

GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK
Roeland Park City Hall - 4600 W 51st St
Monday, November 6, 2017 6:00 PM

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| <ul style="list-style-type: none"> • Joel Marquardt, Mayor • Erin Thompson, Council Member • Becky Fast, Council Member • Michael Poppa, Council Member • Ryan Kellerman, Council Member | <ul style="list-style-type: none"> • Tim Janssen, Council Member • Teresa Kelly, Council Member • Sheri McNeil, Council Member • Michael Rhoades, Council Member | <ul style="list-style-type: none"> • Keith Moody, City Administrator • Jennifer Jones-Lacy, Asst. Admin. • Kelley Bohon, City Clerk • John Morris, Police Chief • Jose Leon, Public Works Director |
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Admin	Finance	Safety	Public Works
Fast	Janssen	Rhoades	McNeil
Kelly	Thompson	Kellerman	Poppa

I. APPROVAL OF MINUTES

- A. August 7, 2017
- B. September 18, 2017
- C. October 2, 2017
- D. October 16, 2017

II. DISCUSSION ITEMS:

1. Roe 2020 Visioning Process Results and Conceptual Design Presentation (est. 45 min.)
2. Review and Approve Solar Panel Wells Dr (est. time 5 min.)
3. Review and Approve Solar Panel Neosho (est. time 5 min.)
4. Amendment to Special Use Permit Regulations to Include In-Home Day Cares
5. Eliminate the Redevelopment Committee (est. time 5 min.)
6. Aquatic Center Ad-Hoc Update (est. time 10 min.)
7. Arborist Position (est. time 5 min.)
8. Leasing Agent Agreement (est. time 5 min.)
9. Custodial Services City Hall (est. time 5 min.)
10. Committee Appointment and Reappointments (est. time 5 min.)
11. Discussion on Schedule for 2018 Community Forums (est. time 5 min.)

12. Executive Session - "I move to recess the Council into executive session, pursuant to the real estate exception of the Kansas Open Meetings Act, K.S.A.75-4319(b)(6), in order to discuss the potential acquisition of real estate, with the open meeting to resume at _____ in Council chambers."

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 **11/6/2017**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **August 7, 2017**
Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 August 7, 2017	Cover Memo

MINUTES
CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MEETING
ROELAND PARK
Roeland Park City Hall - 4600 W 51st Street
August 7, 2017 6:00 P.M.

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| <ul style="list-style-type: none">○ Joel Marquardt, Mayor○ Becky Fast, Council Member○ Tim Janssen, Council Member○ Ryan Kellerman, Council Member | <ul style="list-style-type: none">○ Teresa Kelly, Council Member○ Sheri McNeil, Council Member○ Michael Poppa, Council Member○ Michael Rhoades, Council Member○ Erin Thompson, Council Member | <ul style="list-style-type: none">○ Keith Moody, City Administrator○ Jennifer Jones-Lacy, Asst. Admin.○ Kelley Bohon, City Clerk○ John Morris, Police Chief○ Jose Leon, Public Works Director |
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Admin

Poppa
Fast

Finance

Kelly
Janssen

Safety

Thompson
Rhoades

Public Works

Kellerman
McNeil

CMBR Fast called the meeting to order at 7:44 p.m. noting all Governing Body members were present.

I. MINUTES

- 1. 6/19/2017 Workshop Minutes**
- 2. 7/17/2017 Workshop Minutes**

The minutes were approved as presented.

II. DISCUSSION ITEMS

1. Logo Design with Vireo

Lindsay French and Triveece Penelton, with Vireo, the firm retained to further the City's branding process started by Benedictine College made a presentation of the City's brand as it is now and also to identify aspects of the brand they will develop.

The current tree logo represents a park-like atmosphere and the City's website and pictures emphasize a small hometown feel. The color palette is earth tones to reflect a look that is natural and wholesome and as well as reliable and elegant. Ms. French asked the Governing Body to identify which aspect of the current brand they want to continue forward with for the re-branding.

Ms. French presented brand/logo concepts developed by Benedictine and asked the Governing Body for their strengths and weaknesses as well as input for the messages, themes and color choices. She also wanted to better identify the word that best describes Roeland Park.

For the first design, CMBR Poppa agreed that Roeland Park has the small hometown feel and they have trees, but that could be said about any city. There was nothing in the color palette that stood out and he did not feel the psychological meaning and emotions of the colors themselves translating into the logo. He felt that most logos are blue and green and would like Roeland Park's to be able to stand out on paper.

Mayor Marquardt said the tree in the design is appropriate as he has been told that the City has the most tree coverage in the state per square mile. He said the colors and the natural items were good, but the logo looks dated. He would like to see something more flowing with more splashy colors like yellow. He said the brown that was used is bland.

CMBR McNeil would like to see a more realistic tree. She suggested tying into the Neighborhood Watch signs that have people circling around. She would like to see that idea brought forward to go around a tree to show that we're a community and a family. She does like the use of the color brown and green.

CMBR Kelly would like to remove the words "City of Roeland Park" and for the image to be something unique that in itself says Roeland Park. She also likes the use of naturally occurring colors. CMBR Kelly wants to see a more metaphorical imagery representing the things suggested by the citizens.

Ms. French presented the second image and stated that in going through the branding plan from Benedictine it showed an overarching theme that Roeland Park is an oasis where neighbors and nature thrive together just moments from anywhere.

CMBR Poppa said the Benedictine students did the best they could and did not believe this particular image captured Roeland Park as it portrays them as a city next to Kansas City, Missouri. He felt the design was too heavy and would not replicate well when adjusting size and color.

CMBR McNeil said she did not like the idea of Roeland Park being tied to downtown Kansas City and should speak about Roeland Park. She said the logo does not feel warm and homey and Roeland Park's should be welcoming. She does like the center part of the logo where neighbors and nature thrive together and that is more of the Roeland Park that she enjoys.

CMBR Kelly shared some of the same feelings that CMBR Poppa and CMBR McNeil expressed. If you take the words "Roeland Park" out of the picture you don't know it's Roeland Park. The colors are not very welcoming. She said the logos were literal translations of what the words were and again stated she would like to see something more metaphorical. She also does not want to see things in the logo that are not elemental to Roeland Park. She also does not particularly like the word "oasis." The City has its own identity. For the record, CMBR Kelly said she did not like any part of this logo.

CMBR Thompson would be opposed to having images for another city being part of Roeland Park's brand. She said they have a lot to offer other than being next to Kansas City and that is what they should focus on. She said she did not like the literal interpretation of the City and feels they have more to offer than just being an oasis in the city and also did not like this logo.

Mayor Marquardt said it is an interesting graphic. He said it was too busy on the bottom and would be too much to reduce. Mayor Marquardt said the word "oasis" is probably okay, but is undefined and is used as a proximity word to Kansas City. If oasis meant trees, nature, family, friendly and walkable, then that is what they should be projecting.

CMBR Kellerman stated he did not support Concept Number 1.

CMBR Rhoades said the City is close to a lot of cool stuff and is one of the reasons why a lot of people move to and live in Roeland Park. Proximity is important and needs to be said, but he feels that he's hearing from the Council that that is not important.

Ms. French said proximity can be brought up in other messaging forms and other materials, such as in brochures, the website, and other ways they write about the City.

CMBR Janssen agreed with the Mayor's comments about the attributes of the City. The question about what brought or kept someone in Roeland Park, location was by far the number one answer from citizens. He said that is an important point and is what has kept him in Roeland Park as well as it being a safe city.

CMBR Fast said she did not like any of the colors and they seemed more like Halloween with the orange and black. She said most of the concepts presented were too busy and would like to see something simple. She said one of the previous themes for many years was that Roeland Park was the gateway to Johnson County. She felt this graphic focused more on them being a gateway to Kansas City, Missouri. She likes the diversity, the small town feel, and the quiet.

Ms. French presented the logo with a theme that was more of a small town feel in the middle of the metro. The homes were modeled after homes in Roeland Park, along with the trees and the location of elements of Kansas City.

CMBR Poppa said this logo felt very nondescript and busy and did not believe it would scale well. It also focused on location and some cool stuff, but Roeland Park is cool and unique in itself.

CMBR Kelly said the colors were better in this one. She agreed that part of what makes Roeland Park cool is their proximity, but doesn't necessarily want the icon of the City to identify that aspect.

CMBR Thompson did not like the literal interpretation. She did like the aqua and the dark blue colors.

CMBR Kellerman like #10 as a secondary logo. He thought he could see that on Public Works shirts. He doesn't necessarily like the color scheme, but did like the tree in the background and the backwards "R."

Mayor Marquardt said this used to be his favorite when it started as a black house with white windows and doors. It looked homey and you could think about going into the house and there was life in there, and then they removed it. He did not like the dark blue color, but did like more of the natural colors.

CMBR Rhoades likes more of the blue pallet. He said they should keep in mind if they are putting the logo on Public Works vehicles, it needs to be simpler and this one is too busy.

CMBR Janssen said he likes the City name at the bottom of the logo and how it anchors everything else above it. He likes the color palette, but still feels it's a little dark.

CMBR McNeil said she likes the green trees and the background, but did not like only using the initials. It wouldn't make much sense to someone unfamiliar with Roeland Park.

CMBR Fast said the response she received was this one looked like a logo for a funeral home with rest in peace with the tree in the middle of "R" and "P."

Ms. French said the third option seemed less developed as a theme and a color palette.

CMBR Poppa said the lettering was simple and you could read Roeland Park.

CMBR Kelly also liked the simple lettering and it's different since it's a round design.

CMBR Thompson liked the shape of the tree.

Mayor Marquardt also liked the medallion shape of the logo. He was unsure whether there was a way to put a round logo onto things such as letterhead, or that it might be too awkward.

Ms. French stated that the people's perception of Roeland Park is that it's a quiet, friendly and a safe city that's convenient in proximity and community.

CMBR Fast said she did not like the word oasis as it reminds her of being in the Bahamas, which is not how she would define Roeland Park.

CMBR McNeil said she likes quiet, friendly and safe. She also said “home” is a real strong word to her.

CMBR Janssen said those three words are representative of how he feels along with location.

Mayor Marquardt said he feels it is quiet because of the tree canopy and the trees growing over the street down Roe, and that part of that quietness is the natural environment. He also likes “friendly.”

CMBR Kellerman does not like the logo, but the three terms that come out of the citizen survey are what matches the City.

CMBR Thompson said those terms importantly convey what the citizens think of the City.

CMBR Kelly agreed with those terms, but there are some more words that are equally as important. She said “community” and “diversity” are two strong words they use a lot. She likes “walkable” and “all ages” and would like to see those four terms added as well.

Mayor Marquardt agreed with CMBR Kelly’s comments.

CMBR Poppa said the terms are from the mouths of their residents and accurately describes the City on a basic level.

Ms. French said she has heard other terms being used such as being fun and wanting to attract young millennials, wanting to be artsy, and having some colors and splash. They have different connotations to them from quiet, friendly, hometown feel.

CMBR Kelly said what she hears from young residents who have moved to Roeland Park is that it’s hip and safe and a place where they can put down roots and enjoy the amenities. They want to live somewhere dynamic, not boring and everyone wants to feel safe.

CMBR Thompson said the word she would use to describe Roeland Park is “unique” in that they have set themselves apart from the rest of Johnson County who is somewhat cookie-cutter which is not at all how Roeland Park is perceived.

CMBR Kelly has been told by other people and other politicians that everybody watches Roeland Park as they tend to tackle tough issues in the City and move forward on those issues, all while still remaining a close-knit community.

CMBR Kellerman would like to be able to define their small town feel without coming across as sleepy.

CMBR Rhoades said they need something that will resonate with everyone without alienating anyone. He acknowledged it’s hard to do just that.

CMBR Janssen said what comes to mind is, “Roeland Park, the best kept secret.”

CMBR McNeil said she likes “Welcome Home to Roeland Park.” She said the word “friendly” could go for both hip people and old folks, and safe, everybody wants to be safe.

Ms. French said they will gather all of their comments and come up with six to nine logo concepts to present to the Governing Body at their next meeting.

2. Voting Delegates to the League of Kansas Municipalities Annual Conference

City Clerk Bohon said the dates for the annual conference are September 16-18, 2017 in Wichita.

CMBR Poppa said he would check his schedule and get back with staff as to his availability.

3. Aquatic Center Ad-Hoc Update

City Administrator Moody will send the minutes from the Aquatics ad hoc meeting out to the Governing Body. The information included in the packet is the brief. Staff will also send the letter to JCPRD and ask in the neighborhood of \$170,000, which is similar to what they currently pay and it's based upon utilization percentages.

4. Bike Trail Easement

City Administrator Moody said the City Attorney and the attorney for the Boulevard Apartments have both approved the easement language. There is a subordinate agreement that their insurer has requested which has been attached to the information.

CMBR Kellerman said the Boulevard Apartments can vacate the easement with no notice. City Administrator Moody stated the Boulevard has the authority to say they no longer want the easement to be there. CMBR Kellerman said hypothetically once the trail goes through, they can say they no longer want the trail there. City Administrator Moody said they could pay them for that portion of the ground, but on the flip side the City is not investing a great deal monetarily into the trail

CMBR Poppa asked if there is a way to connect to the City's portion of the trail if the Boulevard portion was closed in the future. City Administrator Moody said they would be able to use the City's portion of the trail, but it wouldn't be as long, but most of the trail is on City property.

The Governing Body agreed to the easement agreement with a five year guarantee of use.

5. Update on Tennis Court Replacement Project

City Administrator Moody reported that they have received the second round of review comments from USTA. There are a number of edits that they would like them to make to the plans and the specifications. The engineer is working on that. They will make those final submittals before the end of the week. They do not have any problems with putting the project out for bid before notification regarding the grant. They cannot, however, award the bid before the notification of the grant. Staff will likely have it out for bid for 30 days and hopefully by then they'll hear back concerning the grant. The Governing Body will then have a firm number to decide whether they want to move forward with or without the grant.

City Administrator Moody said SKW put together the plans for the proposal as they had done all the preliminary work and saves the City from having to pay for the same work a second time.

There was consensus for staff to put this project out to bid.

6. Discussion of Insurance Coverage Amount for Dangerous Animals

7. Bella Roe – Sale of Lot 6 of TIF 1B

Ms. Jones-Lacy said Jim Lambie of Lambie Homes is under contract with the owner of the vacant land at the southwest corner of 50th Terrace and Cedar. This parcel is part of TIF 1B which requires any sale of property to be approved by the City Council prior to sale. If they go through with the sale, the property would have to go through

the City's rezoning process as it is zoned CP-2, general business district. Mr. Lambie would like an indication from the Governing Body if they would be willing to approve this. If not, then there would be no need for him to purchase the property.

Mr. Lambie said site is approximately 3/4 of an acre and has a 12-14 foot from the back to the front which is a little unusual and would make it pretty much impossible to put in office or retail, which is what it is zoned for. He has done preliminary designs with single family homes that would go into the hillside and use the slope, but it's a different project than what they did at 48th and Parrish. These homes would have garages and kitchens on the first floor, have two bedrooms and include ranch and two-story plans. The lots vary in size and offset from the properties across the street.

The Councilmembers expressed concerns with the small size of the lots.

CMBR Fast said during the storms the street floods and this is a hill where families go sledding. She expressed concerns of flooding in the houses.

CMBR McNeil asked what they would do with the water since they are taking away the permeable ground for the other houses.

Mr. Lambie said they have not done the drainage studies. In the past they have created pits in the ground for the water to drain into which saturates the soil or they would drain into the street.

CMBR Fast reiterated that the street already floods and she would like to see further investigation on the water issue.

Mr. Lambie said with residential construction there is a lot less pavement versus construction of a commercial building. He added he wanted to get feedback from the Governing Body on this project. If there was no interest, then he would not purchase the property. He also added that he did not believe a commercial project would ever be put in on that site.

CMBR Thompson said she would like to see that parcel used for residential.

CMBR Rhoades said the residents behind that parcel would prefer to look at residential homes rather than the back of a strip mall with a grease trap and a dumpster. He did not like the width of the lots.

CMBR McNeil said she has heard from residents that they would like a coffee shop, or a small restaurant, small scale and walkable.

CMBR Poppa asked for an overall idea of how the Council felt on this project. He said he would support furthering the discussion on rezoning to residential, but seven homes may be too many on that piece of land.

CMBR Kelly said she would entertain residential construction as best use for that piece of property.

City Administrator Moody addressed the issue of property width noting that all the homes widths met the minimum requirements and setbacks of the City. He added that the neighbors were not at the meeting and he expected concerns expressed by residents about the proposed homes being denser than what they currently have. The homes' appearance would have an impact on the comments they could expect from residents. Staff would first deal with the current zoning and what does the Comprehensive Plan anticipate for a future land use. They would need to justify why they would deviate from the plan in saying it's been vacant for a long time, noting the property has not been developed under its current zoning and it is unlikely to develop for its current zoned use. The topography is also factor. He does believe there are reasons that exist that would justify a deviation in use. He cautioned the Governing Body in getting too far in looking for plans.

Mr. Moody said this is a policy decision to be made by the Council. Staff has shared the policy documents. He added that the Councilmembers have lived in the City for a long time and know the neighborhood and they can come to their own conclusion as to whether they feel this is a good development for this area.

CMBR Kelly said the fact that it has remained vacant that rezoning to residential would be a better use of the property. In looking at the pros and cons, even to address stormwater, there's going to be more percolation opportunities with residential and lawns than there is with parking lots. In zoning and in their requirements for building they do not have rain gardens and permeable concrete as directives for development, but she would support moving this towards residential.

CMBR Thompson said as a general concept she would support residential.

CMBR Kellerman said given the history of it, he would be supportive of reverting back to residential. He would like staff to look into the amount of houses that used to be here or find pictures of what it used to look like.

Mayor Marquardt said it does look like a 1,400 square foot home would fit on the lots assuming there would be 35-foot setbacks. He acknowledged it would be very tight. His big issue would be the homes would be looking at the side of Lowe's. He did not understand how housing would retain value at that small size looking into the parking and storage area. He likes that Mr. Lambie has done work and has confidence in the sight and he's definitely willing to look at that.

CMBR Rhoades said he liked the concept. He doesn't like the idea of the super-thin lots, and it should be six lots not seven from the space there. He added if it was a good commercial spot it would be commercial right now. Adding six houses would add an average of \$6,000 to the City annually.

CMBR Janssen said he would support some residential development on the lot.

CMBR McNeil said she would not support the project. She knows people that live behind Lowe's that cannot sell their property because of the trucks in and out all night long loading. They also have huge lights that shine at night. She felt they should stick with their plan at least one time.

CMBR Fast agreed with CMBR McNeil. She said the houses on Briar, a lot of them are rentals, have the lights of Roe and Price Chopper in them and there is a constant turnover in the houses. She thought that could be part of a redevelopment area when Walmart leaves. For this project they would need to mitigate the water runoff. She said all the things they're talking about in the logo they would be losing with this project. The City wants greenspace, walkability, and on the other hand it wants to develop every inch of the City so it's all sidewalk.

CMBR Rhoades and CMBR Poppa said the City does not own the property and it's not under their control. CMBR Fast responded the Governing Body has a say in whether the land use is changed.

CMBR Poppa said Mr. Lambie had six Governing Body members saying they would like to move forward.

Mr. Lambie said he would like to have the entire Council.

Ms. Jones-Lacy said she will put this item on the next Council agenda pending a formal request from the current property owner.

The Governing Body thanked Mr. Lambie for coming.

CMBR Thompson asked Ms. Jones-Lacy what it is that keeps getting passed to her to sign. Ms. Jones-Lacy said this is the budget certification that needs to be signed by the Council. It does not need to be signed by everybody, but

by a majority stating that they adopted the budget. It is a state form that shows the amount of each fund, the mill rate, the total taxes levied and the amount budgeted for the non-levied funds and is submitted to the county.

8. Discuss Community Center Fitness Room Restrooms

9. Discussion of Extension to Cell Tower Lease Agreements

City Administrator Moody said this will extend the agreement ten years into a 20-year agreement. The lessees like the site and they want to stay. They also want an assurance that they're going to have access to the tower. The agreement reflects the same increase in rates which is basically three percent per year, but goes up on the fifth year which equates to 15 percent every five years.

There was consensus to place this on New Business at the August 21 City Council meeting.

10. Discussion of the Rocks Retaining Wall, Sanitary Sewer Realignment and Stormwater Detention

City Administrator Moody said this process has yielded an opportunity to save about \$50,000 on the sanitary sewer work and its realignment. The savings can go towards the retaining wall or a regional stormwater facility that would be built underground on Lot Number 4. The lots are going to require stormwater retention. Lot 4 is the least valuable and is also a building challenge with fairly steep grades. It does add value to the other three lots because they will not have to build their own stormwater detention storage or provide surface water detention. The retaining wall also adds value, but as they do not yet know exactly how Lot #2 or Lot #3 are going to be developed building the retaining wall creates less flexibility and could affect the ultimate development on those two sites. The cost of either of these projects is within the resources available from the TIF. There is not enough money, however, to do both.

CMBR Janssen since they have already approved the retaining wall that's where he would apply the funds.

There was discussion about building the retaining wall and not knowing exactly what is going in at that area and possibly limiting the type of business that would be in there.

There was consensus to move this for further discussion New Business.

11. Discussion of Sink Holes near 57th & Roeland Drive

III. NON-ACTION ITEMS

City Clerk Bohon said the first September Workshop would be affected by the Labor Day holiday.

There was a consensus to move the meeting to September 11.

IV. ADJOURN

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned)

Item Number: **APPROVAL OF MINUTES- I.-B.**
Committee **11/6/2017**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **September 18, 2017**
Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
September 18, 2017	Cover Memo

MINUTES
CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MEETING
ROELAND PARK
Roeland Park City Hall - 4600 W 51st Street
September 18, 2017 6:00 P.M.

- | | | |
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CMBR Fast called the meeting noting that Councilmember Kelly and Kellerman were absent.

