.

CMBR Poppa said he would like to see the on-street parking change form that a resident would fill out in conjunction with the next draft policy. He had no objection to 51 percent.

CMBR Madigan said when he met with CMBRS Kelly, Janssen and Police Chief Morris they emphasized that there needed to be a good reason for the request. They need to take into consideration safety, visibility and the width of the street. He said they cannot just allow no parking because someone does not want it in front of their house.

This will be discussed further at the July 16th Workshop.

5. Request for No Parking on Canterbury between 47th Street and 48th Street

The proposed ordinance was attached for the Council's consideration and reflects restricted parking on the west side of Canterbury Street.

This item will be put on the Consent Agenda for the July 16th City Council meeting.

CMBR Kelly asked about the status of the parking tag policy. City Administrator Moody said he was under the impression there was not Council support for a permit.

6. Review 2018 Objectives 2nd Quarter

City Administrator Moody said there were 20 objectives developed for 2018. Nine of those that have been completed have been either at or under the established budget. An approximate total of about \$23,000 has come in under budget. There are still 11 objectives from 2018 and 4 from 2017 to be completed. He said they have a lot to do in the next six months and that is where staff will be focusing their time and energy to accomplish those objectives even if they are not within the deadline of 2018 since they are the Council's priorities.

7. Wayfinding Signs Phase 1

Public Works Director Leon has been working with Midtown Signs and asking for Council approval of Phase 1 of the wayfinding system, a 2017 Council objective. The new logo will be incorporated onto the signs which will go on existing poles and point people towards the Community Center, the pool, parks, City Hall, the library and more.

City Administrator Moody added that they have stayed away from placing signs on Roe Boulevard intentionally in anticipation of the reconstruction during Roe 2020. They will also employ larger individual signs.

Public Works Director Leon said the signs are geared towards people coming into the City because residents generally know where places are in their City. The signs will be placed on stop signs or an existing pole.

There was agreement to place this on the Consent Agenda at the July 16th City Council meeting.

8. Livable Wage Proclamation

Mayor Kelly said a proclamation was presented to him by a number of different residents, and that CMBR Kelly and CMBR Hill were also contacted and he wanted to bring this to the attention of the Governing Body because of its potentially political nature. He thinks the verbiage is consistent with Roeland Park's ambitions for its business community. But because when the proclamations are given, they are voted on by the Governing Body and he wanted to give the Governing Body an opportunity to comment and he wanted to hear their thoughts prior to putting this on a Council meeting agenda.

CMBR Fast said she would like to see this presented to the businesses and have a dialogue opened on this. She also asked if there have any discussions on this with the Northeast Chamber. She said the goal of a proclamation is to bring about change and not an opportunity for the City to say they are so wonderful.

CMBR Poppa said first step would be to pass the proclamation and then take it to the business forum. He said it has not been addressed by the chamber with any of the businesses, but he would be happy to further that conversation with the chamber.

CMBR Janssen would like to know what businesses are doing with the living wage in response what has been in the news.

CMBR Kelly said it would be difficult for the City to police and it is not that they direct their businesses to do or that the City says they expect them to do it, but it is something as a city that they believe in.

Mayor Kelly said he appreciates the opportunity to speak with the business community and glad they do business breakfasts. He noted that they are well represented by the chamber. They need to be having a continued conversation about good-paying jobs within Roeland Park and is a potential for the City to be inclusive and is an endeavor they should continue to work on. He believes further discussion is a great idea.

CMBR Fast would like to have the citizens who brought this forward to identify themselves. She would also like to have some information on City wages. Ms. Jones-Lacy said she will contact CERI to see if they maintain that type of data.

CMBR Thompson said she did not see the data beforehand and believes the proclamation is a good first step. She said they also need to continue the conversation and see if we can take it further.

There was unanimous agreement to move to the July 16th City Council meeting.

9. Ward 4 Community Forum Topic Discussion

CMBR Kelly said they were looking to do something that would highlight the citizen advisory committees.

CMBR Poppa added they did that last year but wanted to tweak it a little bit to more of an open house roundtable.

It was decided to have an open house roundtable at the Roeland Park Community Center, 6:00 p.m., July 23rd. CMBR Poppa and CMBR Kelly will contact the committee chairs to see who will be available to attend the meeting.

10. 47th Street Bike Lane Study with Wyandotte County

Public Works Director Leon said the study spawned out of a 2019 objective. CMBR Hill brought forward about the possibility of bike lanes on County Line Road between Mission and Elledge. Mr. Leon has had conversations with Wyandotte County and they were not unsupportive of construction this year, but they did support the study. Public Works Director Leon asked CFS to generate a scope and a fee to produce a study on what bike lanes would look like between Mission and Roe Lane and maximizing them as a resource. They will look at what is the best way to put in bike lanes. The study price is within the City Administrator's authority, but he did want to have Council support.

City Administrator Moody added that there are funds in the budget to cover the study and it is tied to an objective for 2019 that has not been formally approved yet. Before moving forward, they would like Council support so they are not spending dollars on a study of a project that ultimately the Governing Body does not want to do. The 2019 budget includes \$20,000 to complete the addition of bike lanes.

CMBR Janssen said he supported this initiative but believes it is imperative that the Unified Government is on board with this. Public Works Director Leon said the survey will help them determine their involvement and need for this project.

There was unanimous support to move forward with the study.

11. Governing Body Retreat Schedule

After a brief discussion, the majority of the Governing Body will be able to attend the retreat on August 13th from 6-10 with the location to be finalized.

III. NON-ACTION ITEMS

City Administrator Moody said Marshall McKinney is putting together a press release concerning the different projects that are underway at the pool. The installation of the diving boards is still pending. The repair of the drain valve for the vortex pool is complete. There is a hold on replacing the slide in the kiddie area due to how late in the season it would be. Water's Edge will make a presentation at the July 10th Pool Advisory Committee meeting at the Community Center where they will discuss the engagement process they will use. Also, light poles need to be replaced at the pool, but that does not affect operations.

City Clerk Bohon said there will be fireworks July 3rd at Bishop Miege High School.

IV. ADJOURN

CMBR Poppa adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned at 8:40 p.m.)

Item Number: DISCUSSION ITEMS- II.-1.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/2/2018
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **Review Scope of 51st and Cedar CARS Project**
Item Type: Discussion

Recommendation:

To review the City's 2019 CARS project located on 50th Terrace, between Roe Blvd and Cedar Street, And Cedar Street, between 50th Terrace and 51st Street.

Details:

Staff has been working with our engineers to develop a vision and cost estimate for the City's 2019 CARS project. In large part, the project is a simple 2" mill/overlay project with some base repairs, spot curb and gutter repairs, and small sidewalk repairs. An item the public will notice the most, is our plans to remove the median at the intersection of Cedar Street and 50th Terrace. (See Attachments)

The median was constructed as part of a change order during the City's 2012 CARS project. The cost to construct the median was \$5,457. As you will see in the agenda attachment from the 2012 workshop meeting, the City wanted to change the street from a one-way street to a two-way street and the median was built to prevent trucks from using Cedar due to concern of them sliding through the Cedar and 50th Terrace intersection during icy conditions. A stop sign was also installed for westbound 50th Terrace traffic at Cedar in order for this traffic to see and avoid a vehicle traveling north on Cedar that may slide through this intersection during icy conditions. The existing median prevents truck from using these designated collector street routes (Cedar and 50th Terrace). The Roe Boulevard project planned for 2020 anticipates removal of the signal at the southerly entrance to Walmart, and in order to provide trucks a protected left turn onto northbound Roe removal of the median is necessary. The existing all way stop condition at this intersection addresses the safety concern, the median is not necessary but to prohibit truck traffic, which runs contrary to good traffic design (providing multiple means of egress). The City Engineer

support this design and will be at this meeting to address function and safety related questions.

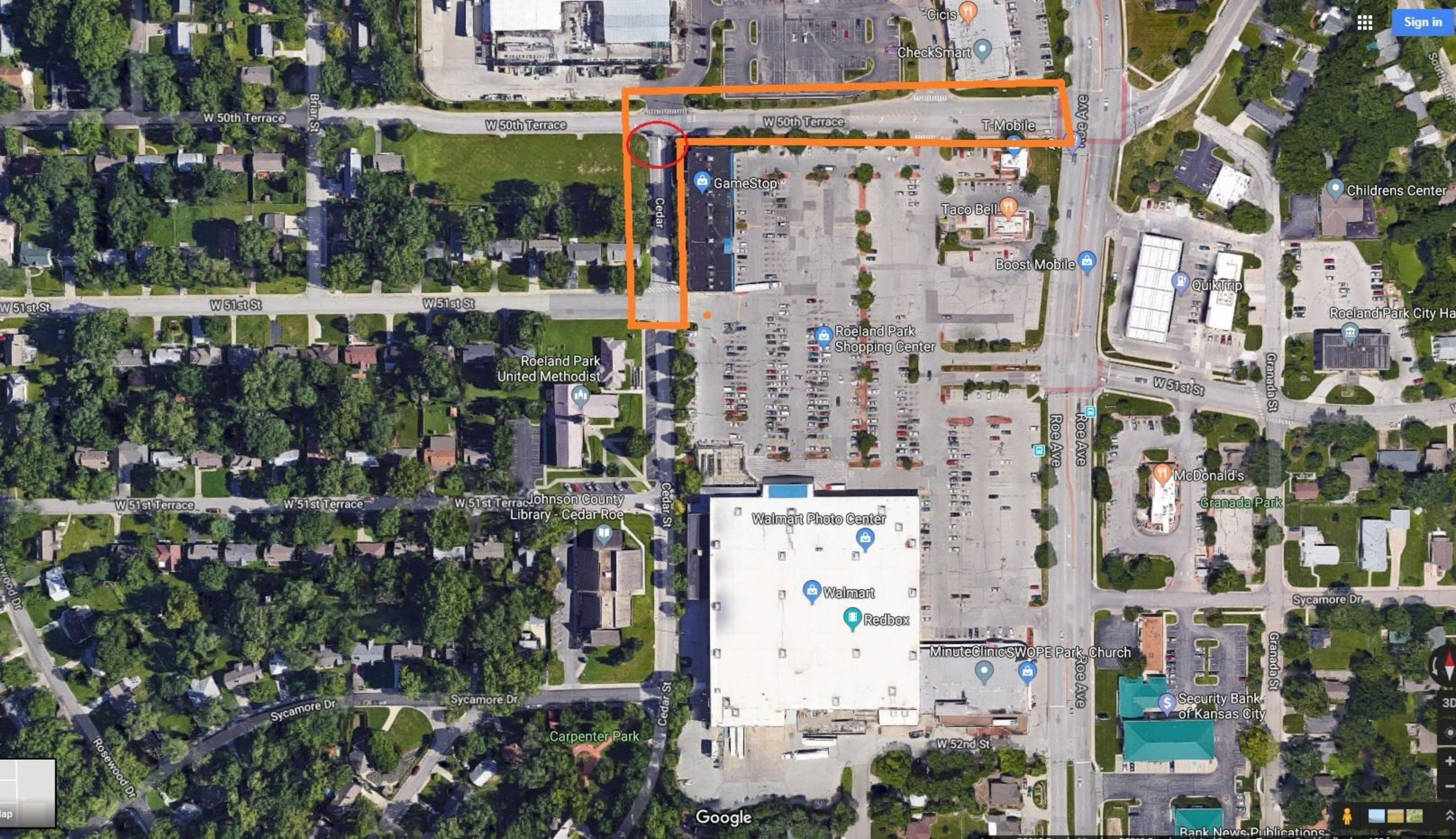
The cost estimate for the entire project is approximately \$207,240 which does not include engineering. The CARS program reimbursement estimate is \$103,620. Staff would like to gain consensus from the governing body to continue to move forward with the project as planned.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
2019 CARS Project Limits	Backup Material
Island to be removed 1	Backup Material
Island to be removed 2	Backup Material
2012 Agenda Information (a)	Backup Material
2012 Change Order Information	Backup Material



Sign in

3D

Map

Google

4845 W 50th Terrace
Roeland Park, Kansas



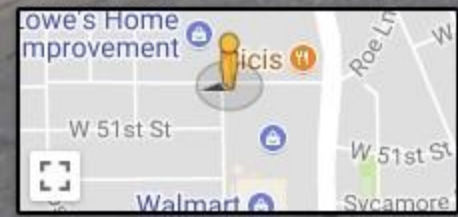
Google, Inc.



Street View - May 2017



Google





Committee Item No.

Committee of the Whole Date: 11/5/2012

Council Item No. _____

Council Meeting Date 11/5/2012

City of Roeland Park

Action Item Summary

Date: 10/31/2012

Submitted By: Staff

Committee/Department: Public Works Committee

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input checked="" type="checkbox"/> Other

Membership Dues Policy

Items for Consideration:

A motion to “approve the City Engineer and Kansas Heavy Construction to design, redevelopment and construction and completion of infrastructure improvements, including the following improvements to Cedar Street: redesign for two-way traffic and construction of a center island not to exceed \$9,000.”

Details:

Based on the City Engineer’s report these modifications will allow Cedar Street to return to two-way traffic. These expenses will be cash flowed largely from the savings from the work on Roe Blvd as part of the CARS program in 2012. In second quarter 2013, these expenses will be reimbursed to the general fund by CID District #1. Since Kansas Heavy Construction is currently performing work on Roe Blvd as part of the CARS project this work can be added onto that scope of work at a favorable rate by taking advantage of the quantities of work already in that agreement.

Financial Impact

Amount of Request:	\$9,000	
Budgeted Item? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budgeted Amount	
Line Item Code/Description:		

Cedar Street Summary

October 22, 2012

By: William J. Cunningham, P.E.

In 2004 the Bella Roe Plaza development came on line. During the review of the plans for the street improvements relative to that development it was noted that Cedar Street was to be rebuilt to have a longitudinal grade of 10.91%. This grade is in excess of acceptable grades as set forth in the American Public Works Association (APWA) guidelines the City of Roeland Park adopted.

The major concern at the time was that during winter snowy weather that a car traveling north might slide down the hill out of control and impact another car traveling along 50th Terrace. This was of particular concern for cars traveling west, as there is a high retaining wall along the east side of Cedar that blocks the view from the west bound cars on 50th Terrace.

Therefore this situation was brought to the city staff's attention and the developer's engineers brought several options to the City for consideration including a switch back which would have moved the intersection with 50th Terrace to the west thus lengthening the street and reducing the grade or making the street a one way street. After discussion at a council session, a decision was made to make the street one way to the south up the hill.

With problems associated with cars traveling east on 51st Street that desired to turn north to Bella Roe and instead having to make their way through the Wal-Mart parking area starting to mount up, the City commissioned a study by Wilbur Smith Associates in 2007.

This study started with the same conclusion that the grade on Cedar Street was 10.91%, outside of the acceptable guidelines. So Wilbur Smith developed a series of possible solutions that would make the street safer. The option that would convert the street to two way traffic required that the street be totally removed and rebuilt and would involve the switch back option considered during the original design and would entail a substantial cost.

In 2012 discussions began with the Wal-Mart site manager concerning redevelopment of the site. The City Administrator in discussion with the City Engineer discussed the options available to the City to re-establish Cedar Street as a two way street. In those discussions it was determined that the street should be surveyed to establish the actual grade (AS-Built) versus the set grades as shown in the plans.

This survey revealed that the actual grade constructed in the field during construction was flatter than originally thought and is actually nearer an average of 9% longitudinal grade. APWA standards note the steepest desired grade for a Residential Collector is 8% (absolute maximum 10%) with a maximum approach grade of 3% a minimum distance of 75 in advance of each intersection. American Association of State Highway and Transportation Officials (AASHTO) guidelines are less restrictive with a preferred grade of less than 9% but allowing up to 11% on short lengths.

Based on this field surveyed information it is felt the grades of Cedar Street are still steep and near the limits of acceptability, and the flatter approach grade at the 50th Terrace intersection is not in place. However it is felt that since the grades are within the APWA guidelines that accommodations can be made to account for the 50th Terrace and Cedar Intersection. Therefore a recommendation can be made to allow for two way traffic on Cedar with the addition of a splitter island in the center of Cedar at 50th Terrace and the addition of signage to make the intersection a four way stop. These recommendations are excerpted from the 2007 Wilbur Smith report which also recommends signing the street for a maximum speed of 15 miles per hour speed limit and adding a weight limit on the street to preclude heavy trucks.

The addition of stops signs on 50th Terrace may require a City ordinance allowing them. The cost of undertaking the work to accomplish these changes have been estimated and provided to the City for consideration. A copy of the Figure 16 from the Wilbur Smith report is included below for clarification.

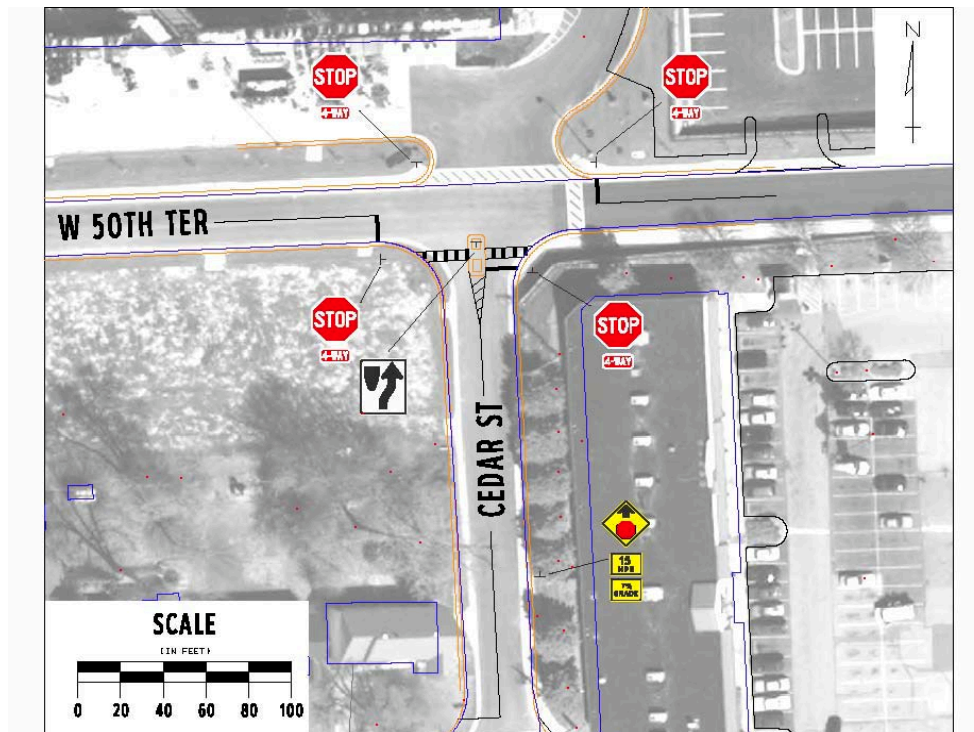


Figure 16 Four-Way Stop Condition at the Cedar Street and West 50th Terrace Intersection

CONTRACT CHANGE ORDERSheet 1 of 1Contractor's
Change Order No. 1City of Roeland Park, Kansas of Johnson, County
(Owner) State of KansasTo: Kansas Heavy Contractor for 2012 CARS Project – Roe Avenue
(Contractor) (Section of Project)

you are hereby directed to make the following changes:

I. Description, location and reason for change of each item and effect on completion time.
(Attach additional sheets if required.)

II. Cost of work affected by this change order. (Modify for Lump-Sum contract)

(A) Item No.	(B) Item Description	(C) Units Provided For	(D) Units To Be Built	(E) Units Add or Deduct	(F) Contract or Unit Price	(G) Amount Added	(H) Amount Deducted
1	Island Standup Curb	LF		42	\$28.00	\$1,176	
2	Full Depth Asphalt	SY		9	\$	\$810	
3	Sidewalk	SY		5.5	\$	\$303	
4	4" White Line	LF		52	\$	\$68	
5	Sign Posts	EA		6	\$	\$2100	
6	Traffic Control	LS		1	\$	\$750	
7	Mobilization	LS		1	\$	\$250	
TOTALS							\$5,457

- Original Contract Amount \$ 509,940.96
- Add or Deduct This Order
(G-H of Totals) \$ 5,457.00
- Add or Deduct Previous
(Line 4 on Prev. Order) \$
- Total Add or Deduct to
Date (2+3) \$ 5,457.00
- Revised Contract Amount (1+4)^{1/} \$ 515,397.96

III.

CONSULTANT (Arch. or Engr.)DateContractorDateOwnerDateDate

* Change Order is subject to all provisions of the contract documents and is not in effect unless signed by all parties indicated.

Item Number: DISCUSSION ITEMS- II.-2.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	8/6/2018
Submitted By:	Keith Moody
Committee/Department:	Admin.
Title:	Review Birch Street Mill and Overlay/Sidewalk Addition Project Plans
Item Type:	Discussion

Recommendation:

Informational, no action anticipated.

Details:

Attached are plan sheets for the Birch Street mill and overlay project (CDBG funded), which includes adding a 5' sidewalk to the east side of the street. Council provided approval to incorporate the sidewalk addition Objective for 2018 into this mill and overlay project previously. The benefit of completing the sidewalk at the same time is that this work requires removal of driveways and curb sections to ensure the sidewalk complies with ADA standard designs, which will require asphalt repair. Completing a mill and overlay following installation of the curbing/driveways/sidewalks will leave the street with a fresh new surface, extending its life, making it smoother, and providing for a better looking finished product.

No trees will be removed to install the sidewalk. No utilities will require relocating due to the new sidewalk. Disturbed yards will be sodded. The driveways will be concrete through the Right of Way and replaced with the same material as currently exists beyond the Right of Way. 16 properties will see installation of a sidewalk. 11 of those properties have provided temporary construction easements which will provide the property owner with a more gradual transition between the back of the new sidewalk and their driveway/yard. The sidewalk on the remaining 5 properties will be installed within the Right of Way (without entering upon private property). If those property owners provide the City a temporary construction easement the City will be able to reduce the slope of the transitions from the street to their driveway.

Award of the contract is planned for the meeting on 9/4/18. The project is to be complete by 12/20/18 per CDBG grant terms.

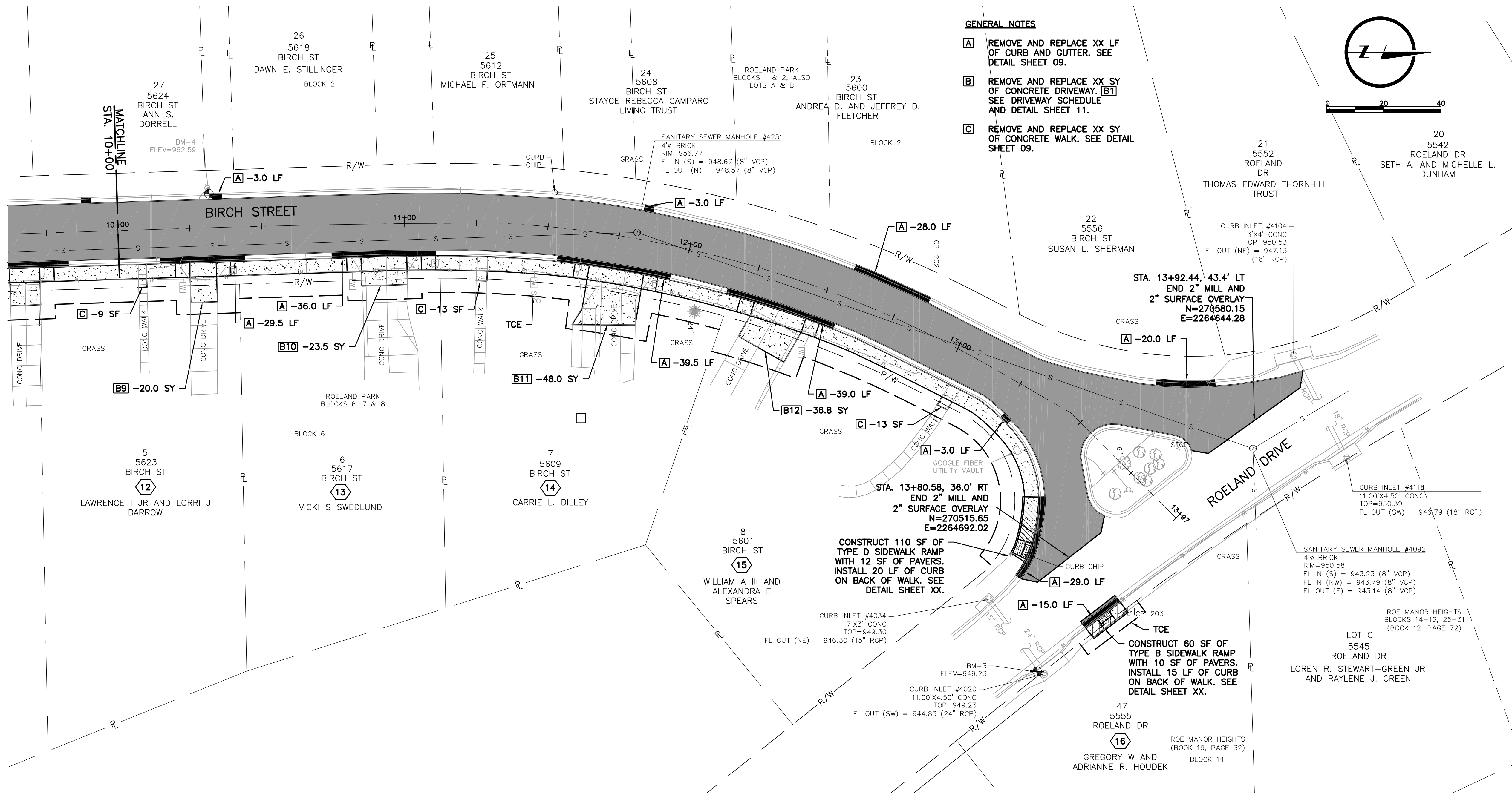
How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
📎 Birch Street Plan- South End	Cover Memo
📎 Birch Street Plan- North End	Cover Memo

L:\Engineering\0318001.02 Roeland Park KS Birch Street CDBG\DRAWINGS\CONSTRUCTION DRAWINGS\0318001.02 - STREET PLAN.dwg, 6/11/2018 10:23:31 AM, JAMIE MCMURRY, LAMP RYNEARSON & ASSOCIATES



GENERAL NOTES

- [A] REMOVE AND REPLACE XX LF OF CURB AND GUTTER. SEE DETAIL SHEET 09.
- [B] REMOVE AND REPLACE XX SY OF CONCRETE DRIVEWAY. [B1] SEE DRIVEWAY SCHEDULE AND DETAIL SHEET 11.
- [C] REMOVE AND REPLACE XX SY OF CONCRETE WALK. SEE DETAIL SHEET 09.

DRAWN BY	SAJ	DESIGNED BY	DCM	DATE	2018	JOB NUMBER-TASKS	0318001.02	BOOK AND PAGE	
VERSIONS									
9001 State Line Rd., Suite 200 Kansas City, Missouri 64114 www.LRA-inc.com									
LARKIN/ LAMP RYNEARSON									
2018 CDBG - BIRCH STREET IMPROVEMENTS ROELAND PARK, KANSAS									
BIRCH STREET IMPROVEMENTS STREET PLAN SHEET									
LARKIN LAMP RYNEARSON - ENGINEERS									
NOT RELEASED FOR CONSTRUCTION									
DANIEL G. MILLER KANSAS - PE - 11119									
SHEET									
04 OF 11									

Item Number: DISCUSSION ITEMS- II.-3.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/16/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Final Development Plan and Rezoning Request for 5000 Johnson Drive**
Item Type: Discussion

Recommendation:

Staff recommends approval of the request to rezone as well as the preliminary/final development plans for 5000 Johnson Drive with the following additions as recommended by the Planning Commission:

- Add a bike rack with one bike space for every 10 spots, or a total of three bike spaces.
- Resurface the parking lot;
- Add wheel stops to the three northeast parking spots that abut the fence to north of the property;
- Move the curbline behind the trash enclosure to align with the trash enclosure;
- Encourage a pedestrian path from the sidewalk to the front entrance of the building;
- Encourage the alignment of the curb on the northside of the parking lot to be parallel to the building line, which would increase the buffer area between the parking and neighbor to the north.

Please note: as submitted, this proposal does not comply with the Johnson Drive Design Guidelines adopted as part of the City's Comprehensive Plan. Those guidelines, while calling for MXD development, recommend a total reconfiguration of the buildings fronting Johnson Drive with the structure near the street, parking in the rear and common gathering places for the public (see attached guidelines). However, this parcel, along with all properties along Johnson Drive, are privately owned and the City's ability to influence the development is limited in the absence of structure demolition and redevelopment. The property owner does not wish to demolish the building and construct a new one and this property has already been vacant long-term. Staff have recommended some changes that are in the spirit of the guidelines outlined including adding a sidewalk and screening the condensing units from

view, which are included in this application.

Details:

Attached is the request to rezone and approve a preliminary/final development plan for 5000 Johnson Drive. The request is submitted by Kathy Warman of Warman Architects on behalf of the new building owner, Pride Cleaners. The request is to rezone the property to mixed use (MXD) from its current zoning of office building district. Below are the particulars of the request.

This request had a public hearing before the Planning Commission on July 17th where members of the public were present and made comments on the proposal. The Governing Body can take the following actions in regard to this request at the Council meeting on August 21st:

1. Accept the Planning Commission's recommendation as is and approve with a simple majority via ordinance;
2. Reject the Planning Commission's recommendation and send it back to them for reconsideration specifying the reasons for denial;
3. Modify the Planning Commission's recommendation with a 3/4 majority vote via ordinance;
4. Reject the proposal outright.

In addition to the Planning Commission's recommendation above, the Commission wishes to encourage City Council to add a cross walk and curb ramps to connect the sidewalk that will be installed at this location to the sidewalk on Ash Street.

Request to Rezone:

This request is to rezone to MXD, which is what the Design Guidelines for the Johnson Drive Corridor adopted into the Comprehensive Plan has identified for the properties fronting Johnson Drive. 5000 Johnson Drive has been a vacant office building that has been for sale for several years. The new owner wishes to operate a pickup and drop off retail location for their dry cleaning business with a drive through window. The dry cleaning process will not occur at this site. They plan to lease the western half of the building to a yet unknown tenant. The applicant has had conversations with a Kansas City coffee shop as a possible tenant in this space. The applicant is only seeking retail or office uses for the secondary space in this facility.

MXD allows any uses permitted in CP1 (Planned Restricted Business District), live-work spaces, multi-family dwellings and any use specified in the ordinance approved by Council. No additional studies were required as part of the application due to the plan using an already developed site with an existing building and improvements to remain. The proposed uses are permitted within this zoning district.

The following are a list of items that do not comply with the MXD zoning designation as it is written and should be detailed in the ordinance. All other requirements of the zoning regulation are being met through the proposed plan.

- **Parking:** Parking on the site is existing and sufficient for proposed uses. Some specific variances to the established requirements should be noted, they are as follows:

Sec. 16-454. - Parking and Loading Regulations

b) Shared or community parking areas shall be required. Off-street parking areas shall be small in scale and divided into surface parking fields not to exceed 50 parking spaces, unless otherwise approved by the City Council.

