

**GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK
Roeland Park, City Hall 4600 W. 51st Street
Monday, March 21, 2022 6:00 PM**

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

Admin	Finance	Safety	Public Works
Raglow	Rebne	Poppa	Brauer
Dickens	Hill	Madigan	Faidley

I. APPROVAL OF MINUTES

A. March 7, 2022

II. DISCUSSION ITEMS:

1. Review and Preliminary Approval of 2023 Objectives - 45 min
2. Review of Storm Water Utility Options - 2022 Objective - 15 min

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.

Item Number: **APPROVAL OF MINUTES- I.-A.**
Committee **3/21/2022**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **March 7, 2022**
Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Governing Body Workshop Minutes March 7, 2022	Cover Memo

GOVERNING BODY WORKSHOP MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, March 7, 2022, 6:00 P.M.

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

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

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

Admin
Hill
Raglow

Finance
Madigan
Rebne

Safety
Faidley
Poppa

Public Works
Dickens
Brauer

(Governing Body Workshop Called to Order at 7:25 p.m.)

ROLL CALL

CMBR Dickens called the meeting to order. All Governing Body members were present.

I. APPROVAL OF MINUTES

A. Governing Body Workshop Minutes February 21, 2022

The minutes were approved as presented.

II. DISCUSSION ITEMS

1. Review Elledge Drive Improvement Plan - Direction on Bike Lanes 1

Public Works Director Scharff reported on the design plans for Elledge Drive from Roe Lane to 47th Street. He said the extensive project plans are in the staff report which includes storm sewer work, replacing failing corrugated metal pipe with concrete pipe, curb and gutter repair, sidewalks, and driveway approached. The project was evaluated for the City's Complete Streets initiative to add any possible elements. They also held a virtual neighborhood meeting which did not have a lot of participation, but there was a mixed response with respect to the bike lanes.

Bike lanes options are also contemplated. Option 1 is to have marked and painted dedicated bike lanes with a 4-foot width. The driving lanes would be narrowed to 10 feet in width. There is also the possibility of allowing parked vehicles in the bike lanes, but this is not recommended from a safety point. The Option 2 would be sharrows on the road where cars would share the lane with bikes, and to also allow on-street parking on Elledge. There is also an option of prohibiting parking on Elledge altogether. Choices of a rescue or raised median options were also presented.

Dan Miller, the City's engineer, said the driveway replacements will predominately be on the south side of Elledge and will reconcile ADA slopes on the sidewalk. There will be spot curb replacement, and this is not a complete replacement project.

Public Works Director Scharff said the bulk of the construction will take place while school is out.

CMBR Madigan expressed concerns about the rescue median and that it might hinder traffic from going around the cars parked in the queue for school pick-up. Public Works Director Scharff said they are thinking of restricting parking on Elledge to eliminate the stacking of vehicles.

CMBR Faidley said she would fully support dedicated bike lanes on Elledge and would like them to seriously consider this for safety reasons.

CMBR Hill said she agreed with CMBR Faidley as to dedicated bike lanes. She said a shared lane does not provide protection. She also recommended restricting parking on Elledge. She also said that the median might encourage drivers to go into the wrong lane to get around the stacked cars.

CMBR Hill also asked if their driveway aprons would be repaired. Public Works Director Scharff said they could add that to the project.

CMBR Rebne said he is a frequent recreational biker and sharrows provide no sense of ease, and that dedicated bike lane feels safer. He also felt the median issue deserved another look.

Mayor Kelly said that dedicated bike lanes was a no brainer.

City Administrator Moody said if dedicated bike lanes are used, then the City has two options. They can leave the corridor unsigned related to no parking to see if cars are parking in the bike lanes, whether this becomes an issue, and if so, then the Governing Body can take action later. The alternative would be to take action and sign it as no parking allowed as part of the project. If no parking is allowed, then there is still the concern regarding the median, which serves as a point of refuge. It could also create an issue on the queue to pick up students.

CMBR Hill said there needs to be a conversation with Roesland Elementary as picking up from Elledge is how they've been doing that, and any changes would create new problems.

Mayor Kelly said they can protect the area with no parking, but that does not preclude the standing of vehicles in a queue line to pick up students.

CMBR Madigan said he agrees there should be dedicated bike lanes. He also added that he could not believe they had no laws for no parking in a bike lane.

Mr. Felzien said their code does say driving, standing, stopping, or parking in bike lane is prohibited.

CMBR Rebne agreed with the protection of bike lanes.

CMBR Poppa would like to have dedicated bike lanes and a median that would prevent cars from going around.

CMBR Hill asked if there was another type of crosswalk other than the island that could protect those pedestrians.