I. MINUTES

1. August 21, 2017 Workshop Minutes

The minutes were approved as presented.

II. DISCUSSION ITEMS

1. Discuss Community Center Fitness Room Restrooms

City Administrator Moody reported that in one of the classrooms a commode was damaged resulting in a leak that filled the room with water. It is obvious that the damage was done on purpose. Staff is recommending that the restrooms and plumbing fixtures be removed from the classrooms and that people visiting the Community Center and fitness room can use the restrooms in the hallways. The plumbing has been repaired, but staff believes their removal would be a cost effective way to eliminate the potential for future flooding.

Mayor Marquardt recommended capping the plumbing as shallow as possible below the floor with temporary caps should the need arise in the future to use those fixtures again. City Administrator Moody said he agreed with that suggestion.

Mr. Moody added that by removing the fixtures, they could convert the area for storage and it would not be open to the public.

CMBR Fast received a majority consensus to remove the toilets, but to leave the sinks in the restrooms.

2. Discuss City Administrator Review Process

City Clerk Bohon said the dates for the annual conference are September 16-18, 2017 in Wichita. CMBR Fast said she emailed the administrative performance review to the Council. She noted the only change was to remove decimals and replace them with whole numbers. She said that one of the issues raised last year with the review process, especially by CMBR Kellerman, was the self-evaluation part of the review. He felt that it should not be reviewed by the Governing Body to avoid a bias and to go over it after the review, or possibly not having it at all.

After a brief discussion of the upcoming agenda schedules, it was agreed to hold an executive session on October 2nd dedicated to the City Administrator evaluation with formal approval to be at the October 16 City Council meeting.

City Administrator Moody, in his development plan, said he briefly addressed things that have been worked on or steps that have been accomplished on the development plan in the past year. He will forward those to CMBR Kelly and CMBR Fast. He has also been gathering comparable information on compensation packages for city administrators in other communities. He will also provide last year's information for comparison in their consideration.

CMBR Fast reiterated CMBR Kellerman's opinion not to do a self-assessment.

Mayor Marquardt said a self-assessment seems like a good idea, but it should be done after the Governing Body review.

CMBR Rhoades said if City Administrator Moody wants to do one he should, but he does not believe the Council should see it before they give their review.

CMBR Janssen also said he would like to see it after the review.

CMBR McNeil said it should be up to City Administrator Moody if he wants to do one, but let the Council see it after the meeting.

CMBR Thompson agreed with going over the self-assessment after their review.

CMBR Fast will e-mail her information out to the Council and would appreciate their input several days before October 2nd.

3. Discussion on Invasive Weeds

Ms. Jones-Lacy said this item came to staff's attention because of a complaint from a resident on the excess growth of a tree in his yard that is coming out of his neighbor's yard. The ordinance addresses invasive species and noxious weeds, but not overhanging branches. The city forester has noted that there are many communities that have language regarding uncontrolled excessive growth. They would like to add language that would allow a mechanism for a resident to deal with a neighbor's growth creeping into their yard. Ms. Jones-Lacy said the city would not proactively enforce this, but if a resident brings it to their attention, then the City may be of some assistance. Ms. Jones-Lacy also stated the language would be geared toward the overgrowth from the plant and not from the seeds that take root in someone else's yard.

CMBR McNeil felt the language was over-reaching and the punishment of up to no more than three days in jail and a \$499 fine was crazy. Ms. Jones-Lacy said this is the standard punishment for any nuisance violation.

CMBR Rhoades suggested giving a resident ten days' notice to resolve the problem. If it is not resolved, then the City could charge \$15 for every 15 minutes that a Public Works employee takes to resolve the problem.

City Administrator Moody said the city is trying to get out of the business of doing maintenance on people's property. He feels a better way to solve the problem long-term is to let residents know that they are not supposed to let a plant grow in their neighbor's yard or they'll be subject to this fine. If the resident does not do something to prevent it from reentering their neighbor's property, then this ordinance is a way to help them take action to better control this species.

Ms. Jones-Lacy said they do encourage neighbors to work with and speak to one other to try to work the issue out between themselves before involving the City.

After discussion, the Governing Body asked Ms. Jones-Lacy to look into further options on how to deal with overhanging limbs in a neighbor's yard and also to make modifications to clarify the intent of the proposed ordinance language.

4. Discussion on Sidewalk Obstruction by Vegetation

Ms. Jones-Lacy said Mayor Marquardt brought this issue forward as he noticed several areas in the City where residents have allowed their shrubs and bushes to grow over and block the sidewalk forcing pedestrians to walk around cars and into the streets.

Chapter 8 of the code is dedicated to health and safety and includes keeping streets and sidewalks safe from debris. There is also a possibility to consider additional enforcement.

CMBR McNeil said she would offer to help remove the shrubs. Mayor Marquardt responded that it appears the resident is not interested in cutting back the shrubbery, but does want the screen for their property.

Public Works Director Leon said it might help to create a policy or improve the current policy to restrict people from planting within a certain distance of the sidewalk. This might prevent the issue from happening in future years.

Mayor Marquardt said the language would need to act as a deterrent for citizens and encourage them to maintain their own property, not to be used as a way to allow the City to do their maintenance for a fee.

Ms. Jones-Lacy will work on ordinance language and will bring the item back before the Council.

The remaining items will be discussed at the 9/18/17 City Council meeting on the Workshop portion of the agenda.

5. Discussion of Insurance Coverage Amount for Dangerous Animals

6. July Financial Report

7. Discuss Process for 2018 Market Pay Adjustment

III. NON-ACTION ITEMS

There were no items to discuss.

IV. ADJOURN

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned at 6:57 p.m.)

Item Number: **APPROVAL OF MINUTES- I.-C.**
Committee **11/6/2017**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **October 2, 2017**
Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 October 2, 2017	Cover Memo

MINUTES
CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MEETING
ROELAND PARK
Roeland Park City Hall - 4600 W 51st Street
October 2, 2017 6:00 P.M.

- | | | |
|---|---|---|
| <ul style="list-style-type: none">○ Joel Marquardt, Mayor○ Becky Fast, Council Member○ Tim Janssen, Council Member○ Ryan Kellerman, Council Member | <ul style="list-style-type: none">○ Teresa Kelly, Council Member○ Sheri McNeil, Council Member○ Michael Poppa, Council Member○ Michael Rhoades, 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

Poppa
Fast

Finance

Kelly
Janssen

Safety

Thompson
Rhoades

Public Works

Kellerman
McNeil

Meeting called to order at 6:05pm and CMBRS Janssen and Thompson were absent.

I. DISCUSSION ITEMS

1. Executive Session - Attorney/Client Privilege I move that the Governing Body recess into executive session under the attorney/client privilege exception to the Open Meetings Act in order to receive legal advice, with the open meeting to resume in the council chamber at _____.

COUNCIL MEMBER KELLY MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER POPPA EXECUTIVE SESSION - ATTORNEY/CLIENT PRIVILEGE I MOVE THAT THE GOVERNING BODY RECESS INTO EXECUTIVE SESSION UNDER THE ATTORNEY/CLIENT PRIVILEGE EXCEPTION TO THE OPEN MEETINGS ACT IN ORDER TO RECEIVE LEGAL ADVICE, WITH THE OPEN MEETING TO RESUME IN THE COUNCIL CHAMBER AT 7:30PM.
(MOTION CARRIED 6-0)

2. Executive Session - City Administrator Evaluation I move the Governing Body recess into executive session to discuss the City Administrator Evaluation pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting to resume in the council chamber at _____.

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO EXECUTIVE SESSION - CITY ADMINISTRATOR EVALUATION I MOVE THE GOVERNING BODY RECESS INTO EXECUTIVE SESSION TO DISCUSS THE CITY ADMINISTRATOR EVALUATION PURSUANT TO THE NON-ELECTED PERSONNEL MATTER EXCEPTION, K.S.A. 75-4319(B)(1). THE OPEN MEETING TO RESUME IN THE COUNCIL CHAMBER AT 7:30. (MOTION CARRIED 6-0)

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO RESUME IN THE COUNCIL CHAMBER AT 8:15PM. (MOTION CARRIED 6-0)

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO RESUME IN THE COUNCIL CHAMBER AT 8:37PM. (MOTION CARRIED 6-0)

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO RESUME IN THE COUNCIL CHAMBER AT 8:49PM. (MOTION CARRIED 6-0)

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO RESUME IN THE COUNCIL CHAMBER AT 9:02PM. (MOTION CARRIED 6-0)

COUNCIL MEMBER POPPA MADE A MOTION TO RECESS INTO EXECUTIVE SESSION SECONDED BY COUNCIL MEMBER MCNEIL TO RESUME IN THE COUNCIL CHAMBER AT 9:30PM. (MOTION CARRIED 6-0)

Meeting adjourned 9:27pm

Date:

Committee/Department:

Item Type:

Details:

How does item benefit Community for all Ages?

Description

Type

Cover Memo

MINUTES
CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MEETING
ROELAND PARK
Roeland Park City Hall - 4600 W 51st Street
October 16, 2017 6:00 P.M.

- | | | |
|---|---|---|
| <ul style="list-style-type: none">○ Joel Marquardt, Mayor○ Becky Fast, Council Member○ Tim Janssen, Council Member○ Ryan Kellerman, Council Member | <ul style="list-style-type: none">○ Teresa Kelly, Council Member○ Sheri McNeil, Council Member○ Michael Poppa, Council Member○ Michael Rhoades, 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

Poppa
Fast

Finance

Kelly
Janssen

Safety

Thompson
Rhoades

Public Works

Kellerman
McNeil

CMBR Fast called the meeting noting that Councilmember Kelly and Kellerman were absent.

I. MINUTES

1. July 10, 2017 Workshop Minutes

2. July 24, 2017 Workshop Minutes

The minutes were approved as presented.

II. DISCUSSION ITEMS

1. Introduction of New Code Enforcement Officer

Ms. Jones-Lacy introduced Wade Holtkamp, the City's new Code Enforcement Officer. She said that in the two weeks he has been with the City he has been able to get the property management company of an abandoned home to take action and clean it up.

Mr. Holtkamp thanked the City for the opportunity and said he was thrilled to be here and working with the citizens of Roeland Park. He said he will work to try to make the City a better place as far as the environment and the way it looks.

Mayor Marquardt thanked Mr. Holtkamp and said he appreciates what he has done and thanked him for choosing Roeland Park.

Ms. Jones-Lacy added they are lucky to have him.

2. Review Logo Options with Vireo

Lindsey French from Vireo discussed the next round for the City's new logo. At the last meeting the Council pared down to two concepts and she has created some more finalized logos. She presented the different concepts and color variations for potential designs and the Governing Body offered their feedback.

CMBR McNeil said she liked the second concept but that the trees look like they're floating under a dome.

CMBR Rhoades said he did not like the font in Concept 2 or the trees in the air.

Mayor Marquardt said he liked the abstract drawing of Concept 1, but was drawn towards Concept 2 as representing Roeland Park.

CMBR McNeil said she really likes the retro font in Concept 2. CMBR Thompson agreed and said her preference has switched to Concept 2.

CMBR Janssen said he was going back and forth over the weekend, but Concept 2 is now his preference.

CMBR Poppa said he loved the first concept, and he too was going back and forth, but thinks there is something about Concept 2 that brings in the community feel with the house and with the retro font it represents the City.

CMBR Fast said she likes the Roeland Park font and it goes with the 50s theme. She agreed with CMBR Rhoades that she would like to see a better placement of the trees.

Ms. French said she could do a few more iterations and would submit them to Mr. Moody. CMBR Poppa also asked to be able to see them in black and white as well.

CMBR Kelly said she did not like the color gray. She liked the two colors with the font of Concept 2. She said the trees looked like clouds and do not look like they're in the background.

After a brief discussion, there was majority agreement to move forward with Concept 2.

3. 3rd Quarter Safety Statistics

Police Chief Morris said his department has made some good arrests the past couple of months. He said they wrote approximately 2,500-3,000 citations. Chief Morris said that theft at the shopping centers continue to be the City's highest crime statistic. Also included in the quarterly report was a year-to-date report and statistics.

As always, Chief Morris advised everyone to stay safe.

4. Discussion on Invasive Weeds

Ms. Jones-Lacy reviewed the background on this item as some city residents have expressed concerns regarding excessive growth from their neighbor's yard into their yard. Staff has put together language that would define excessive growth as eight inches in height on a developed parcel of land, or more than 12 inches in height on undeveloped parcels. They are not changing or any language that identifies what is or is not an invasive or noxious species. She worked with Carly Iverson from the City Attorney's office to draft the recommended language. Item C provides added clarification that this is not for the intention of a tree branch causing shade in a neighbor's yard.

CMBR McNeil said she is not in favor of these changes.

CMBR Thompson said she does not have a good feeling for this and has not heard from residents who have these types of issues. She did add that if there are residents who have concerns, she would like to hear from them.

CMBR Kelly said she would be happy to look further into the different types of species that are considered noxious and invasive, but at this time did not support this code amendment. The Council agreed to have Ms. Kelly look further into this.

5. Discussion on Sidewalk Obstruction by Vegetation

Ms. Jones-Lacy worked with the Mayor Marquardt to determine what the code changes would look like. The code would allow the city to notify someone once and if they do not resolve the issue, then the city would be able to take further abatement measures.

CMBR Kelly said to make sure to add information on the setback of plantings near the sidewalk.

The remaining items will be discussed at the 9/18/17 City Council meeting on the Workshop portion of the agenda.

6. Discussion of Insurance Coverage Amount for Dangerous Animals

7. Leaf Pickup Postcard

8. Community Forum Agenda

III. NON-ACTION ITEMS

There were no items to discuss.

IV. ADJOURN

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned)

Item Number: DISCUSSION ITEMS- II.-1.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	10/27/2017
Submitted By:	Jose Leon
Committee/Department:	Roe 2020 Planning Committee
Title:	Roe 2020 Visioning Process Results and Conceptual Design Presentation (est. 45 min.)
Item Type:	Presentation

Recommendation:

Staff recommends approval of design concepts to be incorporated into final plans that are with in the \$8.2 million budget established for this project.

Details:

The Governing Body approved staff to work with George Butler Associates (GBA) and Vireo through Visioning Phase to identify our communities priorities for our Roe Blvd. project. In doing so, we developed an Advisory Committee made up of business leaders, governing body members, transit community members, KDOT staff, WYCO staff, and residents. We held 3 Advisory Committee meetings and 2 Public Meetings. Vireo established an online presence for the project to accept feedback and comments from the Public using Facebook and roebld.digicate.com

In total, we had 32 people attend our public meetings and offer comments/concerns. Currently, 355 respondents have participated in opinion surveys and our social media has reached thousands of people. Throughout the Visioning Phase there were two main items that continually became main points of discussion: 1) Maintain the traffic capacity of Roe Blvd. for vehicular traffic to safely use in our City. 2) Make Roe Blvd. a more walkable and safer corridor for our non-vehicular users to connect both half's of our City. GBA and Vireo produced concept alternatives for intersections and roadway typical sections to show how we can achieve our community's goals and we discussed alternatives in our advisory committee meetings and our public meetings.

We have completed our Visioning Phase and are providing the governing body the following recommendations to begin preliminary design:

- Keep four lanes of traffic to maintain capacity through our City
- Remove unnecessary turn lanes with low volumes of turn movements to make the vehicular traffic more efficient
- Remove unnecessary traffic signals
- Construct a Multiuse (minimum 8' wide) trail along Roe Blvd.
- Maintain and improve median uses for pedestrian crossing safety areas
- Beautification and Gateway Elements improvements, along with improvements along corridor

The recommendations are a combination of feedback and studies performed on the Corridor over the last year. GBA will begin their preliminary design efforts once the Governing Body approves the recommendations. The Design schedule for this project is tentatively:

- Preliminary Design – November 2017 – October 2018
- 60% Plans Complete (KDOT Field Check) - November 2018
- Final Design – December 2018 – August 2019
- Final Plans Complete – August 2019
- Advertise - October 2019
- Letting – November 2019
- Construction - 2020

The total project cost for 2020 Roe Blvd project is \$8.2 Million dollars. As we get into preliminary design, staff will work with the design team to ensure our project is within budget and on schedule.

How does item relate to Strategic Plan?

Project implements the City strategic goals to improve and maintenance City infrastructure.

How does item benefit Community for all Ages?

Project will consider a wide variety of Community for all Ages features and enhancements.

Additional Information

Funding for the project is as follows.

STP = \$4,662,500 (Federal)
CARS = \$1,212,250 (County)
TIF 2 = \$545,000 (City)
TIF 1 = \$1,107,577 (City)
Sp. Streets = \$665,986 (City)

Total Project = \$8,193,313.00

ATTACHMENTS:

Description	Type
□ Roe 2020 Visioning Process Presentation	Presentation

Roe Boulevard Improvements

Roeland Park, Kansas



Visioning Phase

City Council Work Session

November 6, 2017 | Roeland Park City Hall

- Redefine the Corridor
 - New roadway infrastructure
 - Balance pedestrian walkability with traffic capacity
 - Gathering places
 - Gateway features
- Collaborate and Coordinate
 - Community engagement



Purpose of the Project

- Goals
 - Improve pedestrian walkability
 - Slow and calm traffic
 - Create a sense of place and identity
 - Enhance roadway character
 - Improved beautification
- Strategies
 - Shorten pedestrian crossing distances
 - Narrow lanes
 - Buffer pedestrians from the roadway
 - Connect sidewalks
 - Create “tunneling effect”
 - Shorten and/or eliminate protected right/left turn lanes
 - Add streetlights, landscaping, benches, and more



Approach to Improvements

step
01

Vision Phase
Spring 2017 – Fall 2017



step
02

Preliminary
Design
Fall 2017 – Fall 2018



step
03

Final Design
Spring 2019 – Fall 2019



step
04

Construction
Year of 2020

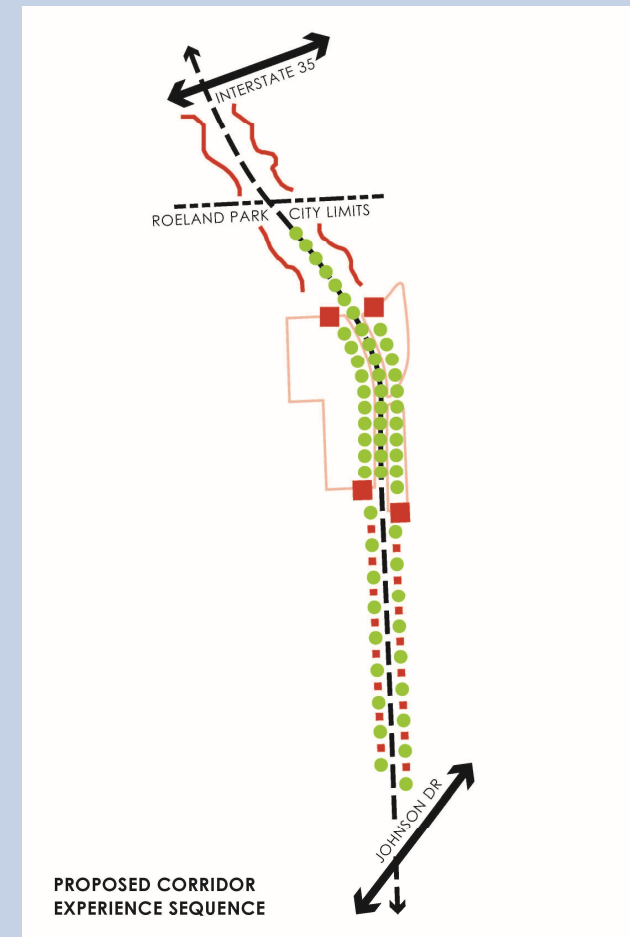
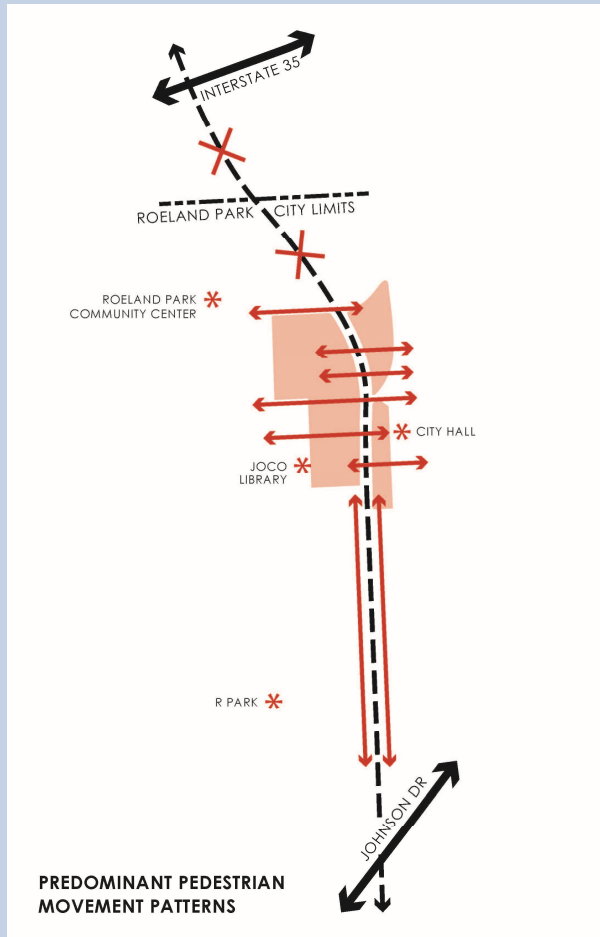