There is no community parking area with this proposal as it does not change the existing site layout.

e) Unless otherwise approved by City Council, no open parking areas shall be located closer than 15 feet to a street right-of-way, or no closer than ten feet to a property line other than a street line. Parking areas within the building, or within a parking structure extending more than six feet above the finished grade, shall comply with the setback regulations of the main building. The parking setback and other open areas shall be brought to finish grade and planted with grass, shrubs and trees, and maintained to at least the average level of maintenance of the other developed property within the immediate neighborhood.

The parking on this site is existing and is located in the street right-of-way. By way of approval, the site owners understand that the City will continue to have access to the right-of-way and this may disrupt the site's available parking.

f) No parking areas shall be located between the front of a building and the street toward which the building faces.

The existing parking lot wraps around the building and includes parking in the front of the building.

- **Development Standards:** To consider a rezoning request to MXD some modification or variance to the established standards is necessary, they are as follows:

Sec. 16-455. - Development and Performance Standards

a) Signage - Signage will need to be designated in the MXD ordinance.

b) Public open space/civic space. Formal and informal areas of usable outdoor open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Usable open space includes squares, plazas, greens, preserves, parks, and greenbelts.

The applicant is proposing removing two parking spaces and adding a small amount of greenspace located at the southwest corner of the site (see pg. 4, landscape plan, of the attached development plan)

d) The streetscape design should include sidewalks, landscaping and street trees, pedestrian lighting, and other pedestrian amenities and furnishings such as benches, trash receptacles, bicycle racks, and similar elements contributing to the character of the area.

City Staff have requested the applicant add a sidewalk on Johnson Drive with the hopes to connect that to a future sidewalk along Johnson. The applicant has complied with this request. However, other elements as listed are not included in the plan.

h) Drive-up and drive-thru services. All drive-up, drive-thru, and drive-in services shall be prohibited, unless specifically exempted in the ordinance granting the MXD district. When permitted, these facilities shall be integrally designed into the development; the drive-thru lane and drive-thru window shall not be located where visible from the public street or private drive network; and shall comply with the minimum standards pursuant to section 16-449, or as specifically granted in the ordinance granting the MXD District.

The applicant intends to install a drive through for dry cleaning pickup at this location. If approved, this will need to be written into the ordinance. The proposed drive through would be located on the east side of the building.

Redevelopment Plan

The rezoning request also requires an application for a preliminary development plan which is attached. The applicant can submit the preliminary and final simultaneously in an effort to expedite the process, which Pride Cleaners has opted to do.

City Staff, the Mayor and Chair of the Planning Commission met with the applicant to discuss the proposed changes to the property. Staff made several recommendations to modify the original submission of modifications to the building and property. The details of those suggestions and the applicant's response are detailed below.

- **Add sidewalk fronting Johnson Drive:** Sidewalk has been incorporated
- **Relocate the condensing units to the roof and add plantings in this area:** The owner declined but provided screening via a "green screen" along the condensing units along with some evergreen shrubs
- **Replace Exterior Installation and Finish System (EIFS) with slate material on upper building level:** The owner has elected to employ EIFS.
- **Painting of brick on lower level of the building:** Brick remains unpainted in the final submittal
- **Add canopy to south elevation:** The owner has complied with this request by adding metal awnings over both the north and south elevations and added new ADA compliant ramps and railing to the north entrances.
- **Add building signage above the the south canopies instead of a monument sign:** The applicant has elected to include signage above the canopies as well as include a monument sign.

The City Council is within its authority to require the applicant to include the above architectural enhancements as a condition of the rezoning and development plan approval.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

The addition of sidewalk and accessible ramps will increase the walkability of the site and eventually tie in to a larger sidewalk network.

Additional Information

The MXD zoning designation allows the city to influence architectural, screening and parking changes in order to enhance the corridor and adjoining use compatibility.

In this case, staff has asked the owner and architect to compliment the new architecture of the development on the corner of Roe and Johnson Drive. Staff submitted a number of recommendations to the owner and architect on original plan submittals. Some of those concepts have been incorporated into the latest submittal, but some have not. This will serve as defining architecture for this end of the Johnson Drive corridor and will establish a standard that will likely be emulated as remodeling of the remaining structures occurs.

There are a number of non conformities on the site that will remain post remodel such as:

- Parking Setback
- Landscape Buffering
- Building orientation

It should be noted that the structure and subsequent uses such as parking are existing and will remain non conforming. In MXD, the development plan in essence regulates the uses and architectural feel of the site. What is recorded on the final development plan sets the specific site requirements for structure, screening, parking etc.

ATTACHMENTS:

Description	Type
☐ Rezoning Application	Exhibit
☐ Development Plan Application	Exhibit
☐ Development Plan	Exhibit
☐ Exterior Elevations	Exhibit
☐ Notice of Hearing to Property Owners	Exhibit
☐ Map of Property	Exhibit
☐ Johnson Drive Design Guidelines	Exhibit
☐ Applicant Statement to Rezone	Exhibit
☐ Ordinance 970	Exhibit

Fee: _____
 Rec'd By _____
 Date Paid _____

APPLICATION FOR REZONING
City of Roeland Park, Kansas
 PLEASE PRINT

Case No.: _____
 Planning Commission
 Date _____

Applicant/Agent's Name(s) DOMINIC BRANCATO Phone: 816 674-5310
 Mailing Address 13613 S US 71 HWY GRANDVIEW MO 64030
Street City State Zip

DOMINIC BRANCATO
5000 JOHNSON DR.
 Property Owner's Name(s) PROPERTIES LLC Phone: 816 674-5310
 Mailing Address 13613 S. US 71 HWY GRANDVIEW MO 64030
Street City State Zip

Requested Rezoning From: _____ to MXD
Present Zoning District Proposed Zoning District

Location of property 5000 JOHNSON DR.
 Subdivision: _____ Lot: _____ Block: _____
 Legal description (ATTACHED)

(Attached legal description must be typed).

Current Land Use VACANT Proposed Land Use: MIXED USE
 Reasons for requesting zoning WILL OPERATE A DRY CLEANING BUSINESS

Applicant signature [Signature] Date 5/30/18

Note: For rezoning procedure, see application form for Development Plan Approval.

To Be Filled in by the City:		Fee Paid \$ <u>400.00</u>	Date _____	Received by: _____
Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____				
Technical studies required? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, what type and when submitted? _____				
Assurances of adequate public facilities received. <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date received _____				
Date application deemed complete: _____				
Surrounding property owners notified: _____		Date of publication: _____ Sign Posted _____		
Date notices sent: _____		Public Hearing date: _____		
Planning Commission recommendation: _____		Date: _____		
City Council Action: _____		Date: _____	Ordinance # _____	Publication Date: _____

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF MO)
COUNTY OF Clay) SS

Cynthia Sobbe, being first duly sworn upon his/her oath deposes and states as follows:

- (1) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER]

That Dominic Bravato

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business) is/are the legal owner/authorized official of the legal owner of the property that is the subject of Rezoning No. _____ / Special Use Permit No. _____ / (Other) _____. (ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT).

- (2) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT PURCHASER]

That _____
(Name of contract purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business) is the holder of a contract to purchase the property that is the subject of Rezoning No. _____ / Special Use Permit No. _____ / (Other) _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Regulations.

Signature [Signature]

Subscribed and sworn to before me this 30 day of May, 2018.

Cynthia Sobbe
Notary Public

My commission expires:



Fee: _____
 Rec'd By: _____
 Date Paid: _____

**APPLICATION FOR
 DEVELOPMENT PLAN APPROVAL**
City of Roeland Park, Kansas
 PLEASE PRINT

Case No.: _____
 Planning Commission
 Date: _____

Requested Action:

- | | <u>Fee</u> |
|--|------------|
| <input type="checkbox"/> Preliminary Development Plan | \$400.00 |
| <input type="checkbox"/> Revised Preliminary Development Plan | \$400.00 |
| <input checked="" type="checkbox"/> Final Development Plan | \$650.00 |
| <input type="checkbox"/> Revised Final Development Plan | \$650.00 |
| <input type="checkbox"/> Landscaping Plan | \$125.00 |
| <input type="checkbox"/> Site Plan (non-residential development in residential district) | \$150.00 |

Name of Development: PRIDE CLEANERS
 Location: 5000 JOHNSON DR.

Range 25E Township 12S Section: _____ Quadrant _____
 Existing Zoning: OFFICE Present use of Property: VACANT

Is Property subject to rezoning? ☒ Yes ☐ No Is Property subject to Special Use Permit? Yes ☐ No ☒
 Applicant: 5000 JOHNSON DR. PROPERTIES LLC
 Address: 5000 JOHNSON DR Phone: _____
 City: ROELAND PARK State: KANSAS Zip: 66205

Property Owner: 5000 JOHNSON DR. PROPERTIES LLC
 Address: 5000 JOHNSON DR. Phone: _____
 City: ROELAND PARK State: KANSAS Zip: 66205

Engineer/Surveyor/Architect: [K] WARMAN ARCHITECTS
 Address: 1735 SWIFT AVE Phone: (816) 474-2233
 City: N. KANSAS CITY State: MO Zip: 64116

Applicant signature: [Signature] Date: 5/30/18

To be completed by the City:		Fee Paid \$ <u>650.00</u>	Date _____	Received by: _____
Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____				
<input type="checkbox"/> Rezoning Case No. _____	<input type="checkbox"/> Special Use Permit No. _____	<input type="checkbox"/> Previous Plan Approval: _____		
<input type="checkbox"/> City Engineer review and comment submitted				
Technical studies required? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, what type and when submitted? _____				
Assurances of adequate public facilities received. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, date received _____				
Supporting materials required: _____ Date Submitted: _____				
Date application deemed complete: <u>10-27-18</u>				
Surrounding property owners notified: <u>Yes</u>				
Date notices sent: <u>6-22-18</u>				
Date of publication: _____ Sign Posted <u>6-26-18</u>				
Public Hearing date: _____				
Planning Commission recommendation: _____ Date: _____				
City Council Action: _____ Date: _____				

5000 Johnson Drive Properties, LLC

Rezoning/ Final Development Plan

5000 Johnson Dr

Roeland Park, KS

DIRECTORY

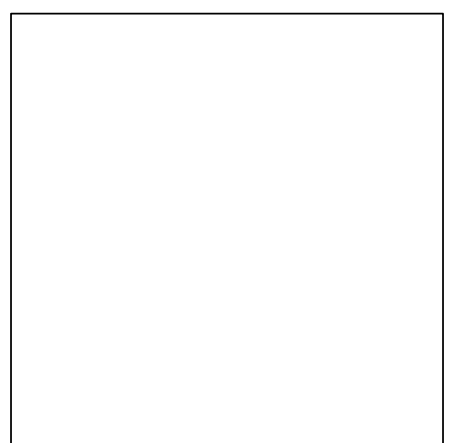
OWNER:
5000 Johnson Dr. Properties, LLC
13613 S US 71 Hwy
Grandview, MO 64030
TEL: (816) 442-8555
REP: Dominic Brancato

ARCHITECT:
(k) Warman Architecture + Design, PC
1828 Swift, Ste 101
North Kansas City, MO 64116
TEL: (816) 474-2233, FAX: (816) 474-1051
REP: Kathleen Warman

VICINITY MAP



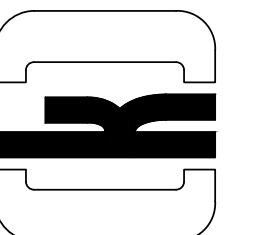
DRAWING INDEX

[illegible]

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE

1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116

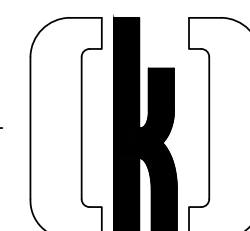
V. 816.474.2233 F. 816.474.1051



REISSUED FOR REZONING

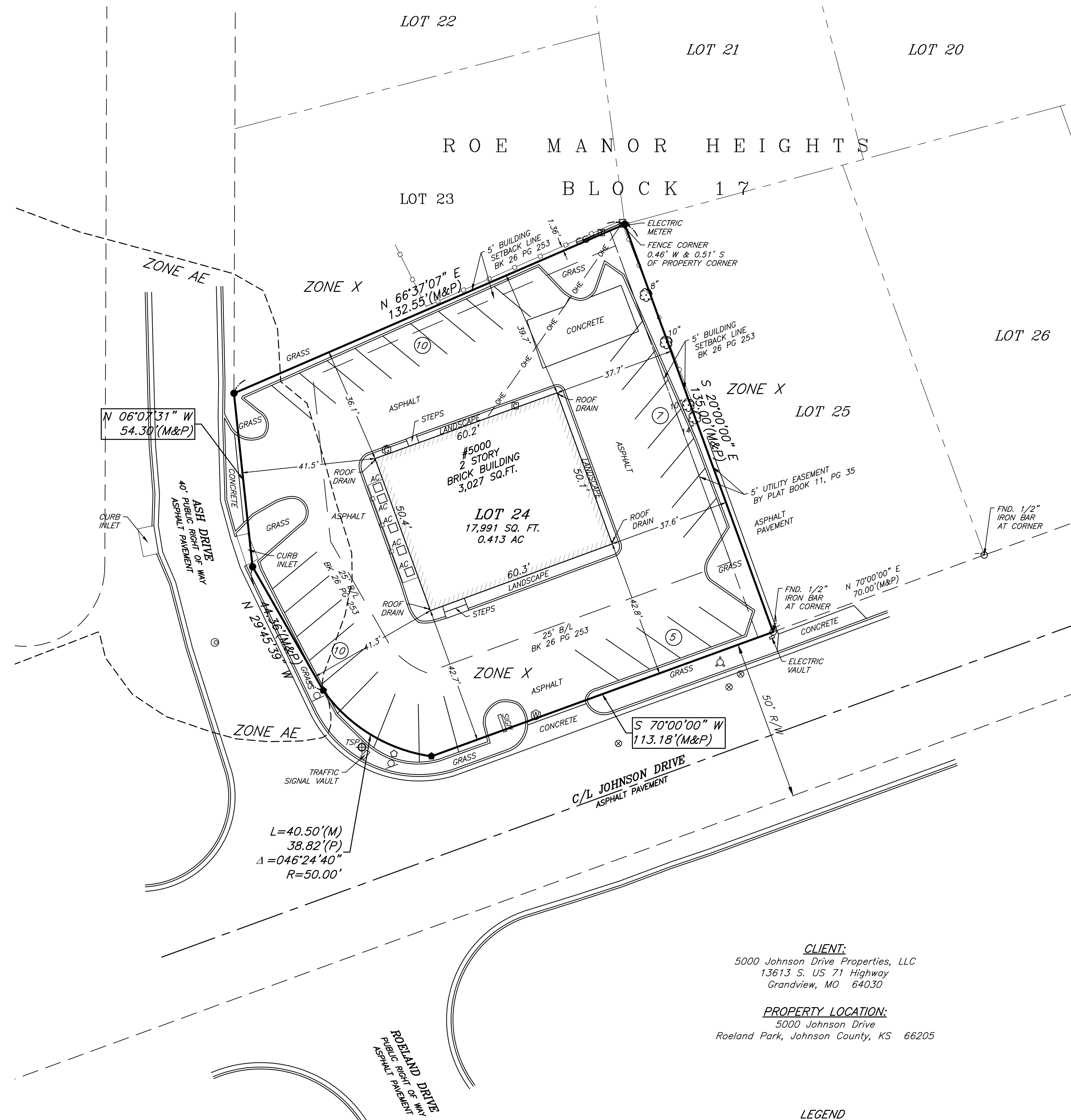
JUNE 29, 2018

5000 Johnson Drive Properties, LLC - Rezoning/Final Plan - 5000 Johnson Dr, Roeland Park, KS - KWA+D 5209-17-



WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

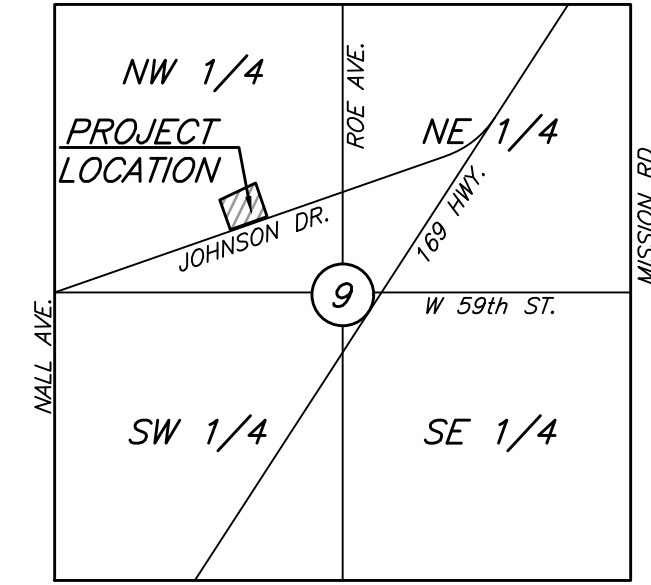
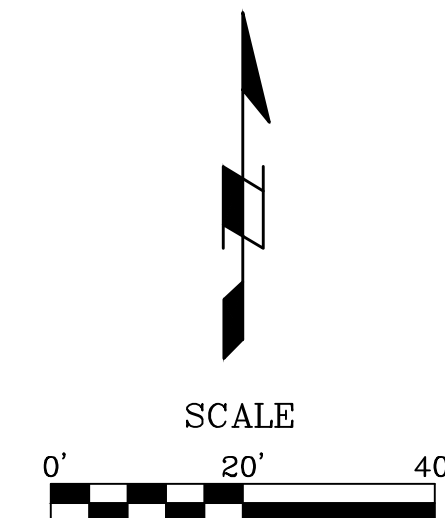
ALTA/NSPS LAND TITLE SURVEY



Utility Note:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an inadequate response, in which case the surveyor should note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- ### LEGEND
- | | | | |
|---------|-----------------------------|-------|-----------------------|
| ● | - 1/2" BAR SET w/ J & J CAP | TSP | - TRAFFIC SIGNAL POLE |
| ● | - MONUMENT SET AS NOTED | ⊗ | - GAS METER |
| ○ | - 1/2" BAR FOUND | ⊗ WV | - WATER VALVE |
| ⊕ PP | - POWER POLE | ⊕ | - WATER METER |
| ↗ | - GUY ANCHOR | ⊕ | - FIRE HYDRANT |
| ⊠ | - TELEPHONE PEDESTAL | ⊕ | - PARKING SPACE COUNT |
| ⊗ | - SANITARY MANHOLE | ○ — ○ | - CHAIN LINK FENCE |
| ○ | - SIGN POST | ○ — □ | - WOOD FENCE |
| — ONE — | - OVERHEAD ELECTRIC | (P) | - PLATTED DISTANCE |
| □ AC | - AC UNIT | (M) | - MEASURED DISTANCE |
| 10" | - EXISTING TREE & SIZE | | |



PROPERTY DESCRIPTION:

Lot 24, Block 17, ROE MANOR HEIGHTS, a subdivision in the City of Roeland Park, Johnson County, Kansas, except those parts taken for streets.

Schedule B – Part II Notes:

Items 1–7 and Items 12–14 are non survey related items.

8.) Easements, restrictions and setback lines as per plat, recorded in Plat Book 11 at Page 35. Affects the subject property and is shown hereon.

9.) Utility easement of 5 feet over the Easterly boundary line of the premises in question, as shown on the recorded plat thereof. Affects the subject property and is shown hereon.

10.) *Building restrictions and restrictions as to use and occupancy as set forth in Declaration of Restrictions, recorded in Book 26 Misc. at Page 253, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Affects the subject property and is shown hereon.*

11.) Terms and provisions of the Homes Association Declaration filed in Book 26 Misc. at Page 255, which provides for, among other things, the levy of assessments, which if unpaid, may become a lien thereon. Affects the subject property but can not be plotted.

General Survey Notes:

1.) The plat of ROE MANOR HEIGHTS is recorded in Plat Book 11 at Page 35 in the Register of Deeds Office in Johnson County, Kansas.

2.) Title Report # KJ110661, dated June 21, 2017 at 8:00 AM provided by First American Title Insurance Company was provide by client.

3.) Basis of Bearings is established by the Kansas State Plane Coordinate System from GPS Observations.

4.) There are 32 standard parking spaces.

5.) The subject property is located in Zone AE, Base Flood Elevations determined and Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 20091C0024G, revised to reflect LOMR effective February 8, 2012.

CLIENT:
5000 Johnson Drive Properties, LLC
13613 S. US 71 Highway
Grandview, MO 64030

PROPERTY LOCATION:
5000 Johnson Drive
Roeland Park, Johnson County, KS 66205

CERTIFICATION:

To 5000 Johnson Drive Properties LLC, a Missouri limited liability Company, Assured Quality Title Company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, and 9 of Table A thereof. The field work was completed on the 19th day of July, 2017.

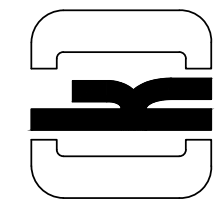


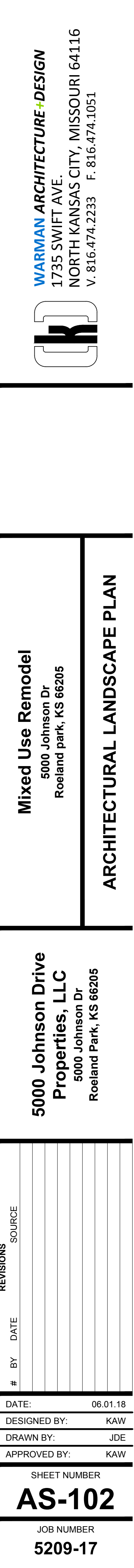
Location: S:\17.148 - 5000 Johnson Dr\DRAWINGS\ALTA.dwg

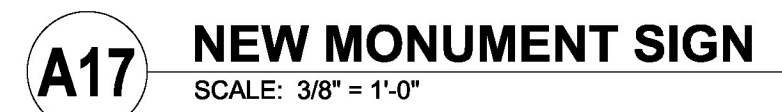
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<u>BUILDING AREA</u>	
BASEMENT	2,999SF
FIRST FLOOR	2,999SF
SECOND FLOOR	2,999SF
TOTAL	8,997 SF
PARKING (EXISTING)	28

[illegible]





#	BY	DATE	REVISIONS	SOURCE
DATE:			06.01.18	
DESIGNED BY:			KAW	
DRAWN BY:			JDE	
APPROVED BY:			KAW	

SHEET NUMBER
A-201

JOB NUMBER
5209-17

Mixed Use Remodel
5000 Johnson Dr
Roeland park, KS 66205

**5000 Johnson Drive
Properties, LLC
5000 Johnson Dr
Roeland Park, KS 66205**

EXTERIOR ELEVATIONS



WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 641
V. 816.474.2233 F. 816.474.1051



WARMAN ARCHITECTURE+DESIGN

1735 Swift Ave.

North Kansas City, Missouri 64116

v. 816.474.2233 f. 816.474.1051

June 22, 2018

Re: Property located at 5000 Johnson Dr. Roeland Park, KS proposed rezoning from Office Building District to MXD Mixed Use Development and Final Development Plan to allow for the renovation and remodeling of the existing building and site for the purpose of operating a Pride Cleaners along with future retail and office uses.

Dear Property Owner,

This letter is to notify you that the Roeland Park Planning Commission will hold a public hearing at 6:00 pm on July 17, 2018 at Roeland Park City Hall, 4600 W. 51st St., Roeland Park, KS to consider approval of the above referenced rezoning and Final Development Plan.

Attachment:

ALTA Survey and legal description for the subject property.

All interested property owners are invited to attend and be heard. More information on this application and copies of any submitted plans are available from the City or by contacting the undersigned.

Please do not hesitate to contact me if you have any questions concerning this matter.

Very truly yours,

Kathleen A. Warman



but 47, including two medium raccoons, a swimming at the City of Johnson Park in Johnson County, Kansas, except those parts taken for streets.

1. *Chlorophyll a* (Chl *a*)

6.) *Assemblies, restrictions and setback lines as per plot, recorded in Plot Book 11 at Page 35. Affects the subject property and is shown hereon.*

y.) Utility easement of 5 feet over the easterly boundary line of the premises in question shown on the recorded plat thereof. Affects the subject property and is shown here-

any, among the restrictions and restrictions as to use and occupancy as set forth in Declaration of Restrictions, recorded in Book 26 Misc. at Page 253, but denying any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, national origin, ancestry or marital status.

in race, color, religion, sex, handicap, ethnic status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Code.

on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Affects the subject property and its shown hereon

11.) Terms and provisions of the Homas Association Declaration filed in Book 26 Misc. Doc. 955 which provides for a conveyance without the loss of any amount which it

input, may become a *lien* thereon. Affects the subject property but can not be plotted

General Survey Notes:
1.) The plot of ROE MAJOR HEIGHTS is recorded in Plot Book 11 at Page 35 in the

2.) Title Report # KJ110681, dated June 21, 2017 at 8:00 AM provided by First Register of Deeds Office in Johnson County, Kansas.

1.) Basis of Beadnics is established by the Kansas State Plane Coordination System from American Title Insurance Company was provide by client.

4.) Theoreme über \mathbb{Z} -stufenweise partielle Konvergenz.

5.) The subject property is located in Zone A0, areas of flood depths of 1 to 3 feet (usually areas of nonflood). Base Flood Elevation determined Zone A5 Base Flood

Elevations determined and Zone X₁ areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 200910024G, effective August 3, 2009.

[illegible]

Location: S:\17.148 -- 5600 Johnson Dr\DRAWINGS\ALTA.dwg



J & J
SURVEY
LLC

6900 NW TOWER DR., SUITE 302 • PLATON, MINN. 56463
PHONE (953)41-1017 • FAX (953)41-1028

7/31/77
Date

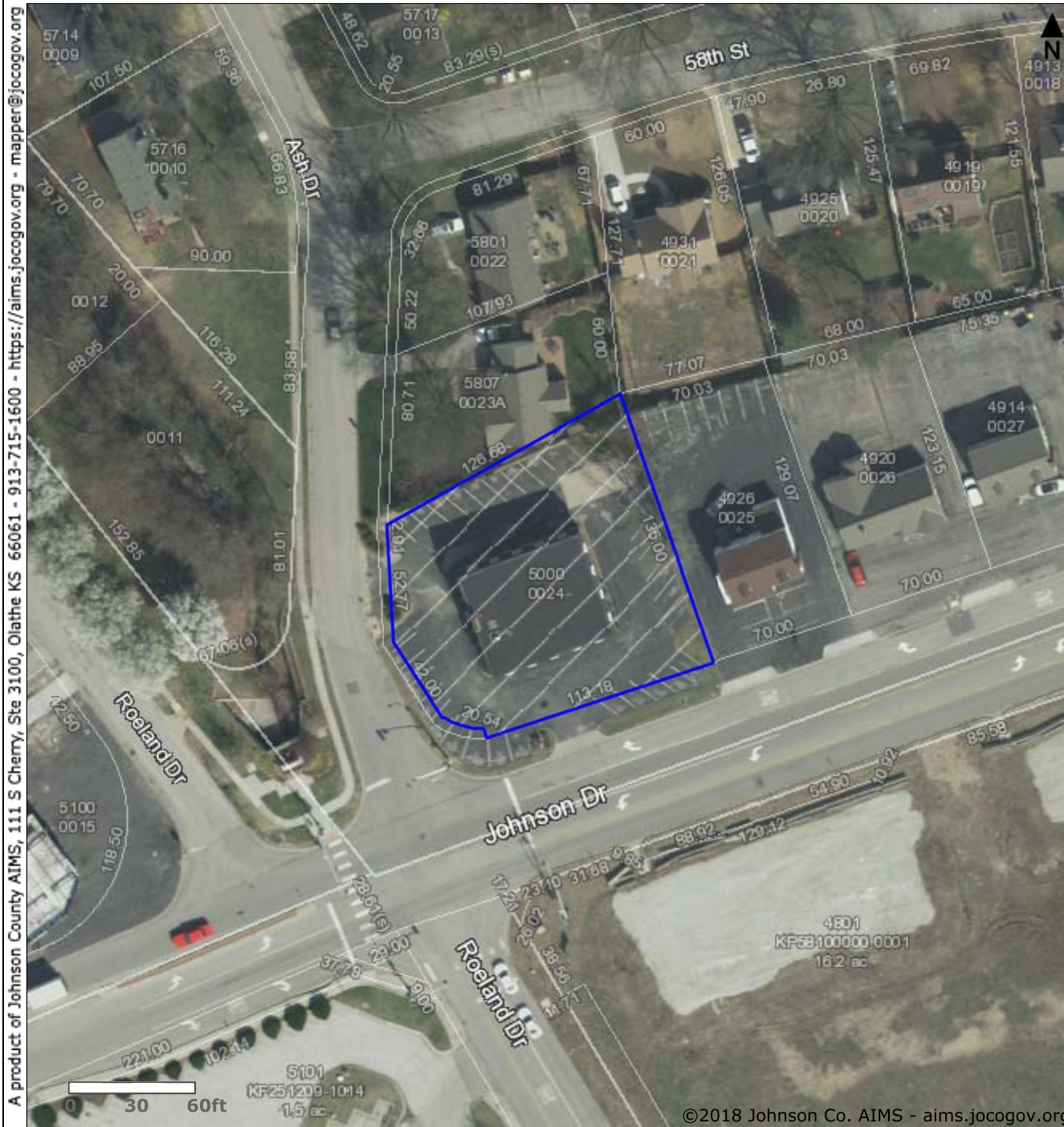
JOHN B. YOUNG
LICENSED
LS-12BB
KANSAS
LAB SUPERVISOR

John B. Young, EL3-1, 200

CERTIFICATION:

To 5000 Johnson Drive Properties LLC, a Missouri limited liability Company & Assured Quality Title Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, and 9 of Table A thereof. The field work was completed on the 19th day of July, 2017.



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2016)

Property



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.

JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

7/10/2018

City of Roeland Park



DESIGN GUIDELINES

for the Johnson Drive Corridor



PUBLIC HEARING DRAFT | JUNE 2009



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Introduction

The Purpose of the Design Guidelines

The City of Roeland Park, KS Comprehensive Plan and the East Gateway Redevelopment Plan advocates the use of specific development area design guidelines for the Johnson Drive Corridor as the basic urban design framework to improve the image of the community and create high quality environments to live, work, shop, and play. Johnson Drive is the 'main street' of the East Gateway Redevelopment planning area, with this corridor intended to provide a mix of land uses with new urban housing options in a pleasing pedestrian environment.

The boundary of the area in Roeland Park where the guidelines apply includes both the public right-of-way, as well as the privately owned properties on the north side of Johnson Drive from Roe Avenue to the west city limits.

These Design Guidelines are intended to implement the Community Identity Strategies and redevelopment concepts identified by the Comprehensive Plan and the recommendations of the East Gateway Redevelopment Plan. The Guidelines provide guidance to developers and designers as they plan and design redevelopment of existing properties along Johnson Drive into a mixed-use pedestrian friendly environment, while providing appropriate transitions to surrounding land uses.