Mr. Megee, said as opposed to a refuge island, they could put in a raised crosswalk which would force a traffic slowdown and provide the traffic calming they would look for. It would need to accommodate drainage and they have ideas to balance that. He said there would be no restriction if a vehicle wants to go around the school queue.

There was a consensus for dedicated bike lanes.

2. Review Roe Parkway Improvement Plans

This item was not discussed.

3. Review 47th Street Overlay District Ordinance Revisions

Ms. Winn said this item is informational only and the collaborating cities, Roeland Park, Westwood, and the Unified Government of Wyandotte County, have all decided to eliminate their review process with regard to area design guidelines in order to streamline their process. This item will go to Planning Commission for a recommendation before coming to the Governing Body for approval as it is a zoning text ordinance change.

4. Discuss Changing City Hall Administrative Assistant schedule back to 8-5 on Mondays

City Clerk Nielsen provided a 2-year report on the extended hours for the administrative assistant. The request is to change the hours back to 8-5 as they tend to be busier during the day than in the evening.

There was consensus to make the schedule change.

5. Continue Discussion of Stormwater Utility

This item is continued to a future Workshop.

6. EXECUTIVE SESSION

City Attorney Felzien said the Kansas Attorney General is responsible for policing the Kansas Open Meetings Act, and whether Councilmembers can attend an executive session remotely. As these are not normal times or circumstances, the City Attorneys believe it is allowable under the Attorney General's guidance for the Councilmembers to attend the executive session remotely.

MOTION: MAYOR KELLY MOVED AND CMBR POPPA SECONDED TO RECESS THE GOVERNING BODY INTO EXECUTIVE SESSION IN ORDER TO DISCUSS THE POTENTIAL ACQUISITION OF REAL ESTATE, PURSUANT TO THE REAL ESTATE EXCEPTION OF THE KANSAS OPEN MEETINGS ACT, K.S.A. 75-4319(b)(6). (MOTION CARRIED 8-0)

III. COMMITTEE ITEMS

There were no items discussed.

IV. ADJOURN

(Roeland Park Governing Body Workshop Adjourned at 8:12 p.m.)

Item Number: DISCUSSION ITEMS- II.-1.
Committee 3/21/2022
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 3/16/2022
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Review and Preliminary Approval of 2023 Objectives - 45 min**
Item Type: Discussion

Recommendation:

Staff recommends Council provide preliminary approval of the 2023 Objectives they support. Preliminary approval provides direction to staff to reflect the cost estimate for each Objective in the appropriate budget line item.

Details:

Attached is a DRAFT Goals and Objectives document for 2023. The Objectives have been placed under the most appropriate goal. This review is your opportunity to ask for clarification on objectives as well as to gain understanding of how an Objective will further our goals. **If you do not find that the Objective is in line with our goals or do not believe it should be a priority for 2023 this is the time that you should express yourself.**

In providing preliminary approval of the Objectives we are saying we find that the objective is a priority and the financial impacts should be reflected in the identified account as we begin work on the line item budgets. We will determine if we can afford to complete the objectives as we work through the budget development process. Objectives may need to be removed or delayed if we end up in a position where we are constrained financially or by time. Council will be asked to prioritize, postpone, eliminate or reduce the budget of objectives when we present the line item budgets at the first workshop in June if the need to reduce expenditures exists.

Please make notes as you read through the Objectives. I will lead the review by reading the title of the objective and ask for comments/questions. If we have none I will assume the Objective has preliminary approval and will move on to the next objective. If we have concerns expressed about an objective, I will ask for the Governing Body to vote on preliminary approval of that Objective. I must stress the importance of reading the objectives and coming prepared with questions in order to move through this process in a timely manner. I will refer questions to the person who submitted the objective if I am not able to address the question.

How does item relate to Strategic Plan?

Adopting goals and objectives is a way for the City to set clear priorities and enhance our financial planning. Some goals specifically address recommendations of the Strategic Plan.


How does item benefit Community for all Ages?

A number of the objectives are specifically intended to address areas where we can improve our service delivery to residents of all ages.

Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount: N/A
Line Item Code/Description:	

ATTACHMENTS:

Description	Type
 2023 Draft Goals and Objectives	Cover Memo

Fiscal Year 2023

Organizational Goals & Current Objectives

- A. Prioritize Diversity, Communication and Engagement with the Community**
– by expanding opportunities to inform and engage residents in an open and participatory manner.

Objectives:

1. Enhance Community Engagement in the Annual Budget Process, Starting with the 2024 Budget

Justification:

Getting the community involved in the budget process allows residents to more deeply engage in civic matters and invest in Roeland Park's future by partnering with the city's leadership team to prioritize crucial City services and projects.