Process & Schedule

Activity	Date and Time	Location	Number Engaged
Opinion surveys	Mar. 7 – Nov. 30, 2017	roebldv.digicate.com	355 (55% during Round 3)
Social media	On-going	www.facebook.com/roe-boulevard-improvement-project-497250260662856/	Average of about 5,200 people reached and 325 actions/post engagements per round
SAC Meeting No. 1	Mar. 22, 2017 at 4:30 p.m.	Roeland Park Comm. Center	19
Public Meeting	Mar. 22, 2017 at 7:00 p.m.	Roeland Park Comm. Center	13
Go-to-Merchant Meetings	Apr. 4, 2017	Commercial area	21 businesses
SAC Meeting No. 2	June 28, 2017 at 6 p.m.	Roeland Park Comm. Center	9
SAC Meeting No. 3	Sept. 26, 2017 at 6 p.m.	Roeland Park City Hall	11
Public Meeting	Oct. 19, 2017 at 5:30 p.m.	Roeland Park Comm. Center	22
Go-to-Merchant Meetings	Nov. (weather permitting)	Commercial area	TBD

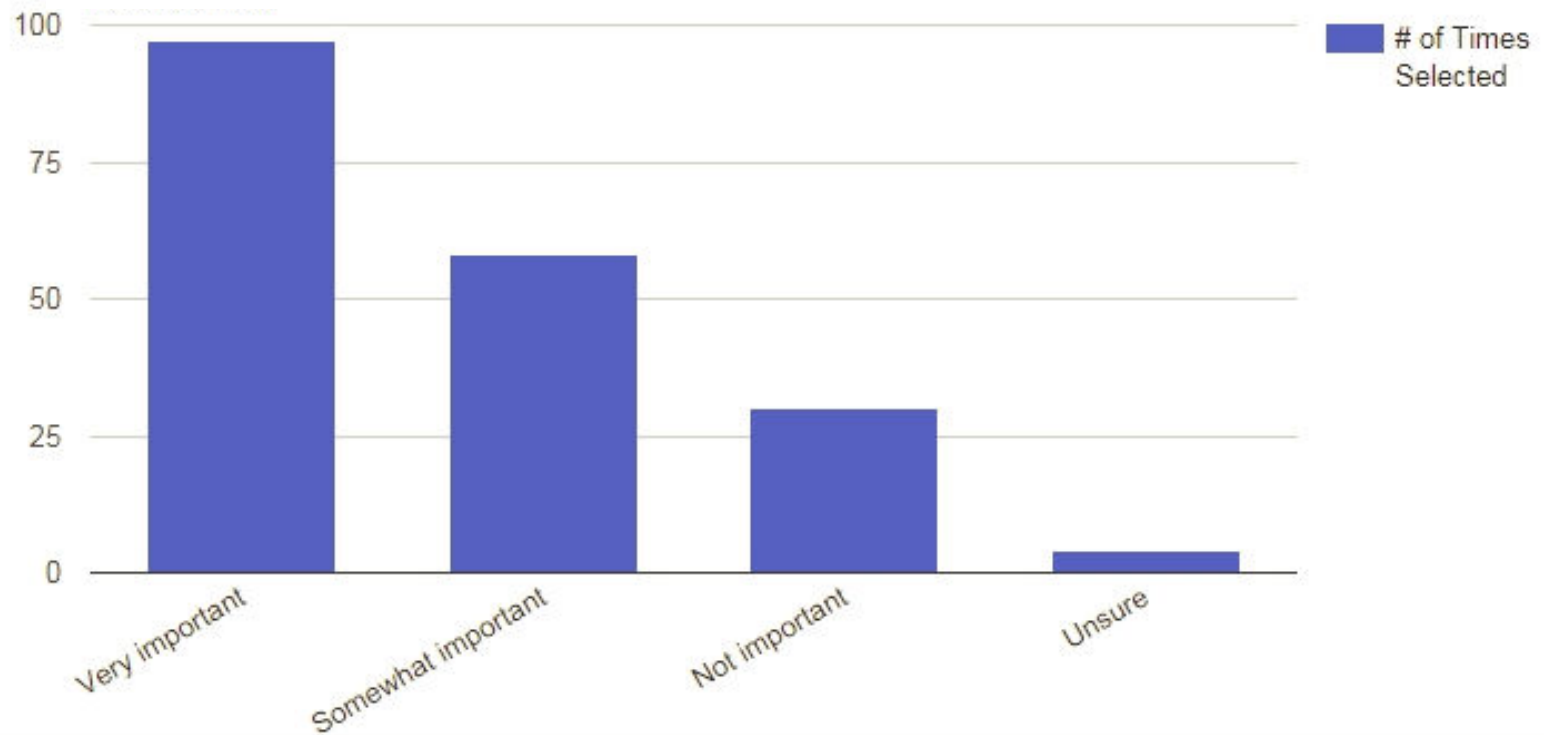


3 Rounds of Community Engagement



Feedback: The “Heart”, Destinations, Crossings, Beautification

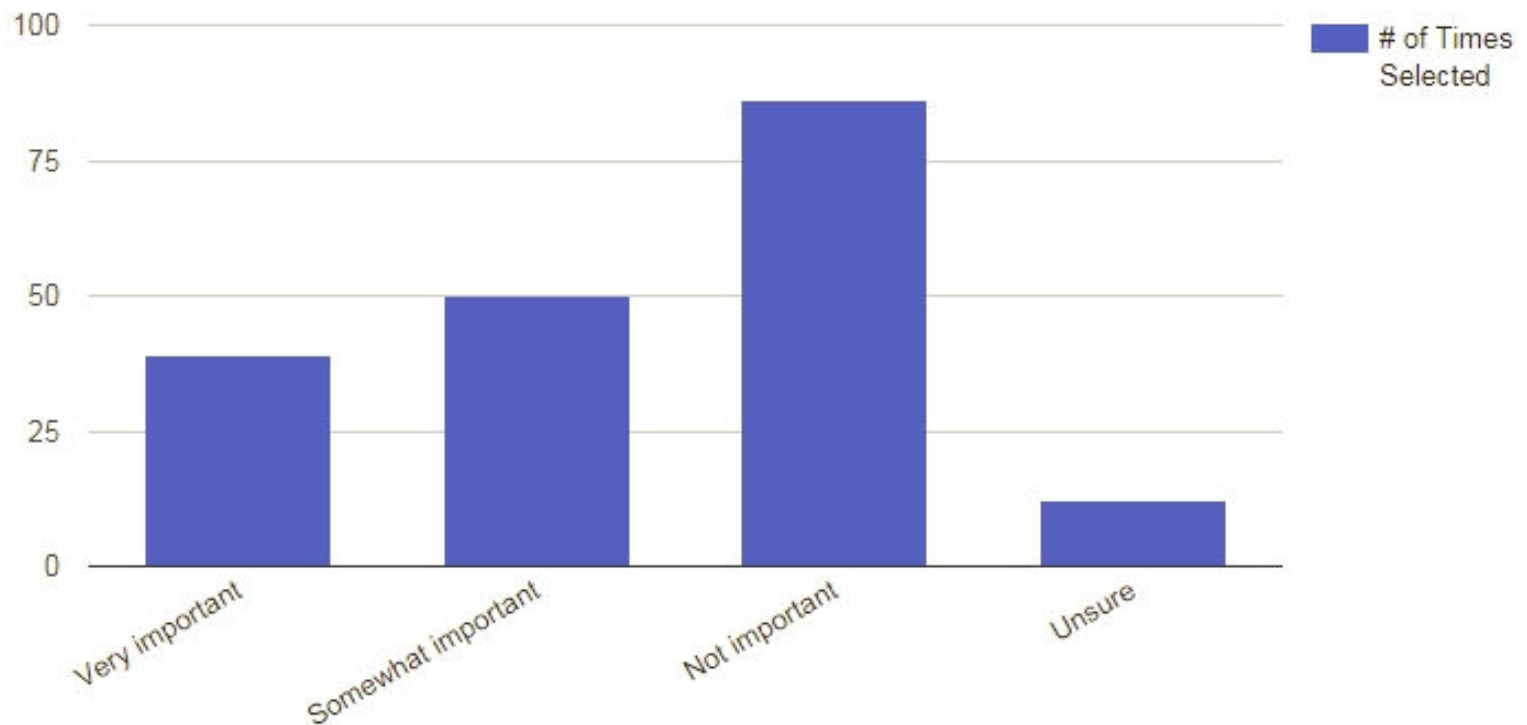
How important is it to add crosswalks with pedestrian refuge areas to Roe Boulevard, so pedestrians have a safe place to stand when waiting to cross traffic coming from more than one direction? Select 1 response.



Importance of Pedestrian Refuge Areas

(first 196 respondents)

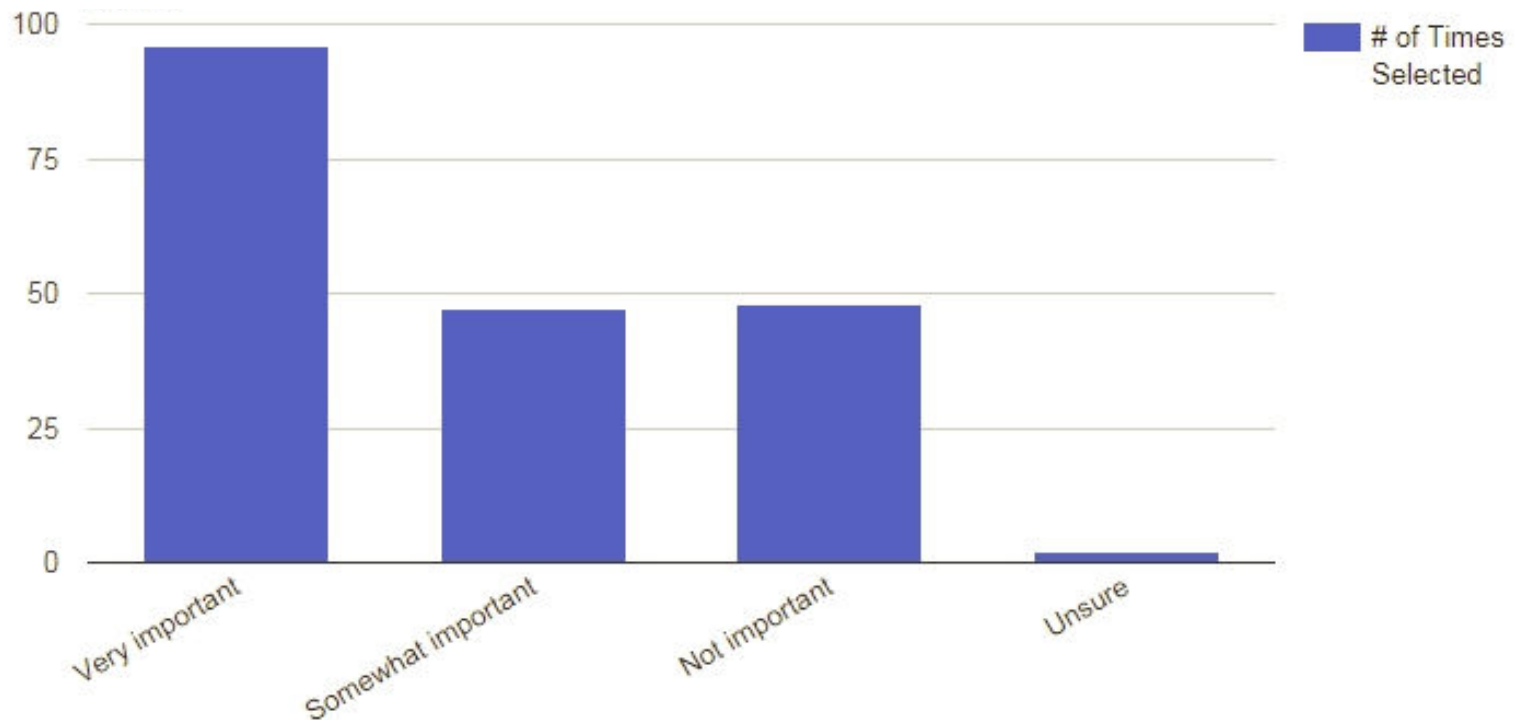
**How important is it to narrow the travel lanes for vehicles on Roe Boulevard, so motorists travel a little more slowly and carefully and pedestrians have shorter distances to cross?
Select 1 response.**



Importance of Narrower Travel Lanes

(first 196 respondents)

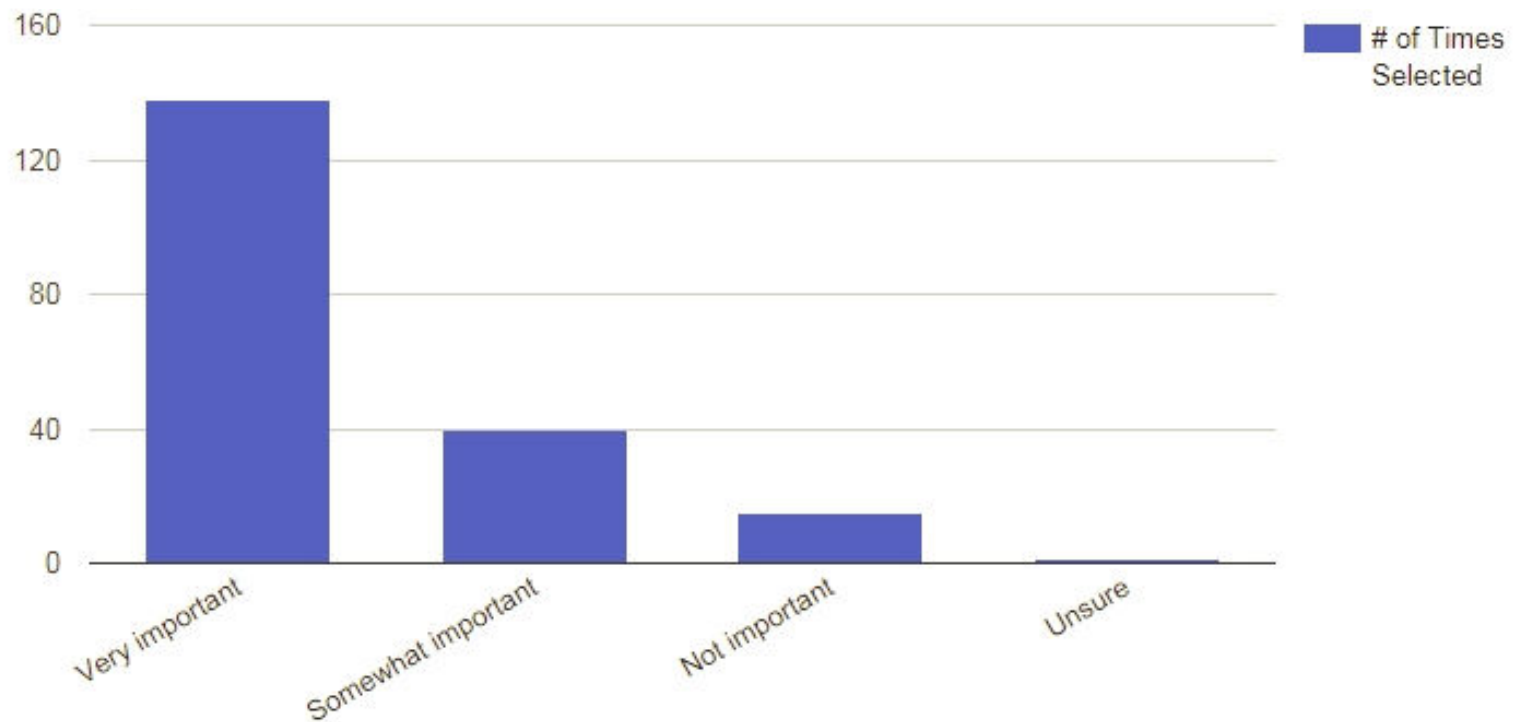
How important is it to buffer pedestrians from passing vehicles by installing wider sidewalks, trees, shrubs, and/or grass between the sidewalks and vehicular travel lanes on Roe Boulevard? Select 1 response.



Importance of Buffering Pedestrians

(first 196 respondents)

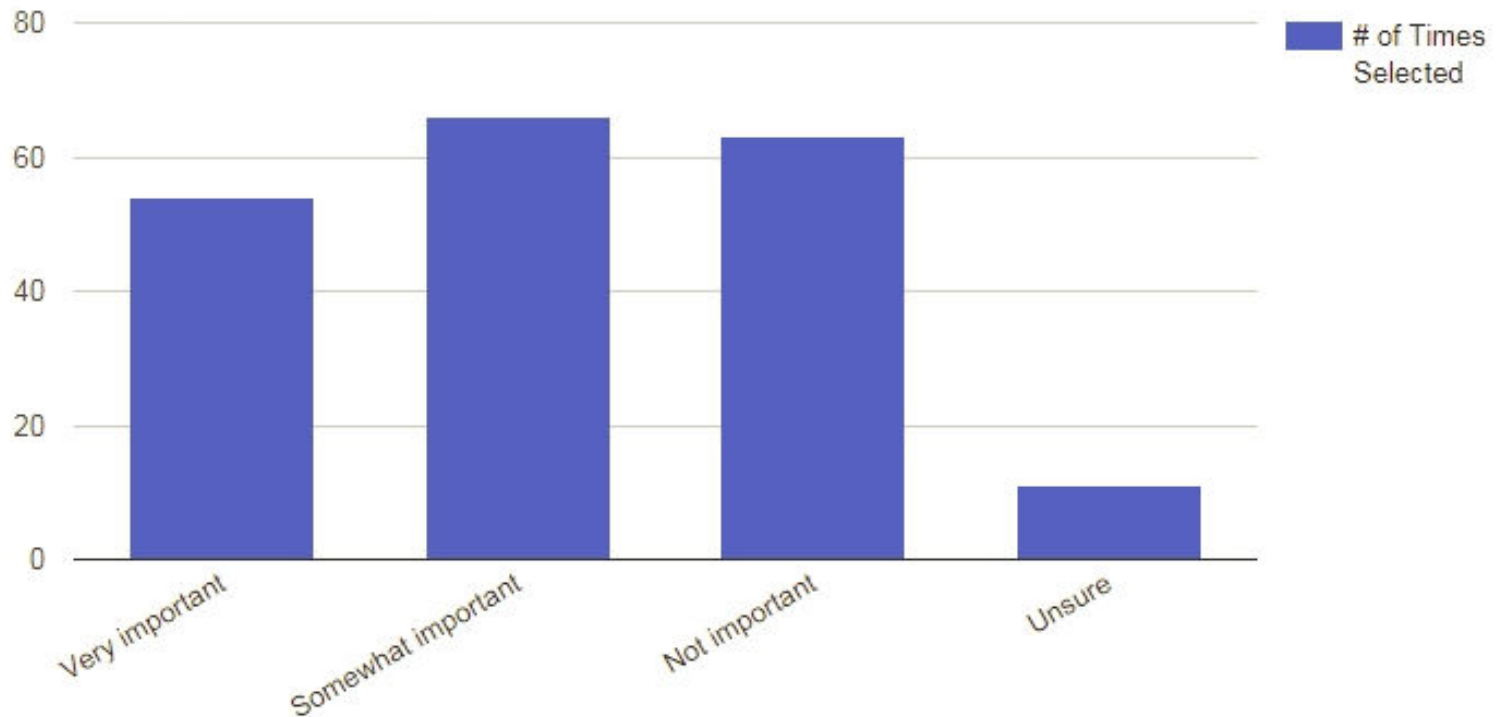
How important is it to repair and/or replace missing sidewalks along Roe Boulevard to better connect pedestrians to important destinations? Select 1 response.



Importance of Connecting Sidewalks

(first 196 respondents)

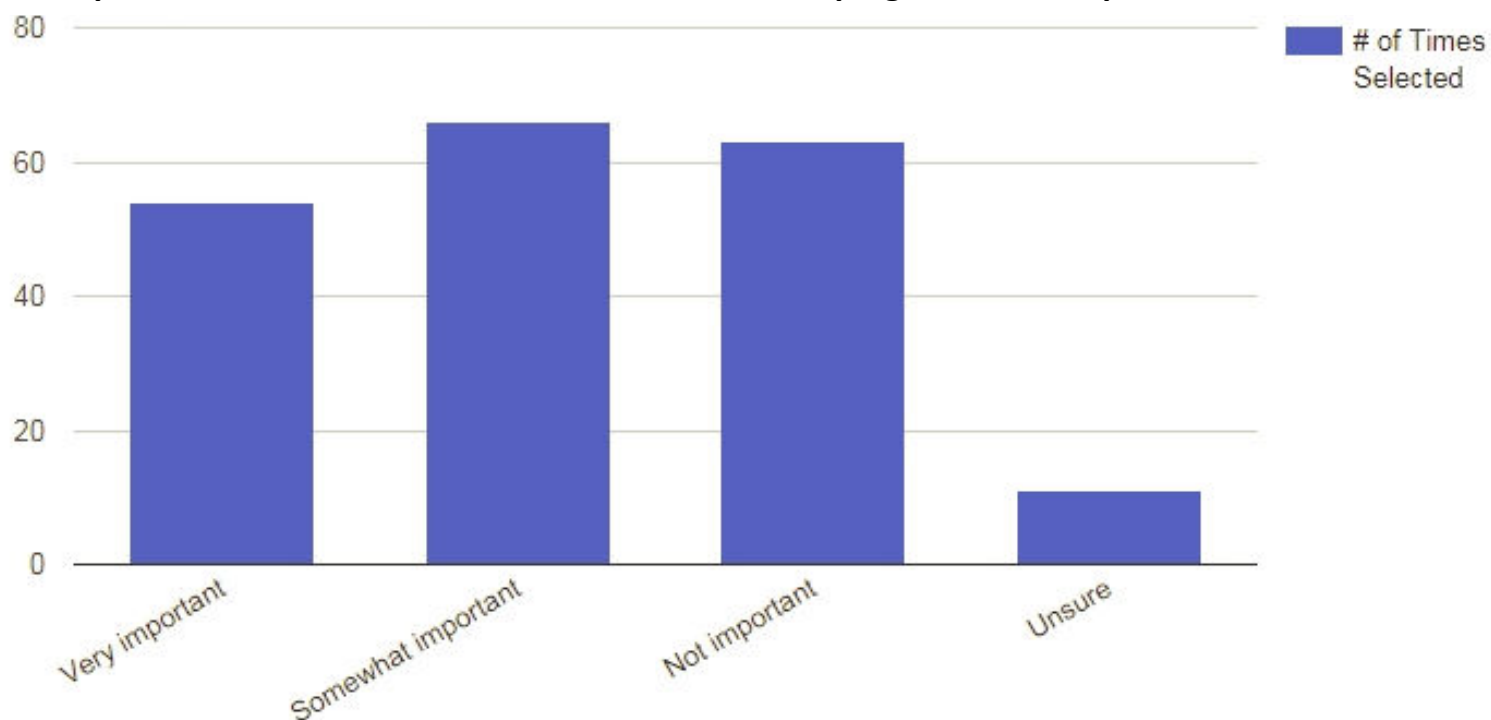
How important is it to create a “tunneling effect” on Roe Boulevard by adding landscaping and narrowing the vehicular travel lanes in a way that makes motorists feel they should drive more slowly and carefully? Select 1 response.