These Guidelines are not requirements, but serve as principles that should be studied and followed. Exceptions to the guidelines will be considered if the proposed design meets or exceeds the intent of the guidelines. **The various images included in the guidelines are intended for illustrative purposes and represent various architectural and site design features recommended by the design guidelines. The images do not necessary represent specific architectural styles to be implemented in Roeland Park.**

Acknowledgements

The Design Guidelines for the Johnson Drive Corridor were prepared under the direction of an appointed Oversight Committee, and adopted by the Roeland Park City Council by Resolution No. _____ on _____, 2008.

Oversight Committee:

Mike Foltz
Adrienne Foster
Chris Handzel
Toni Hull
Mark Kohles
Jim Owens
Debbi Schraeder

Prepared by:



www.bwrcorp.com

Guiding Principles

The overall goal for the Roeland Park Design Guidelines for the Johnson Drive Corridor is to combine the best live, work, and play environments in a cohesive pattern that is economically viable and environmentally responsible. The following Guiding Principles serve as the framework for the Roeland Park Design Guidelines for the Johnson Drive Corridor.

1. Create a sense of place and a distinctive Roeland Park identity.
2. Incorporate sustainable 'green' practices in building and site design.
3. Celebrate Johnson Drive as a high quality "mixed-use street."
4. Create a building design vocabulary unique in its intent, respectful of the surrounding environment and neighborhoods, and progressive in its approach.
5. Create a street edge and reinforce a sense of urban enclosure by placing buildings close to the street.
6. Incorporate high quality materials in all aspects of site and building development.
7. Create unique streetscapes and gathering spaces that feel comfortable and inviting to pedestrians and bicyclists.
8. Maximize opportunities for street activity by incorporating open and inviting ground floors.
9. Provide new urban housing options.

Urban Design Concept Plan

The concept plan for the Roeland Park properties in the Johnson Drive Corridor provides a recommended approach to implement the Design Guidelines and the Guiding Principles. Alternatives to this concept plan that **exceed** the spirit and intent of the vision for the area will be considered through the city's review and approval process.

Although limited by available site area, the design vocabulary is intended to establish a Roeland Park identity while respecting development on the south side of Johnson Drive. The concept plan establishes buildings fronting on Johnson Drive with parking located away from the streetscape except for parallel on-street parking. Building massing is consistent with proposed development on the south side of Johnson Drive, and incorporates unique pedestrian vias through the buildings linking rear parking to primary entrances. The vias expand the streetscape and serve as outdoor patios, park and landscaped areas, as well as contribute to the potential capacity for storm water retention. The resulting plan creates a dynamic balance of courtyard space, pedestrian friendly environments and convenient access to parking and businesses.

Urban Design Concept - Site Plan



The concept site plan identifies the development area in relation to the existing neighborhood to the north and future development in the City of Mission to the south.

1. Bio-retention open space opportunity area.
2. Design intersections and crossings with pedestrians in mind by using changes in color, elevation, and materials for aesthetic enhancements and to calm traffic speeds.
3. **Walkway** (via) connection linking rear parking area with the sidewalks along Johnson Drive. These areas should provide outdoor spaces for people to gather and circulate. They may be open, or have usable floor area above.
4. A buffer area adjacent to the existing neighborhood should include a variety of screening techniques including a screen wall and landscape plantings.
5. On-street parking and streetscape improvements provide a buffer for pedestrians and seating areas along the sidewalk.
6. **Front** buildings onto Johnson Drive creating a visually appealing streetscape and encourage pedestrian activity.
7. Enhance the sidewalk area by buffering it from the street, creating visually interesting building facades, incorporating pedestrian amenities, and providing ample vegetation.

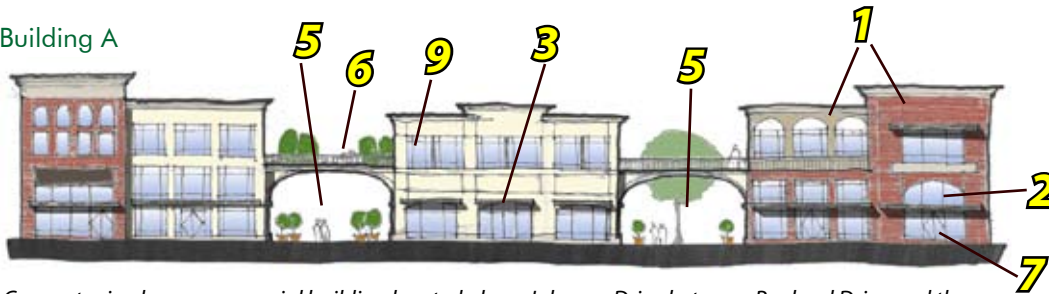


Concept sketch of a via linking the rear parking area with the pedestrian zone and building entrances along Johnson Drive.

Urban Design Concept - Elevations

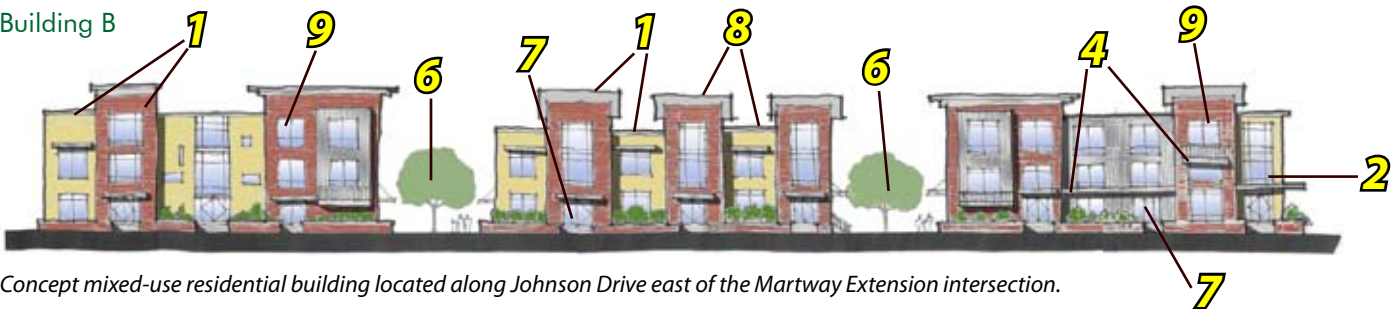


Building A



Concept mixed-use commercial building located along Johnson Drive between Roeland Drive and the Martway Extension intersections.

Building B



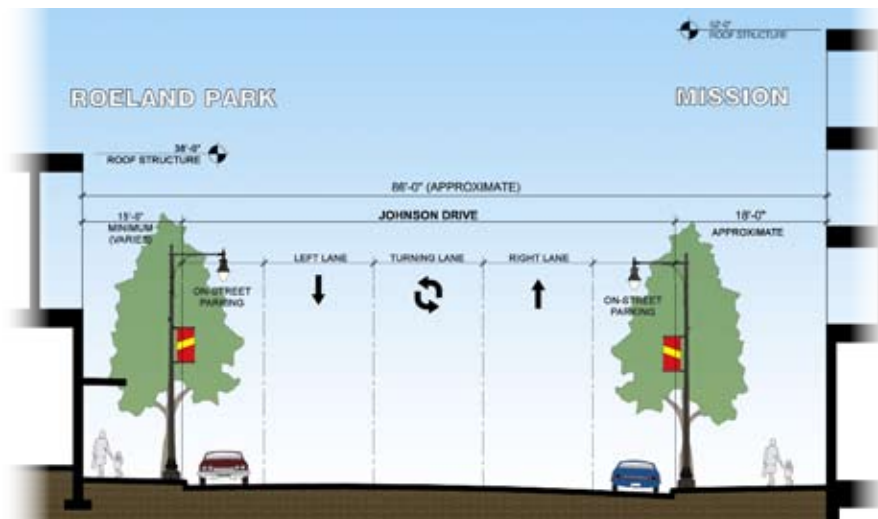
Concept mixed-use residential building located along Johnson Drive east of the Martway Extension intersection.

1. Create a rich and appealing architectural palette of hues and patterns responsive to the building massing.
2. Establish higher first floor clear heights to increase building mass and create options for future dynamic retail use.
3. Locate signage controlled within retail areas to ensure visibility from street level.
4. Step the building facades to create shadow play, visual interest, and definition of form.
5. Create covered 'Vias' with potential usable areas above.
6. Locate landscape plantings in Vias to augment sustainable site design.
7. Create a pedestrian friendly scale at street level by use of setbacks, canopies, and covered areas.
8. Building rooflines and types should be varied as part of the horizontal massing to create an interesting 'skyline'.
9. Establish diversity of window size, shape, and pattern responsive to interior function.

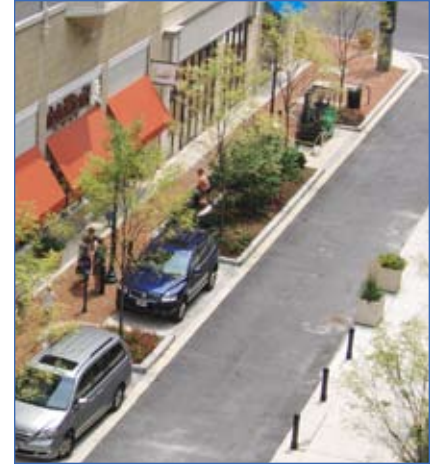
Urban Design Concept - Johnson Drive

The pedestrian experience and viability of business space along Johnson Drive are dependent upon modifications to the street section to incorporate streetscape enhancements, on-street parking, and traffic calming. Such modifications should include:

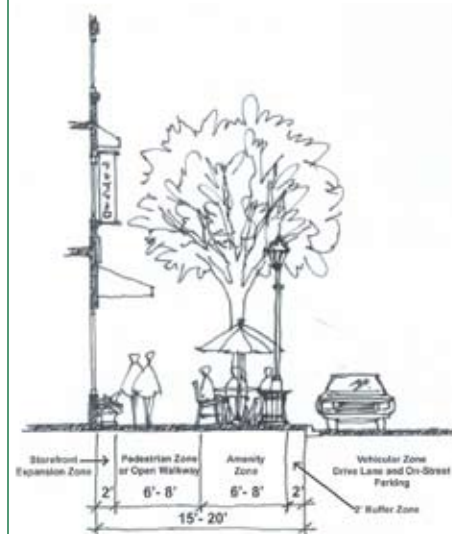
- A modified street design with a 40-foot wide street section consisting of 1-thru lane in each direction, 1-center turn lane, and a 2-foot wide curb and gutter section on both sides of the street.
- An additional 8-feet of paving is provided on both sides of the street for on-street parking.
- Streetscape improvements located between the building edge and the street curb include sidewalks, landscaping, street lighting, and public art.
- Pedestrian and traffic calming in the street section include enhanced street crossings and intersection improvements such as decorative treatments and 'raised' crosswalks.



Conceptual Johnson Drive street section. Street lighting and other improvements will be coordinated with the City of Mission, KS.



Improvements to Johnson Drive should incorporate parking and landscaping to serve as a buffer for pedestrians on the sidewalk.



Streetscape enhancements between the building edge and the street curb should provide a variety of pedestrian elements and amenities to create an active environment.



Focal points should have qualities that make them distinct from the remainder of the building.

Urban Design Concept - Focal Point Corners

Buildings located at street intersections along Johnson Drive should address the corner as a distinctive architectural element. These locations may have entrances at street level or may only be distinguished architecturally. Significant corners should also:

- project higher than the surrounding buildings and may be manifested in a 'tower' element or similar treatment.
- aspire to a higher level of design and detail.



Use distinctive architectural design and allow height flexibility at focal point corners.

Urban Design Concept - Vias

Vias are physical connections that give pedestrians access to the streets from parking areas located behind buildings. Vias should also:

- have storefronts facing them and glass coverage for visibility.
- be designed to accommodate seating or other pedestrian amenities.
- exhibit an increased level of detail for paving, lighting, landscape, and architecture around and within the space.
- provide distinct character or unique decorative treatment to help with orientation.
- Provide opportunities for public art.



Potential character of a via.



Vias should be designed as a pedestrian corridor and gathering space, and may include usable floor area above the passageway.



Stormwater collection islands provide an alternative way of dealing with storm water runoff.



Green roofs are one technique that helps reduce heat island effects, lower energy consumption, and manage storm water runoff.



A sample of pervious concrete that shows its effectiveness in shedding rainwater.

Sustainable Design

Intent

To promote 'green' building and site design that reduces or eliminates negative environmental impacts, with the benefit of enhancing marketability, increasing worker productivity, increasing indoor air quality, increasing water efficiency, and reducing operating costs.

Guidelines

- Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation.
- Reduce pollution and land development impacts from motor vehicle use through methods such as minimizing parking lot/garage size, using shared parking facilities, providing facilities and accommodations for bicyclists, and amenities for pedestrians.
- Manage storm water runoff by reducing impervious cover and increasing on-site infiltration through methods such as vegetated roofs, pervious paving, and reuse of storm water for non-potable uses including landscape irrigation, toilet and urinal flushing, and custodial uses.
- Reduce heat islands (thermal gradient differences between developed and undeveloped areas) through methods such as shade, roofs with high-albedo or vegetated surfaces, and open grid paving or high-albedo materials to reduce heat absorption.



The use of pervious paving materials let air and water pass through, filtering pollutants on the spot and reducing the 'heat-island' effect of traditional asphalt and concrete paving. Options include porous aggregate, open-jointed blocks, pervious concrete and porous asphalt.

- Minimize light trespass from the buildings and site and reduce site glow.
- Reduce generation of wastewater and potable water demand in the buildings and for exterior irrigation using methods such as water-conserving fixtures, using indigenous plant materials, and the reuse of rainwater and recycled wastewater or graywater.
- Maximize energy performance by designing the building envelop, HVAC, lighting, and incorporate technologies for non-polluting and renewable energy using methods such as solar, wind, and geothermal.
- Facilitate the reduction of waste generated by building occupants, including accommodating areas to collect and store materials for recycling.
- Integrate the use of building materials or products extracted, harvested or recovered, or manufactured in the region.
- Increase the comfort and well-being of building occupants through methods that reduce indoor chemical and pollutants, increase natural ventilation and daylighting and views, and provide higher levels of thermal comfort while reducing overall energy consumption.



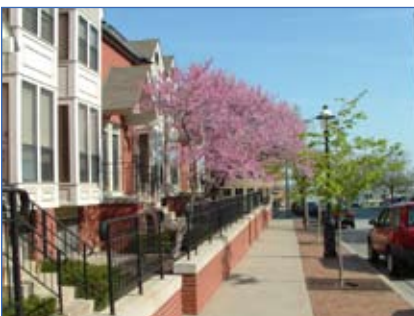
Photovoltaic panels on building rooftops or any other surface that receives a lot of sunlight can greatly lower energy costs.



Buildings **should** create a defined street edge, and provide storefronts and primary entrances facing Johnson Drive.



The building edge along Johnson Drive may include limited variations to create interesting gathering spaces, while maintaining adequate circulation in the pedestrian zone along the street.



Buildings with ground level residential should incorporate a tree lawn or courtyard space between the building and the public sidewalk.

Site Planning - Building Orientation

Intent

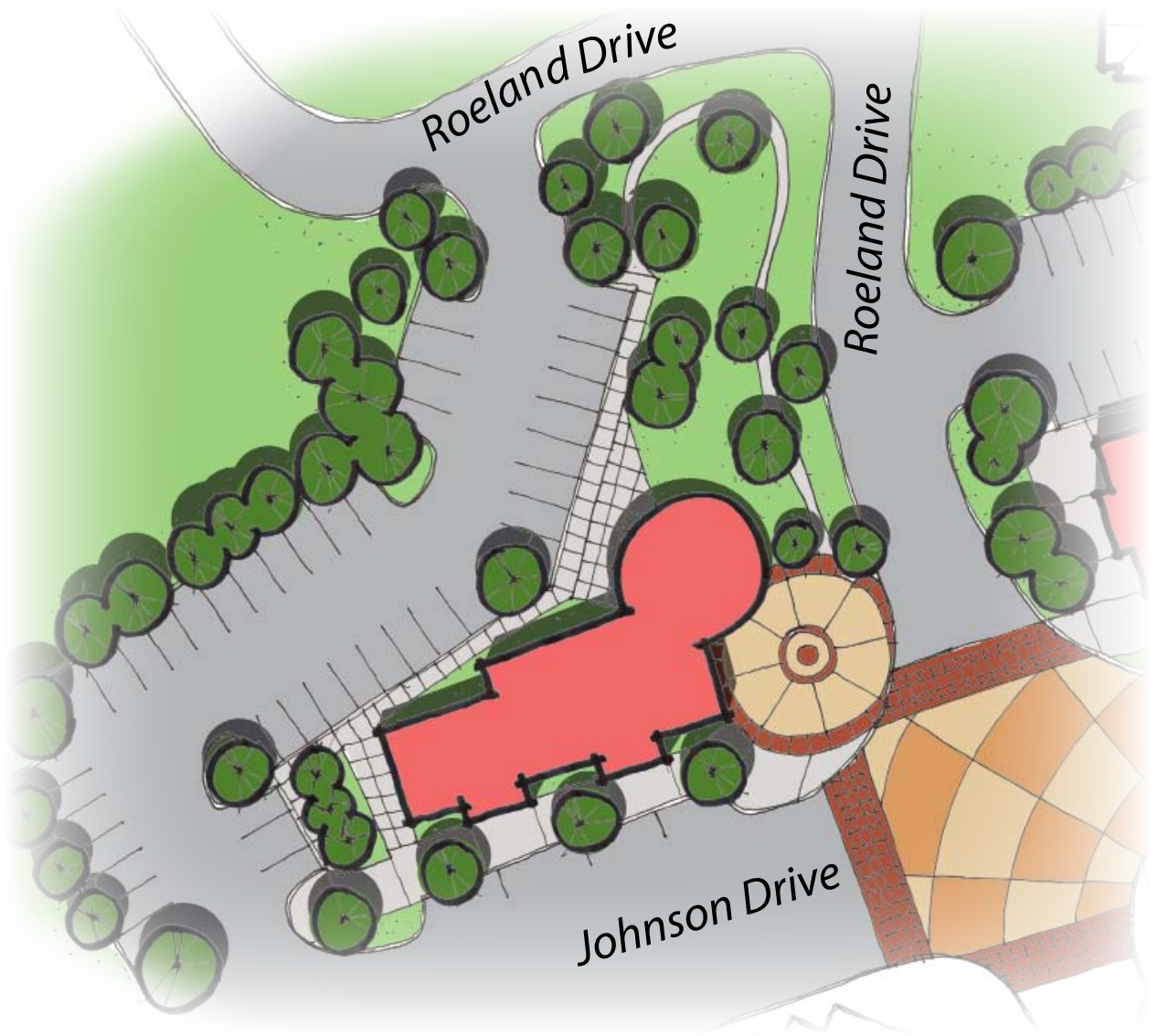
Reinforce the character and quality of outdoor public spaces along Johnson Drive through the development of buildings oriented toward the street.

Guidelines

- Primary entrances to businesses or residential uses at ground level should be oriented toward the Johnson Drive sidewalk, or from a via, rather than rear parking lots.
- A clear and consistent street edge should be provided by locating no less than 75 percent of the street facing building elevation along the 'build-to' line of the street right-of-way or within 5-feet of the right-of-way. Additional setback may be permitted for buildings with ground level residential uses in order to accommodate front stoops and stairways, front yard / courtyard space along the public sidewalk.
- Exceptions to the 'build-to' line street edge may be provided to accommodate 'plaza edges' in which intimate public spaces are accommodated for unique entries, plazas, courtyards, or outdoor dining and seating areas that are setback from the consistent building line edge along the public sidewalk.
- Ground based mechanical equipment and trash receptacles **should** be located away from property lines adjacent to existing residential areas and adequately screened from such properties to minimize any visual or noise impacts.



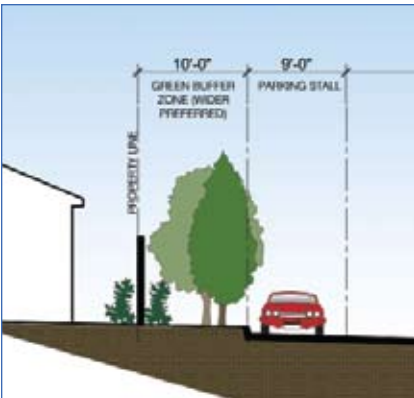
Orienting the building toward the street creates a visually interesting frame for the public spaces on either side of the street.



- Future development on the northwest corner of Johnson Drive and Roeland Drive should serve as a focal point, while incorporating building facades oriented toward the street. The Roeland Drive frontage provides an opportunity for a bio-retention open space area.
- Respond to the building massing and forms of adjacent development.
- Create a softened plaza which promotes pedestrian use.
- Outdoor space relates to a patterned streetscape, walks, and greenspace.
- Create curved building forms which relates to other development, while creating its own identity.
- Promote the corner as the signature anchor responsive to a new Roeland Park identity.



There are many ways to conserve space and reduce the appearance of parking. This example shows residential parking areas recessed under the living spaces in the rear of the building.



A screen wall and landscaping should be used to buffer parking areas from the adjoining single family residential properties.

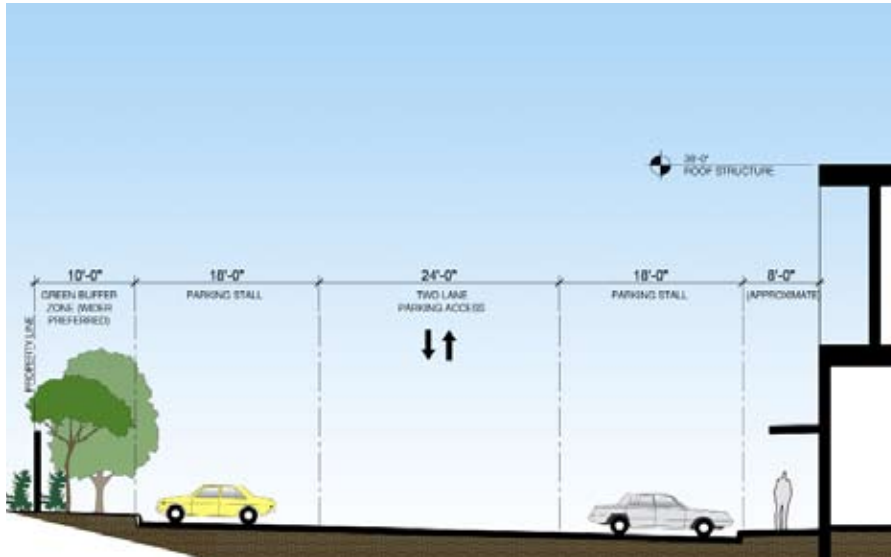
Site Planning - Vehicular Parking, Circulation, and Buffers

Intent

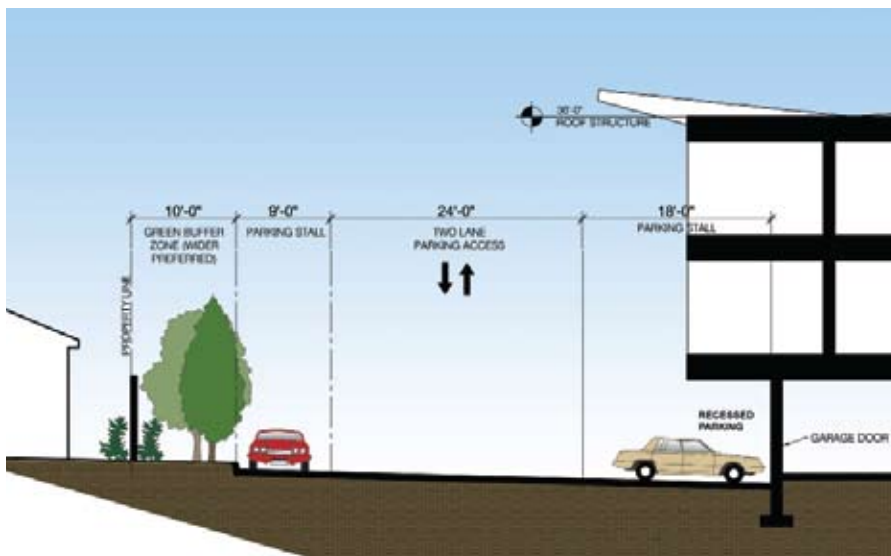
Maximize the positive character of streets and buildings through continuity of buildings and streetscape frontages by limiting the visual impact of parking areas on streets and adjoining land uses.

Guidelines

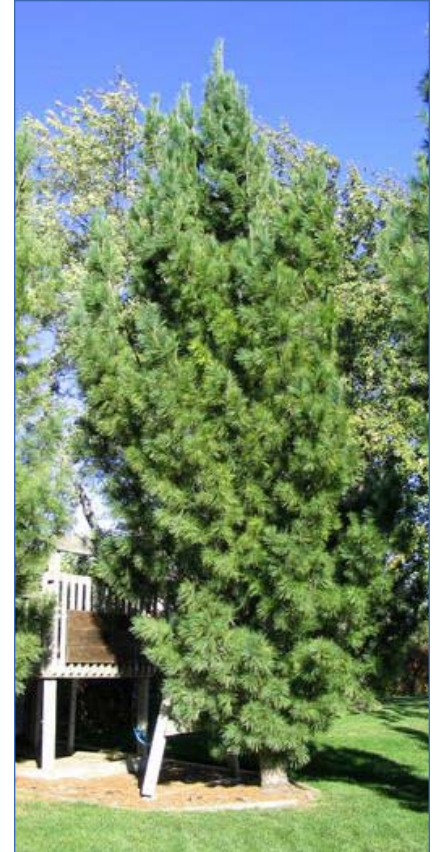
- On-street parking **should** be provided on Johnson Drive and may be considered when determining necessary parking to serve the development.
- Locate** off-street parking lots and garages behind the building. No parking lots or garages may be located along Johnson Drive.
- Off-street parking and circulation drives **should** be shared throughout the development area, with the exception that private parking may be reserved for residential uses.
- Primary driveway access locations to Johnson Drive **should** be consistent with the concept development plan, **unless revisions to the approved redevelopment plan on the south side of Johnson Drive require modifying access points.**
- Off-street parking setbacks from adjoining single-family residential properties should be a minimum of 10-feet to preserve existing vegetation and allow for additional landscape plantings to soften the appearance of screen walls.
- Decorative screen walls constructed of long lasting durable materials requiring minimal maintenance should be provided for screening of parking areas adjacent to single-family residential property. Wood fences are not preferred due to their high maintenance and low long term durability, and other surfaces requiring regular painting or staining are also discouraged. Chain link is not permitted.
- Screen walls for parking, service and loading areas, and mechanical equipment **should** be designed to complement the architectural style of the adjacent buildings.
- Plant materials used for screening **should** be a suitable species requiring a minimal amount of regular maintenance and watering to remain healthy and provide a quality appearance.
- Illumination of off-street parking areas **should** be provided with appropriate building mounted and/or pole mounted light fixtures to limit glare on adjoining residential properties. Wall-pack fixtures and floodlights that project light outward rather than downward **should not be** permitted.
- Loading and service areas **should** be located and designed to minimize visibility from streets and adjoining properties.



Typical section where the commercial mixed-use building (Building A) is adjacent to the existing neighborhood to the north. A two-way drive aisle provides adequate circulation to both the east and west. A 'green buffer' zone **should** be provided along the north property line, including a screen wall and landscaping to buffer the neighborhood from parking and vehicle circulation areas.



Typical section where the residential mixed-use building (Building B) is adjacent to the closest home in the existing neighborhood to the north. Limited property depth in this area requires creative planning to provide off-street parking such as this example where parking spaces are slightly recessed under the building while parallel parking is provided adjacent to the north property line. A two-way drive aisle provides adequate circulation to both the east and west.



The limited width available for 'green buffers' adjacent to existing neighborhoods require the installation of suitable landscape plantings that provide screening year round while avoiding conflicts with adjacent parking areas when the landscaping matures. In addition to a screen wall, evergreen trees are recommended such as columnar white pines which grow up to 30 feet in height with a narrow canopy of approximately 10 feet in width.



Buildings should create a lively pedestrian experience at the street level, and whenever possible include upper level gathering spaces such as balconies and roof gardens..



All buildings should include a variety of heights, massing, and building material finishes. Vias will provide connections between rear parking areas and the primary entrances and pedestrian zones along Johnson Drive.

Architectural Vocabulary

The success of the architecture in the corridor is one of the key factors to achieve a dynamic 'new neighborhood' in Roeland Park. The architecture will set the tone and create the visual experience that residents and visitors will react to and identify as uniquely Roeland Park. The architecture will not only identify Roeland Park, but support a sustainable community design that is timeless.

Intent

To create buildings that provide human scale, visual interest, are architecturally cohesive, yet varied, in their overall form.

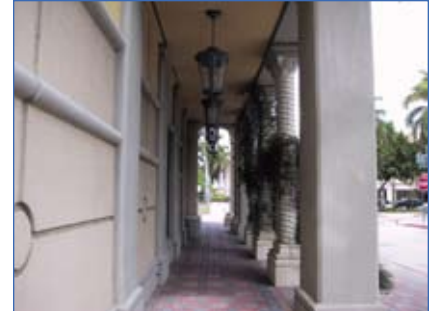
Guidelines

- All building frontages visible from a street or residential area **should** have the equivalent quality design and material treatment of the primary façade, and completely screen all service and loading facilities.
- Building facades should be broken into small segments with a 'tight' connection to the street.
- Buildings should utilize a variety of architectural elements such as balconies, railings, window boxes, mullions, and cornices to add a level of dimensional detail to exterior elevations.
- Building rooflines and types should be varied as a part of the horizontal massing to create an interesting 'skyline'.
- Storefronts should express their individual character or 'brand identity' to achieve a varied 'texture' and experience along the length of the street. See Storefront Guidelines for more detailed guidelines.
- Vias (connections) should be provided in multiple locations for pedestrian access to the streets from parking areas behind buildings. Where possible, vias should have storefronts facing them and glass coverage for visibility; café seating; exhibit an increased level of detail for paving, lighting, landscape, and architecture around and within the via; and provide distinct character or unique decorative treatment to help with orientation.



*Vias **should** visually link buildings together to avoid the appearance of individual freestanding structures. Upper levels of the via may be open patio areas or enclosed floor area.*

- Buildings should be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:
 - Variation in the building form such as recessed or projecting bays;
 - Expression of architectural or structural modules and detail;
 - Diversity of window size, shape, or patterns that related to interior functions;
 - Emphasis on building entries through projecting or recessed forms, detail, color, or materials;
 - Variations of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.
- Roof mounted mechanical equipment **should** be hidden from view, including the second story of all adjoining residential properties.



A loggia, colonnade, or arcade along Johnson Drive provides human scale, and interesting opportunities for seating and pedestrian spaces.



Both the building design elements and the streetscape should create a comfortable 'neighborhood' feel for residents and visitors.



Building corners should be distinctive and reinforce the corner location.



Street side pedestrian spaces should be provided for smaller vias to 'activate' the space. This image also demonstrates how usable space can be incorporated above the via.

Ground level storefronts should incorporate a significant amount of glass oriented toward Johnson Drive, while upper levels are differentiated architecturally but also incorporate windows facing the street.