Typically, the City of Roeland Park has held a community budget forum in June and a public budget/mill rate hearing in August. While informative, these engagement opportunities tend to present citizens with a complete budget. Enhancing the community's engagement in the annual Budget process would mean involving the community earlier in the process, with targeted input opportunities that could inform the formation of budget objectives and decisions in a meaningful way. The public feedback should be considered when forming goals and objectives for the upcoming year. There are a variety of public engagement techniques, such as:

1. **Balancing Act online simulation:** This is an online platform that allows residents to develop a city budget based on the actual resources anticipated by the City. While this isn't a tool designed for direct decision making, it helps to educate residents on the process of allocating resources in a city.
Example: City of Greensboro <https://www.greensboro-nc.gov/departments/budget-evaluation/budget-simulator>
2. **Budget survey/vote (informational/feedback):** Create a survey that could be taken virtually but also hard copy. Partner with RPCC and resident champions to get the word out to folks who don't have online access.

Examples: City of Thousand Oaks

<https://www.toaks.org/Home/ShowDocument?id=13815>

3. **Budget pop-up events:** Host informal events in popular community gathering spots. Offer food/drink or free stuff to draw people in. Be prepared with specific questions to engage folks and have City leadership present to answer questions.
Example: City of Chicago round table discussions:
<https://www.chicago.gov/content/dam/city/sites/budget/2021BudgetEngagementRecap.pdf>

Cost Estimate: \$10,000 **Account 101-5253**

Completion Date: September 1, 2023 (as part of the adoption of the 2024 budget)

Responsible Party: Administrative Staff, Governing Body

Submitted By: Council Person Poppa

B. Improve Community Assets – through timely maintenance and replacement as well as improving assets to modern standards.

Objectives:

1. Phase 3 Improvements at Cooper Creek Park

Justification: The restoration of Cooper Creek Park began in 2021 with Phase 1 and will continue with Phase 2 in 2022. Phase 3 of the project would complete and maintain the extensive restoration, resulting in a welcoming, sustainable park benefiting residents, visitors, and wildlife. A further goal of Phase 3 is to raise awareness among residents of how they can help protect our local environment by planting native species and by controlling the spread of invasive plants in their own yards. In this way, the modest effort to restore the habitat of a relatively small park will have far-reaching consequences that benefit all of Roeland Park and its neighboring cities.

Phase 3 specific actions:

1. Amenities and Gateway- Supplement the landscaping beds planted in Phases 1 and 2 with additional pollinator plantings, as needed, to maintain qualifications as a Monarch Waystation (cost estimate \$2,000).
2. Natural Environment Preservation- Repeat herbicide treatments, as needed, for maintaining eradication of invasive plant species (cost estimate \$2,500).
3. Plant Trees and Shrubs- Plant additional trees/shrubs, if needed, to add diversity. Enough trees will be planted in 2022 that 30% can be lost and still achieve the tree canopy target. A \$3,500 place holder is proposed in case added diversity or larger trees (5 gallon) are needed.

4. Community Education on Invasive Species and Native Species- Work with the Parks and Recreation Superintendent, the Parks Committee, Public Works, and Ward 1 City Councilors to share information learned during eradication of invasive species in Cooper Creek Park, targeting other City parks, especially Nall Park. Midtown Signs will fabricate and install one 24" x 36" ADA-accessible, tabletop interpretive sign in Cooper Creek Park that provides information on the restoration of this riparian ecosystem, including such topics as eradication of invasive species, wildlife, native plantings, and pollinator gardens (cost estimate \$4,071).
5. Create a Children's Book- about the Cooper Creek Park Restoration Project, written at the level of 3rd and 4th Graders. A hardcopy of the book will be left permanently in the Little Free Library, Cost per 8" x 11" online Shutterfly book = \$40 plus 3 extra copies to use, if needed, as replacements = \$160.

This Objective addresses Goal 5 (Promote recreational opportunities through enhanced green space), Strategy A (Develop existing facilities to maximize use and service to public) of the City's strategic plan. It also supports Community for All Ages by adding ADA and Universal Design compliant elements at the park. The project demonstrates the City's commitment to beautifying and maintaining its parks, attracting residents of all ages, updating gateway entrances into the city, and maintaining healthy natural ecosystems for the benefit of wildlife, plants, and people.

Cost Estimate: \$12,331 **Account 300-5470**

Completion Date: December 31, 2023

Responsible Party: Councilmember Trisha Brauer, Parks and Recreation Superintendent, Director of Public Works, and Parks Committee; Cooper Creek Park Restoration Project Citizen Group will be responsible for maintaining (through 2023) the 10 native trees planted in the area near the picnic table, preparing and planting pollinator beds, and community education programming.