Importance of Creating a “Tunneling Effect”

(first 196 respondents)

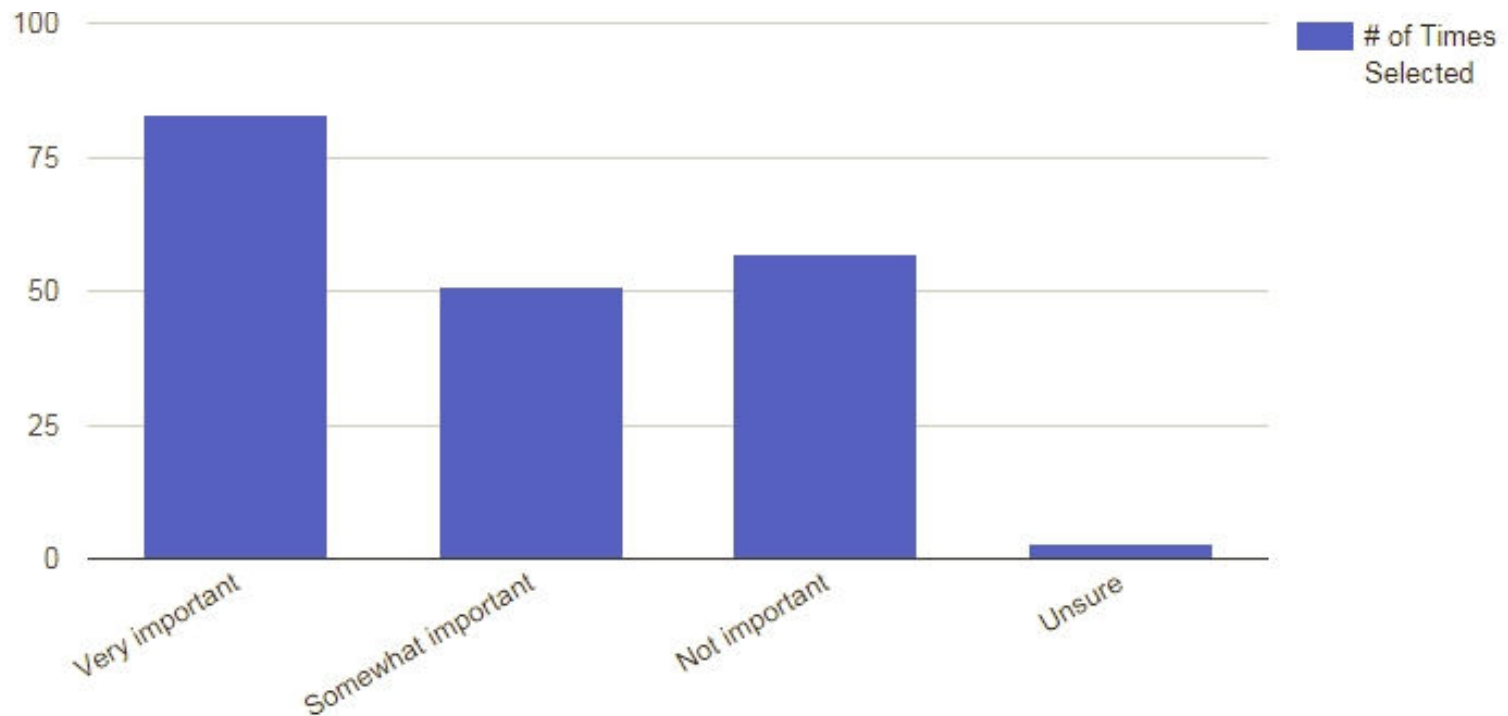
How important is it to shorten and/or eliminate striped right- and/or left-hand turn lanes in the commercial area along Roe Boulevard to provide smoother traffic flows, limit the potential for motorist-pedestrian conflicts, and make room for landscaping? Select 1 response.



Importance of Shortening/Eliminating Turn Lanes

(first 196 respondents)

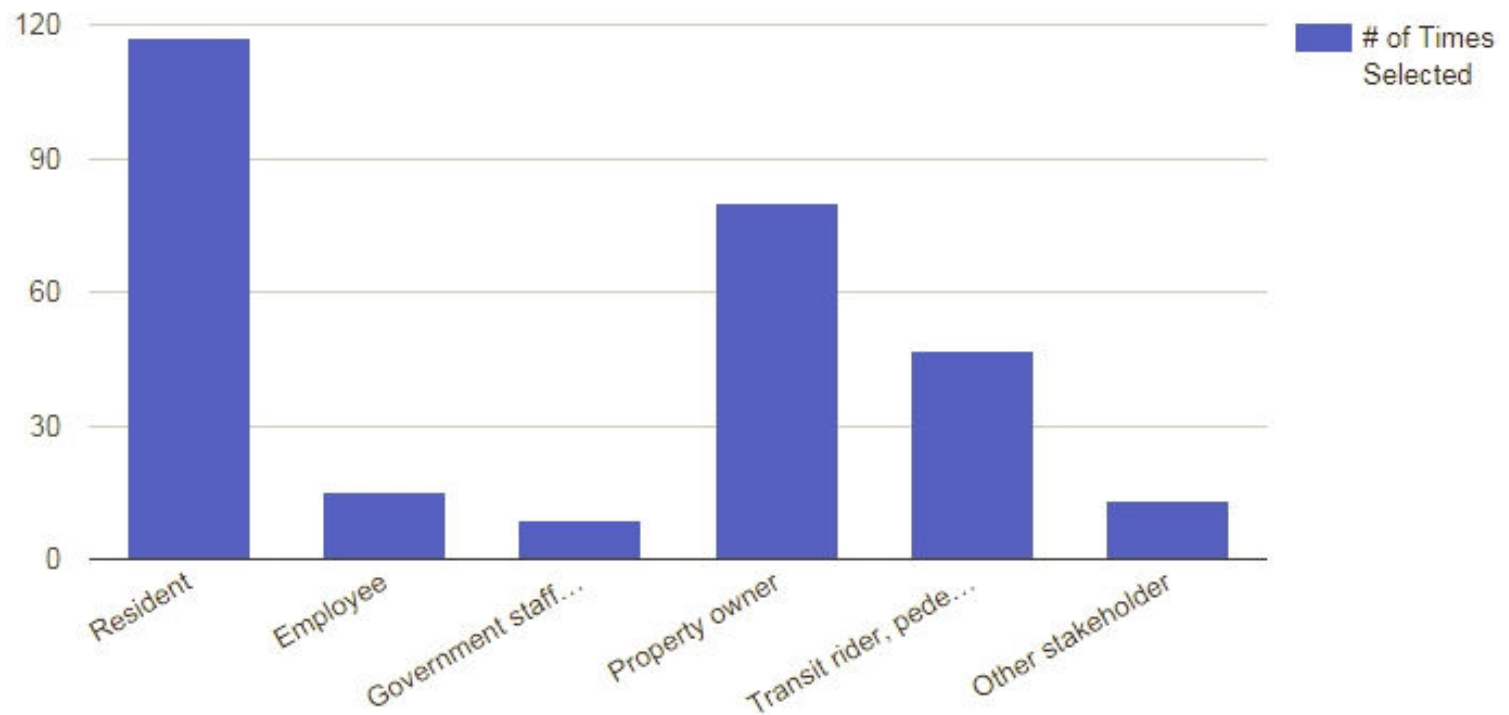
How important is it to create a unique streetscape (street lights, landscaping, benches, art, and/or other items) for Roe Boulevard that may help distinguish Roeland Park from other KC Metro communities? Select 1 response.



Importance of Creating Uniqueness

(first 196 respondents)

How would you describe yourself? Select up to 6 responses.



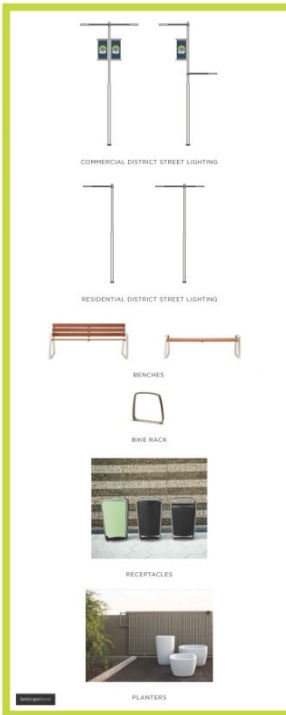
Who's Commenting
(first 196 respondents)

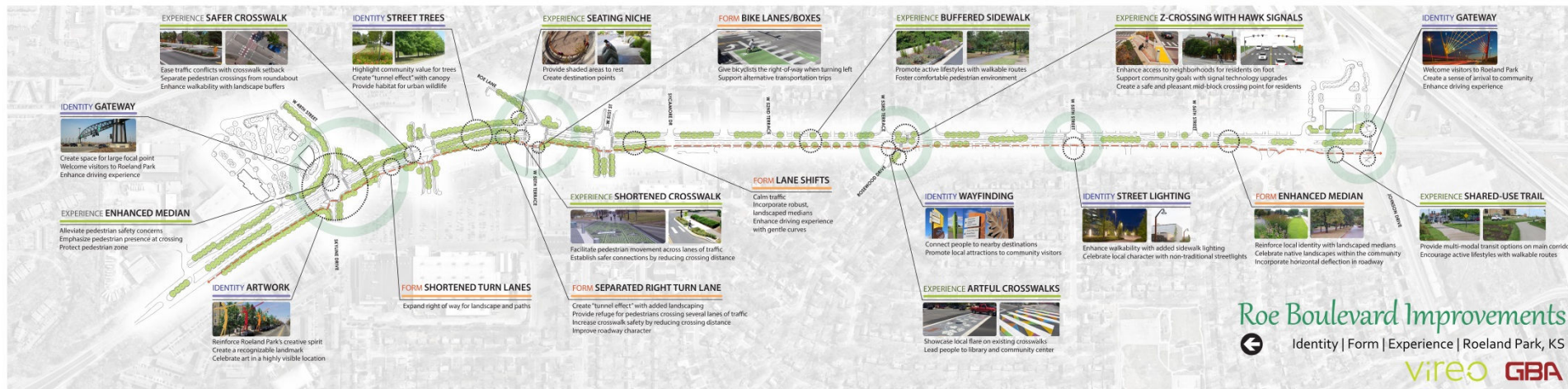


DIVERSITY GROWING SMALL TOWN FEEL
COMMUNITY MOVING FORWARD
DYNAMIC NOT A 'PASS THROUGH' TOWN LEARNING
WELCOME HOME RELAXING
ARTISTIC
WALKABLE
EVOLVING
TREES
FRIENDLY
SAFE
OPPORTUNITY
TREND SETTERS
REMEMBER THE PAST, LOOK TO THE FUTURE
PROXIMITY
WHAT DOES
ROELAND PARK
WANT TO BE
KNOWN FOR?
A PLACE
TO PUT
DOWN
ROOTS
GREENSPACE
ALL AGES
HIP
FAMILY
WE ARE ALL NEIGHBORS



Create something
UNIQUE
to set Roeland Park apart!