Architectural Vocabulary - Building Scale and Massing

Intent

The scale and massing of buildings should be comfortable to pedestrians and provide extensive variation to enhance the visual appearance and create opportunities for upper level patios, balconies, and roof gardens.

Guidelines

- Buildings should be compatible in scale and proportion to their immediate context, including existing neighborhoods.
- Buildings should range from two (2) to three (3) stories in height, not to exceed 40-feet. A height exception may be permitted for buildings at focal point intersections to serve as a gateway distinguishable from other buildings. The corner height flexibility may be allowed provided the design elements reinforce the corner location and are pedestrian friendly.
- Upper floors should be differentiated architecturally from lower levels. An upper floor building step back of approximately 10-feet or more from the façade of lower floors is encouraged for three story buildings. The step back areas are encouraged for upper floor balconies and rooftop gardens.
- Windows should comprise 25-50 percent of upper facades, and should reflect a rhythm, scale, and proportion compatible with the overall building design.
- The direct view from upper floor balconies and rooftop gardens into adjoining single-family rear yards should be minimized as much as possible.
- Distinctive roof forms, profiles, and cornices are encouraged to provide a termination of the top of the building. On focal point corners, the roof design should emphasize the corner.



- Residential buildings **should** be designed to provide human scale, interest, and variety. Residential buildings should be articulated in such a manner as to visually differentiate the individual units. The following techniques may be used to meet this objective:
 - Variation in the building form related to the scale of individual dwelling units or rooms such as recess or projecting bays, or shifts in massing.
 - Diversity of window size, shape, or patterns that relates to interior functions.
 - Emphasis of building entries through projecting or recessed forms, detail, color, or materials.
 - Variations of material, material modules, expressed joints and details, surface relief, color and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, or similar features. Changes in materials should generally occur at inside corners or where the transition is accommodated through an architectural detail such as a cap or belt course.
- Residential attached garages should be accessed from the rear parking lot / circulation drive. Such garages should be either recessed into the building, or if projecting out from the building façade, incorporate an upper level roof patio.



Variations in building materials and massing enhance the visual appearance and differentiate individual dwelling units.



Building 'step backs' on upper levels also can provide opportunities for outdoor gathering spaces and gardens.



Building design and materials should be high quality to retain their appearance over time.

Architectural Vocabulary - Building Materials

Intent

To provide materials of a quality, durability, and scale commensurate with an urban character and appropriate for pedestrian activity and contact.

Guidelines

- Buildings should be constructed using high quality materials that are durable, economically maintained, and of a quality that will retain their appearance over time. Exterior materials should not be considered temporary surfaces to be replaced during the life of the building.
- Preferred exterior materials include, but not limited to brick, stone or cast stone, concrete, ceramic tile, and architectural metals. Architectural ground faced block, synthetic stucco or cementitious stucco may be used as an accent material in limited areas. These stucco products if used should be designed with significant textural appearance.
- 'Authentic materials' and a higher level of detail should be used on elevations located at pedestrian level.
- Glazing within a façade, which adjoins a public street and pedestrian walks should be transparent as viewed from the exterior during daylight hours. Reflective glazing may be permissible for limited detail and aesthetic effects. No first surface reflective coatings are permitted.



The use of quality materials not only create a long lasting structure but allow for attractive detailing.

- The following cladding materials **should not be** permitted:
 - Vinyl siding
 - EIFS or stucco-faced panels
 - Pre-cast concrete and tilt-up wall systems
 - Common CMU or natural cinder block
 - Natural wood or wood paneling. However, durable synthetic or composite materials (such as composite fiber cement board) with the appearance of wood may be acceptable.
 - T-111 and other wood single, and composite sheet sidings.
- Materials should not artificially simulate other imitation materials, such as brick simulated by Z brick, EIFS, or other simulation materials.
- Architectural sun screens, fabric awnings, metal canopies and other architectural shading devices can be used for exterior sun shading / accent devices or features (not including back-lit, internally lit, or vinyl awnings).
- Flat or low slope roofs (less than a 4:12 slope) **should** be screened by a parapet on all facades. False roofs, including mansard roofs, and exposed gable or hip roofs **should not be** permitted.
- Any roofs visible from ground level should be constructed of durable materials and hues consistent with the building exterior. Preferred materials include concrete or clay tile, slate, copper or other architectural metals, and synthetic materials creating a similar appearance. Asphalt or wood shingles **should not be** permitted.



*Unique awnings or canopies should be constructed of durable materials, and may include creative use of accent lighting but **should** not be back-lit.*



Any visible roof materials should be high quality with hues consistent with the building exterior.



Recessed entrances and creative streetscape design can create interesting and comfortable spaces for pedestrians.



Storefronts should be constructed with high quality materials and finish.

Storefronts should provide individual expressions of identity that is 'uniquely' Roeland Park, and should not be dominated by prototypical corporate design elements.

Architectural Vocabulary - Storefront Guidelines

Intent

Strong urban storefronts are essential in the creation of a unique, attractive, and exciting environment along Johnson Drive. The storefront guidelines encourage creative and well-designed individual expressions of business tenant identity. National and regional tenants who have a standard recognizable storefront design will need to tailor their designs to contribute to the Roeland Park identity.

Guidelines

- Create unique storefronts through the use of carefully selected materials, colors, graphics, lighting, details, and fixtures to make the street experience distinct and express a Roeland Park 'sense of place'.
- Unique and identifiable entry ways should be used by tenants to distinguish their brand identity. Recessed doors may be used in the storefront design. However solid doors with no glass and residential style doors are prohibited for commercial applications.
- Construction detail and finish should adhere to craftsman's standards.
- Ground level businesses should consist of at least 75 percent glass with a clear view of the interior. However glass should not be the exclusive material.
- Low 'E' glazing should be used to reduce negative effects of ultra violet rays. Glass block or highly tinted, colored, or reflective glass should not be used at the street level for display windows.
- Durable materials at the street level **should** be used since pedestrian contact will be considerable. Preferred materials are metal, brick, stone, wood, glass and concrete, and plaster. Other acceptable materials may include durable, smooth exterior grade wood trim such as oak, redwood, poplar, and cedar.



- Storefront 'expansion zones' of approximately 2-feet in width should be provided for tenants to expand their merchandising past the building plane with unique 'extras' reflecting the quality and feel of the business but do not obstruct pedestrian flow. This space could be occupied by constructed protrusions such as bay windows, or semi-permanent alternatives such as benches, flower pots, and small tables.
- Storefront facades, recessed doorways, outdoor spaces, and passageways should be lit with proper directionality and fixture cut off.
- 'After hour' lighting within the front of stores should be provided to contribute to pedestrian lighting and provide for a comfortable night time strolling experience.
- Sign lighting, including flat-mounted signs, blade and banner signs, **should** be lit with concealed lighting or from above with downlighting.
- Awning design and placement should complement the scale of the store façade design. Collective placement of awnings should maintain overall design integrity and avoid a uniform awning layout.
- Awning material should be of a woven fabric or other material that projects the natural appearance of canvas, metal, glass, etc. Retractable or open side awnings are preferred. Back-lit, internally lit, and vinyl awnings should not be allowed.
- Awnings and canopies **should** provide a minimum vertical clearance of 8 feet from pavement level.



Awnings help provide shade for the building and pedestrians, but should not conceal architectural details.



Variations in the storefront finishes and awnings allow for individual expression and uniqueness to distinguish individual businesses.



Signage should be located where comfortably viewed at the pedestrian level.



Signs should be professionally crafted.

Architectural Vocabulary - Storefront and District Signage

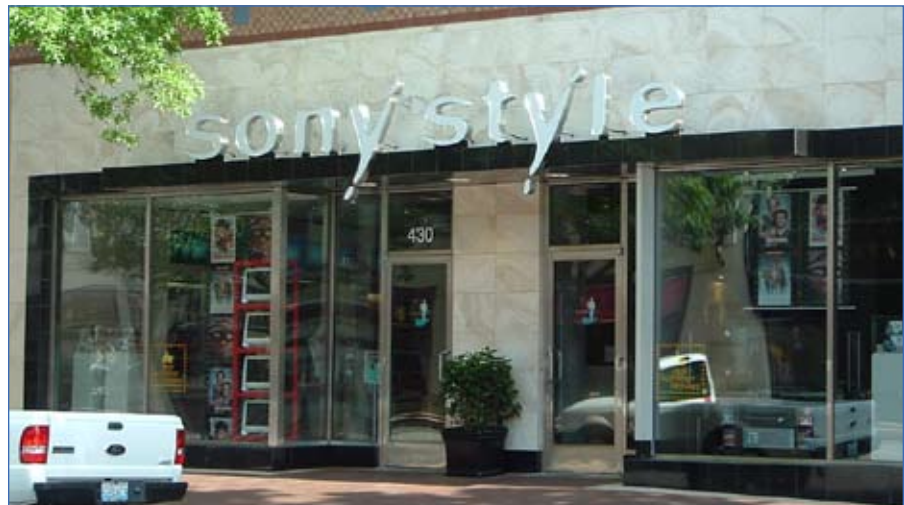
Intent

To integrate signage into the building design, and preserve or emphasize the building architecture and rhythm of the street.

Guidelines

- Creativity in signage design is encouraged and expected; nondescript box signs are prohibited. Creative consistency that distinctly identifies the tenant's identity and integrates with the storefront façade is the goal.
- Signs should be in an area of the building that is free of architectural detail and not higher than the limit of the occupied office / retail space, with such signs primarily provided where visible to pedestrians at ground level. Signage at a focal point corner may be allowed signage above the ground level.
- Freestanding signs other than directional or street signs **should not be** permitted.
- Windows should not be cluttered with too many signs to block the views of merchandize and present a confusing or overwhelming image.

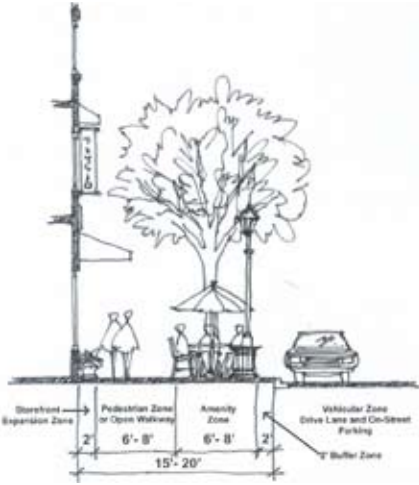
Creative signage can promote the personality of a business, while remaining unique to Roeland Park.



- Designers are encouraged to explore all creative options for signage to express tenant's identity.
- Signs should be professionally crafted in the form of a painted sign, flat sign, fin sign, or awning. Emphasis should be on durable materials and quality manufacturing.



Signage should emphasize the building architecture and enhance the pedestrian experience, while the use of prototypical corporate signage should be minimized.



Streetscape

A successful Roeland Park mixed-use neighborhood will include 'furnished' open space, sidewalks, and streets. Streetscape elements in these guidelines include sidewalks, landscaping, lighting, benches, trash receptacles, and other pedestrian amenities which reinforce the unique Roeland Park character. The sidewalk / streetscape elements should be considered as part of the extended architectural expression of the building elevations.

Intent

To provide open space and public places integrated purposefully into the overall development design that contribute to the enjoyment of residents and visitors.

Guidelines

- Streetscapes should be comprised of a 'pedestrian zone' nearest the building façade for access and window shopping, and an 'amenity zone' near the street curb for landscaping, street furnishings, and seating.
- Primary sidewalks and amenity zones along Johnson Drive should have a typical combined width of 15-20 feet between the street curb and the building wall. These areas should be designed to provide an intimate neighborhood feel.
- Amenities such as seasonal planters and urns, benches, bike racks, and trash receptacles should be incorporated where they will not disrupt pedestrian walkways.
- Street trees and planting areas should be located in the amenity zone along the street curb, and should include a buffer zone of approximately 2-feet to allow unobstructed opening of parked car doors in on-street parking spaces.
- A lawn and/or semi-private front yard/courtyard should be provided along the Johnson Drive frontage from buildings with ground level residential uses. In this instance, the pedestrian zone may be located closest to the street curb.



Landscape planting areas should create an intimate neighborhood feel, and be setback to avoid conflicts with on-street parking.



Outdoor seating and variation in the building wall creates an interesting and active space. Street tree planters help define the pedestrian zone and separate pedestrians from traffic along the street.



Opportunities for gathering places and plazas should be incorporated near the walkway system.

- Sidewalks should incorporate public art treatments, such as ornamental pavers, LED lighting, street name medians, and Rock Creek trail corridor markers.
- Sidewalk planter areas should accommodate storm water infiltration and whenever possible the reuse of gray water for irrigation.
- Street lighting should function as the unifying element throughout the Johnson Drive corridor in Roeland Park and Mission.
- Special effects lighting is encouraged in planting areas, such as lighting in trees or up-lighting in trees. Such lighting should be waterproof and light should be shielded so as not to impair a pedestrian's vision or vehicular traffic.
- Planting pots and planters should be used in addition to landscape planting areas to compliment the surrounding streetscape by adding color and variety. Large pots are preferred to fixed boxes.
- Bicycle racks should be permanently mounted and placed in convenient locations in several locations along Johnson Drive, but should not obstruct views or cause hazards to pedestrians or drivers.
- Utility accessories including boxes, meters, manhole covers and fire hydrants should be coordinated with other streetscape accessories. The visual and physical impact of such accessories should blend into the surroundings and be placed where not to obstruct pedestrian movement, while remaining readily accessible.



Public art should be incorporated into the streetscape design.



Landscape planting pots integrated into the streetscape and near storefronts will contribute to an intimate neighborhood feeling.



Public art in the streetscape should be coordinated with the City of Roeland Park art program, and may include water, seating, planting, decorative architectural element, or plaza space as part of the design.



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WARMAN ARCHITECTURE+DESIGN

1735 Swift Ave.

North Kansas City, Missouri 64116

v. 816.474.2233 f. 816.474.1051

July 11, 2018

Jennifer Jones-Lacy
City of Roeland Park
4600 W. 51st St.
Roeland park, KS 66205

Re: Property located at 5000 Johnson Dr. Roeland Park, KS proposed rezoning from Office Building District to MXD Mixed Use Development and Final Development Plan.

Dear Ms. Jones-Lacy,

Please note that the above referenced rezoning request is proposed to allow for the renovation and remodeling of the existing building and site for the purpose of operating a Pride Cleaners along with future retail and office uses. This request is in concert with the City of Roeland Park master plan showing this property to be a mixed use zoning and further, the property owner has no intention at this time, to use the building for anything other than retail and office.

Please do not hesitate to contact me if you have any questions concerning this matter.

Very truly yours,

Kathleen A. Warman AIA NCARB
[K] Warman Architecture + Design

ORDINANCE NO. 970

AN ORDINANCE RELATING TO THE ZONING; REZONING CERTAIN PROPERTY WITHIN THE CITY OF ROELAND PARK, KANSAS; ORDERING THE OFFICIAL ZONING MAP TO BE CHANGED TO REFLECT SUCH REZONING; AND AMENDING AND REPEALING EXISTING SECTION 16-403 OF THE CODE OF THE CITY OF ROELAND PARK, KANSAS TO REINCORPORATE THE OFFICIAL ZONING MAP AS AMENDED.

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

SECTION 1. The rezoning application, preliminary development plan and final development plan for the property located at 5000 Johnson Drive is hereby approved, and the following described property is hereby rezoned to MXD:

Lot 24, Block 17, ROE MANOR HEIGHTS, a subdivision in the city of Roeland Park, Johnson County, Kansas, except those parts taken for streets.

SECTION 2. Adopting MXD Zoning of 5000 Johnson Drive.

In accordance with section 16-451(d) of the Code of the City of Roeland Park, Kansas, and amendments thereto, the rezoning approved in Section 1 permits the use of the property for retail and office.

SECTION 3. The rezoning approved in Section 1 shall be subject to compliance with the following conditions:

(a) Parking:

- (i) Shared or community parking is not required;
- (ii) Parking is allowed in the front of the building;
- (iii) Parking on site shall continue to be located in the street right-of way;
- (iv) The City of Roeland Park, Kansas shall have access to the right-of-way in which parking on site is located; regardless of intrusion or disruption to the parking availability on site;
- (v) Wheel stops will be added to the three northeast parking spots that abut the fence to the north of the property.

(b) Signage:

- (i) The site shall include wall signage; and
- (ii) The site shall include a monument sign.

(c) Drive-up and drive-thru services:

- (i) The site shall include a drive through located on the east side of the building for dry cleaning pickup only.
- (d) The property shall include:
 - (i) Either a bike rack with one bike space per 10 parking spot for a total of three bike spaces;
 - (ii) Public open space/ civic space as required by Sec. 16-455(b).
- (e) Other improvements:
 - (i) Resurface the parking lot;
 - (ii) Realign the curb line behind the trash enclosure to align with the trash enclosure;
 - (iii) Include a sidewalk on the south-end of the property along Johnson Drive.
- (f) Any revisions to the preliminary or final development plan which constitute “substantial or significant changes” to the approved plan within the meaning of Section 16-324 of the Code of the City of Roeland Park, Kansas, and amendments thereto, shall be subject to approval by the City Council.

SECTION 4. It is hereby ordered that the Official Zoning Map, as incorporated by reference in Section 16-403 of the Code of the City of Roeland Park, Kansas be amended to reflect this rezoning.

SECTION 5. This ordinance shall take effect upon its publication in the official City newspaper.

PASSED by the City Council this 21st day of August, 2018. APPROVED by the Mayor.

Mike Kelly, Mayor

ATTEST:

Kelley Bohon, City Clerk

APPROVED AS TO FORM

Steven E. Mauer, City Attorney

Item Number: DISCUSSION ITEMS- II.-4.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/25/2018
Submitted By: Beth Pauley, City Management Intern
Committee/Department: City Administration
Title: **Review RFP for Public Information Officer Services**
Item Type: Discussion

Recommendation:

The City Staff is recommending the following RFP to secure a consultant who will act as a Public Information Officer The PIO would design and implement marketing and communication activities that promote the vision, goals and positive image of the City to residents, neighborhoods, business community and media. City Staff will work alongside City Council to review the proposals, interview the top candidates, and make the final selection.

Details:

Staff is looking for feedback from Council on the RFP before it is published. Following review and interview of firms responding to the RFP, staff will present a recommendation to Council for consideration.

It is anticipated that a service contract will begin in January 2019 and last until December 31st, 2019. The budgeted amount for this position is \$15,000, with the option to renew. The consultant will work directly with senior city staff and elected officials, with the Assistant City Administrator, City Administrator and City Clerk serving as the main points of contact.

How does item relate to Strategic Plan?

The strategic Plan identifies communication as a key component of the plan as well as promoting the City through rebranding. Hiring a contract PIO will help us to improve our public outreach and communications.

How does item benefit Community for all Ages?

A PIO will work to structure their messages to reach audiences of all ages, including taylorling messages when trying to reach a specific audience.

ATTACHMENTS:

Description	Type
 RFP for PIO	Exhibit

Item Number: DISCUSSION ITEMS- II.-5.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/2/2018
Submitted By: Beth Pauley, City Management Intern
Committee/Department: Admin.
Title: **Review 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 primarily Merriam and Overland Park. 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, the policy should encourage engagement while protecting the accuracy of the information that is being distributed without hindering elected officials ability to communicate with the media to share their perspectives/opinions.

After the initial discussion with City Council, staff revised the media policy to include some definitions and examples of what speaking on behalf of the City would include. The proposed redlined policy is attached. Also attached is the City's existing social media policy that was adopted in 2010. Both policies 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?

Additional Information

N/A

ATTACHMENTS:

Description		Type
	Social Media Policy	Exhibit
	Redlined Media Policy	Exhibit

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- II.-6.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/3/2018
Submitted By: Keith Moody
Committee/Department:
Title: **Discuss New City Logo Options for Council Chambers**
Item Type:

Recommendation:

Staff is looking for direction from council on replacing the old logo with the new logo in the council chambers.

Details:

As part of the branding implementation program staff is changing out the old logo with the new logo through out the community. One of the more visible symbols is the logo on the wall in the council chambers. This is a brushed aluminum cut out of the old logo. Staff has secured pricing from three vendors so far (one more pending). The pricing to replace just the old logo ranges from \$1,700 to \$5,200 with a similar aluminum cut out of the new condensed logo. The pricing to replace the old logo and the individual aluminum "City of Roeland Park" letters with an aluminum cut out of the new full size logo ranges from \$2,700 to \$7,100. Staff seeks direction on how to proceed.

\$24,000 is allocated to the branding implementation objective for 2018. This expense will be charged to that objective's budget. City flags (\$650), vehicle and equipment decals (\$2,500), and building signage (\$3,000) are other items being purchased with these funds.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Pricing from Alpha Graphics	Cover Memo
	Pricing from Kansas City Sign Co	Cover Memo
	Pricing from Midtown Sign	Cover Memo
	Design Concept from Midtown Sign	Cover Memo

AlphaGraphics Kansas City
1717 Oak Street
Kansas City, MO 64108
Phone: 816-842-4200
Email: US190@alphagraphics.com
www.alphagraphicskc.com



Pay Your Deposit Online

[click here](#)

Estimate Number: **23361**

Bill To:
Beth Pauley
City of Roeland Park, KS
Phone: (913) 722-2600
E-Mail: intern@roelandpark.org

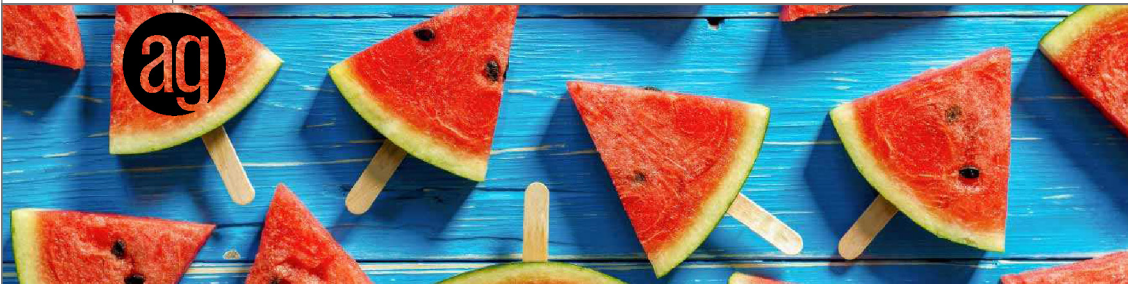
Date: 7/25/18

P.O.:

Taken By: Amanda
Sales Rep: Amanda
Account Type: COD

Ship Via: Installation on Site

Office Signage

Quantity	Description	Price
1	Brushed Aluminum Signage - Landscape Logo or Condensed Logo with New City Name Art, Maximum Size 111" x 30"	\$ 4,781.72
1	Trip Fee and Installation Charge	\$ 1,325.00
1	Brushed Aluminum Signage - Condensed Logo with Existing City Name Art, Maximum Size 24" x 30"	\$ 4,781.72
1	Trip Fee and Installation Charge	\$ 425.00
2	Cut Vinyl for Front and Back Doors, 20.5 x 18 House Avery 700 Series - 6yr Calendered, custom cut on 1 side	\$ 110.54
1	Trip Fee and Installation Charge	\$ 117.00
		
Subtotal		11,540.98
Tax		1,107.93
Shipping		0.00
Total		12,648.91
Deposit (-)		0.00
Amount Due		

THIS ESTIMATE IS VALID FOR 30 DAYS FROM ABOVE DATE. This estimate is based upon information provided to AlphaGraphics for the above job by the client and is subject to change based on variation in quantity, paper, inks, due dates, etc. If changes do occur, or order placement is beyond 30 days from date of the estimate, please call AlphaGraphics, at the number listed above, for confirmation. Please refer to the Estimate number when placing order. All coupons must be addressed at the beginning of each project as coupons apply to retail prices. If you have any questions about the above information, or any of our services, please contact us and let us serve you.

Signature _____

Time _____

Print Name _____

Date _____



8248 NW 101st Terrace #13
Kansas City, MO 64153
(816) 977-0432

QUOTE

EST-2078

Payment Terms: Cash Customer

DESCRIPTION: council chamber sign

Bill To: City of Roeland Park
4600 W 51st Street
Roeland Park, KS 66205
US

Installed: City of Roeland Park
4600 W 51st Street
Roeland Park, KS 66205
US

Requested By: Beth Pauley
Email: intern@roelandpark.org

Salesperson: Lee Mendenhall
Work Phone: 8162166109
Cell Phone: 8169770432

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 condensed logo 30" x 30" 3/16 aluminum brushed finish plasma cut logo	1	\$1,564.00	\$1,564.00
2 full logo 84" wide 1/4" brushed aluminum with vinyl print (green)	1	\$2,584.00	\$2,584.00
3 window graphics	1	\$150.00	\$150.00

Orders Over \$100: 50% Deposit Required to Start Order, 50% Upon Completion

Orders Under \$100: Payment in Full Required to Start Order

Subtotal: \$4,298.00

Taxes: \$369.63

Grand Total: \$4,667.63

Terms and Conditions: Customer Agreement

Kansas City Sign Company guarantees all work to be completed to Customer's written and approved specifications within the scope of the agreement and warrants the sign display against defective workmanship in construction and assembly for a period of no more than 1 year. Any material, including but not limited to electrical components, is guaranteed for the term of the manufacturer's warranty. No other warranties or guarantees are expressed or implied, either written or verbal.

For illuminated signs, Customer is responsible for providing power at a junction box within five feet of the sign. Customer is to provide access to complete installation. Any unforeseen conditions hampering installation and requiring additional resources may result in extra charges. The Customer is responsible for providing Kansas City Sign Company with free access to installation area(s) for all vehicles required for safe and efficient installation of signs. In the event that Kansas City Sign Company, or one of its subcontractors, while excavating should hit any underground obstructions, i.e. large rocks, concrete, old road beds, etc. that requires additional excavation time, the Customer will be responsible for all additional costs incurred.

Kansas City Sign Company makes no representation and assumes no responsibility for compliance of sign with federal, state and local regulations or ordinances, except as such requirements are specifically set forth in any permit issued for the sign(s). Customer is solely responsible for determining the size, location and character of sign(s) to customer's satisfaction and as permitted under applicable regulations and ordinances. Customer assumes responsibility for obtaining landlord approval of sign and installation. Customer indemnifies Kansas City Sign Company against any claim by any property owner, landlord, tenant, or any other party that the ordered signs may violate.

Customer agrees it has the legal right to produce all materials ordered from Kansas City Sign Company and holds Kansas City Sign Company harmless from any loss, damages, cost, and expense arising from a claim or dispute. This includes any agreement the Customer may have with said parties or where such signs are not properly authorized by the parties and where their authorization is required. Any legal action against Kansas City Sign Company shall be held in Missouri.

Payment Policy:

All orders exceeding \$100 require a down payment of 50% prior to commencing production and the balance is due upon receipt of product. All orders under \$100 require payment in full prior to commencing production. We accept cash, check, debit, or credit card as a form of payment. A service fee of \$45 will be applied to all returned checks. Cancellation of an order forfeits down payment.

If this agreement is given to an attorney for enforcement of its terms, including but not limited to collection of amounts due, or if amounts due herein are collected by suit or through any probate, bankruptcy or other legal proceedings, Customer agrees to pay all expenses and costs, including but not limited to attorney's fees, incurred by Kansas City Sign Company, in such enforcement or collection. In the event all sums are not paid when due, all unpaid sums shall incur interest at the rate of 18% per annum until paid in full. This proposal is valid for 60 days. All permitting fees (if required), electrical (if applicable) and taxes are TBD, as costs may vary by municipality.

Signature: _____ Date: _____



Midtown Signs, LLC

2416 S 8th Street
 Kansas City, KS 66103
 Ph: (816) 561-7446
 FAX: (913) 766-1470
 Email: sales@midtownsigns.com
 Web: http://www.midtownsigns.com

Estimate #: 18554

Page 1 of 2

Created Date:	7/31/2018 11:03:00AM	Prepared For:	City of Roeland Park Kansas
Salesperson:	Dennis Baughman	Contact:	Kieth Moody, Director of Public Works
Email:	dennis@midtownsigns.com	Office Phone:	(913) 722-2600
Office Phone:	(816) 561-7446	Email:	kmoody@roelandpark.org
Office Fax:	(913) 766-1470	Address:	4600 West 51st Street
Entered by:	Brian Saunders		Roeland Park, KS 66205

Description: Council Chambers

Dear Kieth Moody,

Midtown Signs, LLC thanks you for allowing us the opportunity to provide you with an Estimate for this project. * **IMPORTANT PLEASE NOTE: The costs listed on this estimate is ONLY guaranteed for TEN (10) days due to cost fluctuation caused by the Duty on Imports of Steel and Aluminum Articles under Section 232 of the Trade Expansion Act of 1962. The cost listed on this estimate may vary plus 10% to 25% of the final cost.

A Sales Agreement will be issued with the final cost and MUST be signed the same day to guarantee prices. It does NOT include permits or installation costs UNLESS otherwise stated in the Estimate and/or shown as a separate line item.

TO PROCEED WITH THIS ESTIMATE PLEASE SIGN THE BOTTOM AND FAX TO 913-766-1470 -OR- Email dennis@midtownsigns.com. All jobs require signature approval of Estimate and Production Art Proof. If you have any questions about this, please give me a call at 100.

Regards,

Dennis Baughman
 dennis@midtownsigns.com

		Quantity	Price	Unit Price	Subtotal
1	Product: Custom Fabricated Sign	2	\$2,143.06	\$1,071.53	\$2,143.06
	Description: QTY: 2 SETS OF DIMENSIONAL SIGNS				
	OVERALL SIZE: 48" X 57.5"				
	.25" ALUMINUM PAINTED WITH MATTHEWS PAINT				
	BRUSHED ALUMINUM COLOR AND PANTONE 367c FOR THE GREEN				
	TAPPED FOR STUDS ON THE BACK. WITH OR WITHOUT SPACERS				
	PAPER PATTERN FOR PLACEMENT				

		Quantity	Price	Unit Price	Subtotal
2	Product: Custom Fabricated Sign	1	\$1,673.40	\$1,673.40	\$1,673.40
	Description: QTY: 1 LONG DIMENSIONAL SIGNS				
	OVERALL SIZE: 35.5" X 83"				
	.25" ALUMINUM PAINTED WITH MATTHEWS PAINT				
	BRUSHED ALUMINUM COLOR AND PANTONE 367c FOR THE GREEN				
	TAPPED FOR STUDS ON THE BACK. WITH OR WITHOUT SPACERS				
	PAPER PATTERN FOR PLACEMENT				

		Quantity	Price	Unit Price	Subtotal
3	Product: Installation of Flat-Cut Out	1	\$1,185.00	\$1,185.00	\$1,185.00
	Description: SCOPE OF WORK:				
	INSTALLING 3 SETS OF FCO'S ON 3 DIFFERENT WALLS				
	- Mount graphic element / lettering to interior or exterior wall using supplied stud and pattern				
	- Wipe down all sign elements upon completion of install. Taking care to remove all fingerprints and smudges				
	- Clean up any debris from install				
	• 6 hr of Install Time.				
	• Using a Crew of 2 Personnel.				
	• 1 hr of Travel Time.				