Submitted By: Trisha Brauer

2. Update the Women's Restroom at the Aquatic Center

Justification: The men's restroom was updated as part of the 2021 renovations of the Roeland Park Aquatic to provide privacy through enclosed showers. This objective seeks to update the women's locker room areas to the same finishes as the men's room. The women's showers are private. To match the finishes in the men's locker area this objective would replace shower stall partitions, replace restroom partitions, re-epoxy the floor and replace lockers to match partitions.

Cost Estimate: \$75,000 **Account 220-5442**

Completion Date: May 1, 2023

Responsible Party: Parks and Recreation Superintendent

Submitted By: Aquatics Committee

3. Review and Update Nall Park Master Plan

Justification: The Capital Improvement Plan (CIP) reflects the replacement of existing play equipment (2024- \$80,000), creation of a disc golf course (2024- \$13,500), retaining wall repair (2025- \$15,000) and repaving of the asphalt trail (2029- \$125,000) at Nall Park. In addition, Johnson County's planned reconstruction of the Nelson Wastewater Treatment Plant will entail force main construction in this park. A master plan for Nall Park was developed in 2007. This objective would entail hiring a planning firm to lead the Parks' Committee through a review of that master plan and facilitate changes that may be identified. The effort would also establish the scope of work to be completed and be accompanied by current cost estimates. The product will aid the city in identifying funding and scheduling of projects in the CIP.

Cost Estimate: \$75,000 **Account 220-5442**

Completion Date: August 1, 2023

Responsible Party: Parks and Recreation Superintendent and Parks Committee

Submitted By: Council Person Faidley

4. Add Artistic Play Structure at Southeast Entryway to R Park

Justification: The intent of the objective is to enhance, improve, and complete the Traffic Garden/Children's Playground area located in the SE quadrant of R Park by adding an artistic play-structure. This site-specific, one-of-a-kind play-structure will unite the children's play area with the Traffic Garden. The iconic, fantasy play-structure will inspire fun and imagination with play and art. During the last 6 years the City of Roeland Park, led by the Parks and Recreation Superintendent, Public Works, and the Parks Committee with support and fundraising from citizens, has addressed important maintenance and improvements in all the parks in Roeland Park. In the 2022 Phase 3 improvements at R Park Phase will replace the playground equipment and create a new traffic garden to help teach children the rules of the road. The Traffic Garden is laid out to accommodate several art pieces. The southeast corner of the garden is one such location also serving as a primary entrance to the park and large enough to incorporate an artistic play structure. A design would be

developed in accordance with playground safety standards. The Parks Committee will lead the project and consult with the Arts Committee to arrive at a proposed design.

Cost Estimate: \$90,000 **Account 300-5472** \$30,000 is to be covered via private donations and \$60,000 covered by the city.

Completion Date: December 15, 2023

Responsible Party: Parks and Recreation Superintendent, Parks Committee, Arts Committee

Submitted By: Council Person Raglow

C. Keep Our Community Safe & Secure – for all citizens, businesses, and visitors.

Objectives:

1. Purchase 2 License Plate Reader Cameras for Police Department

Justification: License plate reader (LPR) camera systems reduce crime by real time alerts provided to officers through in-car computers and cell phones of stolen vehicles or vehicles associated with criminal activity. More than 80% of all crimes involve the use of a motor vehicle. A pole mounted camera system working 24/7 in the business district corridor would expand police coverage in the area of town with the highest incidence of crime. A second vehicle mounted LPR would provide the department opportunity to employ the capability throughout the community. LPR camera systems are used nationwide including several local communities. The cost of each camera is \$2,500. Installation per camera is \$350. After the first year, a software and monitoring fee is charged, the total ongoing cost for both cameras is \$5,000. A review of the effectiveness of the LPR system in Roeland Park will occur after the first year of use to determine if continued use is warranted.

Cost Estimate: \$5,700 **Account 360-4840**

Completion Date: January 30, 2023

Responsible Party: Chief Morris

Submitted By: Chief Morris

2. Allocate Special Law Enforcement Funds to Support K-9 Expenses

Justification: The Roeland Park Police Canine Unit was established in 2018 through grants and fundraising. The equipment needed, as well as the canine and

required training were covered by these resources. Fundraisers, grants, and donations have helped purchase additional equipment needed for the unit. The Covid19 pandemic has placed a strain on grants and non-profit police canine assistance programs. Many of the non-profit organizations have closed and those still functioning must select who receives funds from a larger pool of applicants. While the start-up of the unit required a sizeable amount, the yearly canine operating costs are relatively low. These costs include food (\$720), veterinary care (\$2,500), certifications (\$100), training (\$1,000), equipment (\$1,500) and incidental expenses (\$1,000).