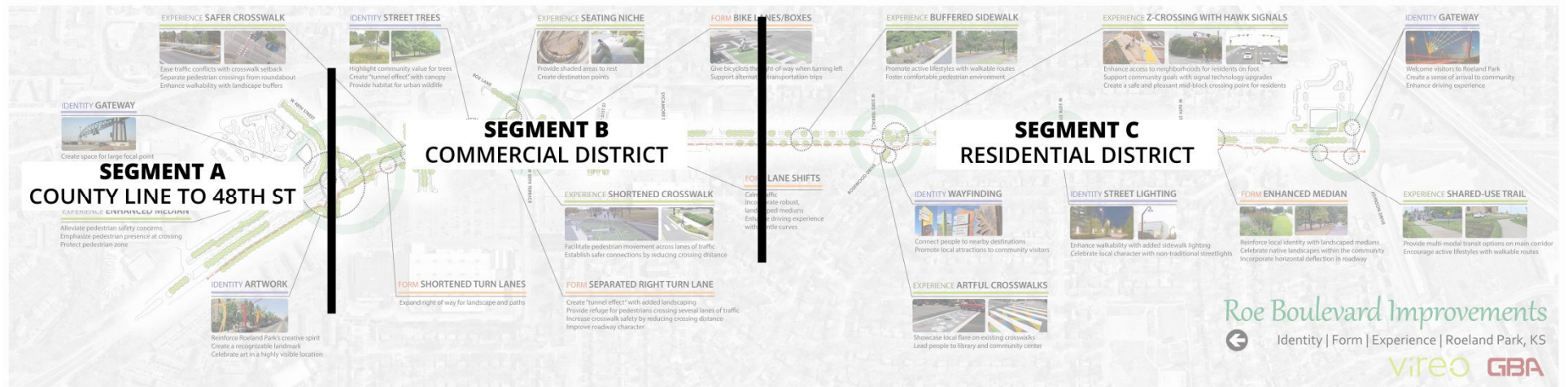




THE VISION



Identity, Form, Experience



THE VISION



Identity, Form, Experience

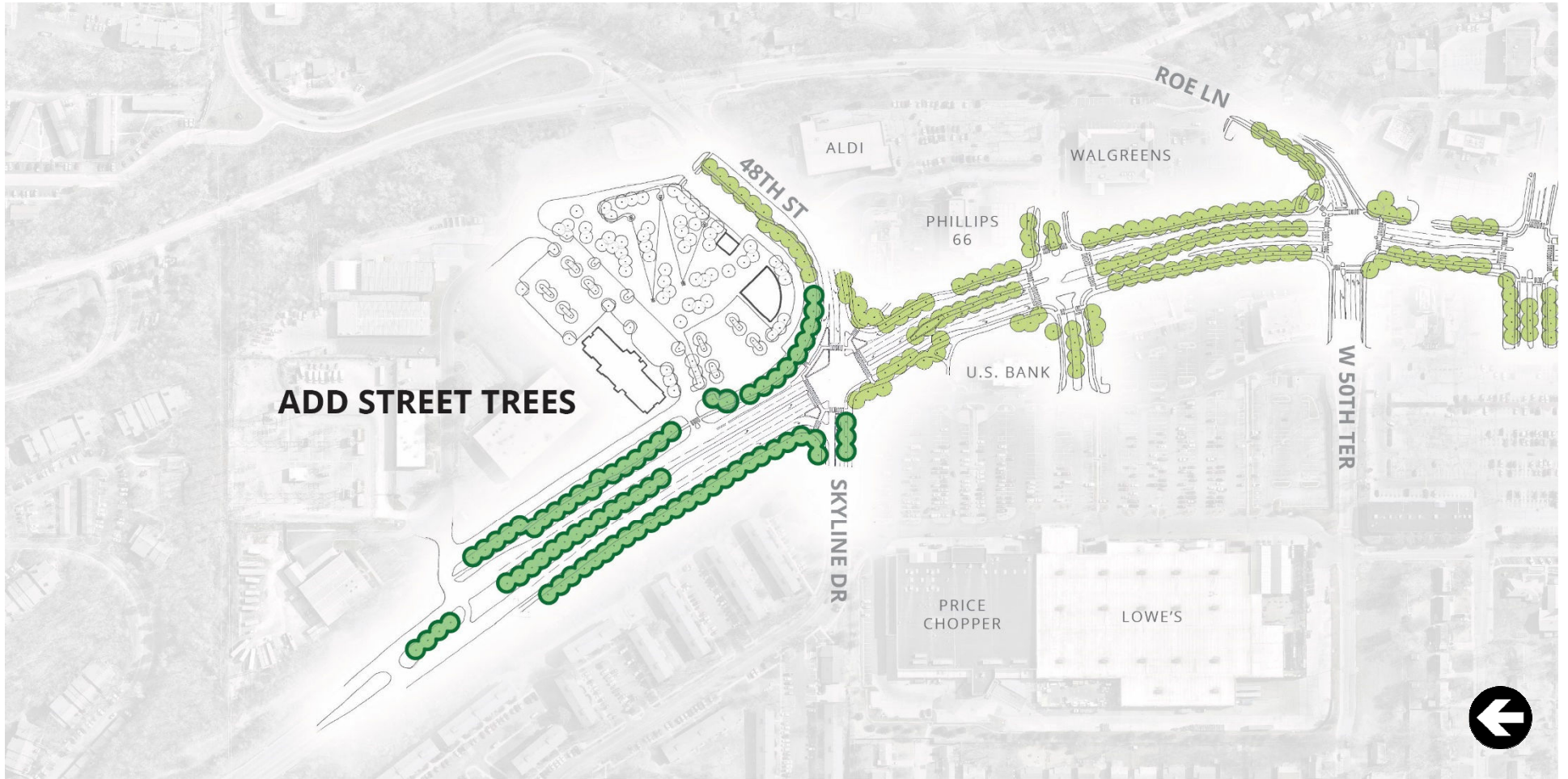


SEGMENT A

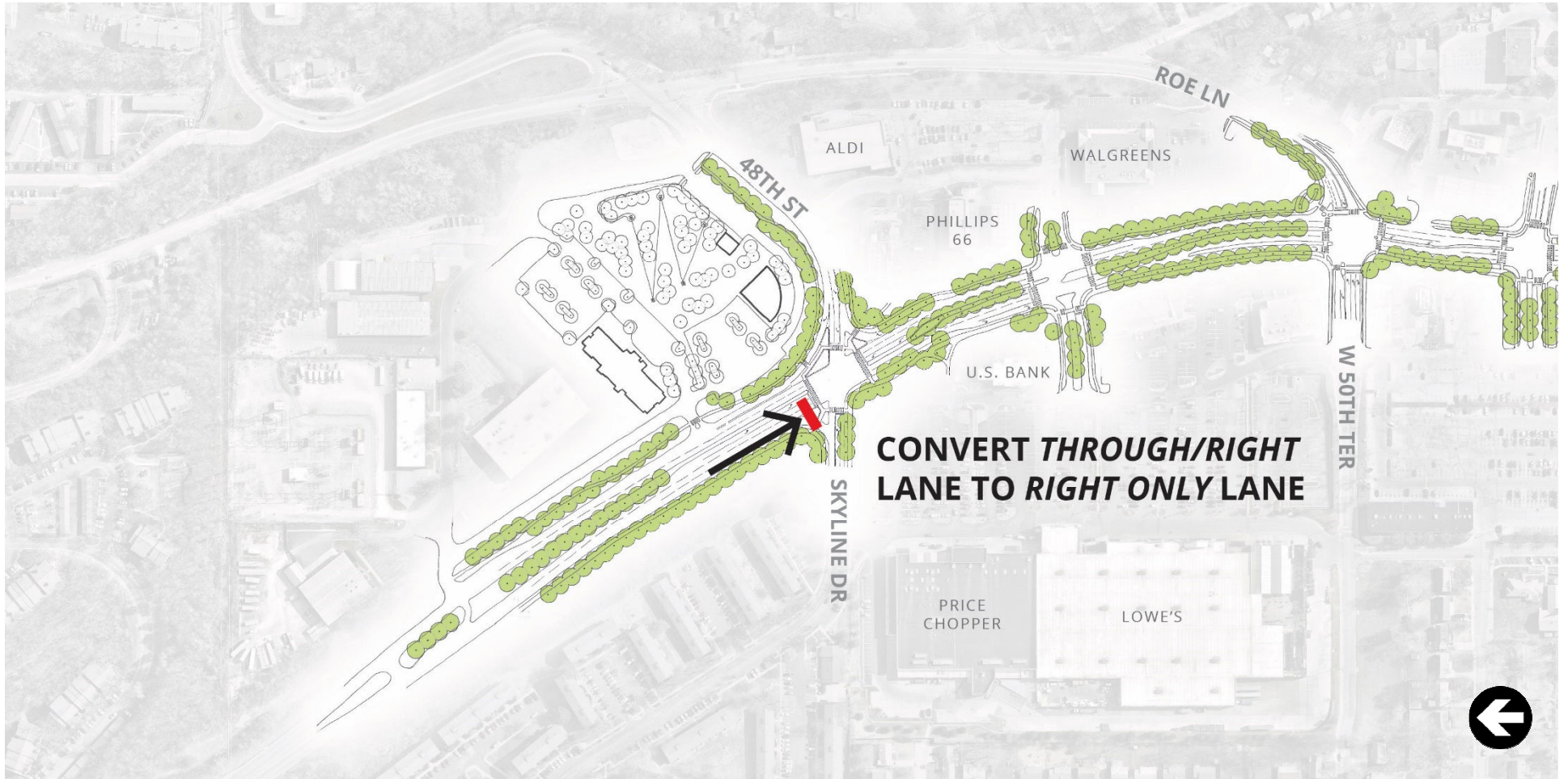
COUNTY LINE TO 48TH ST



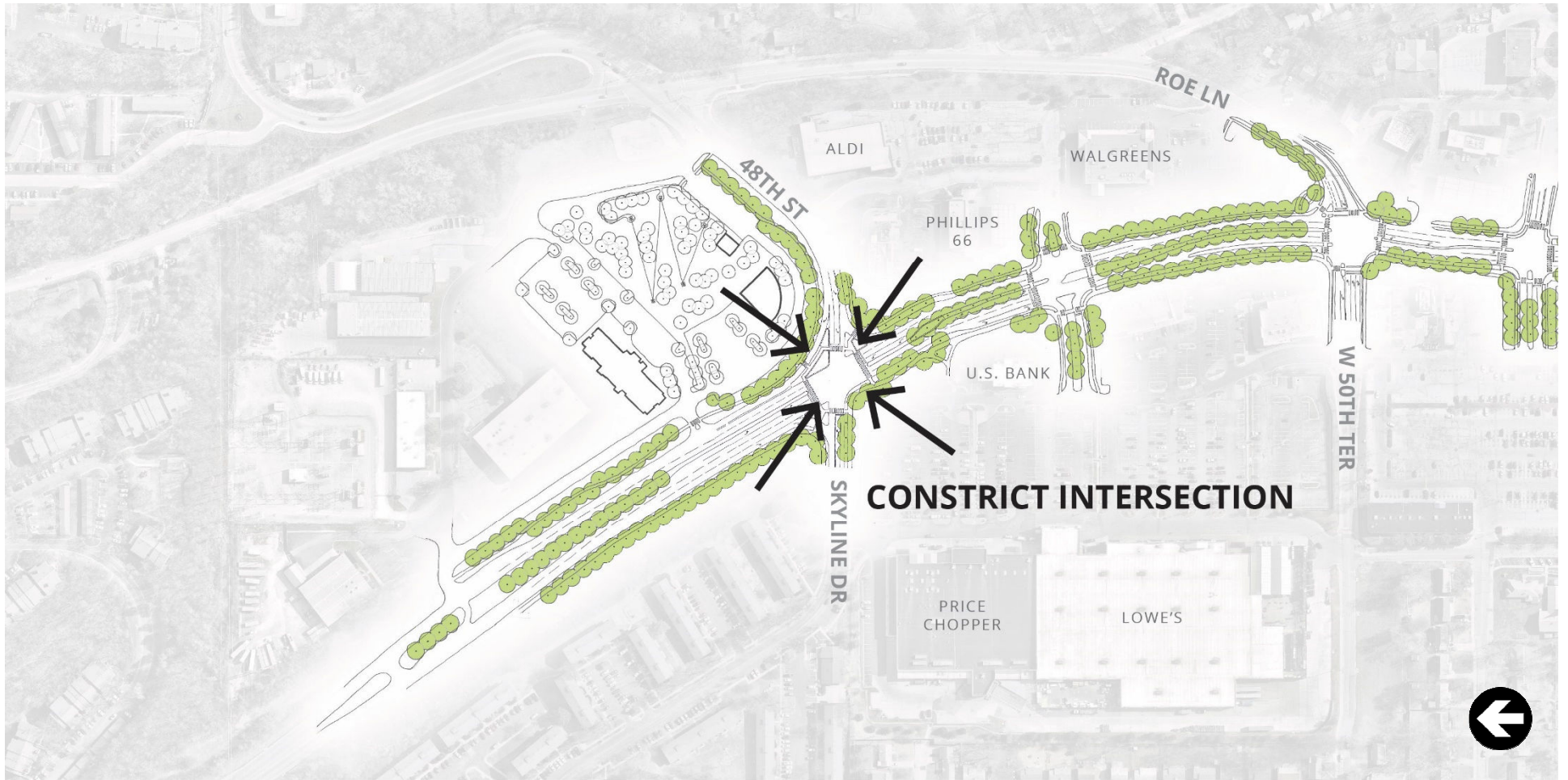
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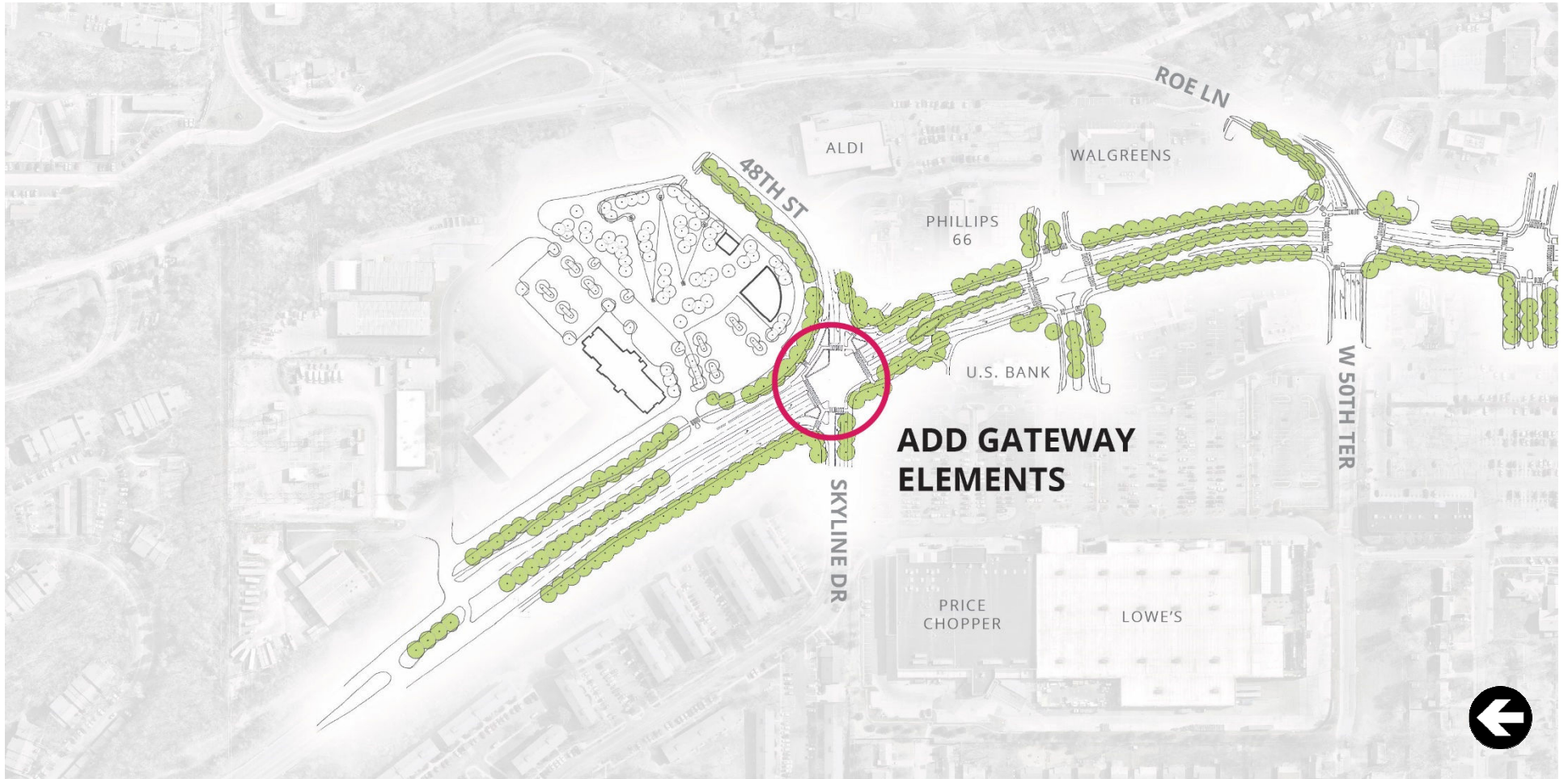
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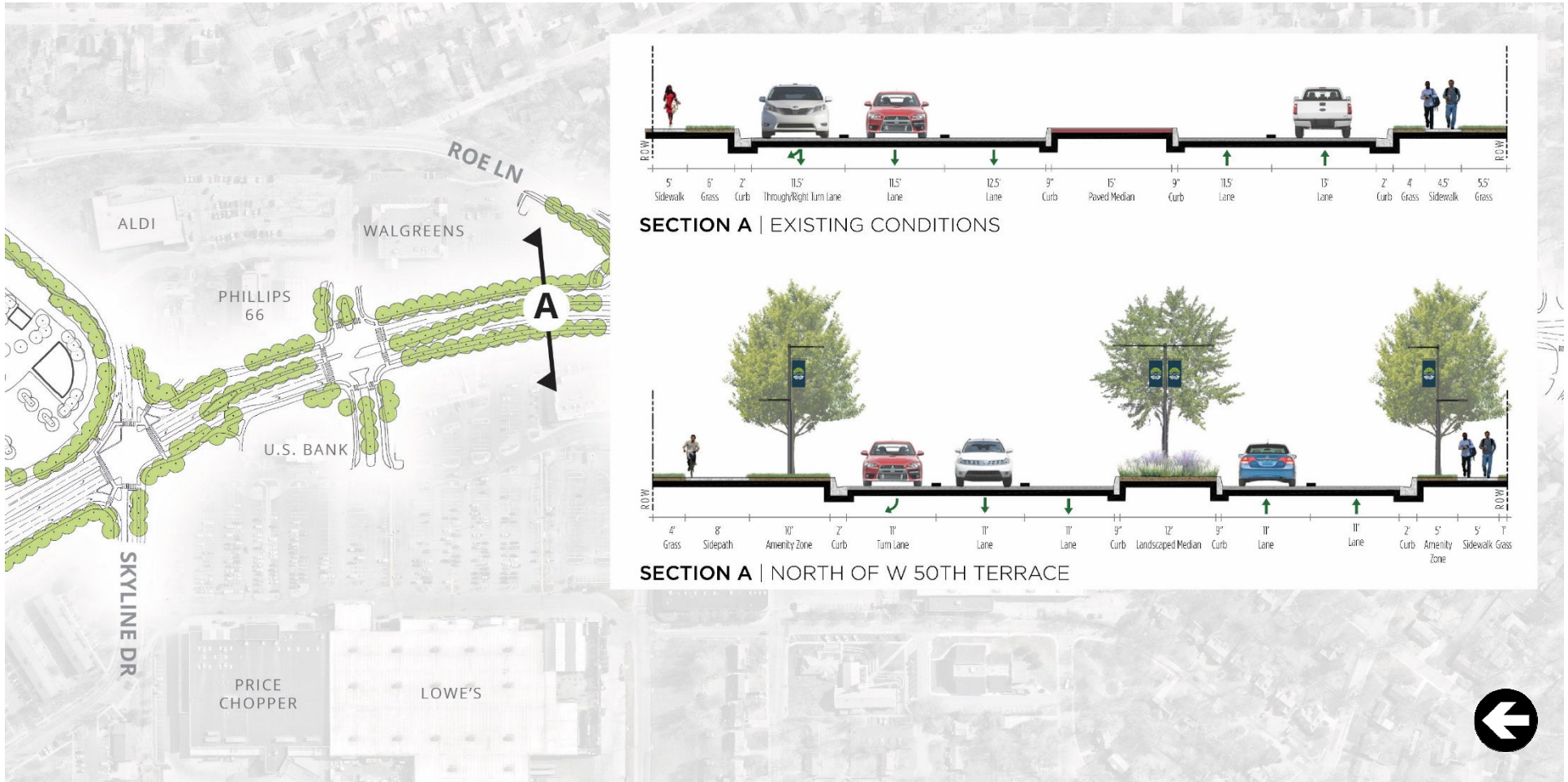


SEGMENT B

COMMERCIAL DISTRICT



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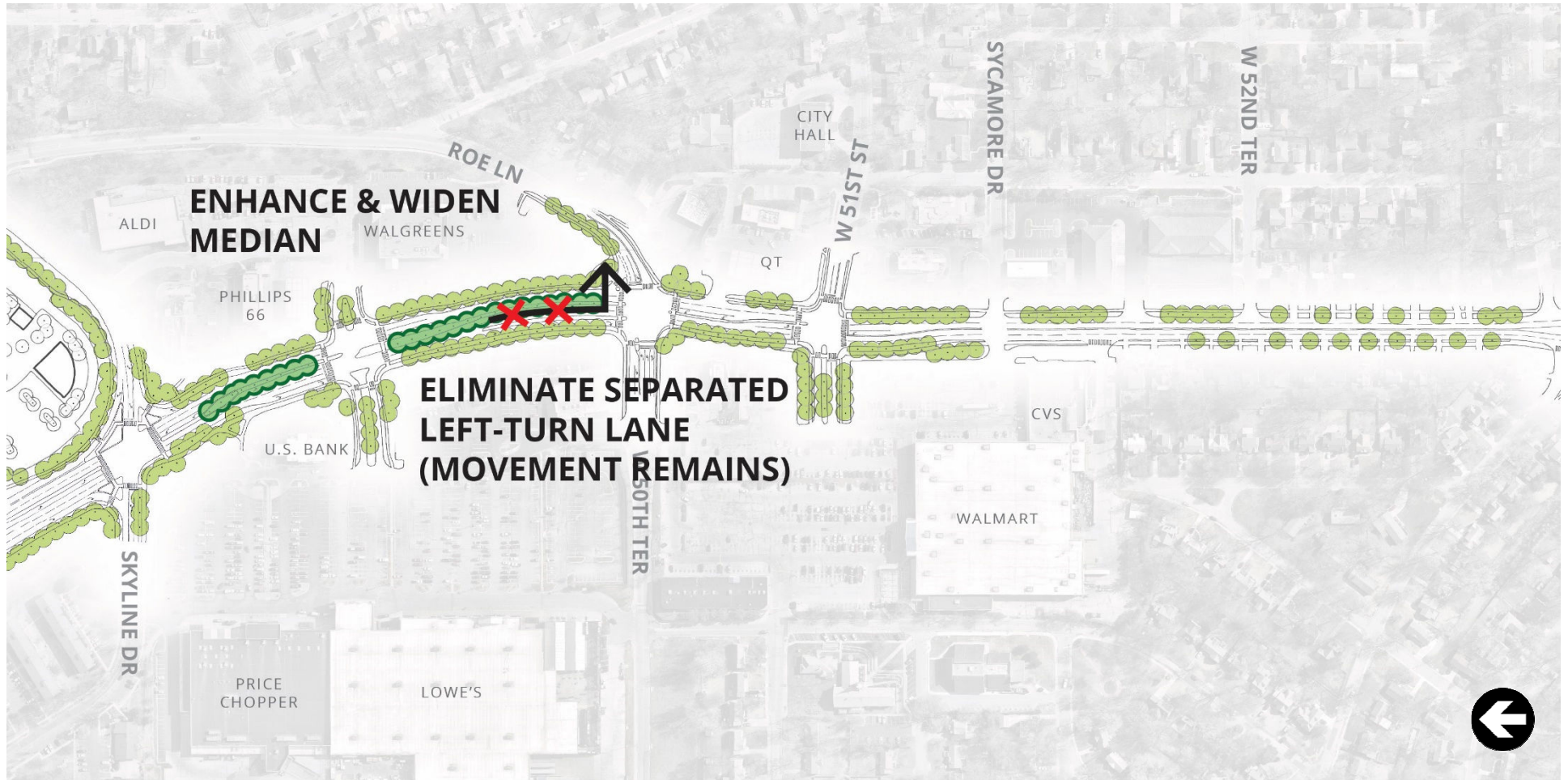
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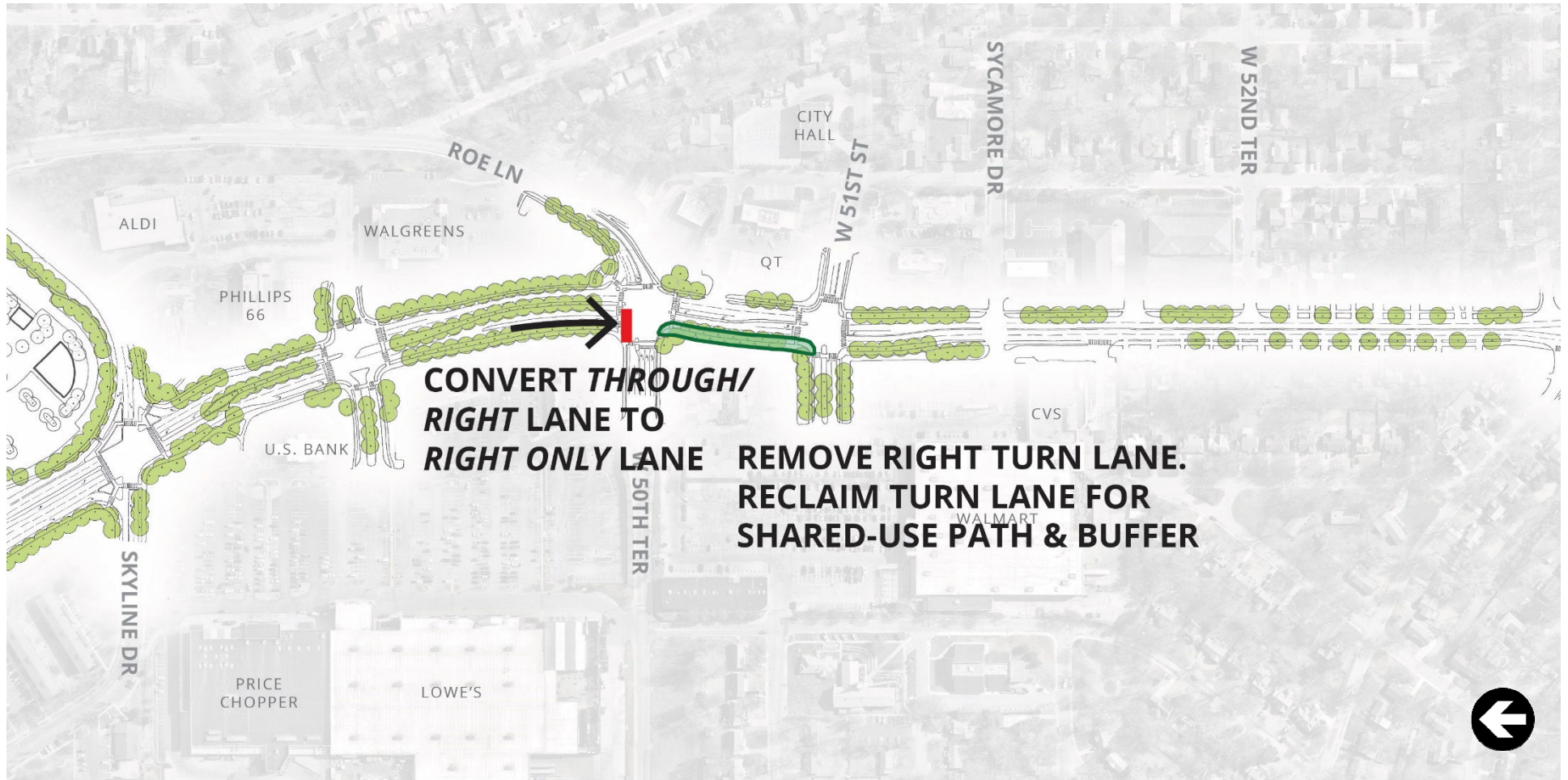
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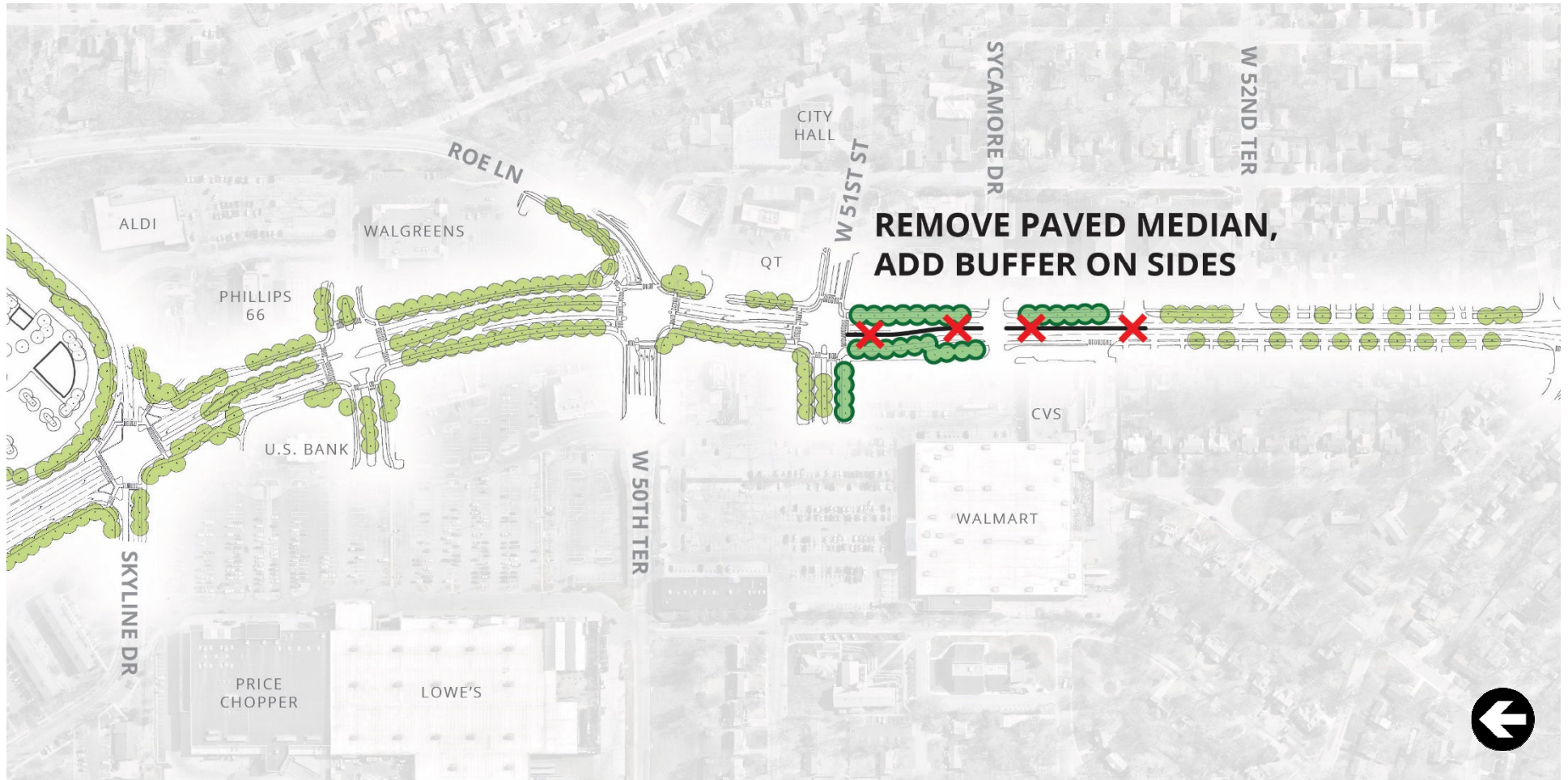
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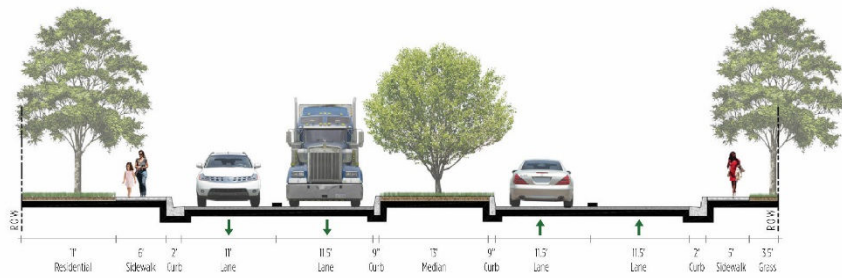