**Midtown Signs, LLC**

2416 S 8th Street
Kansas City, KS 66103
Ph: (816) 561-7446
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Email: sales@midtownsigns.com
Web: http://www.midtownsigns.com

Estimate #: 18554

Page 2 of 2

		Quantity	Price	Unit Price	Subtotal
4	Product: Removal of Sign	1	\$235.00	\$235.00	\$235.00
	Description: SCOPE OF WORK:				
	REMOVING OLD SIGNS.				
	WILL LEAVE SIGNS WITH CLIENT				
	DOES NOT INCLUDE THE FOLLOWING:				
	NO PATCHING				
	NO PAINTING				
	• 2 hr of Install Time.				
	• Using a Crew of 1 Personnel.				
	• 1 hr of Travel Time.				

Estimate Total: \$5,236.46
Subtotal: \$5,236.46
Total: \$5,236.46

Payment Terms: Balance due upon receipt.**Client Reply Request**☐ **Estimate Accepted "As Is". Please proceed with Order.**☐ **Other:** _____☐ **Changes required, please contact me.****SIGN:** _____ **Date:** ____ / ____ / ____

Item Number: DISCUSSION ITEMS- II.-7.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/31/2018
Submitted By: Chief Morris
Committee/Department: Police Dept. / Safety
Title: **Review 2nd Quarter Crime Statistics**
Item Type: Presentation

Recommendation:

To present the 2018 2nd quarter police statistics to City Council.

Details:

Provide the statistics for the 2018 2nd quarter (April - June) of police activity concerning criminal offenses, arrests, accidents, & citations.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
2018 2nd quarter police activity	Cover Memo

Roeland Park Police Department / 2018 2nd Quarter U.C.R. & Activity Report

April – June 2018

Incidents: 189

U.C.R. – 50

Non U.C.R. – 139

Arrests: 74

Adult – 72

Juvenile – 2

Accidents: 18

RPPD – 18

Other – 0

Citations: 690

Warnings – 127

Incidents by location:

Blvd. Apts. – 11

Price Chopper – 8

Lowe's – 15

Wal-Mart – 11

Business District – 38

RPPD – 19

Other – 13

Roe / East – 33

Roe / West – 41

April – June 2018 U.C.R. Incidents

Homicide – 0

Rape – 0

Robbery – 2

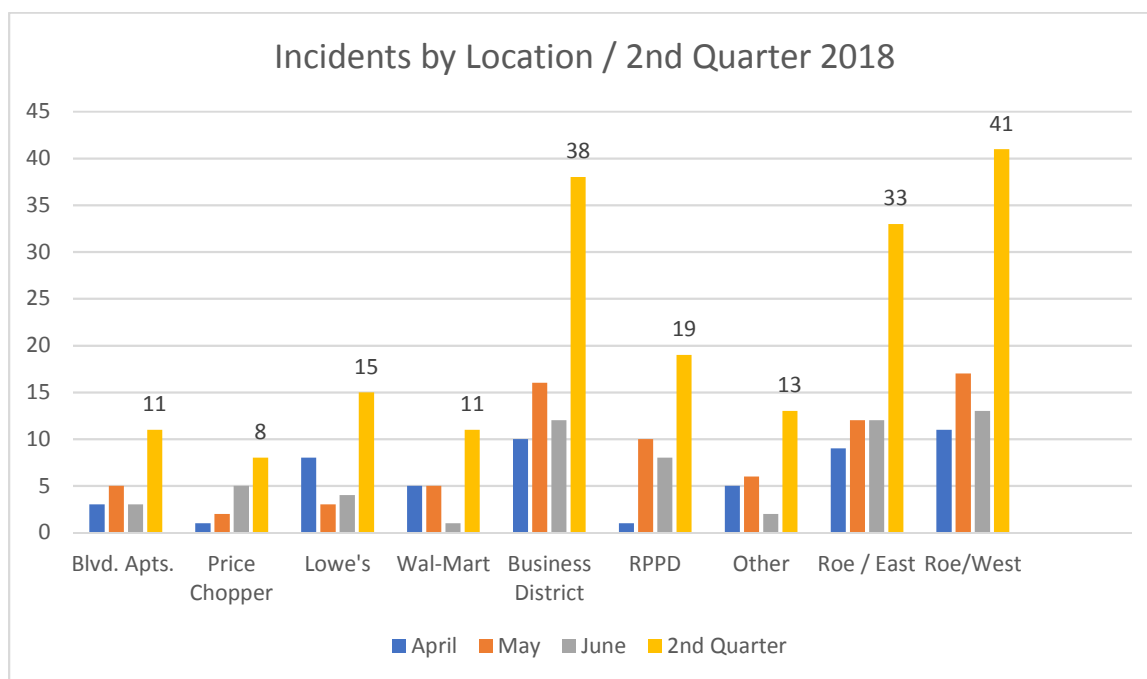
Assault – 4

Burglary – 2

Theft – 37

Auto Theft – 5

Arson – 0



Item Number: DISCUSSION ITEMS- II.-8.
Committee 8/6/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 7/31/2018
Submitted By: Chief Morris
Committee/Department: Police Dept. / Safety
Title: **Review Performance Results of Business District Crime Prevention Initiative**
Item Type: Other

Recommendation:

To present the results of the 2018 "Business District Crime Prevention Initiative".

Details:

A plan was created to decrease criminal activity & incidents in the Business District of Roeland Park b/t January 1st - June 30th, 2018 by increased officer presence and to compare those results from previous year(s). The attached report summarizes the results of this program.
How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
2018 Crime Prevention Initiative	Cover Memo

Roeland Park Police Department

2018 Business District Crime Prevention Initiative

HISTORY:

The Roeland Park Police Department established a 2018 objective to have a reduction of crime in the 'Business District' of the city for a period of six months. The program was named the "Business District Crime Prevention Initiative" and was placed into operation from January 1st through June 30th. The concept was to decrease crime by increasing visibility in targeted areas, monitor calls and reports, work with loss prevention and management of local businesses, and participate in an aggressive DDACTS system of patrolling. (Data Driven Approach to Crime & Traffic Safety).

PLAN:

The plan of the "Initiative" was to have officers working in the business district for two hours per day for five days each week with rotating times and targeted locations. The top assignments listed were Price Chopper, Lowe's, & Wal-Mart. Other sections of the business district were saturated with patrol to maximize coverage and deter criminal activity. A special "Retail Crime Enforcement Unit" that consisted of a marked Ford Mustang with official police lettering and decals was parked at numerous business locations throughout the initiative to help deter crime and show a police presence.

COST:

The "Initiative" was created with a budget of \$7,500 to cover addition staff hours (part time and overtime) for those working the assignments. We offered the shifts to both full time and part time officers. Part time officers did not sign up for assignments during the initiative so we included the available funding to be used by anyone who was able to work. The budgeted funding used was approximately \$7,212 covering 84 assignments.

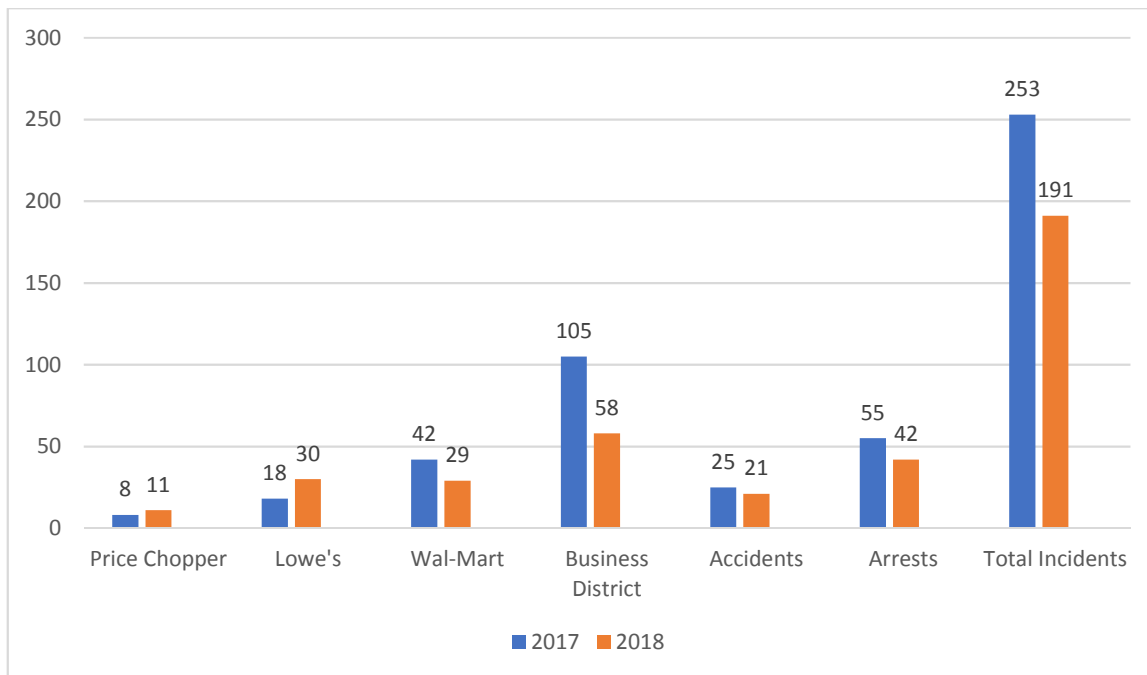
DATA ANALYSIS:

The data for the "Initiative" was to compare the number of incidents at specific locations and in the business district for 6 months for 2017 against the number in 2018. The "Business District" description is both sides of Roe Blvd between 48th Street & 52nd terrace. This includes all stores and parking lots within the targeted areas. This includes Walmart, Price Chopper and Lowe's. The balance of the "Business District" includes Burger King, Aldi, 66 Mart, Walgreens, Quik-Trip, McDonald's, CVS, Taco Bell, T-Mobil, Roe Liquor, Sally Supply, CC Pizza, and Subway. Activity at the three largest retailers, Price Chopper, Lowe's, & Wal-Mart is reported individually due to the significant customer traffic generated by each.

SEE GRAPH BELOW

BUSINESS DISTRICT CRIME PREVENTION INITIATIVE

Reported Incidents by Location / January – June



Reported Incidents, Accidents, & Arrests in the Business District (January – June)

2017	January	February	March	April	May	June	Total
Price Chopper	1	1	1	2	3	0	8
Lowe's	4	6	3	4	1	0	18
Wal-Mart	4	7	6	8	6	11	42
Business District	16	19	20	17	13	20	105
Accidents	6	2	5	4	3	5	25
Arrests	6	10	7	14	10	8	55
Total	37	45	42	49	36	44	253

2018	January	February	March	April	May	June	Total
Price Chopper	1	1	2	1	2	4	11
Lowe's	8	4	3	8	3	4	30
Wal-Mart	6	7	5	5	5	1	29
Business District	9	4	10	10	16	9	58
Accidents	5	2	6	2	2	4	21
Arrests	6	4	8	7	10	6	42
Total	35	22	34	33	38	28	191

CONCLUSION:

- 1- The Roeland Park Police Department saw a **24.5%** overall decrease of reported incidents in the entire business district during the first two quarters of 2018 vs the same period of 2017.
- 2- Reported incidents declined **44.8%** for the area of the “Business District” excluding the three large retailers. Staff attributes this reduction in part to the Crime Prevention Initiative.
- 3- Price Chopper had an increase of 3 incidents, Lowe’s had an increase of 12 incidents, & Walmart had a decrease of 13 incidents of police reporting. (Internal reports are NOT included)
- 4- The impact was a reduction of incidents & report writing that allowed more patrol hours on the street and visibility of officers thus creating a safer community.
- 5- No financial support indicated by the retail businesses to continue the program though very much appreciated the extra visibility and engagement with officers.



R.C.E.U. The RPPD “Retail Crime Enforcement Unit” was used to deter criminal activity.

Contact was made with Price Chopper, Lowe’s, & Wal-Mart to see what information they had if any concerning loss prevention numbers or criminal activity. Information will be listed as it becomes available. We have only received data from Lowe’s, which is indicated below.

The information below was sent from Lowe’s Security.

Lowe’s	SL #	SL \$	RWD #	RWD \$	KTR #	KTR \$
2017	9	\$1,587	115	\$22,461	21	\$6,936
2018	6	\$1,307	140	\$17,665	230	\$24,689
Variance	-3	- \$280	+ 25	- \$4,796	+ 209	- \$17,753

SL = Shoplifter

RWD = Recovery Without Detention (Incidents where the subject did not complete the theft due to deterrence measures)

KTR - Known Theft Report

There are several factors that go into the variances in these figures. An increased awareness, and reporting of known theft issues, what constitutes an RWD, etc.

Chief,

Upon further reflection, I feel it is necessary for additional explanation on our data.

First thing to keep in mind is that not every incident that we record is going to be reportable to your agency. These are predominantly internal tracking numbers.

For example, if one of our associates is stocking paint and finds an empty drill box with no product near- by, it is obvious that the drill has been stolen. That is reported to the front-end associates, who, in turn, remove the drill from our inventory with a code of STOLEN. However, since there is no identifying information of a subject, much less a date/time of theft, I am not going to be filing the theft report with RPPD.

This is mostly a way for our store to accurately depict the theft levels to the corporate office. These numbers help determine what product protection devices and programs are implemented at the store level.

The big reason for the increase is that we rolled out the change in reporting around mid-year in 2017. So, there is a spike from that point on. It would likely be fairly- flat in comparison had the same reporting methods been used for the same time period to be honest.

Item Number: DISCUSSION ITEMS- II.-9.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/31/2018
Submitted By: Chief Morris
Committee/Department: Police Dept. / Safety
Title: **K-9 Update**
Item Type: Report

Recommendation:

To provide a verbal update on the Roeland Park K-9 Unit.

Details:

Sgt. Honas & "Rango" have completed the basic K-9 training academy that took place from June 4th - July 19th 2018 with the Lenexa Police Department K9 training unit. A total of 256 hours of intensive training took place and our K9 unit passed all sections to be certified by the National Police Canine Association. Sgt. Honas and "Rango" are back to regular duty.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: DISCUSSION ITEMS- II.-10.
Committee 8/6/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 7/31/2018
Submitted By: Chief Morris
Committee/Department: Police Dept. / Safety
Title: **Discuss Replacing Radar Speed Sign with Radar Speed Trailer Unit**
Item Type: Other

Recommendation:

To purchase a "Speed Sign Radar Display Trailer" for the police department.

Details:

A "Speed Sign Radar Display Trailer" is a traffic monitoring device that determines speed of a vehicle by use of a radar unit and then has a digital visual display of the actual speed. The unit can record traffic counts, speed violations, and normal speed compliance at any given location.

How does item relate to Strategic Plan?

Traffic Safety Enhancement

How does item benefit Community for all Ages?

Traffic Safety Enhancement

Additional Information

To use \$5,000 from the current 2018 C.I.P. Radar Funding and \$395.00 from the Special law Enforcement Fund.

ATTACHMENTS:

Description

 Speed Sign Radar Display Trailer

Type

Cover Memo



ROELAND PARK POLICE

Chief John Morris

SPEED SIGN RADAR DISPLAY TRAILER



WHAT IS IT USED FOR ?

- THE SPEED SIGN RADAR DISPLAY UNIT IS A TRAFFIC MONITORING DEVICE THAT DETERMINES SPEED OF A VEHICLE BY USE OF A RADAR UNIT AND THEN HAS A DIGITAL VISUAL DISPLAY SHOWN OF THE ACTUAL SPEED.
- THE UNIT CAN RECORD TRAFFIC COUNTS, SPEED VIOLATIONS, AND NOORMAL SPEED COMPLIANCE AT ANY GIVEN LOCATION.

DO WE NEED ONE ?

- YES.
- OUR CURRENT “POLE-MOUNTED” UNIT IS OVER 11 YEARS OLD AND HAS AN OUTDATED SOFTWARE PROGRAM AND MAINTENANCE ISSUES EFFECTING THE INTEGRITY OF THE UNIT.
- WE CAN ONLY DISPLAY THIS UNIT IN AN AREA THAT HAS AN ESTABLISHED POLE SO THERE ARE LIMITATIONS OF ITS USE WITHIN THE CITY.

IS A TRAILER GOOD FOR ROELAND PARK ?

Yes.

A SPEED SIGN RADAR DISPLAY TRAILER CAN BE PARKED AT ALMOST ANY LOCATION THROUGHOUT THE CITY. THE UNIT IS SELF CONTAINED WITH BATTERY AND SOLAR POWER. THE TRAFFIC DATA IS A VALUABLE RESOURCE IS DETERMING SPECIFIC PROBLEM AREAS FOR ENFORCEMENT.

HOW MUCH DOES IT COST ?

- NEW UNITS COST ABOUT \$7,000 - \$8,000 DOLLARS OR MORE DEPENDING ON THE MANUFACTURER AND MODEL .
- WE WERE ABLE TO GET A \$1,000 TRADE-IN REPEAT CUSTOMER INCENTIVE ALONG WITH AN ADDITIONAL NEW PURCHASE DISCOUNT OF \$2,300.00
- TOTAL COST FOR THE NEW UNIT DELIVERED IS \$5,395.00

HOW WILL WE PAY FOR THIS & BIDS

WE HAVE \$5,000 IN THE CURRENT BUDGET FOR NEW RADARS (THIS IS A BIG RADAR UNIT) AND THE EXTRA \$395.00 WOULD BE PAID OUT OF THE P.D. SPECIAL LAW ENFORCEMENT FUND.

All Traffic Solutions \$5,395.00

Stalker \$7,000 - \$8,000 depending on model.

Speed-Com \$7,389.49

I ASK FOR YOUR APPROVAL





QUESTIONS ?

STAY SAFE OUT THERE !!

Item Number: DISCUSSION ITEMS- II.-11.
Committee 8/6/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/6/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department: Finance
Title: **Review June Financial Report**
Item Type: Report

Recommendation:

For informational purposes only.

Details:

Please see attached June Financial Report
How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
June Financials	Exhibit
June Financial Report	Cover Memo
CERI Report	Exhibit

Financial Status Report

June 2018



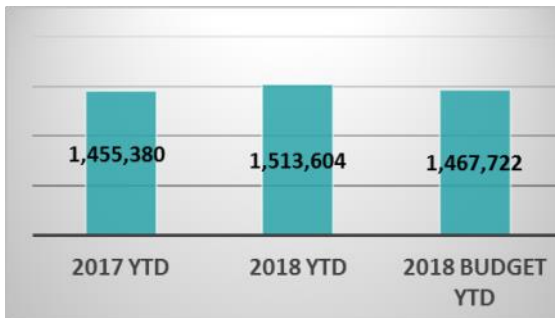
KEY REVENUE INDICATORS OVERVIEW—ALL FUNDS

PROPERTY TAX

The ad valorem tax revenues are derived from taxes levied on real property, personal property and state assessed utilities. This is one of the largest revenue sources for the City of Roeland Park, with ad valorem taxes levied for the General and Bond Funds. Property tax collections through June 2018 generated \$1.9 million, a 0.6% increase over 2017 collections through June. Because the City receives property tax allocations from the County primarily twice a year in January and June, the 2018 YTD figure in the graph reflects a full year of collections. We anticipate receiving a small amount later in the year.



SALES/USE TAX



The City receives 1.25 cent sales tax for general purposes with the following allocation: 1/2 cent - street infrastructure (27A), 1/8 cent - community center operations and improvements (27C), 1/4 cent - general infrastructure (27D), and 3/8 cent - General Fund (27B). In addition, the City receives distributions from the County sales/use taxes, including a portion of the new court tax. Through June 2018, sales taxes, excluding those in TDDs and the CID, are 4.0% higher than June of last year and 3.1% higher than budget.

Franchise agreements are long term and result in payments to the City of 5% of utility fees. All franchise fee revenues are credited to the General Fund. Collections are 11.3% higher than they were in 2017 and are 6.1% above 2018 Budgeted expectations this year. Electric and gas are showing growth of 9.6% and 22.3% respectively over the prior year. As we start to receive franchise fees from warmer months, gas revenues will start to decrease while electric fees will increase. Cable and video franchise fees have been combined into one revenue category and its down 1.8% from 2017. Phone is down 26.6% from June 2017.

FRANCHISE FEES



COURT FINES



Court fines and fees represent about 7% of General Fund revenue. Court fines are up 11.4% in 2018 compared to the prior year and 5.7% from 2018 budgeted figures. There was a significant uptick in tickets written in November and December, most of which would have been resolved in the first quarter of 2018. This accounts for much of the higher collections seen thus far. The Police Department is fully staffed with all personnel on active duty. The new officer starts this week.

POSITIVE

CAUTION

NEGATIVE

Monthly Financial Status Report



GENERAL FUND OVERVIEW

REVENUE

General Fund revenue collected in 2018 year-to-date is \$3,867,223, up 7.9% from the June 2017. We have collected 72% of our revenues 50% through the year. Much of this is due to collection of the majority of property tax revenues for the year through June.

Licenses and permits are down from the prior year by about 10%. This is due to a 27% decrease in building permit revenue due to the city issuing three new residential construction permits in the first quarter of 2017 and none so far in 2018. Property tax collections, franchise fees, sales tax, intergovernmental, fines and other income are all up from the prior year. The significant increase in other/interest income from last year is primarily attributable to increased collections on solid waste from the prior year due to the rate increase. In addition, the City sold several pieces of Public Works equipment in 2018 including a front wheel loader, two mowers and a trailer. As of June 2017, no equipment had been sold. However, third floor lease revenue is down by about half from 2017 due to the vacancy in the 3rd floor east suite.

General Fund Operating

Department	Actuals			As of June 30, 2018 (50% of budget year)		
	Budget			2018 Projections	% of 2018 Total Projected Budget	\$ Diff Compared to 2018 Projections
	2017 YTD	2018 YTD	Difference			
BEGINNING FUND BALANCE	\$ 2,287,719	\$ 2,696,653	\$ 408,934			
Revenues						
Property Taxes & Assessments	\$ 1,608,042	\$ 1,717,539	\$ 109,497	\$ 1,796,530.00	95.60%	\$ (78,991)
Franchise Fees	\$ 239,102	\$ 266,101	\$ 27,000	\$ 501,517	53.06%	\$ (235,416)
Intergovernmental	\$ 105,515	\$ 107,044	\$ 1,529	\$ 215,785	49.61%	\$ (108,741)
Sales Tax	\$ 750,999	\$ 778,657	\$ 27,658	\$ 1,535,200	50.72%	\$ (756,543)
Licenses and Permits	\$ 88,546	\$ 79,839	\$ (8,707)	\$ 176,500	45.23%	\$ (96,661)
Fines/forfeitures	\$ 179,185	\$ 199,524	\$ 20,339	\$ 377,500	52.85%	\$ (177,976)
Other/Interest Income	\$ 612,596	\$ 718,520	\$ 105,924	\$ 791,549	90.77%	\$ (73,029)
Transfers In		\$ -	\$ -	\$ 126,500	100.00%	\$ (126,500)
TOTAL REVENUES	\$ 3,583,985	\$ 3,867,223	\$ 283,238	\$ 5,394,581	71.69%	\$ (1,527,358)
Expenditures						
General Overhead	\$ 426,869	\$ 567,087	\$ 140,218	\$ 1,519,682	37.32%	\$ 952,595
Police Department	\$ 511,743	\$ 532,715	\$ 20,972	\$ 1,117,162	47.68%	\$ 584,447
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Public Works	\$ 238,364	\$ 354,195	\$ 115,831	\$ 825,126	42.93%	\$ 470,931
Employee Benefits	\$ 350,558	\$ 378,912	\$ 28,354	\$ 813,200	46.60%	\$ 434,288
City Council	\$ 26,136	\$ 25,535	\$ (601)	\$ 56,020	45.58%	\$ 30,485
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TOTAL EXPENDITURES	\$ 2,046,009	\$ 2,411,386	\$ 365,377	\$ 5,471,784	44.07%	\$ 3,060,398
INCREASE/DECREASE TO FUND BALANCE	\$ 1,537,976	\$ 1,455,836				
ENDING FUND BALANCE	\$ 3,825,695	\$ 4,152,489	\$ 326,795			

Fund Balances reflect unrestricted cash. An additional \$157,500 is being held for pool debt which will return to the General Fund as unrestricted in 2019 after the debt is retired. This figure also includes \$1.41 million for the Sales Tax Loss Reserve

Monthly Financial Status Report

GENERAL FUND OVERVIEW (CONT)

June 2018



EXPENDITURES

General Fund expenditures through June 2018 are 18% or \$365,377 higher than in 2017. The reason for the increase in expense over last year is due to a combination of factors. In 2018, the City has processed \$246,156 in transfers from the General Fund to Equipment Reserve (\$136,250), TIF 2 (\$30,250) and Special Infrastructure (\$41,475) funds. As of June 2017, only \$58,500 in transfers had occurred. There have also been additional payments processed for IT with Johnson County and Traffic Signal electric charges from KCPL that had not yet hit the books as of June 2017. That amounted to \$21,894. In the Public Works Department, additional funds were spent on equipment repair (\$22k) due to brake repairs on dump trucks, new tires and other items, tree removal in Nall Park and additional tree trimming (\$21k additional). Solid waste fees are also higher than last year by nearly \$67k or 28%. Also, a portion of the Public Works Department's salary expenses will be charged out to the Special Highway fund prior to year end. Employee benefits expenses are also up due to an increase in pension rates. Expenses in the Police Department are up from last year primarily due to additional transfers to the Equipment Reserve Fund that did not transpire in the prior year and some additional salary expense due to overtime and part-time needs.

Pooled Cash & Investments

Type of Investment	Actual %	Market Value	Yield to Maturity
Fixed Income			
Government Bonds		\$ -	0%
Agency Bonds	65%	\$ 7,263,458	1%
Kansas GO Bonds	0%	\$ -	
Treasury Notes	21%	\$ 2,291,832	1%
Cash and Equivalents	-	-	-
TD Ameritrade and US Bank	14%	\$ 1,563,164	0%
Total Portfolio	100%	\$ 11,118,453	1%
Accrued Interest Year-to-Date as of June 30, 2018		\$ 71,609	

Starting in December 2015 the City began to invest its idle cash using Columbia Capital Management as the City's asset managers. The City's initial investment was \$2,423,718. The City now has a total of \$9,555,290 invested. Since January 2018, we have invested nearly \$2.8 million. The Cash and Equivalents value illustrates the amount held in cash in the City's bank and investment accounts. Actual interest accrues at bond maturity. The yield to maturity is the anticipated return on a bond if held to maturity expressed in annual percentage rate terms. Year-to-date performance through June reflects accrued interest of \$71,609. Total fees paid to Columbia Capital through second quarter were \$8,942. This is charged quarterly and based on a three-month average balance charged at a 0.18% annual rate. The majority of all investment revenues from matured assets are reinvested in the City's portfolio.

Monthly Financial Status Report

June 2018



ALL BUDGETED FUNDS ACTUAL COMPARED TO BUDGET/PROJECTIONS

Fund	2018 YTD Revenue			% of Total Projection
	YTD Actual Revenues	Projected	Difference	
General	\$ 3,867,223	\$ 2,760,541	\$ 1,106,682	70%
Bond & Interest	\$ 641,970	\$ 441,609	\$ 200,362	73%
Special Highway	\$ 89,924	\$ 91,095	\$ (1,171)	49%
Special Street (27A)	\$ 485,473	\$ 843,900	\$ (358,427)	29%
Community Center (27C)	\$ 103,053	\$ 94,519	\$ 8,535	55%
Special Infrastructure (27D)	\$ 411,344	\$ 365,557	\$ 45,787	56%
Equip & Building Reserve	\$ 146,269	\$ 644,211	\$ (497,942)	11%
TIF 1 A/B-Bella Roe	\$ 962,382	\$ 504,795	\$ 457,587	95%
TDD #1 - Price Chopper	\$ 134,952	\$ 137,700	\$ (2,748)	49%
TDD #2 - Lowes	\$ 61,944	\$ 69,360	\$ (7,416)	45%
CID #1 - Bella Roe/Walmart	\$ 244,763	\$ 236,790	\$ 7,973	52%
TIF 2D - City Hall/QT	\$ 320,370	\$ 211,814	\$ 108,557	76%
TIC 2C - Valley State Bank	\$ 69,926	\$ 34,146	\$ 35,781	102%
TIF 3A/C - 4800 Roe/Blvd Apts	\$ 250,395	\$ 56,151	\$ 194,245	223%
Property Owners Association	\$ 33,847	\$ 16,924	\$ 16,924	100%
TOTAL	\$ 7,823,835	\$ 6,509,108	\$ 1,314,727	60%

Fund	2018 YTD Expen.			% of Total Projection
	YTD Actual Expenditures	Projected	Difference	
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Bond & Interest	\$ 53,508	\$ 554,760	\$ 501,252	5%
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Property Owners Association	\$ 31,925	\$ 15,938	\$ (15,988)	100%
TOTAL	\$ 5,027,610	\$ 6,179,338	\$ 1,151,727	35%

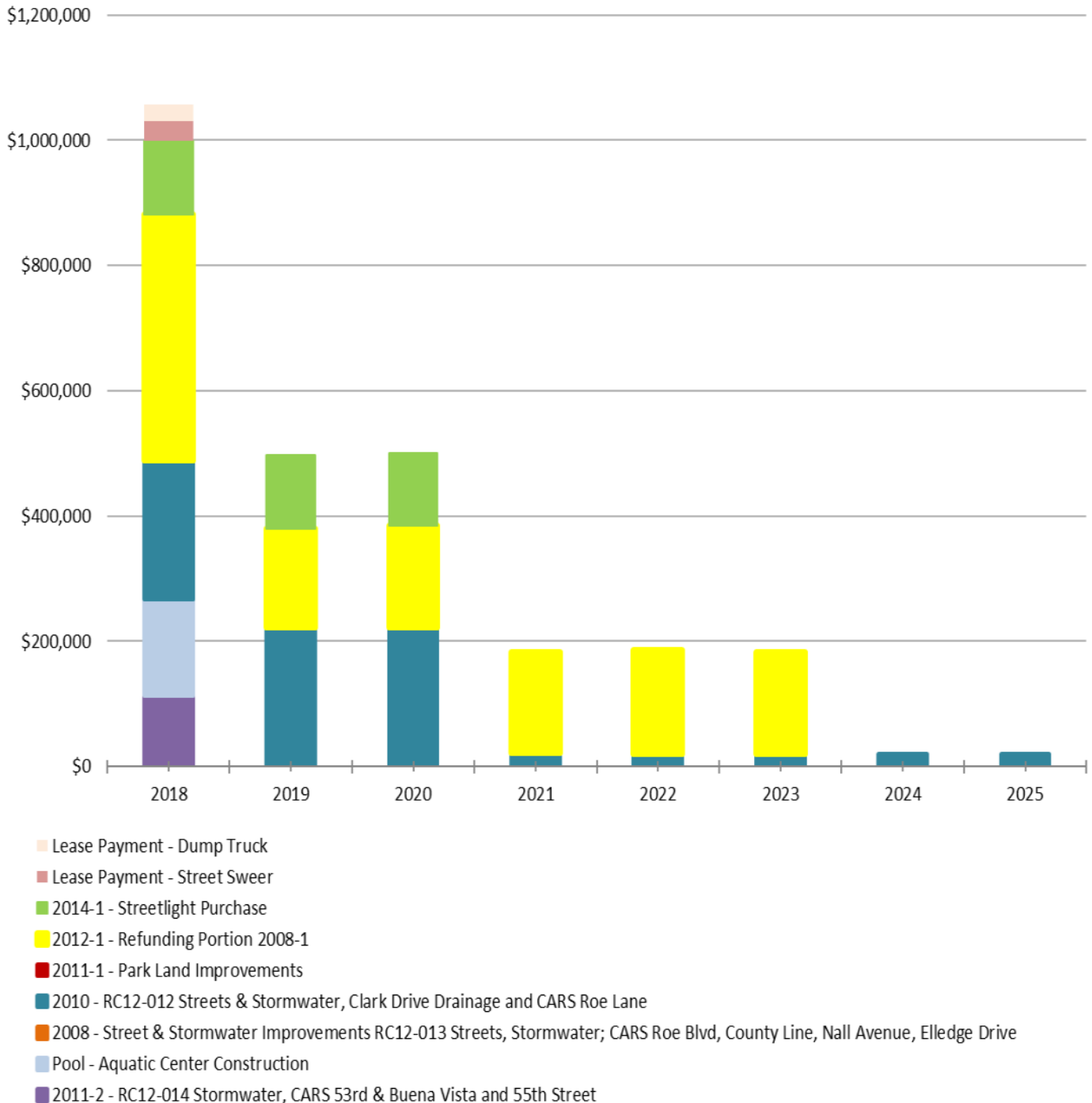
Monthly Financial Status Report

June 2018



DEBT MANAGEMENT

Roeland Park Debt Service 2018 - 2025



*Total Debt is less reimbursements from special assessments. Chart reflects principal & interest payments.