The most important aspect of the police canine program is equipment and training. Most equipment is built to last many years; therefore, the need to replace items is minimal. Unexpected equipment issues can arise and require either repair or replacement. Most of the weekly training is done while on-duty and adds very little expense to the overtime budget. The National Police Canine Association (NPCA) holds a national training event every year with top rated canine instructors from around the world. This training is very beneficial for the canine handler and the canine program and is held at different venues throughout the United States.

The Special Law Enforcement Fund is used to account for resources dedicated to the K-9 unit along with resources from seizures. One of the benefits associated with having a K-9 unit is the increased potential for seizures. This was pointed out to Council when the decision to add a K-9 originally occurred. The Special Law Enforcement Fund has a balance of \$24,000. These resources are sufficient to cover the annual K-9 expenses.

Cost Estimate: \$6,820 **Account 109-5316 K-9 Expenses**

Completion Date: January 1, 2023

Responsible Party: Chief Morris

Submitted By: Council Person Madigan

D. Provide Great Customer Service – with professional, timely and friendly staff.

Objectives:

1.

Justification: .

Cost Estimate: \$ **Account**

Completion Date:

Responsible Party:

Submitted By:

E. Cultivate a Rewarding Work Environment – where creativity, efficiency and productivity are continuous pursuits.

Objectives:

1.

Justification: .

Cost Estimate: \$ **Account**

Completion Date:

Responsible Party:

Submitted By:

F. Encourage Investment in Our Community – whether it be redevelopment, new development or maintenance.

Objectives:

1.

Justification: .

Cost Estimate: \$ **Account**

Completion Date:

Responsible Party:

Submitted By:

G. Work to Implement Strategic Plan Goals – developed by the Strategic Planning Committee.

Objectives:

1.

Justification: .

Cost Estimate: \$ **Account**

Completion Date:

Responsible Party:

Submitted By:

Item Number: DISCUSSION ITEMS- II.-2.
Committee 3/21/2022
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 12/30/2021
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Review of Storm Water Utility Options - 2022 Objective - 15 min**
Item Type: Discussion

Recommendation:

Staff is looking for direction from Council on if or how to proceed further development of a storm water utility.

Details:

Council discussed this topic at their 1/3/22 workshop and indicated that they would like some time to consider and then continue the discussion. No additional information was requested by Council, the information below and attached are from the 1/3/22 initial workshop discussion item.

This item is a 2022 Objective, the complete objective item is listed in the "Additional Information" section below.

The attached presentation reflects insights provided by the City Administrator, City Attorney and City Engineer. It also reflects an implementation scenario that is revenue neutral for the City. This scenario provides clarity on how a new storm water fee with assumed reduction in the property tax mill impacts each of three primary property types (residential, commercial, and property tax exempt). Implementation of a storm water utility need not be revenue neutral.

The assumed method of applying the storm water fee is based upon impervious area (the primary element contributing to storm water run off) which is consistent with the approach employed by the other JOCO cities with a storm water fee. Attached is a map reflecting the impervious area identified by Larkin using the County's GIS system.

A storm water utility fee can be used to maintain, replace and operate the components of the storm water collection and conveyance system including, curbs, inlets, piping, open drainage ways along with staff, supplies and contractual services dedicated to storm sewer services. Street sweeping, catch basin cleaning, and brush/debris removal from drainage ways are examples of routine

maintenance items that would also be eligible for funding through the storm water fee.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

1. Investigate Storm Water Utility Options Available to Roeland Park

Justification: Currently Roeland Park does not operate a storm water utility as is common among neighboring Johnson County communities. The 2020 version of the Single-Family Cost of Living Comparison showed that communities that operate a storm water utility and employ a related utility fee also tend to enjoy a lower property tax mill rate. Implementing a storm water utility could further diversify the revenue structure of the community, which is Strategic Plan Goal and Strategy 1.D- Dedicate resources to create a financial plan with the purpose to diversify the revenue base.

The investigation would entail an initial legal assessment of how a storm water utility may be established considering any unique circumstances in Roeland Park. The investigation would also entail a high-level engineering analysis to identify rough impervious surface area, common methods of applying a fee as well as identifying fees contributed by different land uses. The investigation would also look at how the resources can be deployed.