SEGMENT C

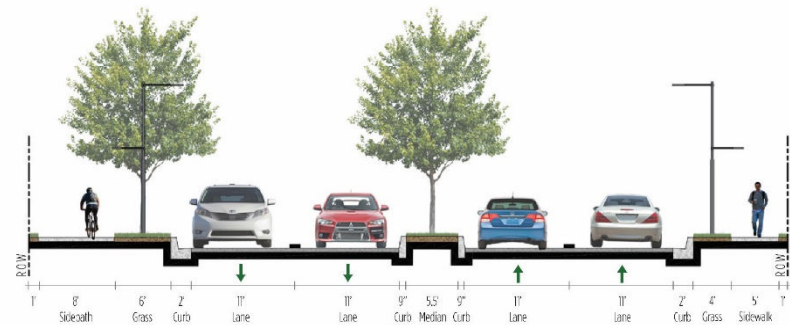
RESIDENTIAL DISTRICT



Identity, Form, Experience



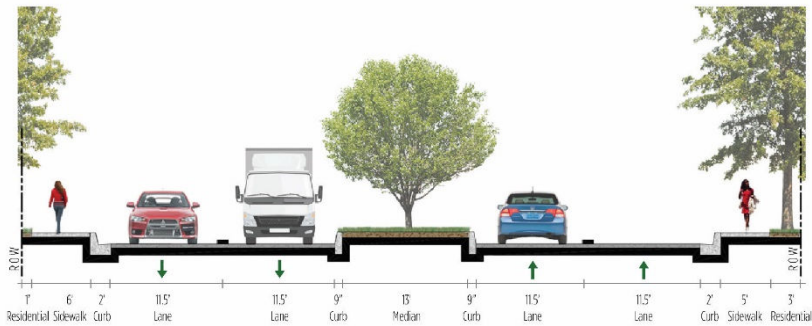
SECTION B | EXISTING CONDITIONS



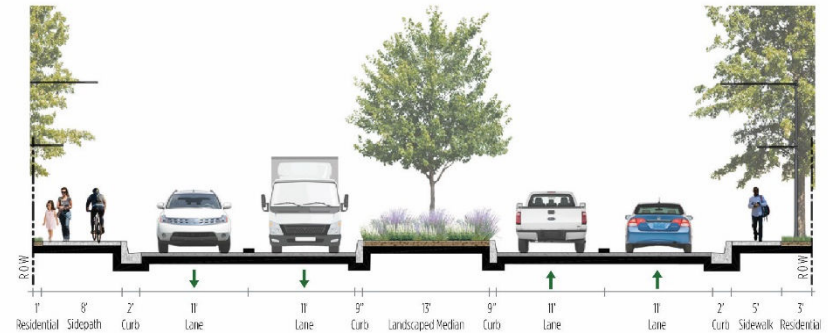
SECTION B | SOUTH OF W 52ND TERRACE - ALTERNATIVE 1



Identity, Form, Experience



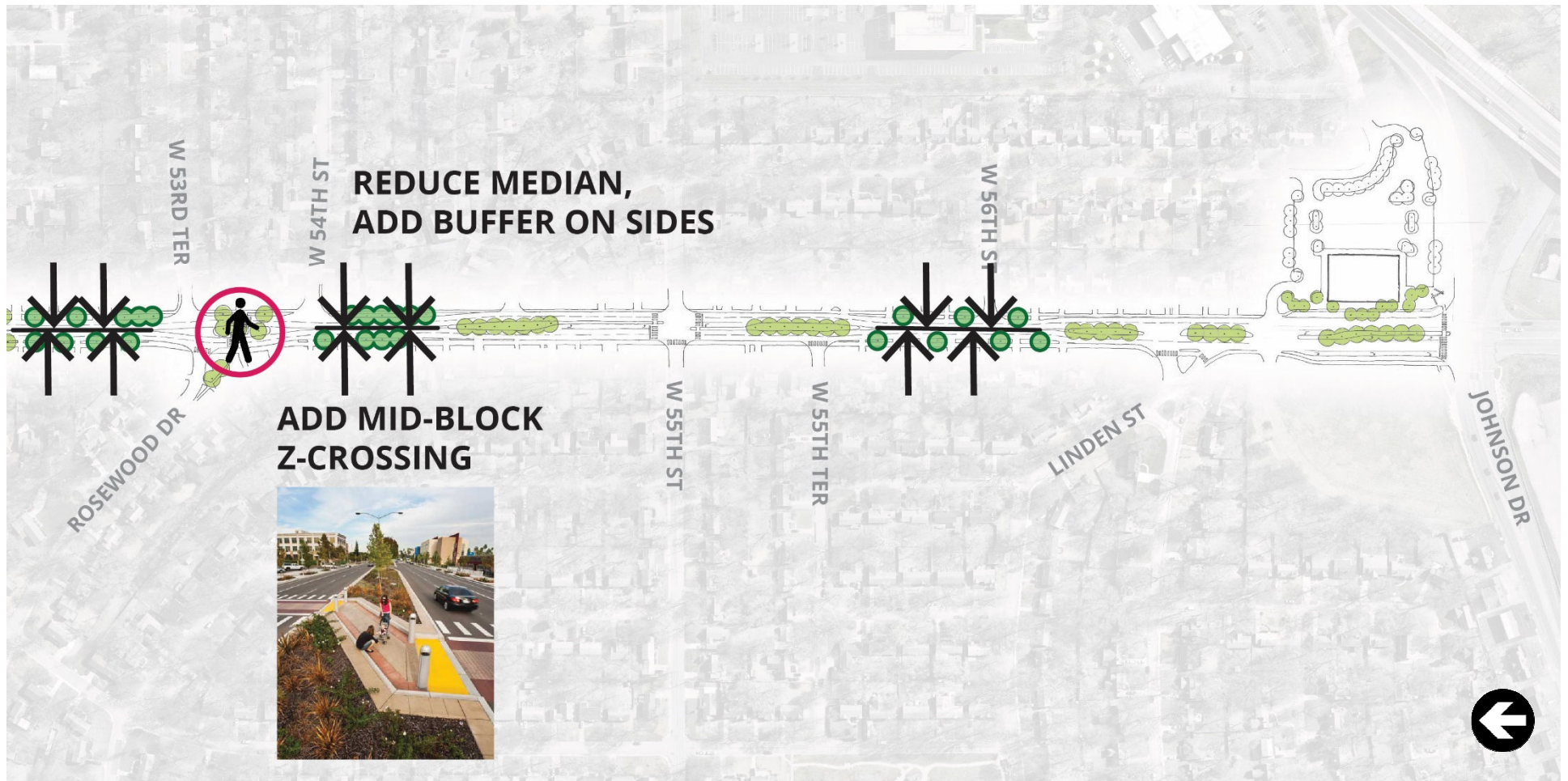
SECTION C | EXISTING CONDITIONS



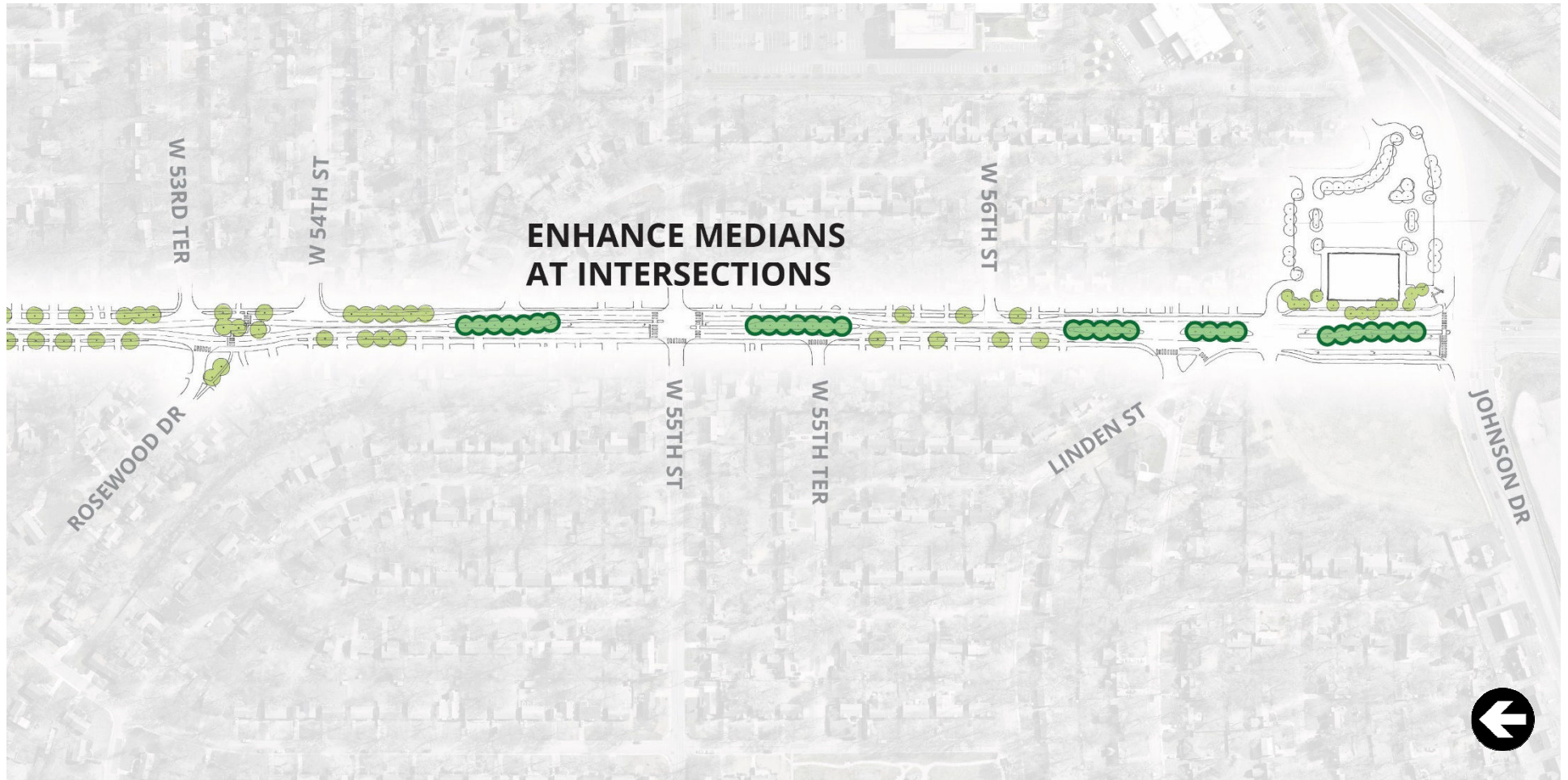
SECTION C | SOUTH OF W 55TH TERRACE - ALTERNATIVE 2



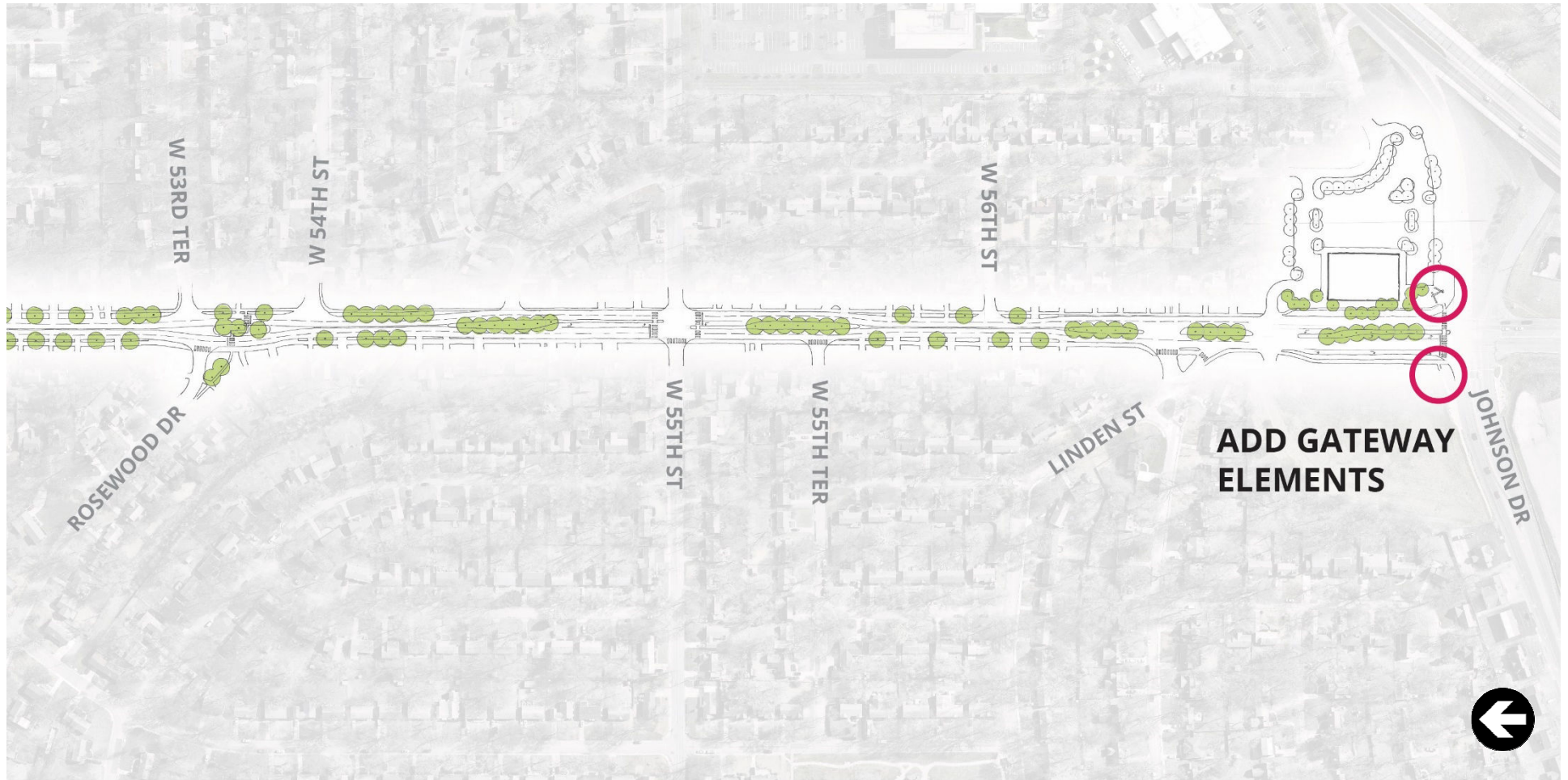
Identity, Form, Experience



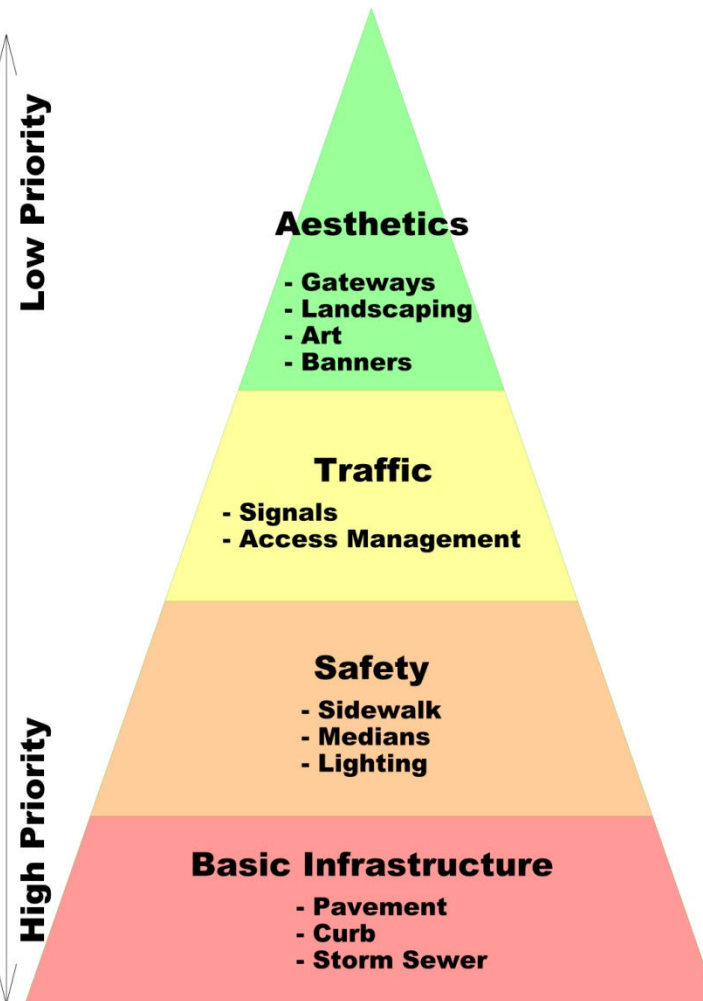
Identity, Form, Experience



Identity, Form, Experience



Identity, Form, Experience



Financially Feasible?

Roe Boulevard Improvements

Roeland Park, Kansas



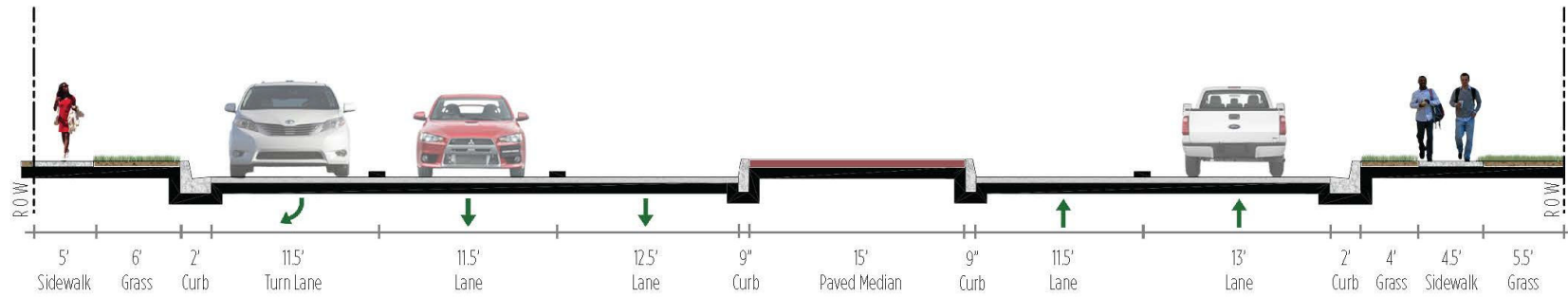
Visioning Phase

Thank You!