Monthly Financial Status Report

June 2018



BOND & INTEREST—DEBT SERVICE

Debt Issue	Approved by Council	Date Issued	Original Amount	Interest Rate	1/1/2018 Balance (w/ interest)	Date Expire	2018 Total Payment
General Obligations Bonds:							
2010 Bond Issue: RC12-012 Street Improvements RC12-012 Stormwater Improvements Clark Drive Drainage CARS Roe Lane	2004 2004 2007 2008	Aug-10	\$ 3,345,000	1.50-3.50	\$ 1,512,485	12/1/2025	\$ 315,565
2011-2 Bond Issue: RC12-014 Stormwater CARS 53rd & Buena Vista CARS 55th Street	2007 2010 2011	Aug-11	\$ 1,565,000	2.00-3.40	\$ 1,110,133	9/1/2026	\$ 217,798
2012-1 Bond Issue: Refunding Portion 2008-1 (streets/stormwater)	Various See original issue	May-12	\$ 1,970,000	.65-2.4	\$ 1,567,948	12/1/2023	\$ 453,093
2012-1 Bond Issue (not shown on graph) City Hall Improvements - Paid From TIF Proceeds	2011	May-12	\$ 980,000	.65-1.7	\$ 343,255	12/1/2019	\$ 170,365
2014-1 Bond Issue: Streetlight Purchase	2014	Nov-14	\$ 650,000	2.25	\$ 351,214	9/1/2020	\$ 117,561
					\$ 4,885,035		\$ 1,274,382
Capital Lease Obligation*:							
Pool, Refunding		Jan-10	\$ 1,750,000	2.0-4.0%	\$ 154,440	12/1/2018	\$ 154,440
Street Sweeper		Sep-10	\$ 212,550	4%	\$ 31,251	8/1/2018	\$ 31,251
Dump Trucks (2)		Jun-11	\$ 167,788	2.8-3.0%	\$ 26,718	8/1/2018	\$ 26,718
					\$ 212,409		\$ 212,409
Special Obligation Tax Increment							
Revenue Bonds: *Debt service resources are limited to TIF revenues received - City is not liable for debt							
Series 2000, Valley State Bank Project		Feb-00	\$ 695,000	7.00	\$ 418,343	12/31/2019	\$ 66,874
Series 2005, Roeland Park Redevelopment LLC Project		Feb-05	\$ 4,495,000	4.60-5.75	\$ 914,162	3/31/2018	\$ 914,162
					\$ 1,332,505		\$ 981,036
Revenue Bonds:							
Transportation Development District: *Debt service resources are limited to TDD revenues received - City is not liable for debt							
Sales Tax Revenue Bonds, 2005 - Price Chopper/Shopping Center		Nov-05	\$ 3,555,000	4.50-5.75	\$ 2,616,770	12/1/2025	\$ 2,616,770
Sales Tax Revenue Bonds, 2006A - Price Chopper/Shopping Center		Jan-06	\$ 1,090,000	5.875	\$ 1,018,216	12/1/2025	\$ 1,018,216
Sales Tax Revenue Bonds, 2006B - Lowes		Jan-06	\$ 1,690,000	5.125 - 5.875	\$ 888,184	12/1/2025	\$ 888,184
					\$ 4,523,170		\$ 4,523,170

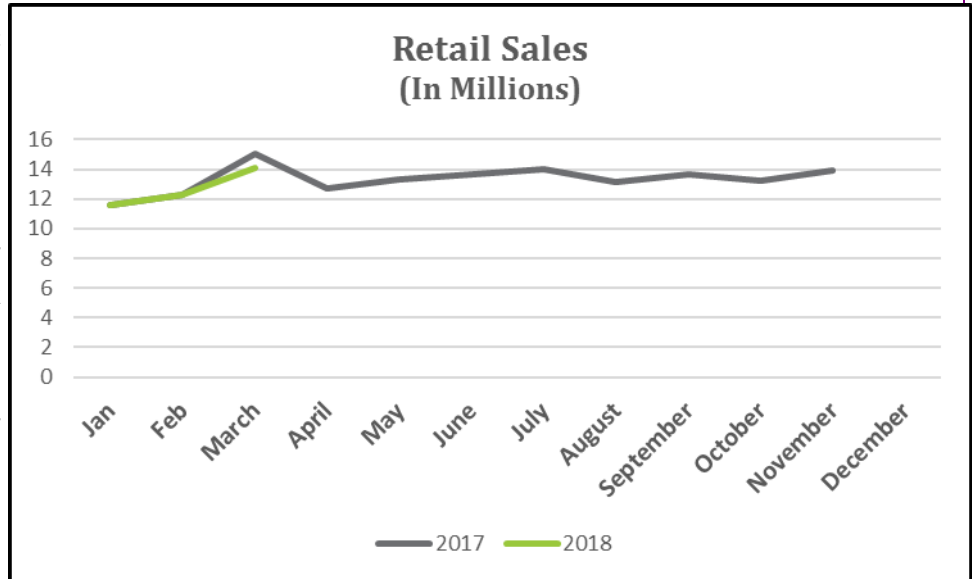
Monthly Financial Status Report

June 2018



COMMUNITY STATISTICS

Retail Sales: The County Economic Research Institute (CERI) provides information for the thirteen largest cities in Johnson County. CERI has provided retail sales figures through March 2018 which shows a 2.4% year-to-date decrease for Roeland Park compared to this time in 2017. In the month of March, retail sales decreased 6.1% from 2017 for Roeland Park. Sales tax receipts are remitted by the state and are issued to the City two months after actual collection.



Attached is the latest report from CERI. For the month of March 2018, Johnson County as a whole has seen a 9.6% increase year-to-date compared with 2017. The increase in revenue is mostly due to significant increases in retail sales in Lenexa due to their new downtown development coming online. In addition, Overland Park, Lenexa and Merriam have seen significant increase year-over-year as well which is due to a telecom company remitting a large delinquent payment in the first couple months of 2018, which accounts for much of the increase.

Building Permits: Through the second quarter 2018, the City has issued 257 building permits at a value of approximately \$2.5 million. This is lower than last year due to several new homes being issued permits in the first quarter of 2017. The figure exceeds most prior years, however. Permits issued and Improvements provide an indicator as to the economic health and reinvestment in the community. The chart illustrates the number and value of building permits through 2nd quarter comparing the current and prior years. While the City has not received any applications for new construction this year, there have been 11 residential remodeling permits issued with a value of



more than \$524,000 in value. This is an indicator that while the city may not see the volume of new home construction that it has saw in 2017, the residents are choosing to reinvest in their existing homes in Roeland Park so they can remain in the community.

Financial Status Report

June 2018



KEY REVENUE INDICATORS OVERVIEW—ALL FUNDS

PROPERTY TAX

The ad valorem tax revenues are derived from taxes levied on real property, personal property and state assessed utilities. This is one of the largest revenue sources for the City of Roeland Park, with ad valorem taxes levied for the General and Bond Funds. Property tax collections through June 2018 generated \$1.9 million, a 0.6% increase over 2017 collections through June. Because the City receives property tax allocations from the County primarily twice a year in January and June, the 2018 YTD figure in the graph reflects a full year of collections. We anticipate receiving a small amount later in the year.



SALES/USE TAX

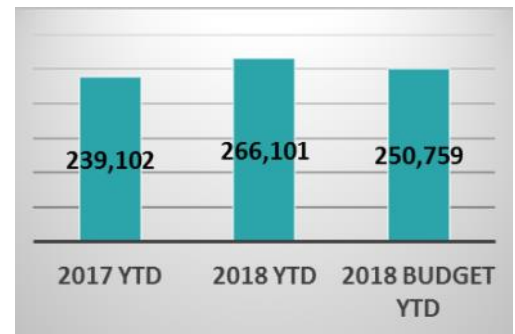


The City receives 1.25 cent sales tax for general purposes with the following allocation: 1/2 cent - street infrastructure (27A), 1/8 cent - community center operations and improvements (27C), 1/4 cent - general infrastructure (27D), and 3/8 cent - General Fund (27B). In addition, the City receives distributions from the County sales/use taxes, including a portion of the new court tax. Through June 2018, sales taxes, excluding those in TDDs and the CID, are 4.0% higher than June of last year and 3.1% higher than budget. Half of that increase is due to the increased revenue from the County Courthouse tax, which we started collecting in

July of 2017.

Franchise agreements are long term and result in payments to the City of 5% of gross receipts. All franchise fee revenues are credited to the General Fund. Collections are 11.3% higher than they were in 2017 and are 6.1% above 2018 Budgeted expectations this year. Electric and gas are showing growth of 9.6% and 22.3% respectively over the prior year, which constitutes 84% of all franchise fees. As we start to receive franchise fees from warmer months, gas revenues will start to decrease while electric fees will increase. Cable and video franchise fees have been combined into one revenue category and its down 1.8% from 2017. Phone is down 26.6% from June 2017.

FRANCHISE FEES



COURT FINES



Court fines and fees represent about 7% of General Fund revenue. Court fines are up 11.4% in 2018 compared to the prior year and 5.7% from 2018 budgeted figures. There was a significant uptick in tickets written in November and December, most of which would have been resolved in the first quarter of 2018. This accounts for much of the higher collections seen thus far. The Police Department is fully staffed with all personnel on active duty. The new officer starts this week.

POSITIVE

CAUTION

NEGATIVE

Monthly Financial Status Report



GENERAL FUND OVERVIEW

REVENUE

General Fund revenue collected in 2018 year-to-date is \$3,867,223, up 7.9% from the June 2017. We have collected 72% of our revenues 50% through the year. Much of the higher percentage of revenue collection is due to receiving the majority of property tax revenues for the year through June.

Licenses and permits are down from the prior year by about 10%. This is due to a 27% decrease in building permit revenue due to the city issuing three new residential construction permits in the first quarter of 2017 and none so far in 2018. Property tax collections, franchise fees, sales tax, intergovernmental, fines and other income are all up from the prior year. The significant increase in other/interest income from last year is primarily attributable to increased collections on solid waste from the prior year due to the 22% rate increase. Also contributing are proceeds from the sale of Public Works equipment in 2018 including a front wheel loader, two mowers and a trailer. As of June 2017, no equipment had been sold. However, third floor lease revenue is down by about half from 2017 due to the vacancy in the 3rd floor east suite.

General Fund Operating

Department	Actuals			As of June 30, 2018 (50% of budget year)		
	Budget					
	2017 YTD	2018 YTD	Difference	2018 Projections	% of 2018 Total Projected Budget	\$ Diff Compared to 2018 Projections
BEGINNING FUND BALANCE	\$ 2,287,719	\$ 2,696,653	\$ 408,934			
Revenues						
Property Taxes & Assessments	\$ 1,608,042	\$ 1,717,539	\$ 109,497	\$ 1,796,530.00	95.60%	\$ (78,991)
Franchise Fees	\$ 239,102	\$ 266,101	\$ 27,000	\$ 501,517	53.06%	\$ (235,416)
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Monthly Financial Status Report

GENERAL FUND OVERVIEW (CONT)

June 2018



EXPENDITURES

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Monthly Financial Status Report

June 2018



ALL BUDGETED FUNDS ACTUAL COMPARED TO BUDGET/PROJECTIONS

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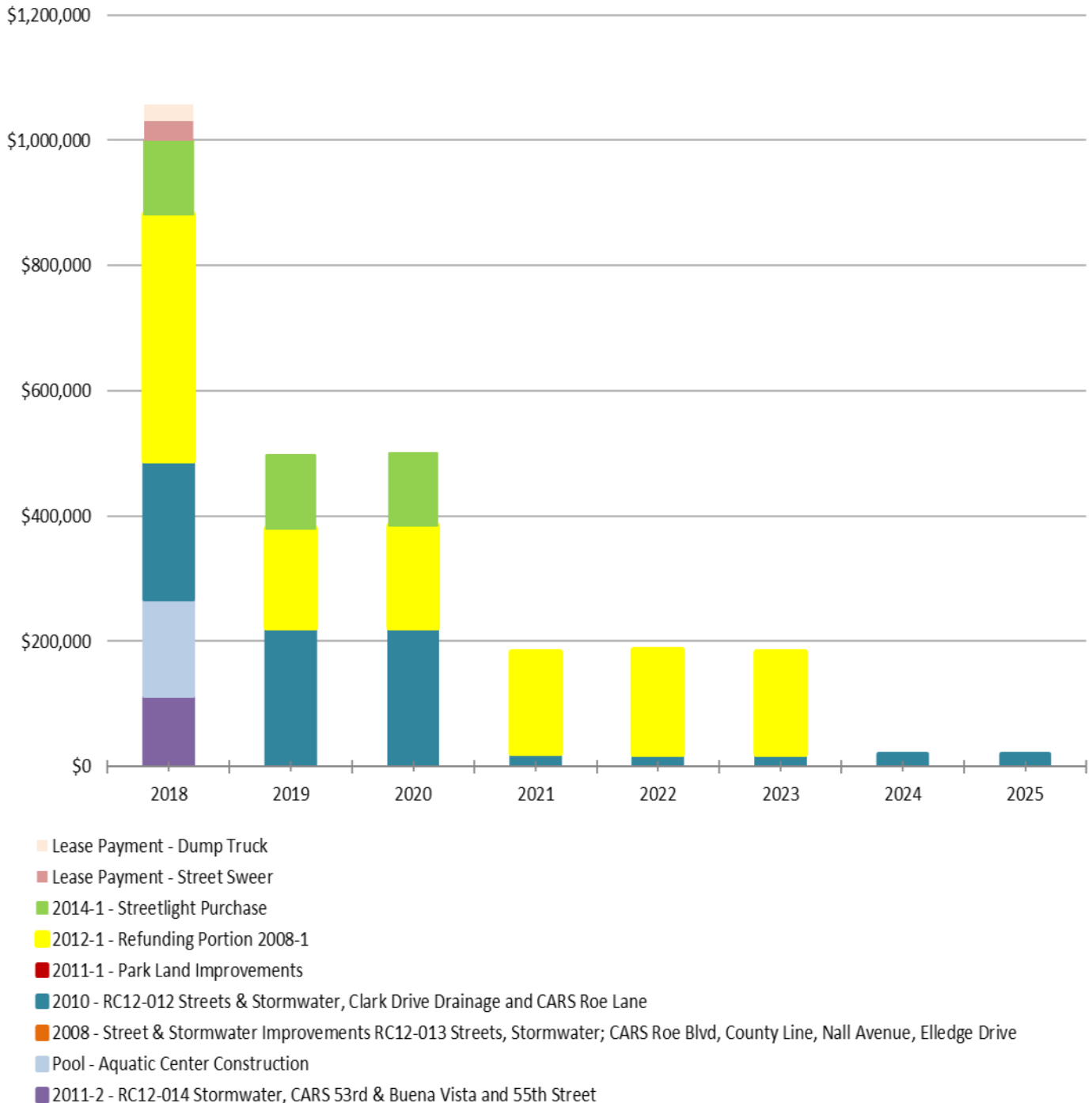
Monthly Financial Status Report

June 2018



DEBT MANAGEMENT

Roeland Park Debt Service 2018 - 2025



*Total Debt is less reimbursements from special assessments. Chart reflects principal & interest payments.

Monthly Financial Status Report

June 2018



BOND & INTEREST—DEBT SERVICE

Debt Issue	Approved by Council	Date Issued	Original Amount	Interest Rate	1/1/2018 Balance (w/ interest)	Date Expire	2018 Total Payment
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2011-2 Bond Issue: RC12-014 Stormwater CARS 53rd & Buena Vista CARS 55th Street	2007 2010 2011	Aug-11	\$ 1,565,000	2.00-3.40	\$ 1,110,133	9/1/2026	\$ 217,798
2012-1 Bond Issue: Refunding Portion 2008-1 (streets/stormwater)	Various See original issue	May-12	\$ 1,970,000	.65-2.4	\$ 1,567,948	12/1/2023	\$ 453,093
2012-1 Bond Issue (not shown on graph) City Hall Improvements - Paid From TIF Proceeds	2011	May-12	\$ 980,000	.65-1.7	\$ 343,255	12/1/2019	\$ 170,365
2014-1 Bond Issue: Streetlight Purchase	2014	Nov-14	\$ 650,000	2.25	\$ 351,214	9/1/2020	\$ 117,561
					\$ 4,885,035		\$ 1,274,382
Capital Lease Obligation*:							
Pool, Refunding		Jan-10	\$ 1,750,000	2.0-4.0%	\$ 154,440	12/1/2018	\$ 154,440
Street Sweeper		Sep-10	\$ 212,550	4%	\$ 31,251	8/1/2018	\$ 31,251
Dump Trucks (2)		Jun-11	\$ 167,788	2.8-3.0%	\$ 26,718	8/1/2018	\$ 26,718
					\$ 212,409		\$ 212,409
Special Obligation Tax Increment							
Revenue Bonds: *Debt service resources are limited to TIF revenues received - City is not liable for debt							
Series 2000, Valley State Bank Project		Feb-00	\$ 695,000	7.00	\$ 418,343	12/31/2019	\$ 66,874
Series 2005, Roeland Park Redevelopment LLC Project		Feb-05	\$ 4,495,000	4.60-5.75	\$ 914,162	3/31/2018	\$ 914,162
					\$ 1,332,505		\$ 981,036
Revenue Bonds:							
Transportation Development District: *Debt service resources are limited to TDD revenues received - City is not liable for debt							
Sales Tax Revenue Bonds, 2005 - Price Chopper/Shopping Center		Nov-05	\$ 3,555,000	4.50-5.75	\$ 2,616,770	12/1/2025	\$ 2,616,770
Sales Tax Revenue Bonds, 2006A - Price Chopper/Shopping Center		Jan-06	\$ 1,090,000	5.875	\$ 1,018,216	12/1/2025	\$ 1,018,216
Sales Tax Revenue Bonds, 2006B - Lowes		Jan-06	\$ 1,690,000	5.125 - 5.875	\$ 888,184	12/1/2025	\$ 888,184
					\$ 4,523,170		\$ 4,523,170

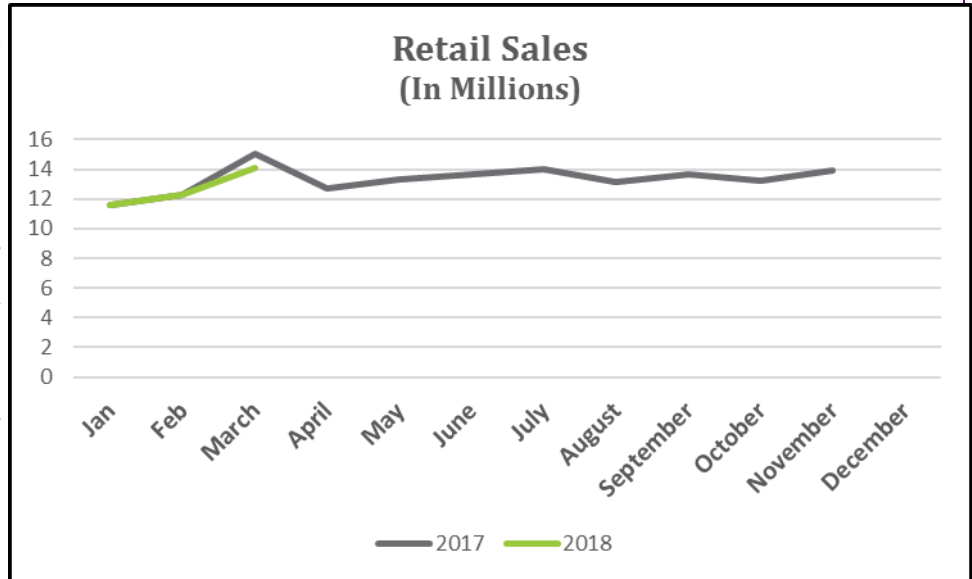
Monthly Financial Status Report

June 2018



COMMUNITY STATISTICS

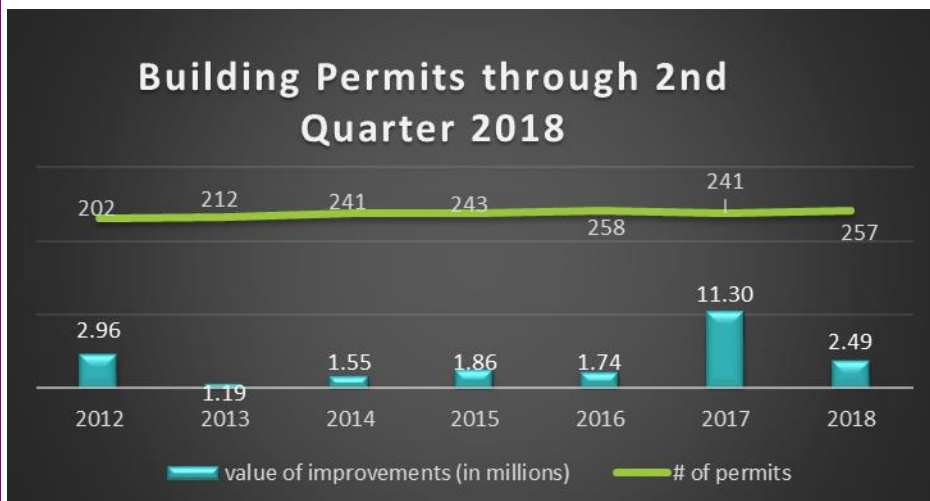
Retail Sales: The County Economic Research Institute (CERI) provides information for the thirteen largest cities in Johnson County. CERI has provided retail sales figures through March 2018 which shows a 2.4% year-to-date decrease for Roeland Park compared to this time in 2017. In the month of March, retail sales decreased 6.1% from 2017 for Roeland Park. Sales tax receipts are remitted by the state and are issued to the City two months after actual collection.



Attached is the latest report from CERI. For the month of March 2018, Johnson County as a whole has seen a 9.6% increase year-to-date compared with 2017. The increase in revenue is mostly due to significant increases in retail sales in Lenexa due to their new downtown development coming online. In addition, Overland Park, Lenexa and Merriam have seen a significant increase year-over-year as well which is due to a telecom company remitting a large delinquent payment in the first couple months of 2018, which accounts for much of the increase.

Building Permits: Through the second quarter 2018, the City has issued 257 building permits at a value of approximately \$2.5 million. This is lower than last year due to several new homes being issued permits in the first quarter of 2017. The figure exceeds most prior years, however. Permits issued and Improvements provide an indicator as to the economic health and reinvestment in the community. The chart illustrates the number and value of building permits through 2nd quarter comparing the current and prior years. While the City has not received any

applications for new construction this year, there have been 11 residential remodeling permits issued with a value of more than \$524,000 in value. This is an indicator that while the city may not see the volume of new home construction that it has saw in 2017, the residents are choosing to reinvest in their existing homes in Roeland Park so they can remain in the community.



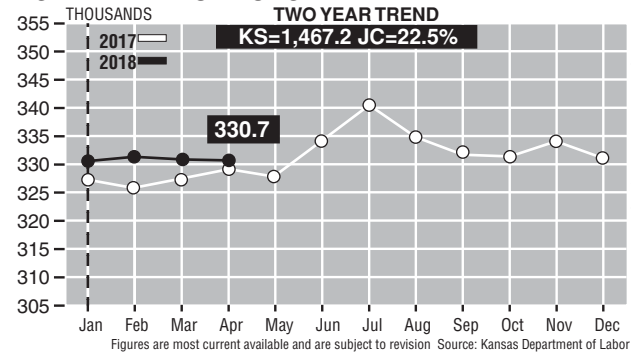
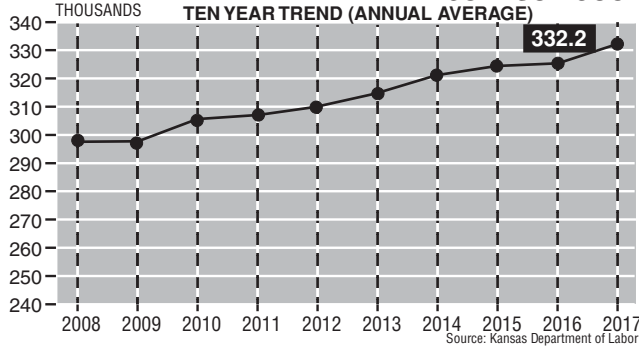
CERI

COUNTY ECONOMIC RESEARCH INSTITUTE

JOHNSON COUNTY INDICATORS

• June 2018 Issue •

JOHNSON COUNTY: CIVILIAN LABOR FORCE



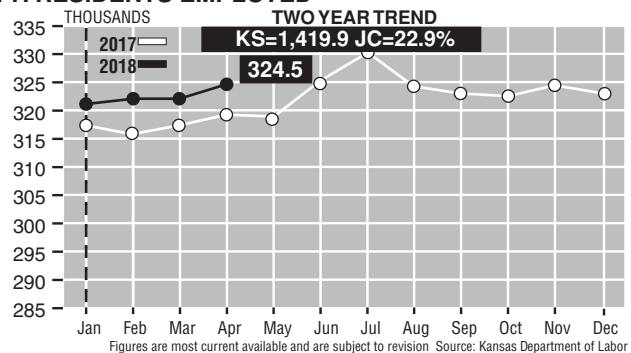
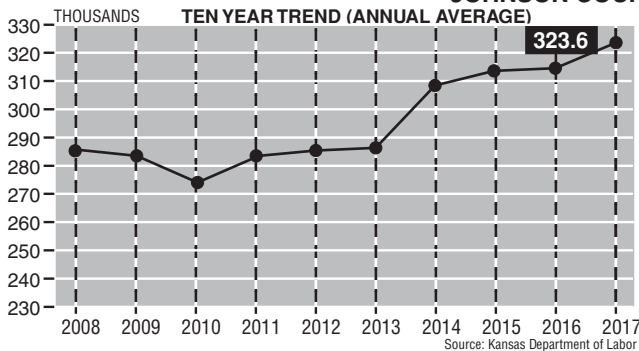
Current Month
This Year: 330,656
Last Year: 329,198

Change: +1.4%

Y.T.D. Avg:
This Year: 331,130
Last Year: 328,316

Change: +1.1%

JOHNSON COUNTY: RESIDENTS EMPLOYED



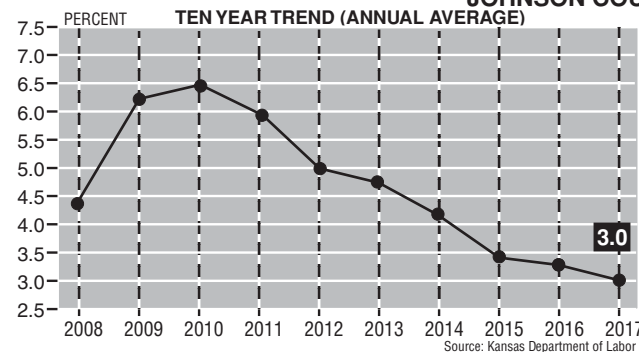
Current Month
This Year: 324,487
Last Year: 319,992

Change: +1.4%

Y.T.D. Avg:
This Year: 322,328
Last Year: 318,151

Change: +1.3%

JOHNSON COUNTY: UNEMPLOYMENT RATE



Current Month
This Year: 2.7%
Last Year: 2.8%

Change: -0.1%

Y.T.D. Avg:
This Year: 2.9%
Last Year: 3.1%

Change: -0.2%

SELECTED STATES AND METRO AREAS: UNEMPLOYMENT RATES - April 2018

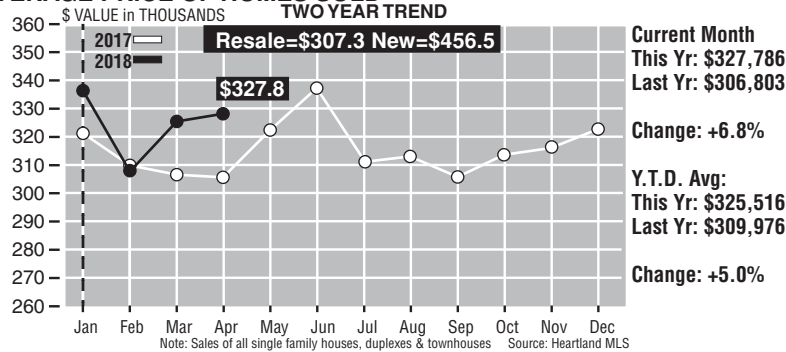
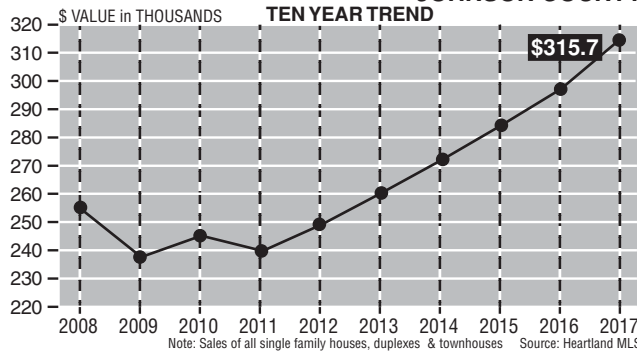
United States.....	3.7%	Michigan.....	4.0%	Kansas City.....	3.3%	Miami.....	3.7%
Kansas.....	3.2%	Minnesota.....	3.1%	Atlanta.....	3.6%	Minneapolis/St. Paul.....	2.7%
Arizona.....	4.4%	Missouri.....	3.3%	Boston.....	3.0%	New Orleans.....	4.0%
Arkansas.....	3.4%	Nebraska.....	2.8%	Charlotte.....	3.4%	New York.....	4.0%
California.....	3.8%	New Jersey.....	4.1%	Chicago.....	3.6%	Omaha.....	2.9%
Colorado.....	2.6%	New York.....	4.4%	Columbus.....	3.4%	Phoenix.....	3.8%
Florida.....	3.4%	N. Carolina.....	3.7%	Dallas.....	3.4%	Pittsburgh.....	4.0%
Georgia.....	3.7%	Ohio.....	4.0%	Denver.....	3.5%	St. Louis.....	3.3%
Illinois.....	3.6%	Oklahoma.....	3.8%	Des Moines.....	2.5%	San Francisco.....	2.4%
Iowa.....	2.5%	Pennsylvania.....	4.0%	Detroit.....	2.3%	Seattle.....	3.6%
Louisiana.....	4.3%	Texas.....	3.8%	Little Rock.....	3.2%	Tulsa.....	3.8%
Massachusetts.....	3.3%	Washington.....	4.4%	Los Angeles.....	3.7%	Wichita.....	3.6%