Cost Estimate: \$5,000 **Account 270.5209 Engineering Services**

Completion Date: 3/31/2022

Responsible Party: City Administrator, Public Works Director, City Council

Submitted By: Keith Moody, City Administrator

ATTACHMENTS:

Description	Type
☐ Storm Water Utility Options Presentation	Cover Memo
☐ Roeland Park Impervious Area Map	Cover Memo

STORM WATER UTILITY DISCUSSION

1/5/22

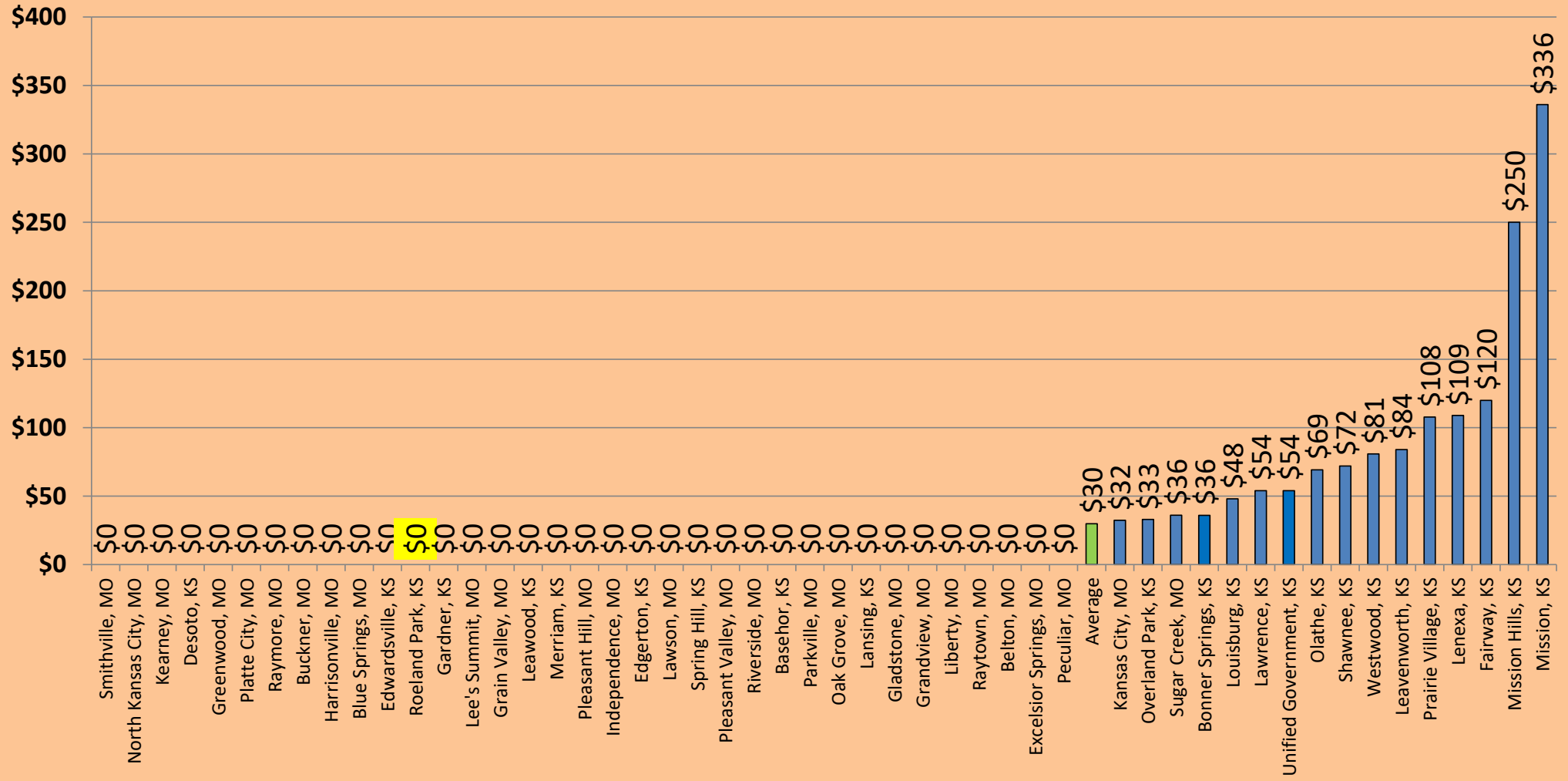
STORM WATER UTILITY ASSUMPTIONS & OVERVIEW

- Presumed fee of \$.0289/ impervious square foot.
- Presumed average \$70/yr. fee per single family lot.
- Utility fee would not be applied to lots currently subject to storm water improvement assessment. (Average Assessment for RC12= \$224, RC13= \$245, RC14= \$150; assessment lasts for 10 years, 1,339 lots currently pay an assessment, roughly half of the single family lots)
- Fee applied to all types of uses. The total fees by type of land use:
 - Single Family Lots= \$199,500
 - Multifamily/Commercial/Office/Industrial Sites= \$72,600
 - Churches and Schools= \$21,000
 - City Owned Facilities= \$12,500
- Total Estimated Annual Utility Fee Revenues Based Upon these Assumptions= \$305,600