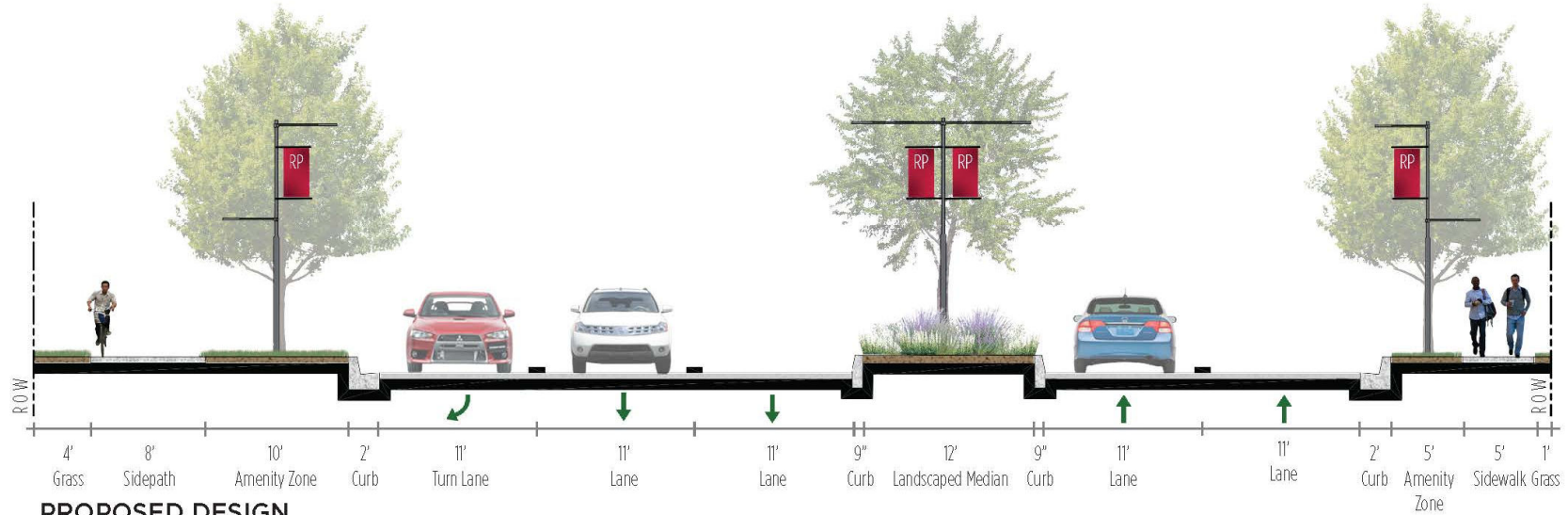
November 6, 2017 | Roeland Park City Hall



48th/Skyline: Existing vs. Concept



EXISTING CONDITIONS



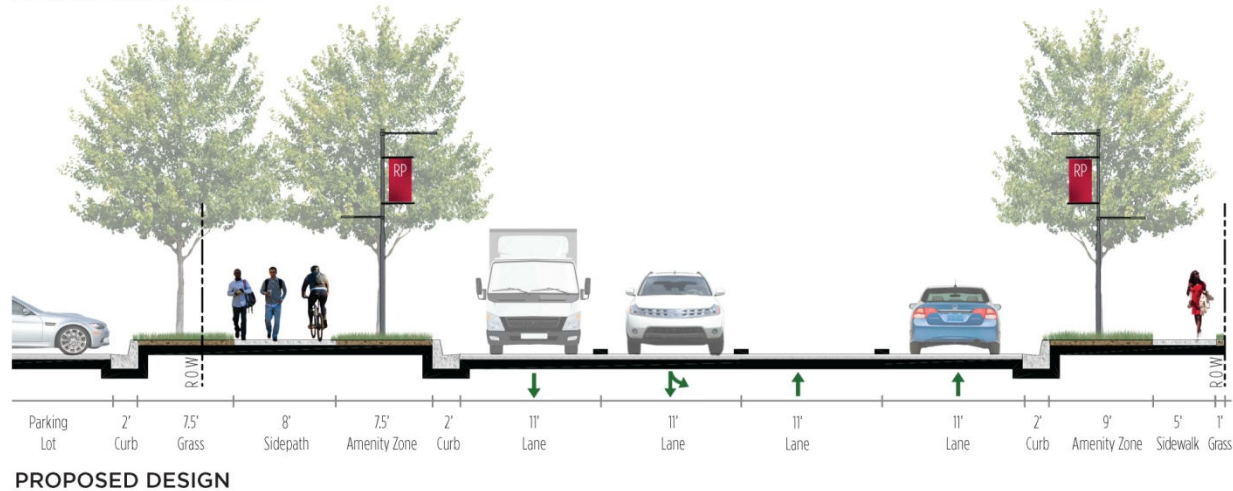
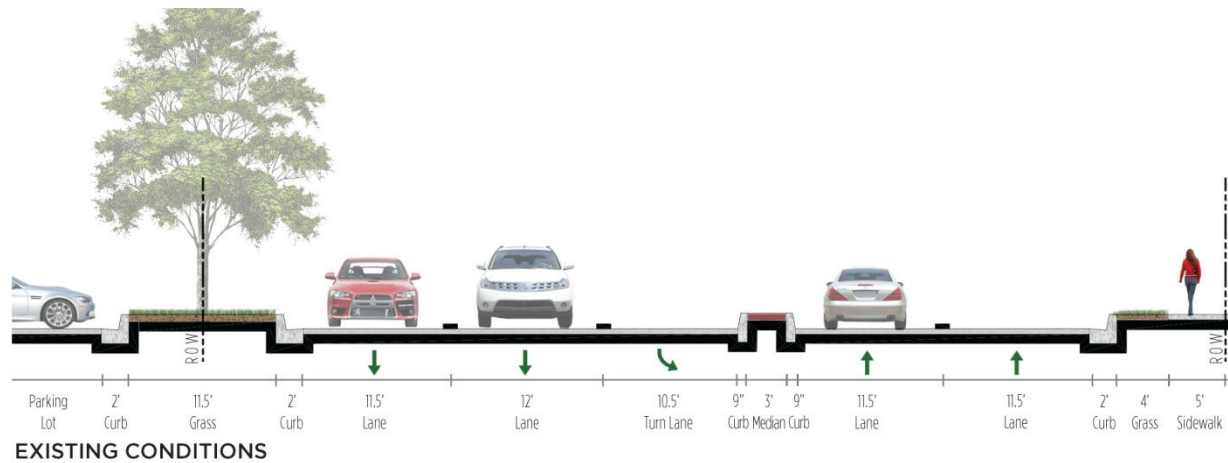
PROPOSED DESIGN



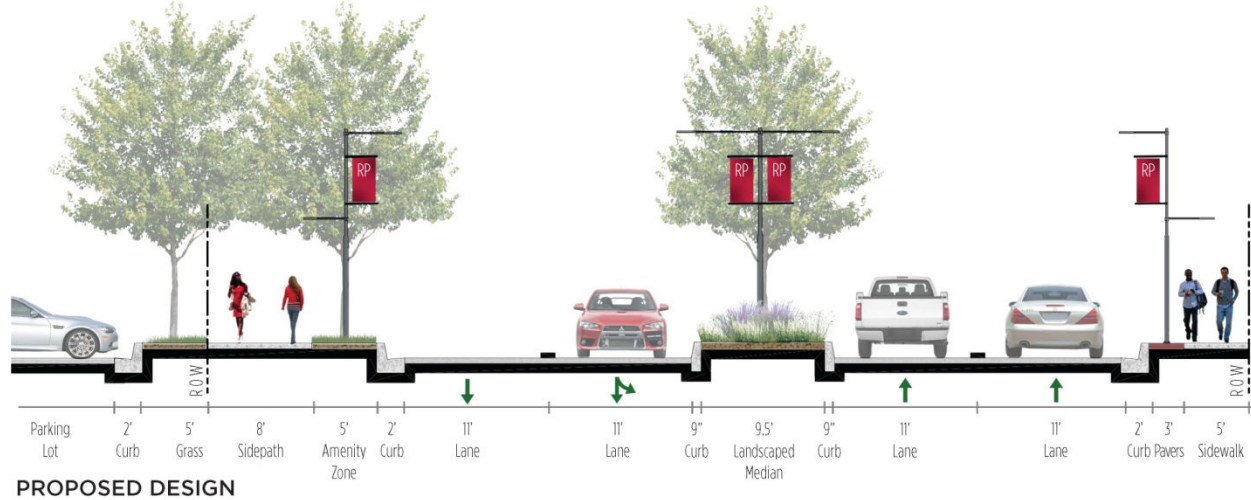
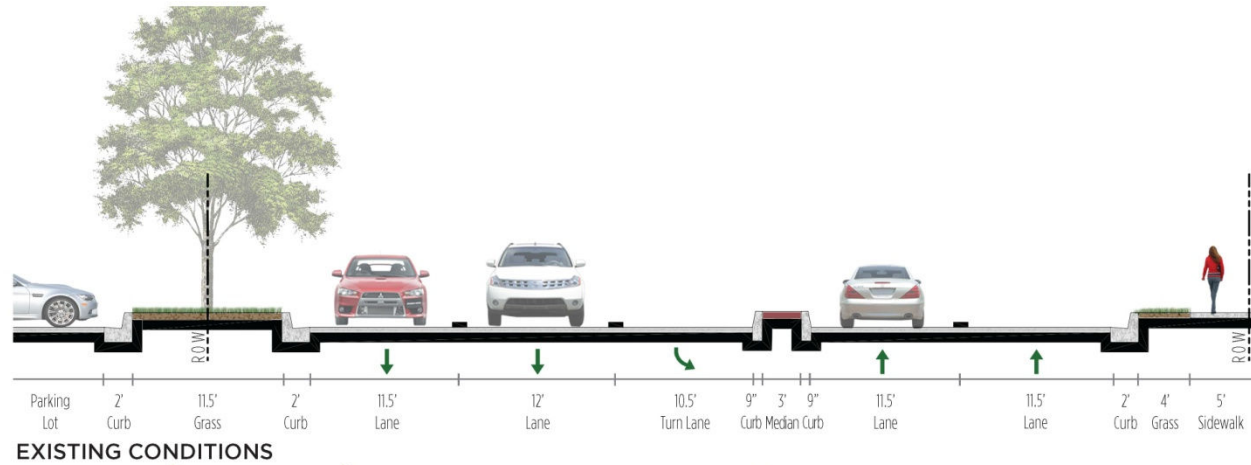
Section A – North of W. 50th Terrace



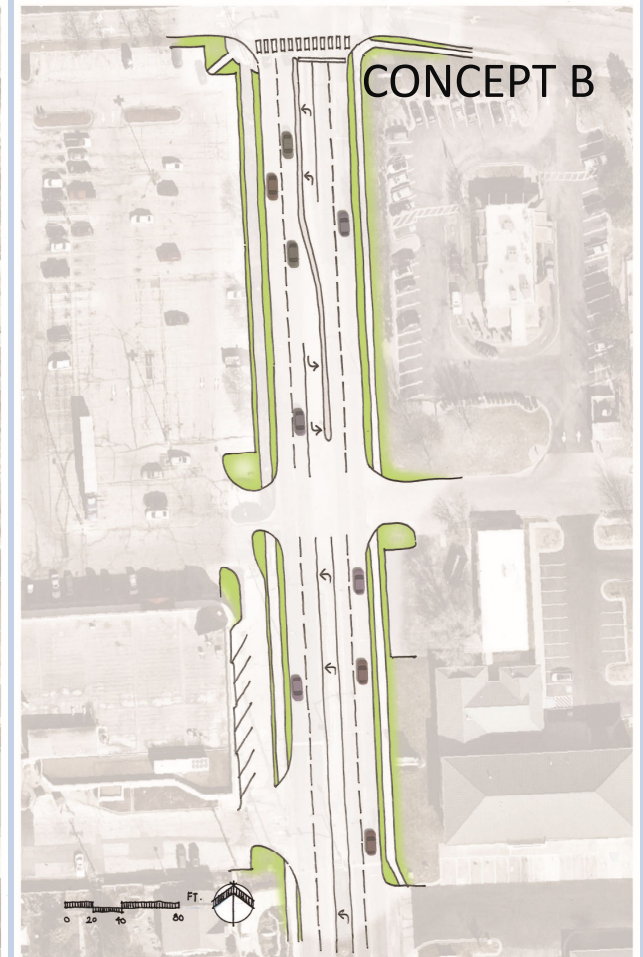
50th Terr./Roe Ln: Existing vs. Concept



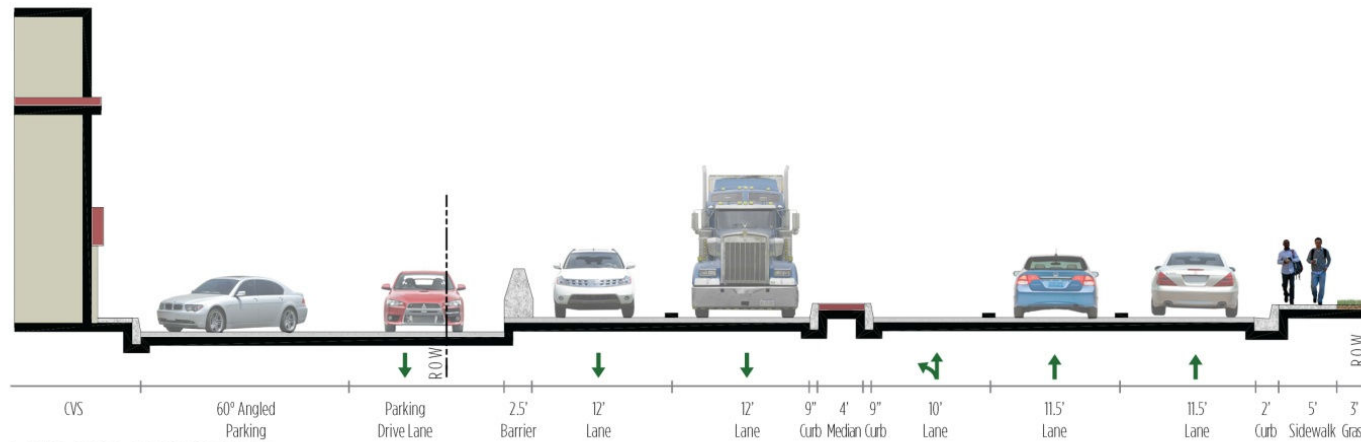
Section B – South of W. 51st Street – Alternative 1



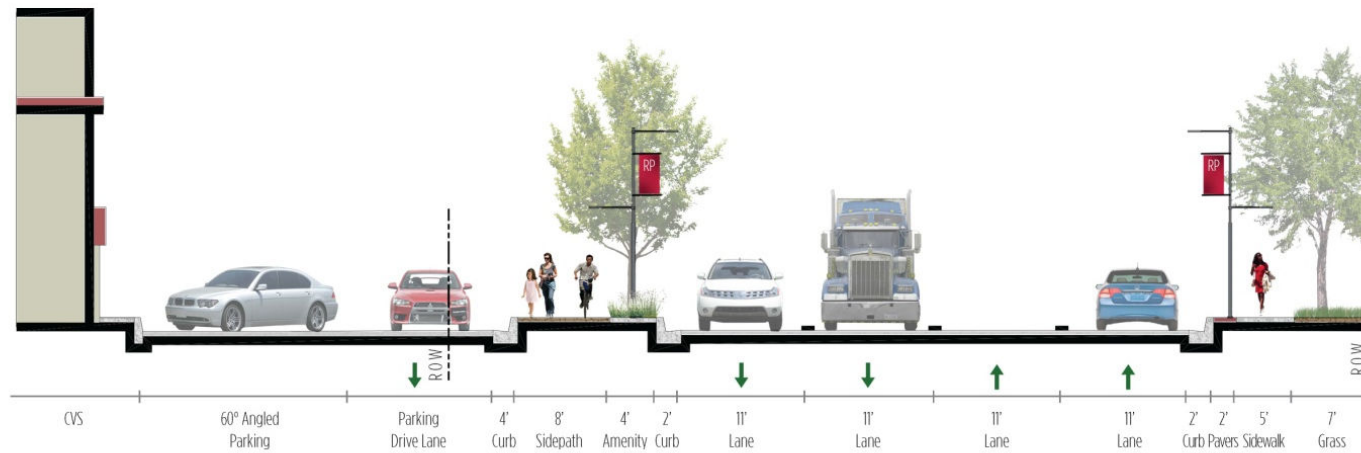
Section B – South of W. 51st Street – Alternative 2



CVS Pharmacy/Vet Center Entrance: Existing vs. Concept



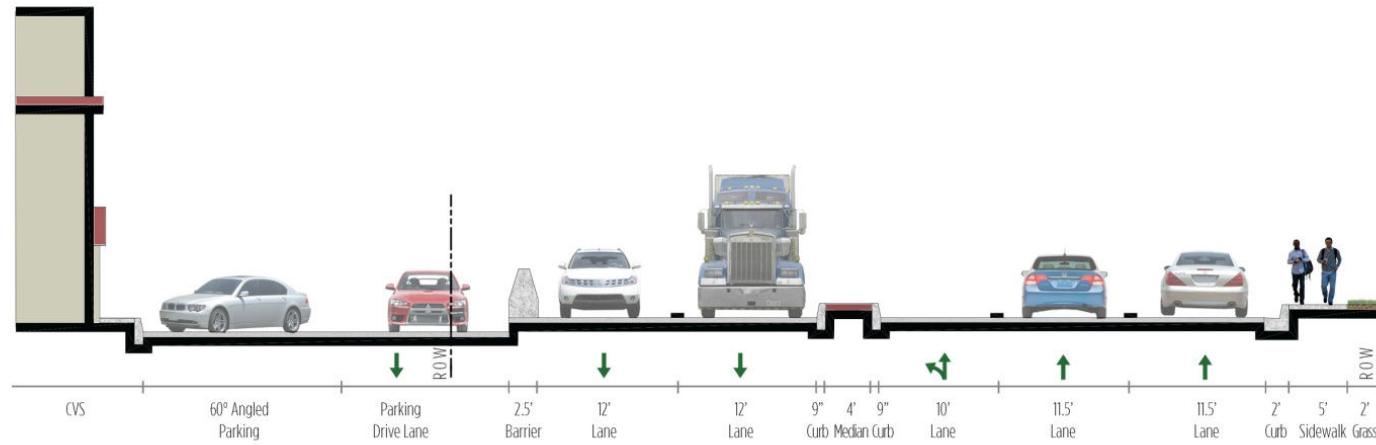
EXISTING CONDITIONS



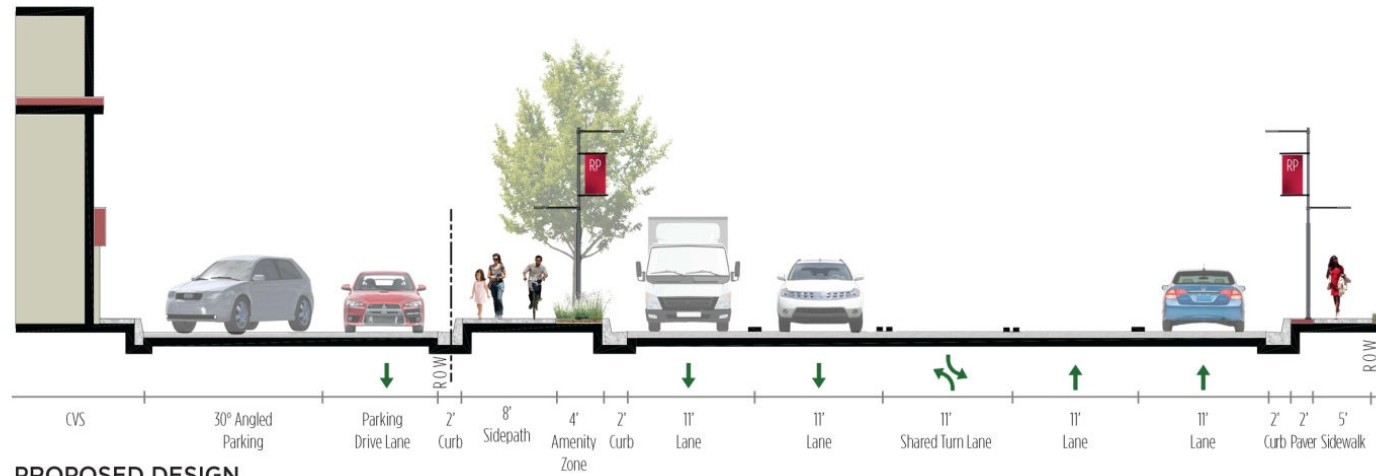
PROPOSED DESIGN



Section C – South of W. Sycamore Drive – Alternative 1



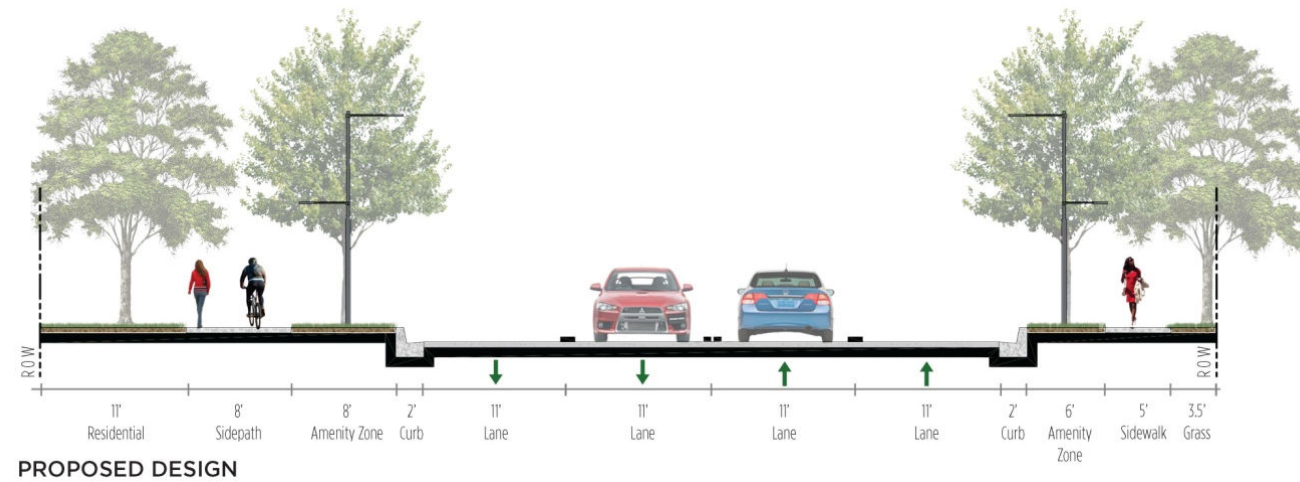
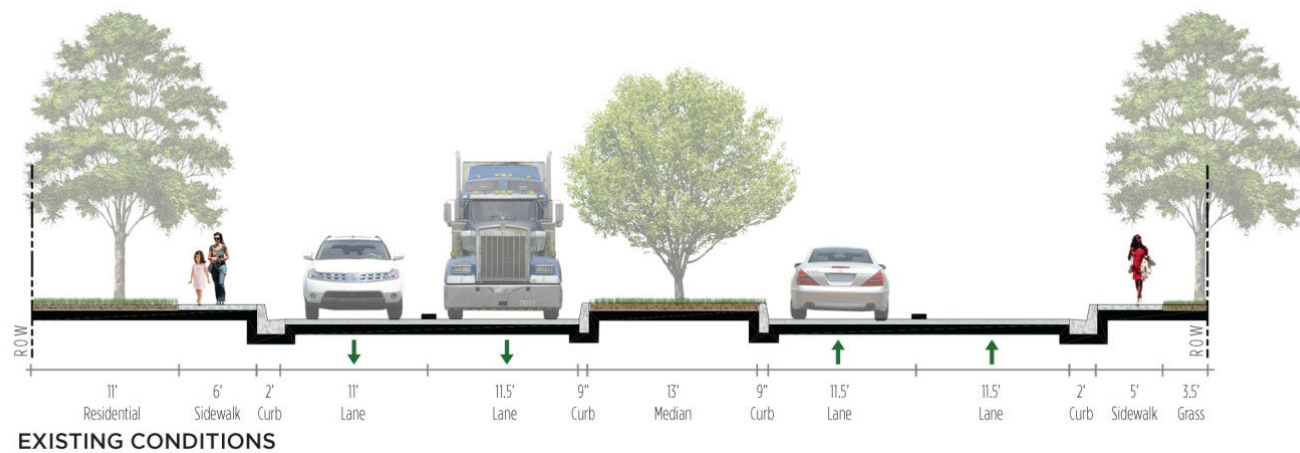
EXISTING CONDITIONS