Not Seasonally Adjusted

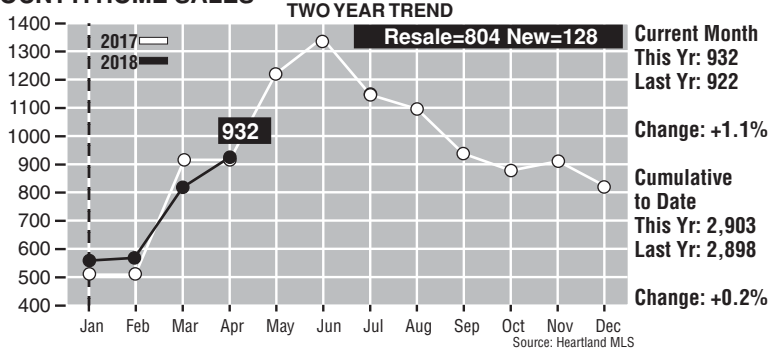
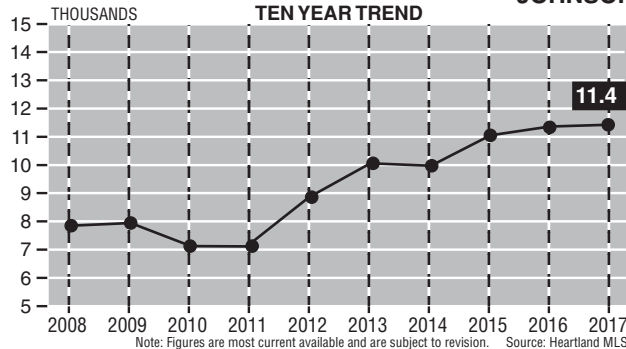
Source: U.S. Bureau of Labor Statistics

CERI

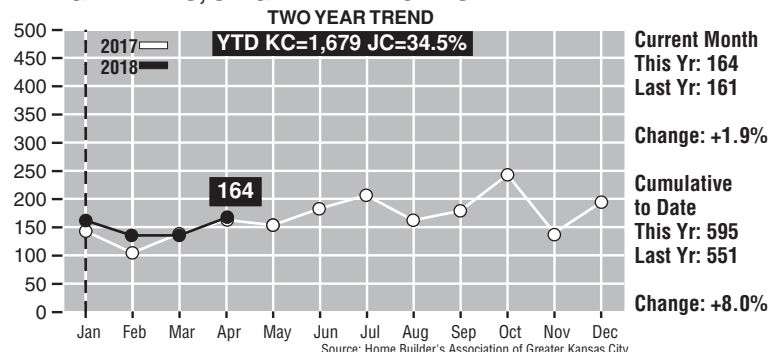
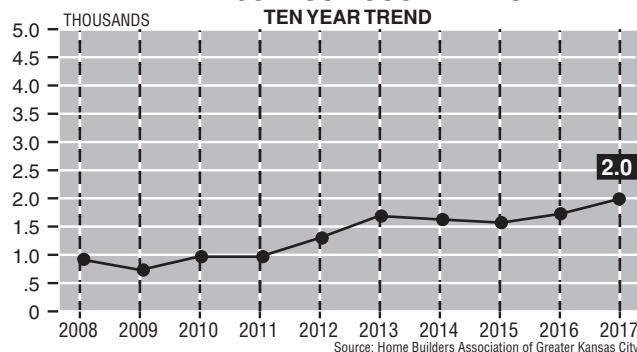
JOHNSON COUNTY: AVERAGE PRICE OF HOMES SOLD



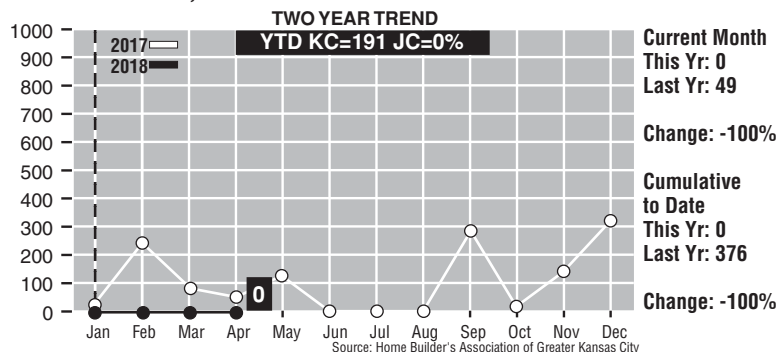
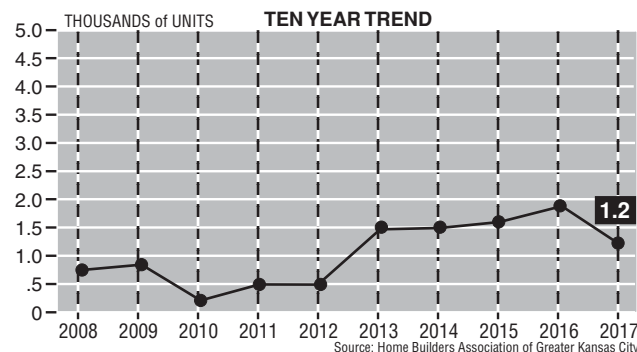
JOHNSON COUNTY: HOME SALES



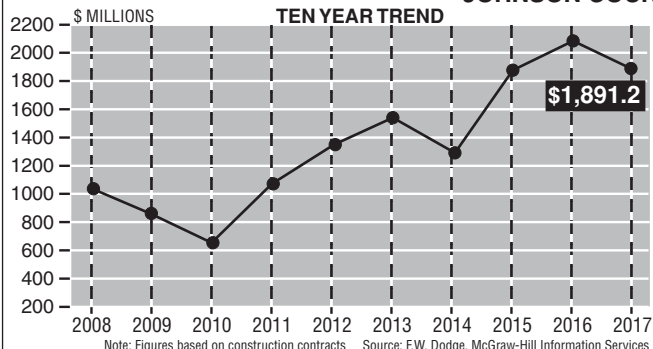
JOHNSON COUNTY: RESIDENTIAL BUILDING PERMITS, SINGLE FAMILY UNITS



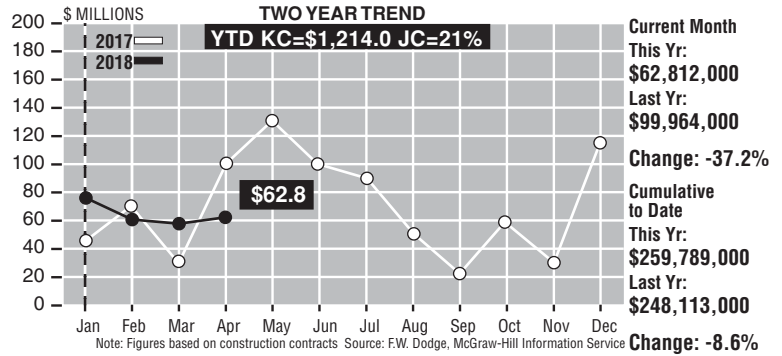
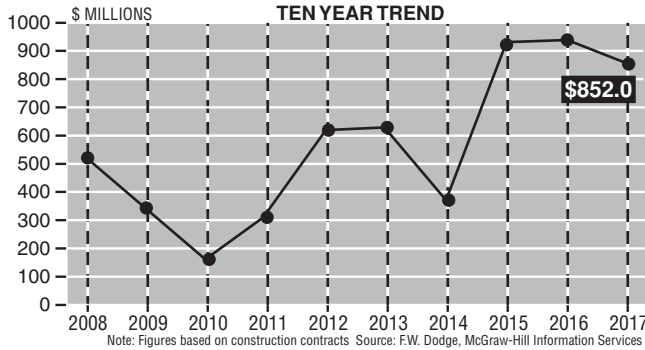
JOHNSON COUNTY: BUILDING PERMITS, MULTI-FAMILY UNITS



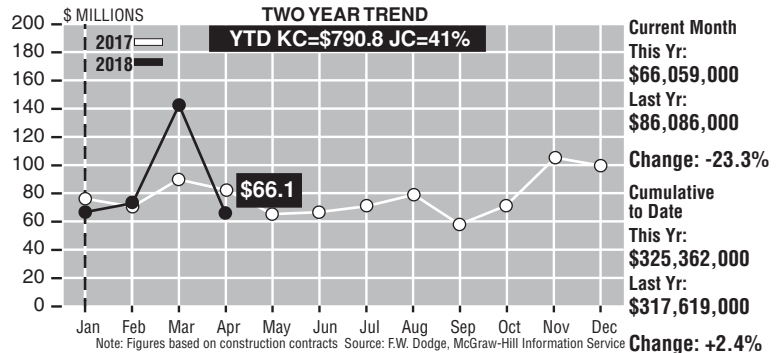
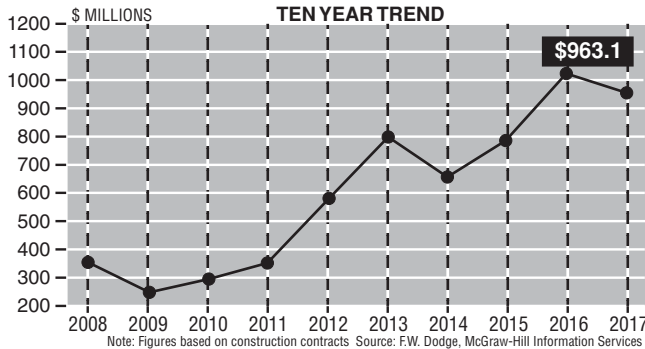
JOHNSON COUNTY: VALUE OF CONSTRUCTION



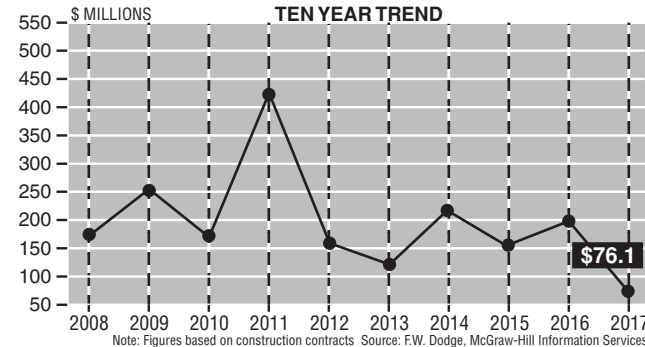
JOHNSON COUNTY: VALUE NON-RESIDENTIAL BUILDING CONSTRUCTION



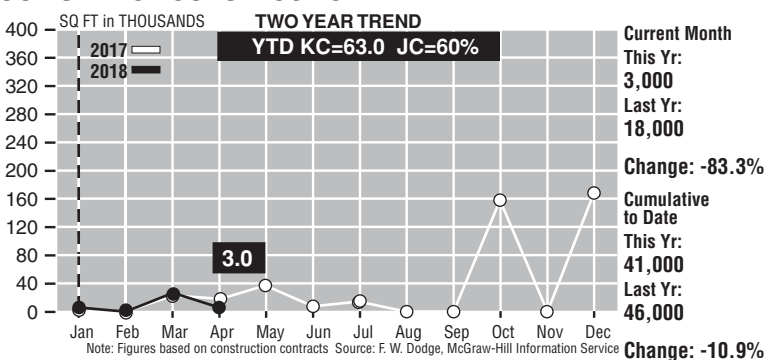
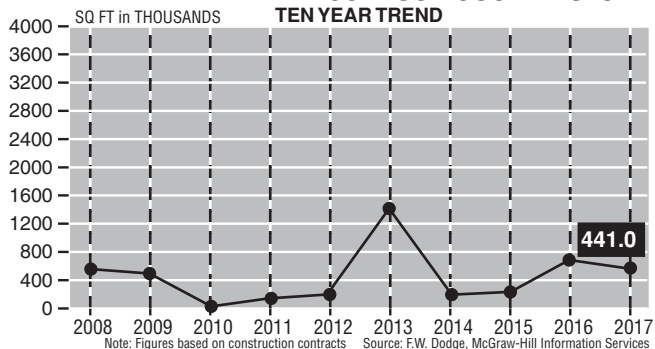
JOHNSON COUNTY: VALUE RESIDENTIAL BUILDING CONSTRUCTION



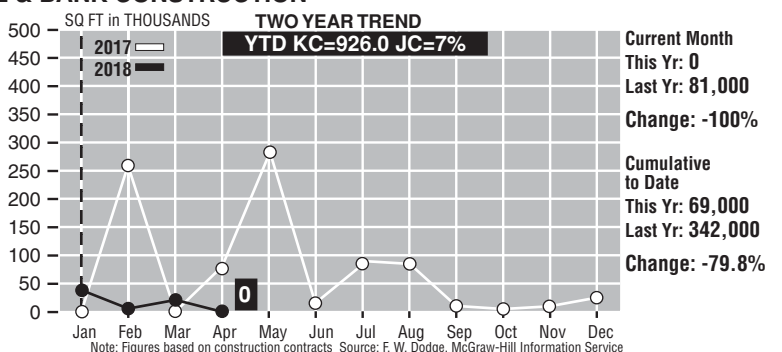
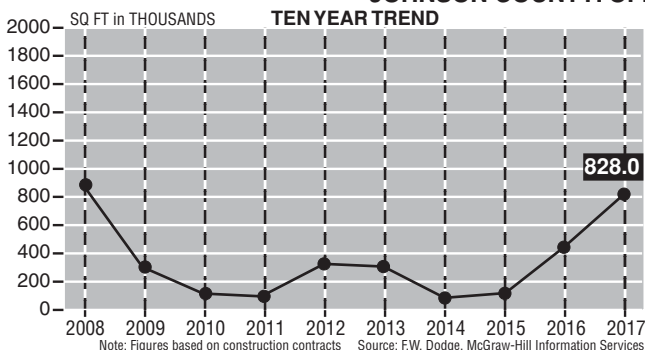
JOHNSON COUNTY: VALUE NON-BUILDING CONSTRUCTION



JOHNSON COUNTY: STORE & FOOD SERVICE CONSTRUCTION



JOHNSON COUNTY: OFFICE & BANK CONSTRUCTION

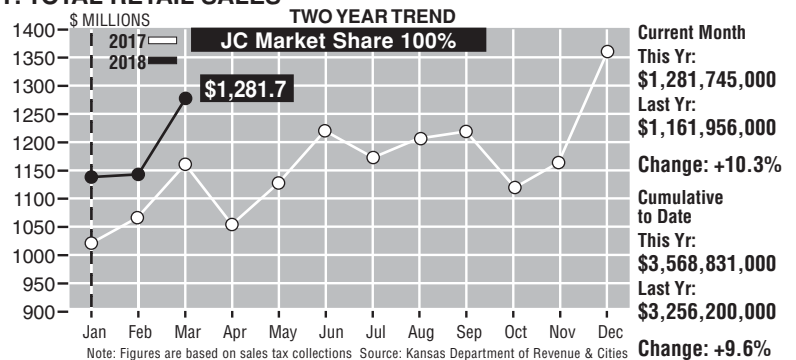
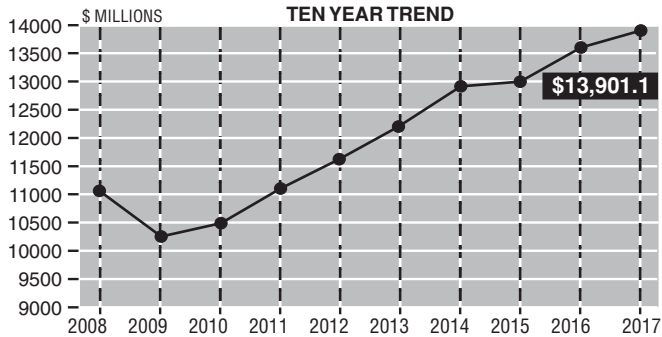


The data presented below represent estimates of the taxable retail sales occurring in the month indicated.

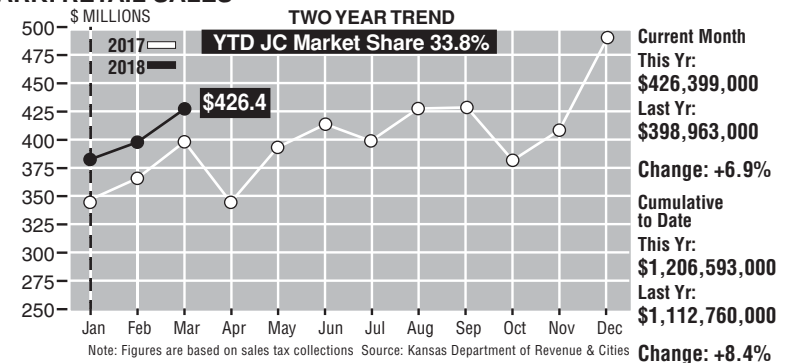
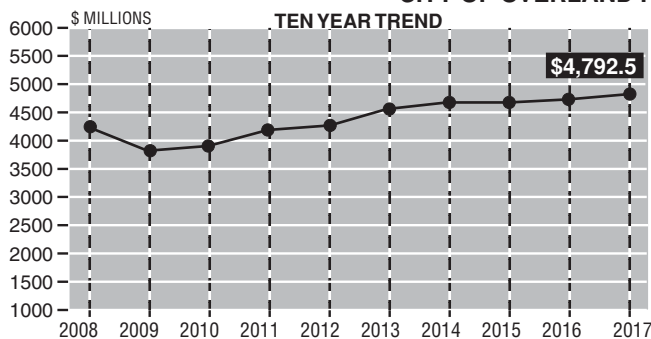
The retail sales estimates for Johnson County's thirteen largest cities shown below are calculated from the local sales and use tax reported by the Kansas Department of Revenue. The Johnson County total is the sum of the retail sales made within each of the county's seventeen cities that levy a city sales tax. The figures shown are the latest available from the Department of Revenue. They are considered preliminary and subject to revision.

Retail sales/use tax data provided by the Department of Revenue have been found to exhibit occasional random anomalies due to reporting and/or recording delays or errors. No attempt has been made by CERI to adjust the data for these anomalies or for seasonality. Monthly figures should be interpreted as the taxable retail sales necessary to generate the local sales tax revenue distributed to the respective city by the Kansas Department of Revenue.

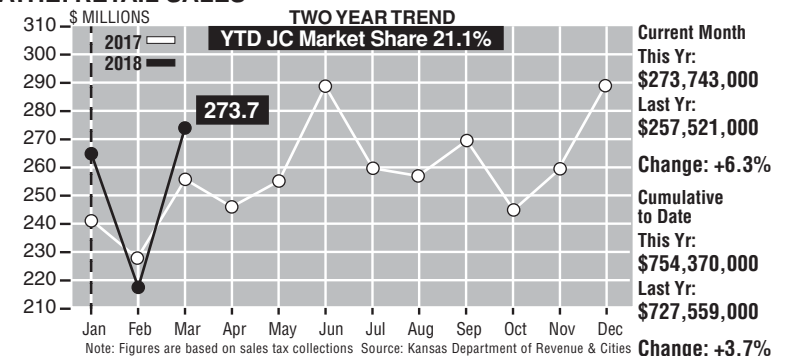
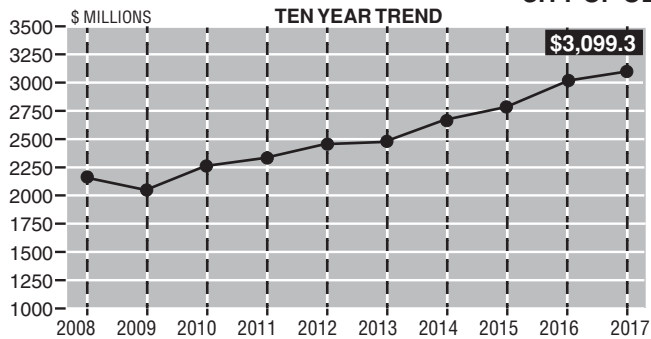
JOHNSON COUNTY: TOTAL RETAIL SALES



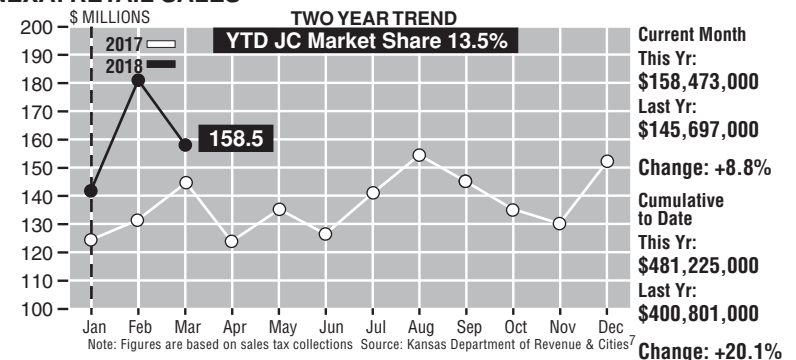
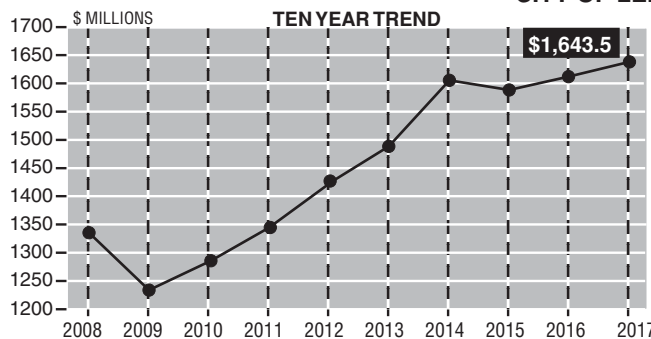
CITY OF OVERLAND PARK: RETAIL SALES



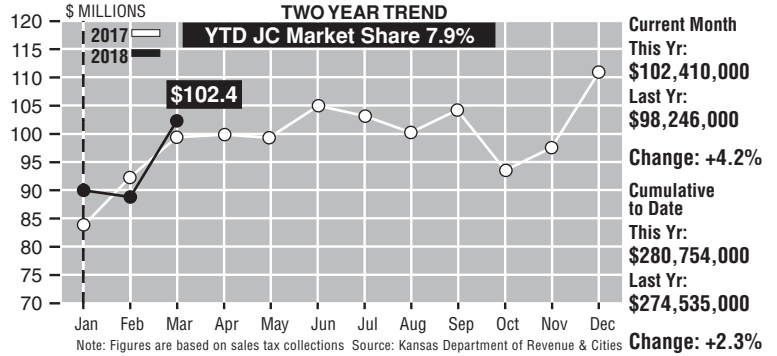
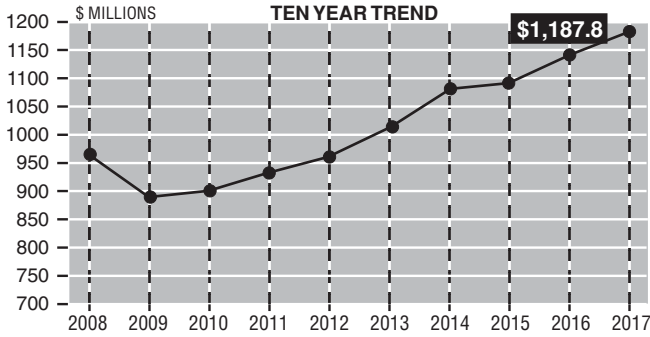
CITY OF OLATHE: RETAIL SALES



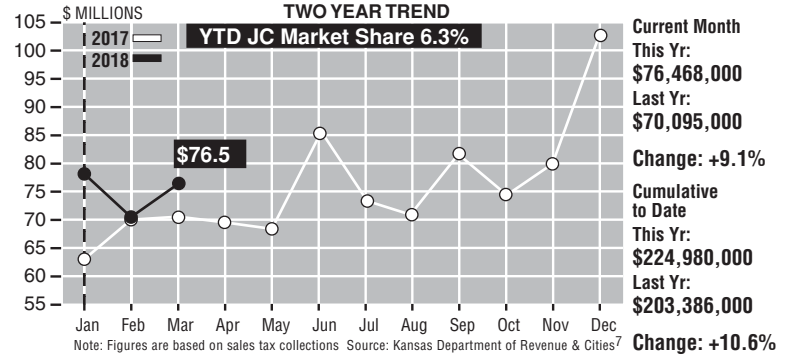
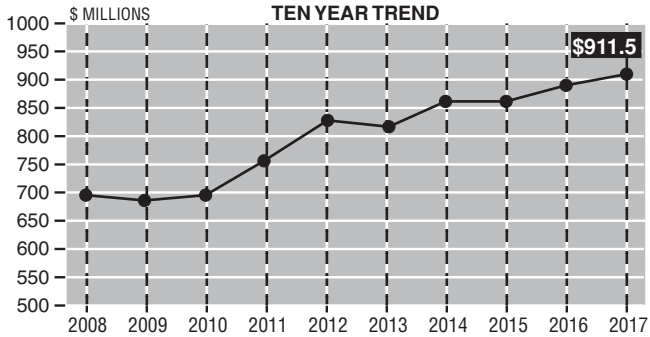
CITY OF LENEXA: RETAIL SALES



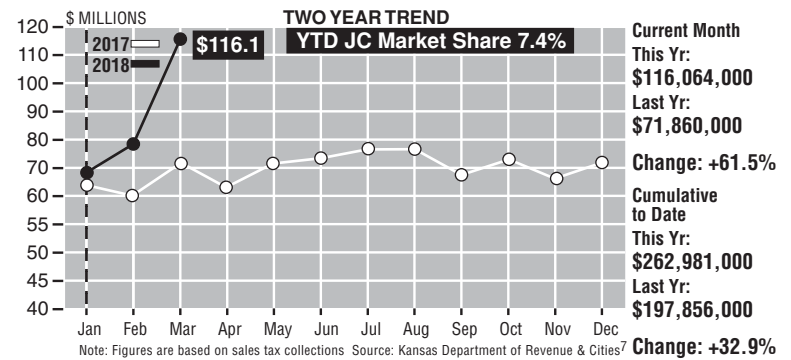
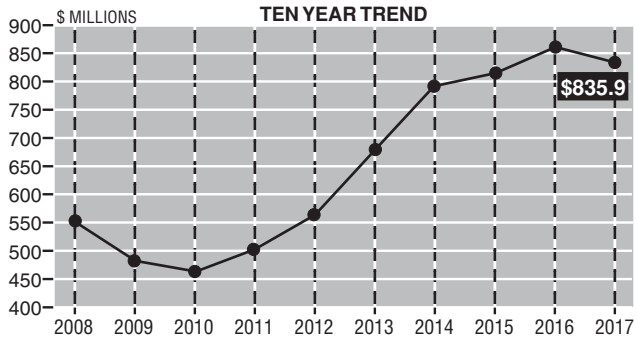
CITY OF SHAWNEE: RETAIL SALES



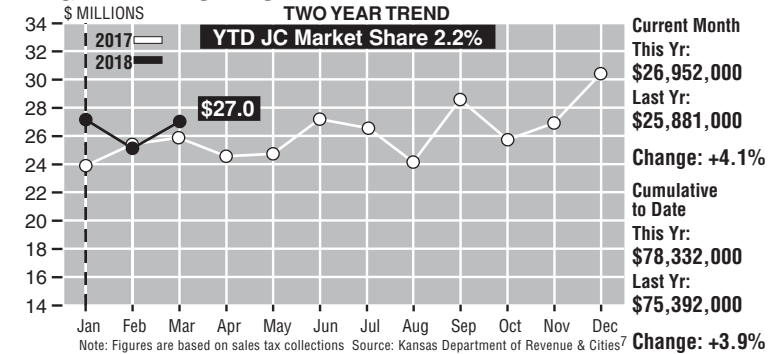
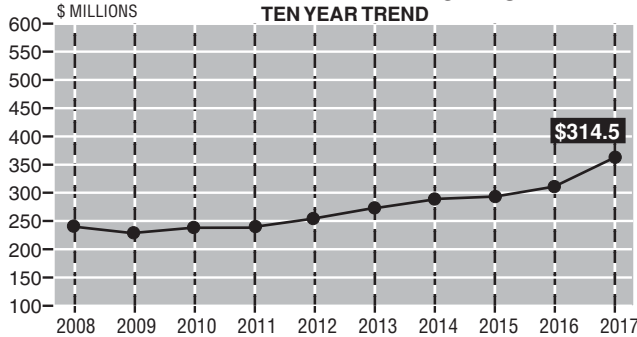
CITY OF LEAWOOD: RETAIL SALES



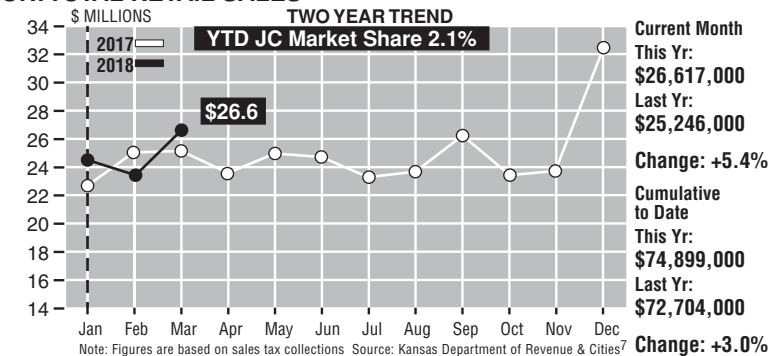
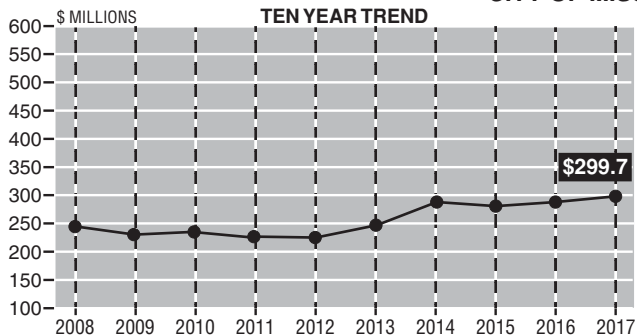
CITY OF MERRIAM: TOTAL RETAIL SALES