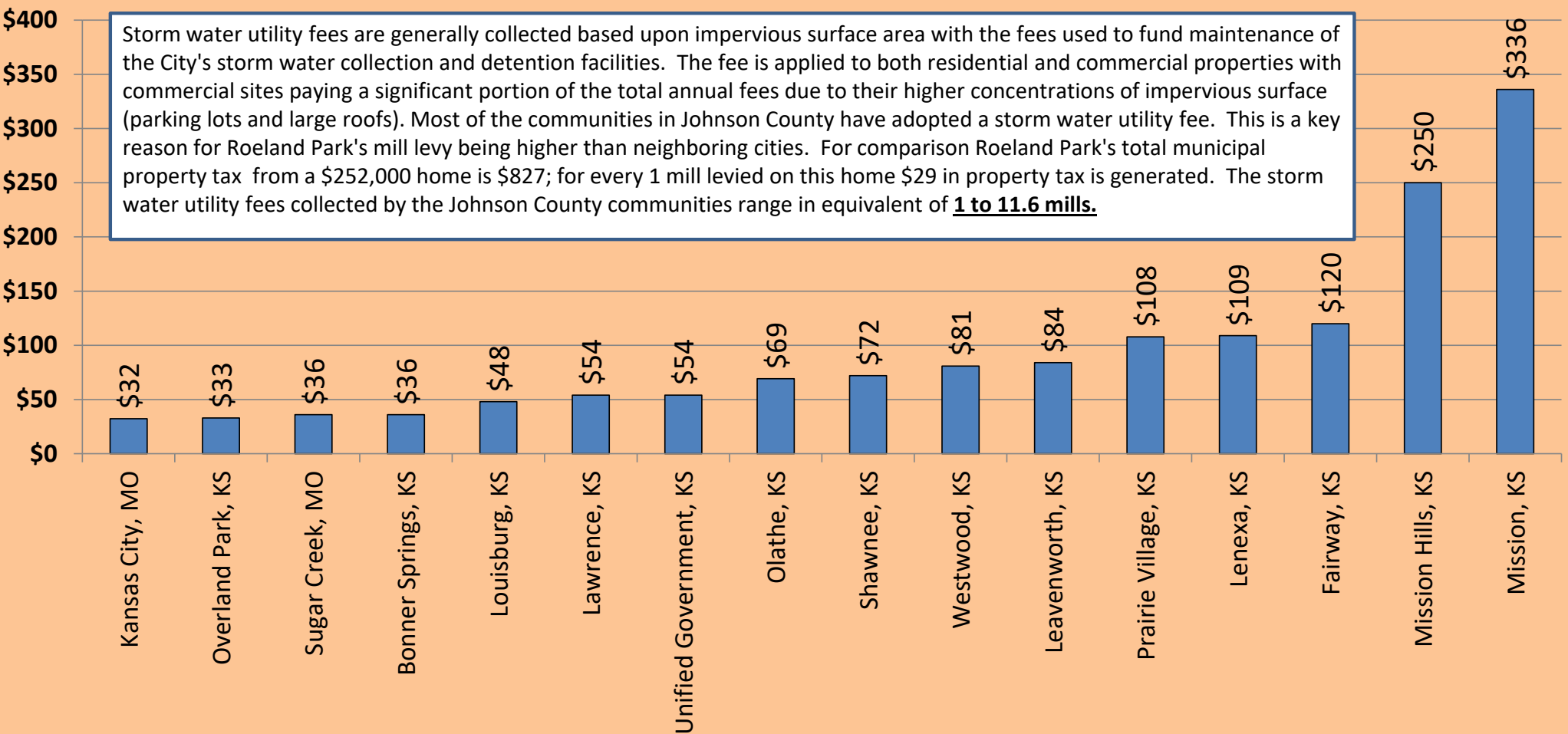
PROPERTY TAX AND STORM WATER ASSESSMENT INFORMATION

- 18% of property tax revenues come from commercial and 82% comes from residential properties.
- Each 1 mill equals \$103,000 in tax revenue, \$18.5k from commercial property and \$84.5k from residential property.
- Cities with a storm water utility in JOCO have fees that range from \$33 to \$336 per single-family lot, the average is \$131/yr./lot.
- The assumed \$70/yr./lot fee is less than half of the lowest current storm water improvement assessment in Roeland Park and 53% of the average storm water utility fee collected in JOCO per single family lot.

Storm Water Utility Cost for a Single Family- 2020



Storm Water Utility Cost for a Single Family- 2020



INITIAL IMPLEMENTATION

- Schools, churches, the City, and the Library do not pay property taxes but would generally be subject to a storm water utility fee imposed by a City.
- RC12 has 427 lots (equal to \$30k in utility fees), RC13 has 248 (equal to \$17k in utility fees) and RC 14 has 664 (equal to \$46k in utility fees) for a total of 1,339 lots currently subject to a storm water improvement assessment which would reduce the utility revenue by \$93k from the \$305,600 estimate; roughly 1/3 of the total.
- The initial implementation could generate around \$200k in storm water fees.
- Initial implementation could entail around a 2-mill reduction in the tax levy netting the budget impact to zero.