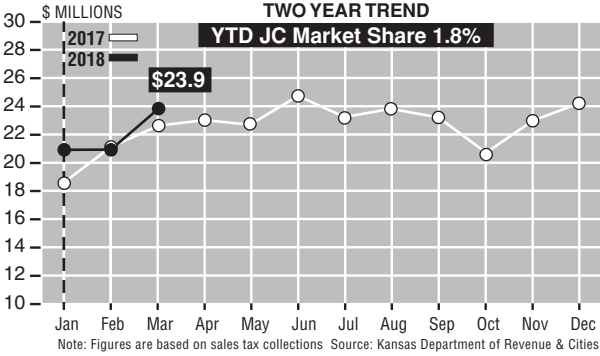
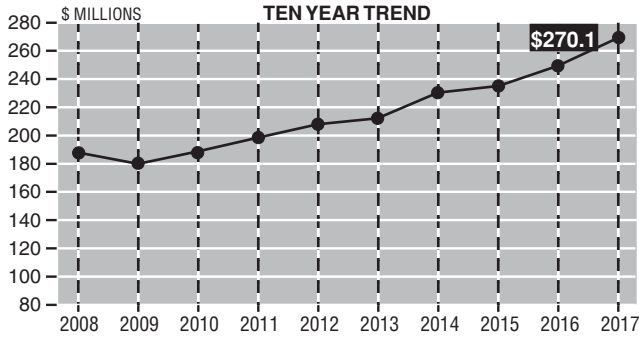
CITY OF PRAIRIE VILLAGE: RETAIL SALES



CITY OF MISSION: TOTAL RETAIL SALES



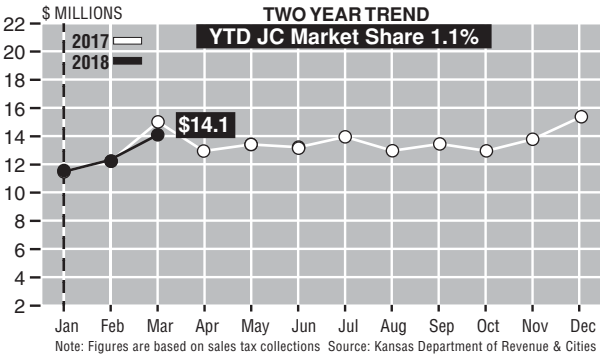
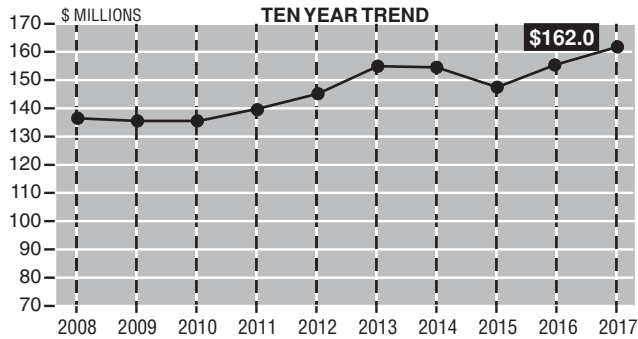
CITY OF GARDNER: RETAIL SALES



Current Month
This Yr:
\$23,880,000
Last Yr:
\$22,543,000
Change: **+5.9%**

Cumulative
to Date
This Yr:
\$65,720,000
Last Yr:
\$62,346,000
Change: **+5.4%**

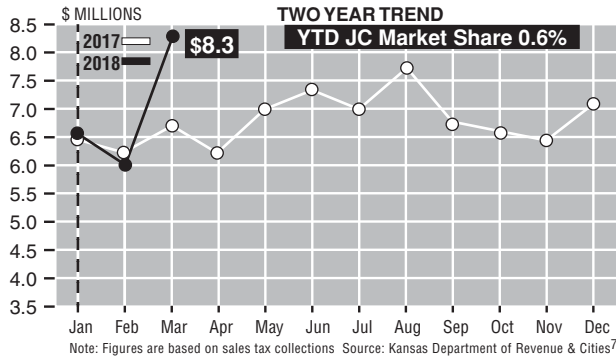
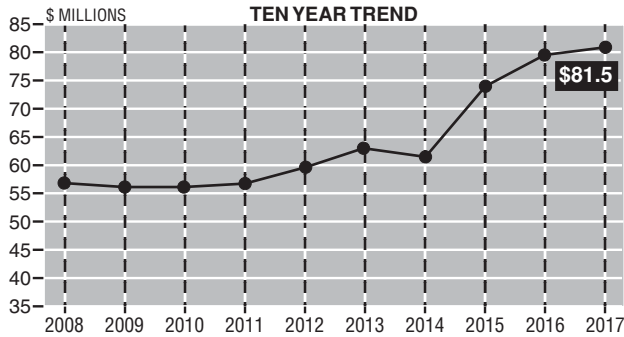
CITY OF ROELAND PARK: RETAIL SALES



Current Month
This Yr:
\$14,071,000
Last Yr:
\$14,982,000
Change: **-6.1%**

Cumulative
to Date
This Yr:
\$37,995,000
Last Yr:
\$38,922,000
Change: **-2.4%**

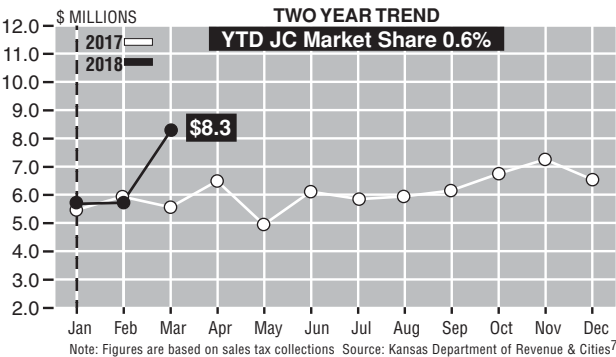
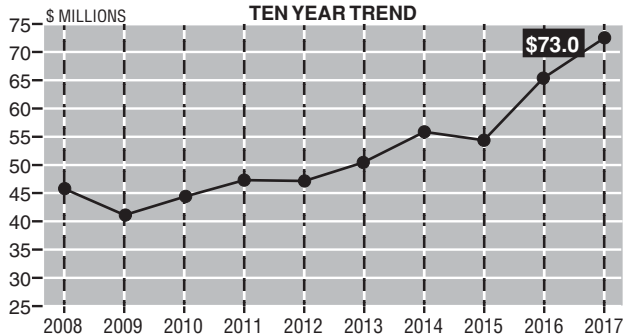
CITY OF SPRING HILL: RETAIL SALES



Current Month
This Yr:
\$8,285,000
Last Yr:
\$6,712,000
Change: **+23.4%**

Cumulative
to Date
This Yr:
\$20,902,000
Last Yr:
\$19,298,000
Change: **+8.3%**

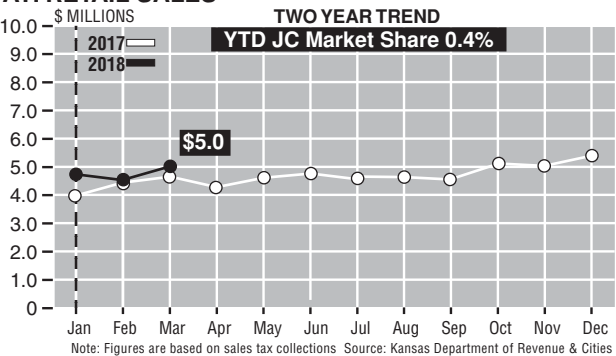
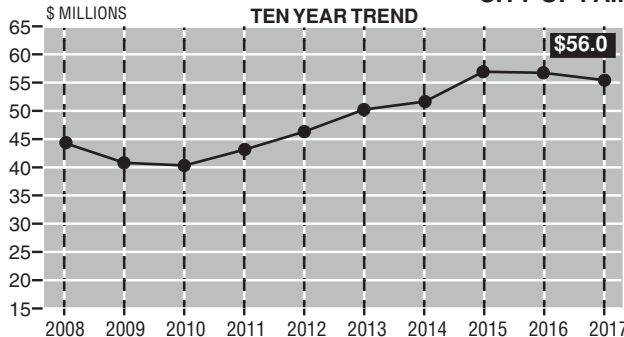
CITY OF DE SOTO: RETAIL SALES



Current Month
This Yr:
\$8,348,000
Last Yr:
\$5,721,000
Change: **+45.9%**

Cumulative
to Date
This Yr:
\$19,800,000
Last Yr:
\$17,040,000
Change: **+16.2%**

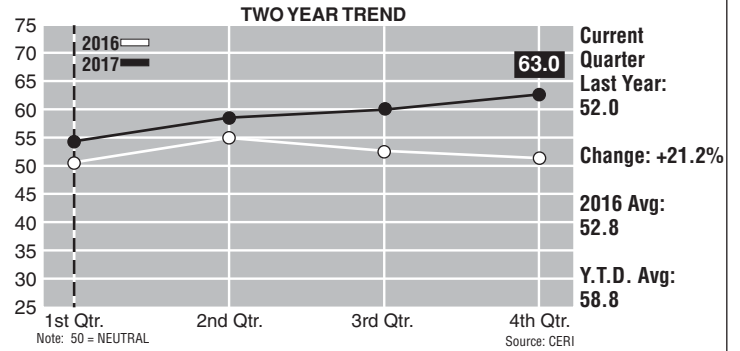
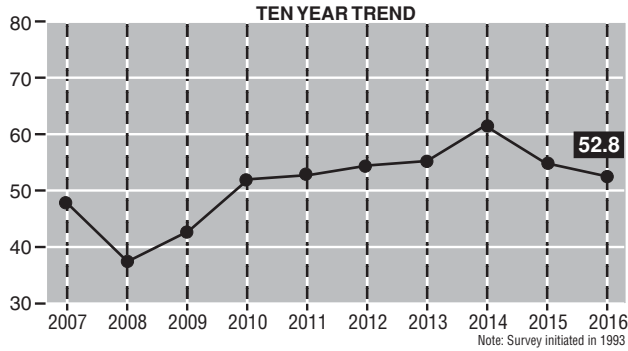
CITY OF FAIRWAY: RETAIL SALES



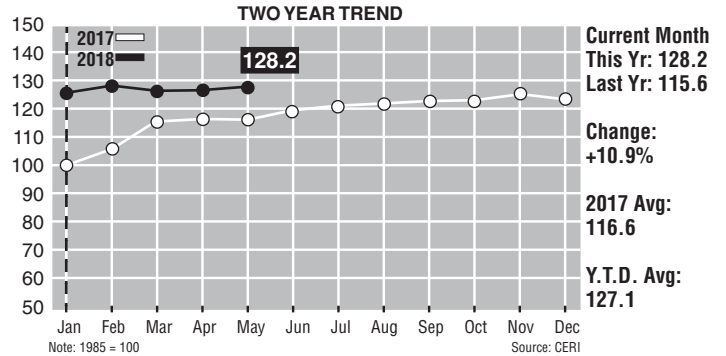
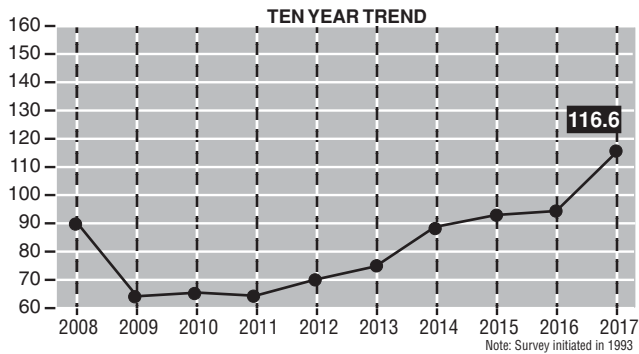
Current Month
This Yr:
\$4,981,000
Last Yr:
\$4,721,000
Change: **+5.5%**

Cumulative
to Date
This Yr:
\$14,264,000
Last Yr:
\$13,103,000
Change: **+8.9%**

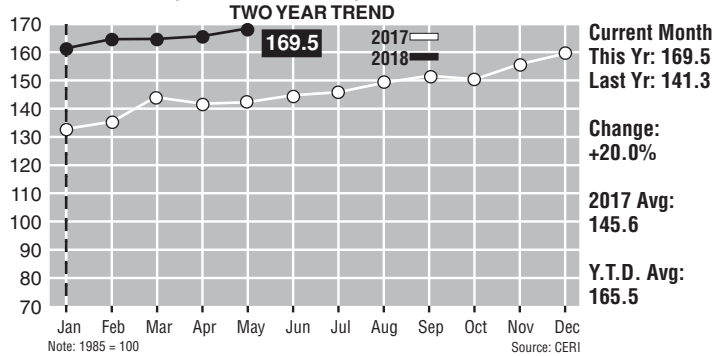
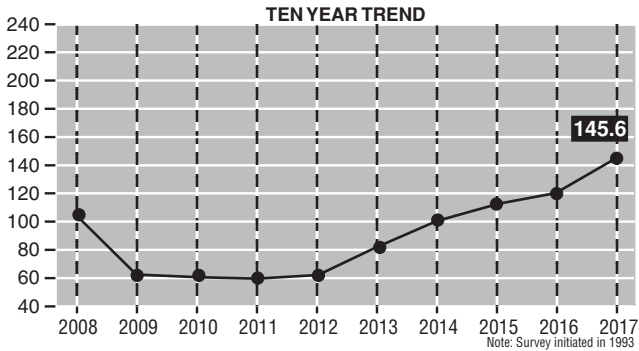
JOHNSON COUNTY: BUSINESS EXECUTIVES' CONFIDENCE



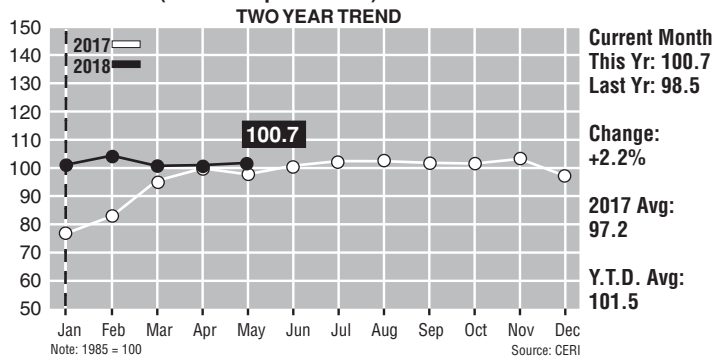
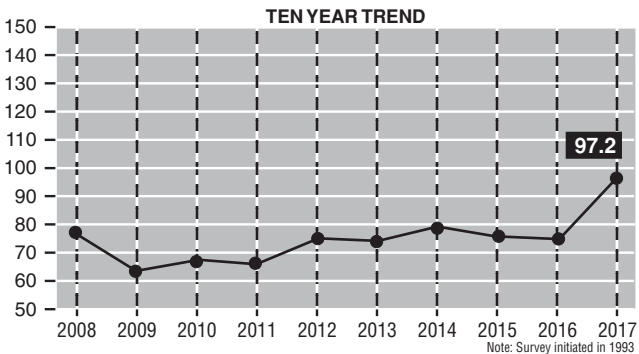
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE



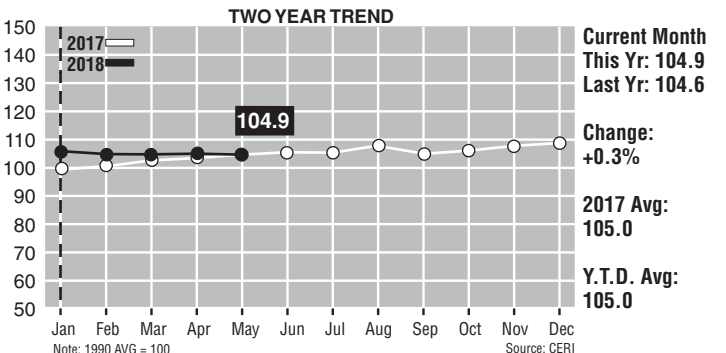
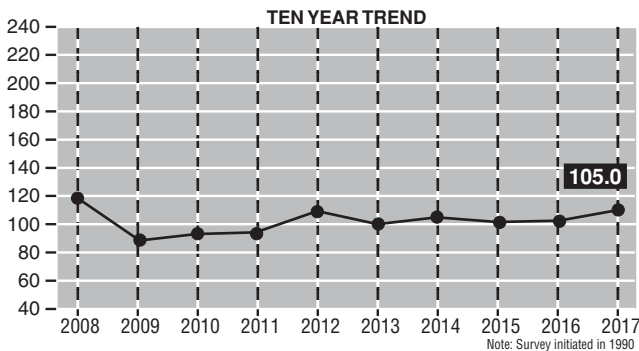
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Present Situation)



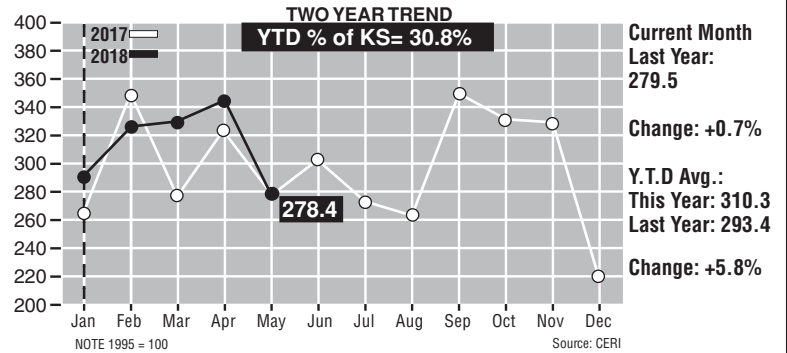
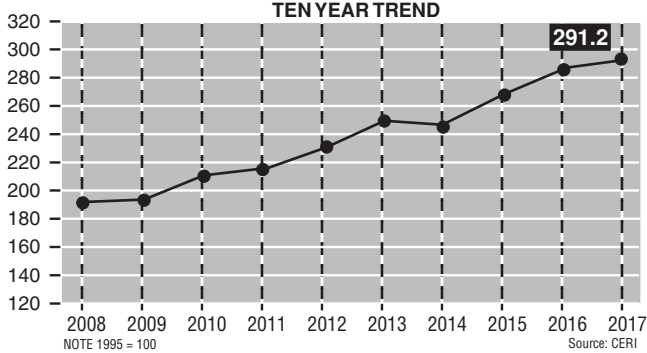
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Future Expectations)



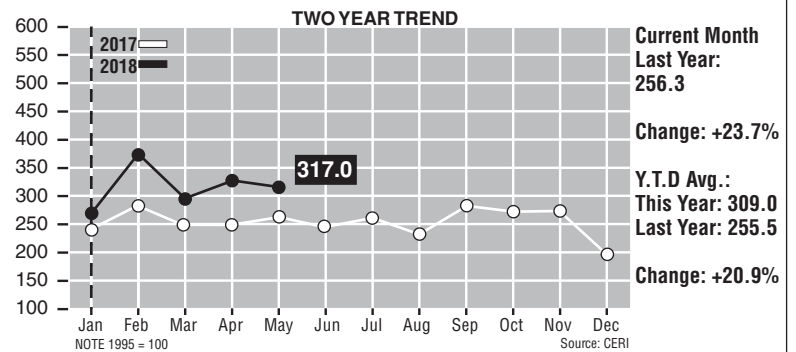
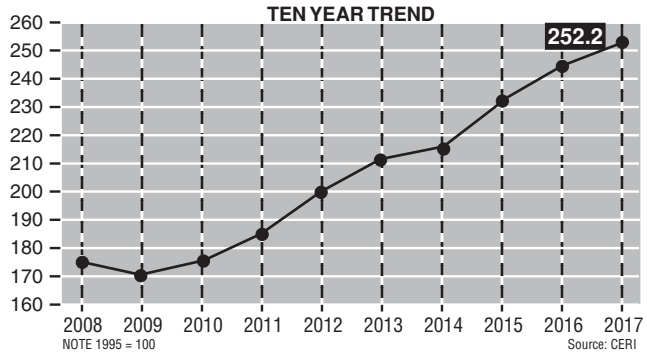
JOHNSON COUNTY: INDEX OF HELP WANTED ADVERTISING



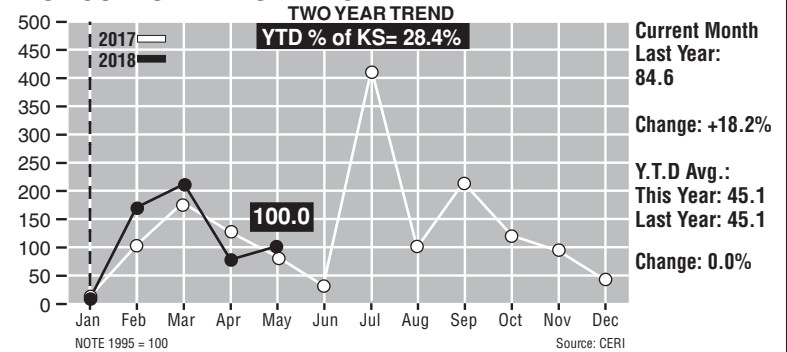
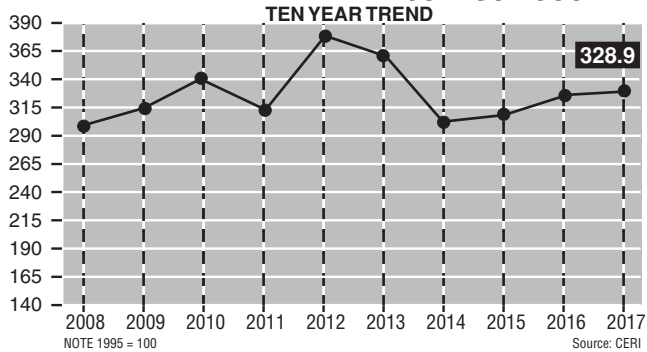
JOHNSON COUNTY: INDEX OF CORPORATE FORMATION



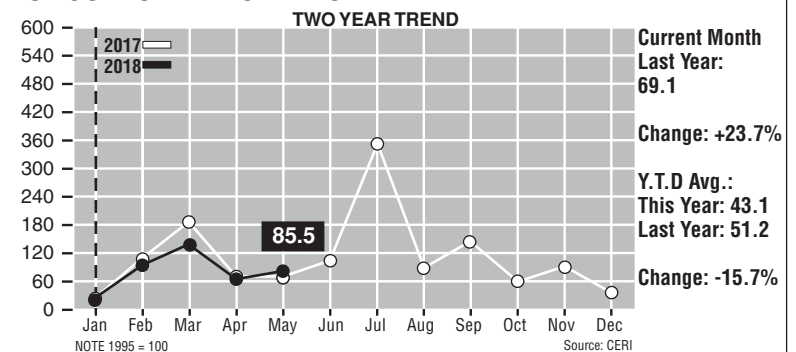
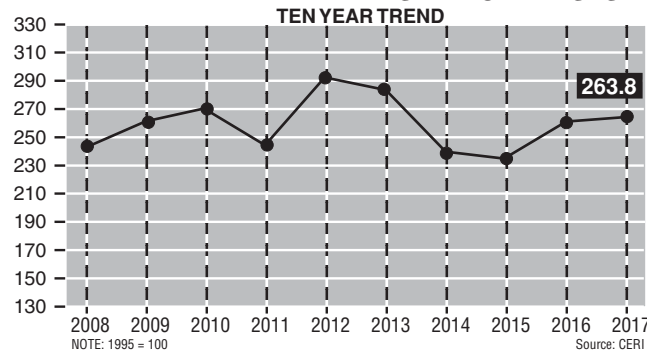
STATE OF KANSAS: INDEX OF CORPORATE FORMATION



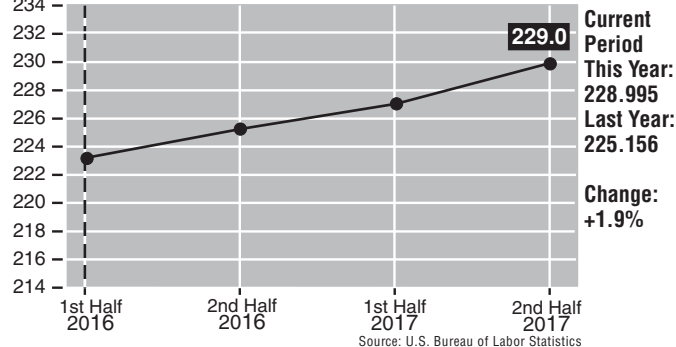
JOHNSON COUNTY: INDEX OF CORPORATE FORFEITURE



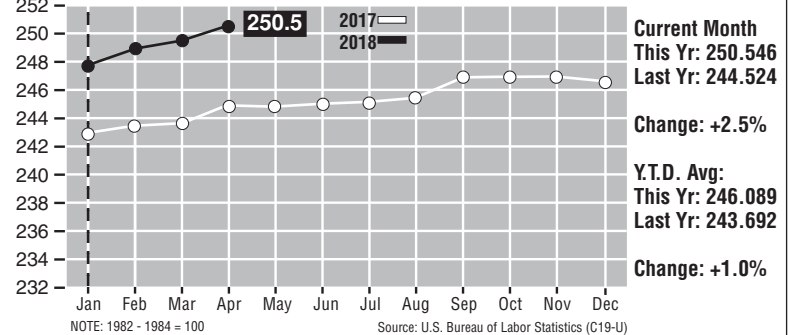
STATE OF KANSAS: INDEX OF CORPORATE FORFEITURE



KANSAS CITY METRO: CONSUMER PRICE INDEX



THE NATION: CONSUMER PRICE INDEX



Item Number: DISCUSSION ITEMS- II.-12.
Committee 8/6/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/3/2018
Submitted By: Kelley Bohon
Committee/Department: Admin.
Title: **Review Monthly Communications Report**
Item Type: Report

Recommendation:

Informational- review of July communications report.

Details:

Our Facebook and Twitter followers have continued to increase since we began producing the communications report. The visits and clicks to the website has leveled off the past few months but we anticipate an increase in traffic once the new website is operational.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
□ July Communications Report	Cover Memo



July Communications Report

Most Visited Web Pages

1. Aquatic Center
2. Fireworks
3. Aquatic Center Improvements
4. Event Calendar
5. Recycling/Trash/Yard waste
6. Aquatic Center Open House
7. Ordinances and Resolutions
8. Agendas and Minutes
9. RFP's
10. Police Department

Miscellaneous

- * Twitter 6 New Followers
- * Constant Contact 668 Members
- * Constant Contact highest clicked topics
Save the date - Homemade Pie and Ice Cream Social, Aquatic Center Open House

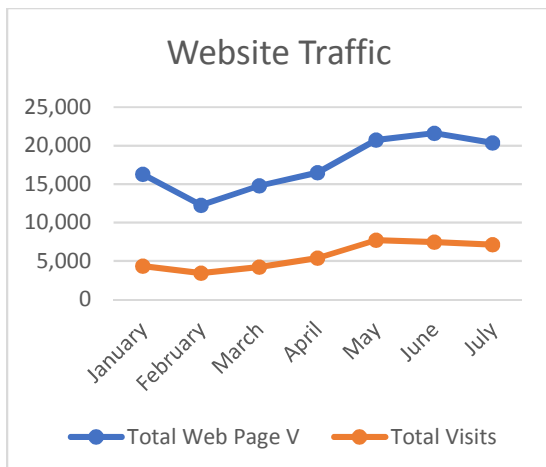
Events

- * R Park Tennis Court Ribbon Cutting 7/2
- * Meet Jorge Blanco 7/21
- * Aquatic Center Open House 7/24

Website Traffic

Total Pageviews 20,379

Total Website Visits 7,137

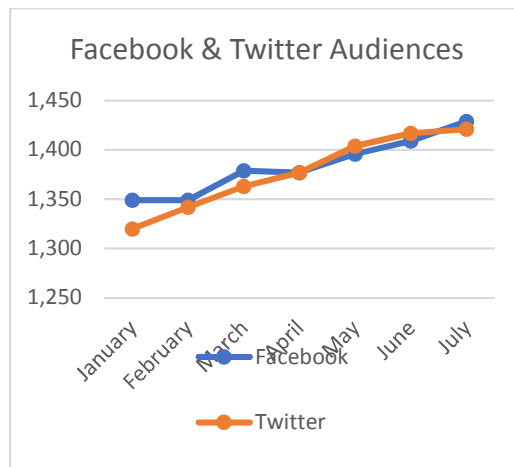


Facebook, Twitter and Nextdoor

Facebook Followers 1,429

Twitter Followers 1,421

Nextdoor 2,130



Item Number: DISCUSSION ITEMS- II.-13.
Committee 8/6/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/1/2018
Submitted By: Arts Committee
Committee/Department: Admin.
Title: **Committee Appointments**
Item Type: Other

Recommendation:

To appoint David Avery to the Arts Committee and David Smith to the Sustainability Committee.

Details:

Application attached.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> David Avery	Cover Memo
<input type="checkbox"/> David Smith	Cover Memo

Committee Volunteer Application

wordpress@roelandpark.net on behalf of City of Roeland Park-Volunteer Form

Wed 1/11/2017 9:22 PM

To: Bohon, Kelley <kbohon@roelandpark.org>;

Committee Volunteer Application Form

Email:	
Date:	01/11/2017
Name:	David Avery
Daytime Phone Number:	
Evening Phone Number:	
Address:	<u>4500 Sycamore Dr</u> <u>Roeland Park, KS 66205</u> <u>United States of America</u>
Place of Employment:	
How long have you been a resident of Roeland Park?:	6+ years
How much time do you have to devote per month?:	Variable
Briefly describe why you are interested in serving on a Board/Committee for the City of Roeland Park:	I'm a 30-year old art director and I want to do what I can to give back to my community by volunteering with the arts committee. I want to help Roeland Park continue to find a way to carve out a unique identity among its neighbors in NEJC.
Select which Board or Committees you are interested in serving on: (only one per application):	Arts
Additional, comments: (If any):	
File Upload:	
HTML:	

This email was built and sent using [Visual Form Builder](#).

Committee Volunteer Application

wordpress@roelandpark.net on behalf of City of Roeland Park-Volunteer Form

Thu 7/5/2018 4:09 PM

To: Bohon, Kelley <kbohon@roelandpark.org>;

Committee Volunteer Application Form

Email:	
Date:	07/05/2018
Name:	David Smith
Daytime Phone Number:	
Evening Phone Number:	
Address:	5730 Roeland Drive Roeland Park, KS 66205
Place of Employment:	UnitedLex
How long have you been a resident of Roeland Park?:	One year
How much time do you have to devote per month?:	5730 Roeland Drive
Briefly describe why you are interested in serving on a Board/Committee for the City of Roeland Park:	I am a (currently) non-practicing attorney who has always had an interest in environmental issues. Climate change is a huge issue for me as I plan on living on this planet for at least another fifty years. I bike to work sixteen miles round-trip four or five times a week in order to reduce my carbon footprint. At present, my schedule is flexible and I'm willing to help out in whatever capacity I can.
Select which Board or Committees you are interested in serving on: (only one per application):	Sustainability
Additional, comments: (If any):	In 2003 Senior Football Captain Mike Kelly helped motivate me to run a 15:45 5K.
File Upload:	
HTML:	

This email was built and sent using [Visual Form Builder](#).