FULL IMPLEMENTATION

- Once all of the single family lots are paying the utility fee (2027) the mill could be reduced by 3 (from the current levy) and the net impact would be around a \$12 savings to an average home based upon the 2022 average home value of \$236,800.
- A 3-mill reduction would reduce property taxes paid by commercial property \$55.5k and reduce residential property taxes paid by \$253.5k.
- Commercial Property would see a net increase in taxes/fees paid of \$17,100 (\$72,600 in new storm sewer fees - \$55,500 in fewer property taxes).
- Residential Property would see a net decrease in taxes/fees paid of \$54,000 (\$199,500 in new storm sewer fees - \$253.,500 in fewer property taxes).
- Schools, Government Entities and Churches would see an increase in fees paid of \$33,500
- Net change in taxes and fees to the City of -\$3,400.

STEP IMPLEMENTATION ALTERNATIVES

- 6-year Implementation- If implementation occurred in 2022 initially excluding the lots subject to the storm improvement assessment but adding the utility fee to them as those assessments retire a six-year implementation could be planned where the mill is reduced by .5 each year from 2022 through 2027 with a total mill reduction of 3 over this period.
- 3-year Implementation- If implementation occurred in 2025 where the fee is applied to all lots and the storm improvement assessments would not be collected and instead most of the utility fees collected would be used to make the remaining three years of related debt service payments. This scenario could include a 1 mill reduction in 2025, 2026 and 2027 for a total reduction of 3 mill.
- If schools, churches and other tax-exempt entities were exempted, either the mill reduction would need to be smaller or the storm water fee larger.

ADDITIONAL CONSIDERATIONS

- If the storm water utility fee is not increased annually by the amount that property taxes would have increased on the presumed 3 mill reduction, the net decline in taxes and fees will grow from the initial -\$3,400. Future Councils will need to act on an annual basis to manage this delta.
- The Storm water utility revenue is restricted for use on maintenance and operation of the storm water system including street sweeping, curbs, inlets, piping, detention facilities, and drainage courses. For comparison, property taxes are not restricted to a specific use.
- If property taxes are reduced in an amount equal to storm water utility fees there is no change in service level provided.
- It can be argued that the cost of storm water services are accounted for with greater transparency through implementation of a storm water fee.

TAX VS FEE BURDEN COMPARISON

- Commercial properties have a higher property tax burden than residential properties. 25% of each \$1 of taxable commercial property is subject to the property tax mill, where only 11.5% of each \$1 of taxable residential property is subject to property tax. Commercial property pays 2.17 times the tax that residential property does on the same \$1 of property value.
- Land uses other than single family lots average 42% of impervious area per lot compared to single family lots which average 25% of impervious area. Based upon the averages per land use category the commercial properties would pay on average 1.68 times more storm water utility fees per square foot than single family properties.
- Based upon this comparison a property tax is a greater burden to commercial properties than a storm water fee.

PROS OF A STORM WATER FEE

- Pro- Implementing a storm water fee and reducing the mill rate will bring Roeland Park's mill rate down.
- Pro- A storm water fee would make Roeland Park comparable to other JOCO cities.
- Pro- A storm water fee diversifies the city's revenue sources.
- Pro- A storm water fee can stabilize revenues compared to property taxes (although property taxes are historically stable).
- Pro- A storm water fee arguably creates improved accuracy in accounting for the cost of the storm water system.

CONS OF A STORM WATER FEE

- Con- A storm water fee does not represent as great of a fee burden to commercial properties as the property tax it would be replacing (it is more of a burden to commercial than residential, just not as much of a burden as property tax).
- Con- If future councils choose not to increase the storm water fee to keep pace with increases in taxable value, this will result in less revenue. Consequently, the tax/fee burden will shift from commercial to residential properties.
- Con- Implementation could take years, potentially up to six years. This long runway poses a challenge because residents, newly elected officials and new staff will lack history and potentially question/debate/challenge full implementation.
- Con- A storm water fee has restrictive uses compared to property taxes.
- Con- Applying the storm water fee to uses that are currently exempt from property tax could bring objection from schools, churches, and other tax-exempt entities.

QUESTIONS AND DIRECTION

- Questions?
- Is implementing a storm water utility fee something Council would like to consider further?
- If so, would you like to consider initial implementation with only those properties currently not subject to a storm water improvement assessment?
- If so, would you want to employ an approach that results in a neutral impact upon revenues?