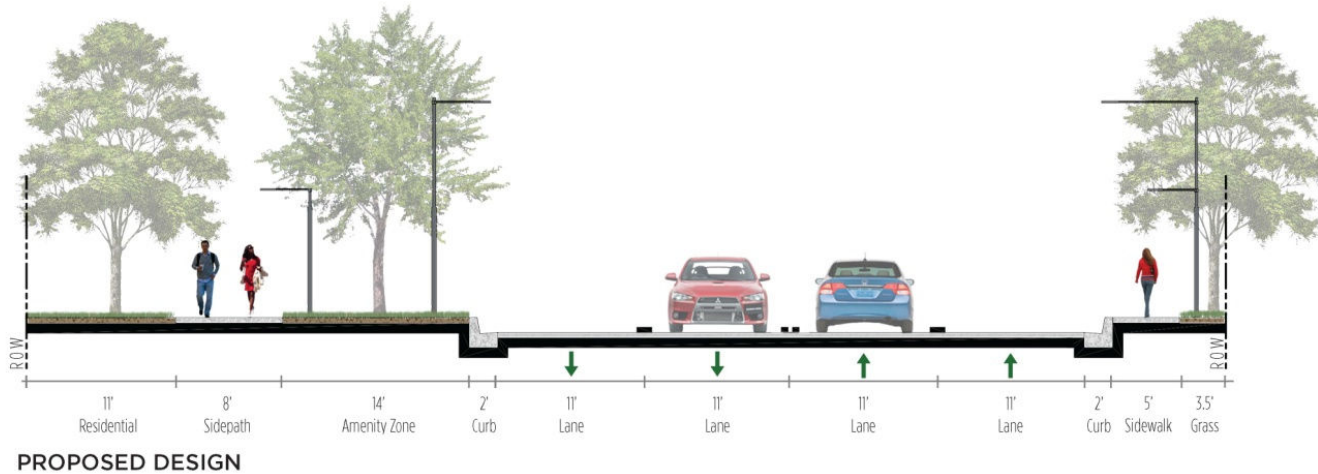
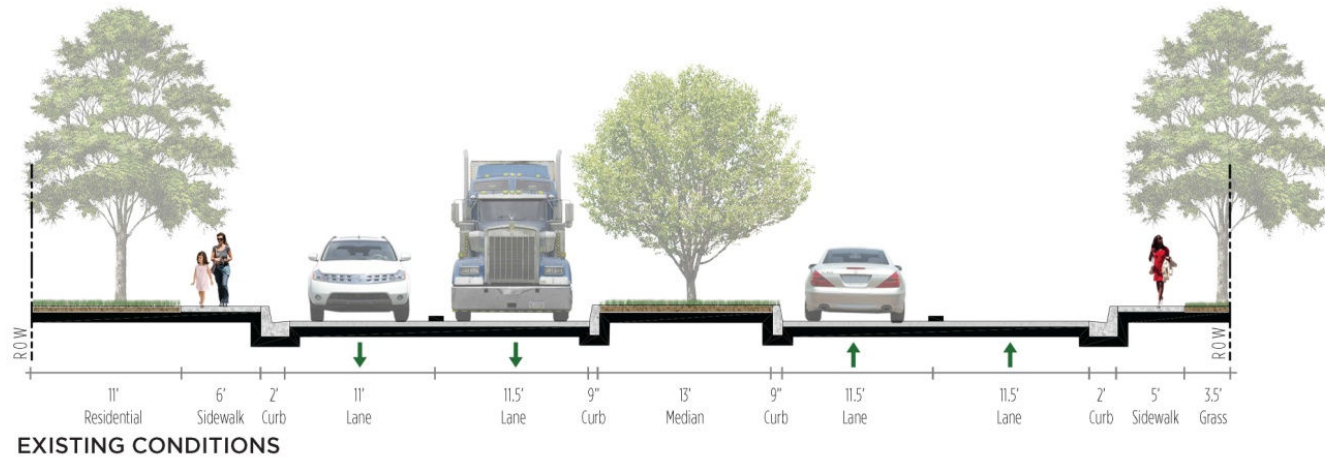
PROPOSED DESIGN



Section C – South of W. Sycamore Drive – Alternative 2



Section D – South of W. 52nd Terrace – Alternative 1



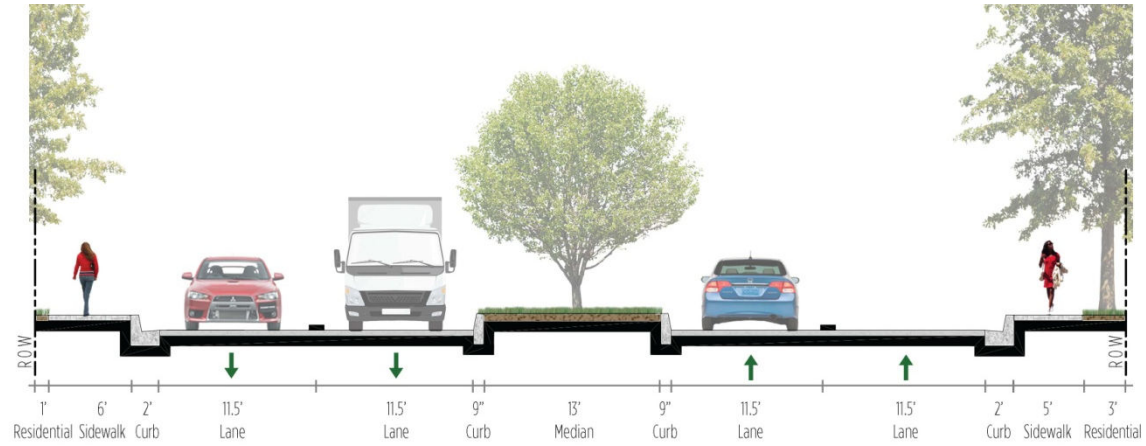
Section D – South of W. 52nd Terrace – Alternative 2



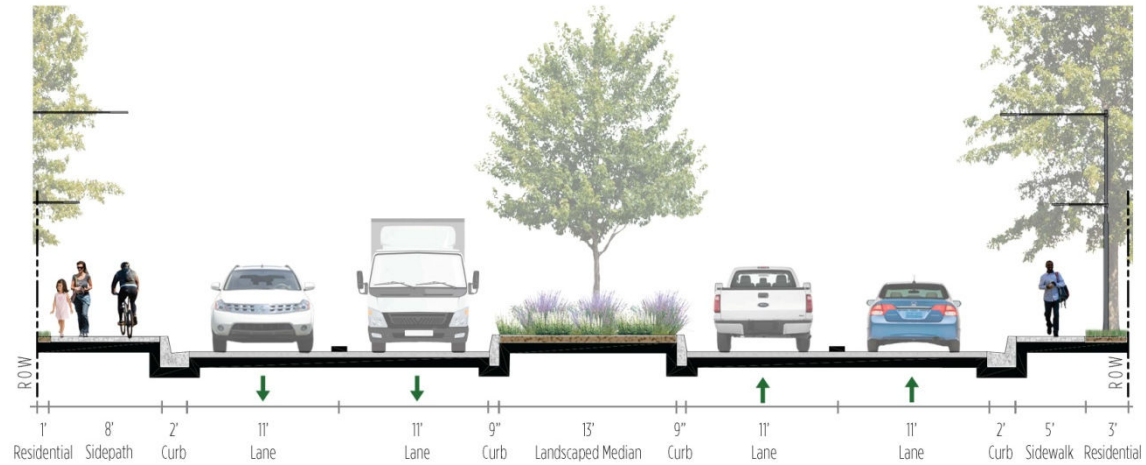
53rd Terr./Rosewood: Existing vs. Concept



55th St: Existing vs. Concept



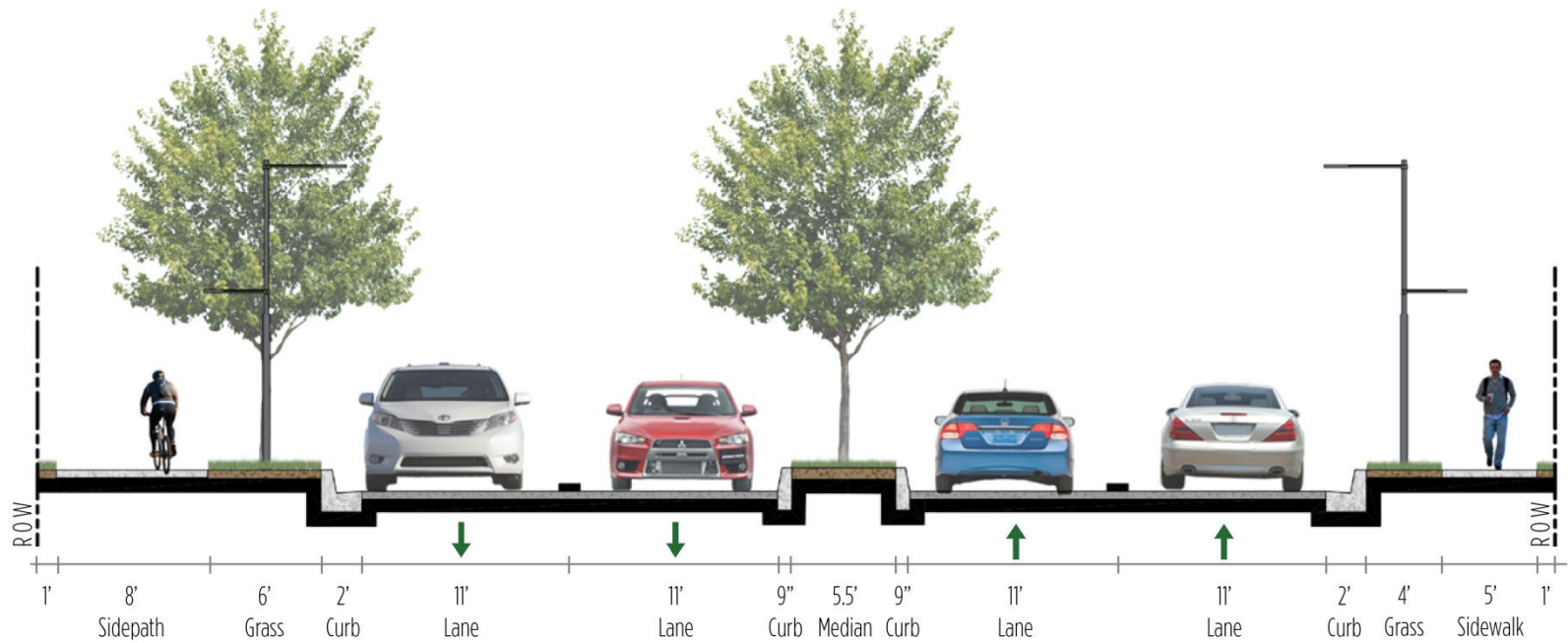
EXISTING CONDITIONS



PROPOSED DESIGN



Section E – South of W. 55th Street



SECTION E | SOUTH OF W 55TH TERRACE - ALTERNATIVE 1



Section E – South of W. 55th Street

Item Number: DISCUSSION ITEMS- II.-2.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 11/1/2017
Submitted By: John Jacobson, Building Official
Committee/Department: Neighborhood Services
Title: **Review and Approve Solar Panel Wells Dr (est. time 5 min.)**
Item Type: Presentation

Recommendation:

Staff recommends a motion to accept that the solar system located at 4911 Wells Drive meets the criteria specified in Chapter 14-4-1403.

Details:

Please see attached staff report for details.

How does item relate to Strategic Plan?

Alternative energy and sustainability are key elements in the Comprehensive Plan. Mid America Regional Council has for some time pushed the idea of "Solar Ready" Cities. This initiative has been key talking point throughout the Metropolitan Planning Organization as it relates to sustainability and the need to utilize alternative energy sources.

In northeast Kansas southern and eastern exposures are key elements in establishing systems that are functional. Some design flexibility is key in evaluation of these systems to maintain these exposures while maintaining mature trees stock in the community.

How does item benefit Community for all Ages?

Alternative energy sources are one part of a larger goal in reducing the load on regional infrastructure typically related to fossil fuel energy consumption.

Additional Information

The following are the specified standards for Solar Systems in Roeland Park as set forth in Article 14 4-1403 of the City Code:

All solar energy systems or solar collection devices shall meet the following standards and conditions:

- (a) All solar energy systems or solar collection devices shall be incorporated into a building (which may be either a principal or accessory building) and shall be integrated into the basic form and main structure of such building.
- (b) Any panel or apparatus which is used to receive, collect or transfer solar energy, shall be mounted on the roof of a building and such panels or apparatus shall be integrated into the roof either directly mounted against the roof or integrated into the roof so it forms a part of the roof itself.
- (c) Mounting arrangements which allow panels or apparatus to project above the roof line, such as "stand-off" or "rack" mounting arrangements are prohibited.
- (d) No panels or apparatus shall be free standing or mounted on the ground.
- (e) All mechanical piping, electrical conduits, motors and similar items which comprise a solar energy system shall be concealed.
- (f) All exposed metal, including the framework of active collector panels or exposed mullions and framework of passive systems shall be of finished warm earth tones, or black, in color and unpainted aluminum is prohibited.
- (g) All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.
- (h) All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus.
- (i) The construction or erection of a solar energy system or solar collection device shall conform to the requirements of the codes provided for in Chapter 4 of this Code

ATTACHMENTS:

Description	Type
☐ Staff Report	Cover Memo
☐ 4911 Wells	Cover Memo



STAFF REPORT

Completed By: John Jacobson, Building Official

REQUEST: Approve solar installations for 4911 Wells and 4805 Neosho

RECOMMENDATION: A motion to approve the architectural reviews of the solar installations located at 4911 Wells and 4805 Neosho respectively.

BACKGROUND: Request stems from a resident wishing to install an alternative energy system to their residence. After review of the technical components of the solar appendix of the International Residential Code and the Zoning Regulations (typically where architectural reviews would be listed) The Building Official permitted both systems without review by the City Council. I was simply unaware of the requirement to do so. As soon as it was brought to my attention, I informed the administrator that I believed an error had occurred.

ANALYSIS:

The current code allows for the installation of solar systems after a review of the city council relative to nine findings in Article 14 -1403 of the City Code:

All solar energy systems or solar collection devices shall meet the following standards and conditions:

- (a) All solar energy systems or solar collection devices shall be incorporated into a building (which may be either a principal or accessory building) and shall be integrated into the basic form and main structure of such building.
- (b) Any panel or apparatus which is used to receive, collect or transfer solar energy, shall be mounted on the roof of a building and such panels or apparatus shall be integrated into the roof either directly mounted against the roof or integrated into the roof so it forms a part of the roof itself.

- (c) Mounting arrangements which allow panels or apparatus to project above the roof line, such as "stand-off" or "rack" mounting arrangements are prohibited.
- (d) No panels or apparatus shall be free standing or mounted on the ground.
- (e) All mechanical piping, electrical conduits, motors and similar items which comprise a solar energy system shall be concealed.
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- (f) All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.
- (h) All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus.
- (i) The construction or erection of a solar energy system or solar collection device shall conform to the requirements of the codes provided for in Chapter 4 of this Code.

The local amendment to the International Residential Code mandates a review by the City Council prior to issuing any permits for any installation, I simply was not aware of that requirement and in this instance, it did not happen.

In my opinion, the systems comply with the spirit and intent of the regulations with a singular exception, that being the southern mounting of the collection panels on 4911 Wells.

These panel locations are primarily due to the existing mature tree located in the front yard and the need for southern exposure to make the system function as designed. The panels conform to the principle structure setback and do not constitute an encroachment into that setback.

Due to the qualifying standards placement in the building code vs the zoning ordinance, it is my opinion that the Building Official is authorized under Section R104.1 to render interpretations of the code while "acting in good faith". This interpretation would be that the side mounted panels constitute an awning in physical presentation and as such would be exempted by the code under section R105.2 (9).

From a staff perspective, the existing code language does not encourage the installation of these types of systems, nor does it effectively address solar technology and installation methods. From a practical enforcement standpoint, several of the standards listed currently are in direct conflict with one another and/or are located in the wrong section of the code (as these are essentially land use regulations) and/ or do not reflect stated views in the current comprehensive plan.

These requirements are far more restrictive than are necessary in my opinion to convey the intent of the city council as to compatibility of surrounding neighborhoods. If the intention of the governing body is to accommodate the intent of sustainability to include solar energy the approval process must be streamlined to encourage its installation.

IMPACTS: Should the City Council decide that these installations do not meet the standards in Article 14-1403 then additional requirements could be placed on the property owners who in good faith installed these systems.

POLICY ISSUES: Current policy restricts applicants to an architectural review by the governing body prior to any technical review. This adds layers to the approval process and discourages the use of these alternative energy systems. Staff believes a substantial number of residents will pursue these types of technologies in the future to become less dependent on existing utilities and that minor modification to the existing code could allow a much quicker approval process. This process would still mandate Council oversight on unusual systems that could require alternative methods to install.

*Attached are the exhibits of both systems and their corresponding views.

4911 Wells



4805 Neosho





TO: CITY OF ROELAND PARK

FROM: GOOD ENERGY SOLUTIONS

We formally request permission to install a Solar PV array for Brandon Gillette at 4911 Wells dr. The array we propose consists of 14 SunPower X21-335-C-AC PV modules. The modules will be installed on the home via SunPower's proprietary Invisimount racking system, and a modified Schletter PV awning. Included in this application is a structural engineering letter supporting both the roof and the awning with regards to the existing structure of the home.

The PV modules to be used have integrated 320W micro-inverters pre-installed to the frames. We will wire the inverter outputs in two branch circuits, one of 10 and the other of 4, before combining them in a designated PV Aggregate panel. The combined output of the PV Aggregate panel will run to a 30 non-fusible AC disconnect mounted to the exterior wall adjacent to the KCPL meter.

Included with the structural engineering approval are drawings and diagrams of the system, as well as spec sheets for the equipment to be used. Please contact me with any questions.

Sincerely,

Michael Lee, *Operations Manager*

P: 785-393-0397

E: mike@goodenergysolutions.com



4600 West Fifty-First Street • Roeland Park, Kansas 66205
City Hall (913) 722-2600 • Fax (913) 722-3713

The City of Roeland Park

Beginning in 2014, the City of Roeland Park requires all contractors to be licensed through the Johnson County Contractor Licensing Program prior to obtaining a permit. Visit www.jocogov.org/dept/planning-and-codes/cls/home for more information.

Date 9/22/17 Project Address 4911 WELLS DR. Estimated Cost \$22,385

MICHAEL LEE
Print **YOUR** Name

GOOD ENERGY SOLUTIONS
Company You Represent (If Not Owner)

Is this a Commercial ☐ or Residential ☒ Project? You Are: Owner **Contractor** Architect Engineer (circle one)

Your Address 641 E 22ND S. City/State/Zip LAWRENCE, KS 66046

Phone/Cell Phone 785-393-0397 Email mike@goodenergysolutions.com

Property Owner or Agent Name BRANDON GILLETTE

Address 4911 WELLS DR. City/State/Zip ROELAND PARK, KS 66205
(if different from project address)

Owner/Agent Phone/Cell Phone 785-221-6320 Owner/Agent Fax _____

Type of Permit:

Project Start Date:

☐ **Building Permit** (Please check with staff or building inspector to see if drawings/site plans are required.)
☐ **Deck** ☐ **Driveway/sidewalk** ☐ **Re-roof*** ☐ **Fence** ☒ **Other** SOLAR PV ARRAY

Please give details: ROOF AND AWNING MOUNTED, GRID-TIED PV SOLAR ARRAY

☒ **Electrical Permit** ☐ **Service Upgrade From/To:** _____ ☐ **Other** _____

Please give details: SEE ATTACHED PLANS FOR DETAIL

☐ **Plumbing Permit** Please give details: _____

☐ **Mechanical Permit** Please give details: _____

☐ **Demolition Permit** Please give details: _____

***All roof contractors must be registered with the state of Kansas under the Kansas Roofing Registration Act of 2013. Visit ag.ks.gov/in-your-corner-kansas/resources/roofing-registration for more information and to apply.**

International Existing Building Code, 2012 Edition * International Mechanical Code, 2012 Edition
International Plumbing Code, 2012 Edition * International Energy Conservation Code, 2012 Edition
International Residential Code, 2012 Edition * International Property Maintenance Code, 2012 Edition
International Fire Code, 2012 Edition * National Electrical Code, 2011 Edition
N.F.P.A. Life Safety Code, 2012 Edition * Johnson County Environmental Sanitary Code, 2004 Edition
2012 City Code is available online at <http://www.roelandpark.net/codes/disclaim.html>



NOTES:
INSTALLATION WILL CONFORM TO NEC 2014, IFC 2015, IRC 2015
AND ALL OTHER LOCAL CODES APPLICABLE
ALL BREAKERS CERTIFIED FOR USE AS BACK-FEED OCPD
ALL PV EQUIPMENT UL RATED
CUSTOMER PHONE: **785-221-6320**
CUSTOMER EMAIL: **astro2111@gmail.com**

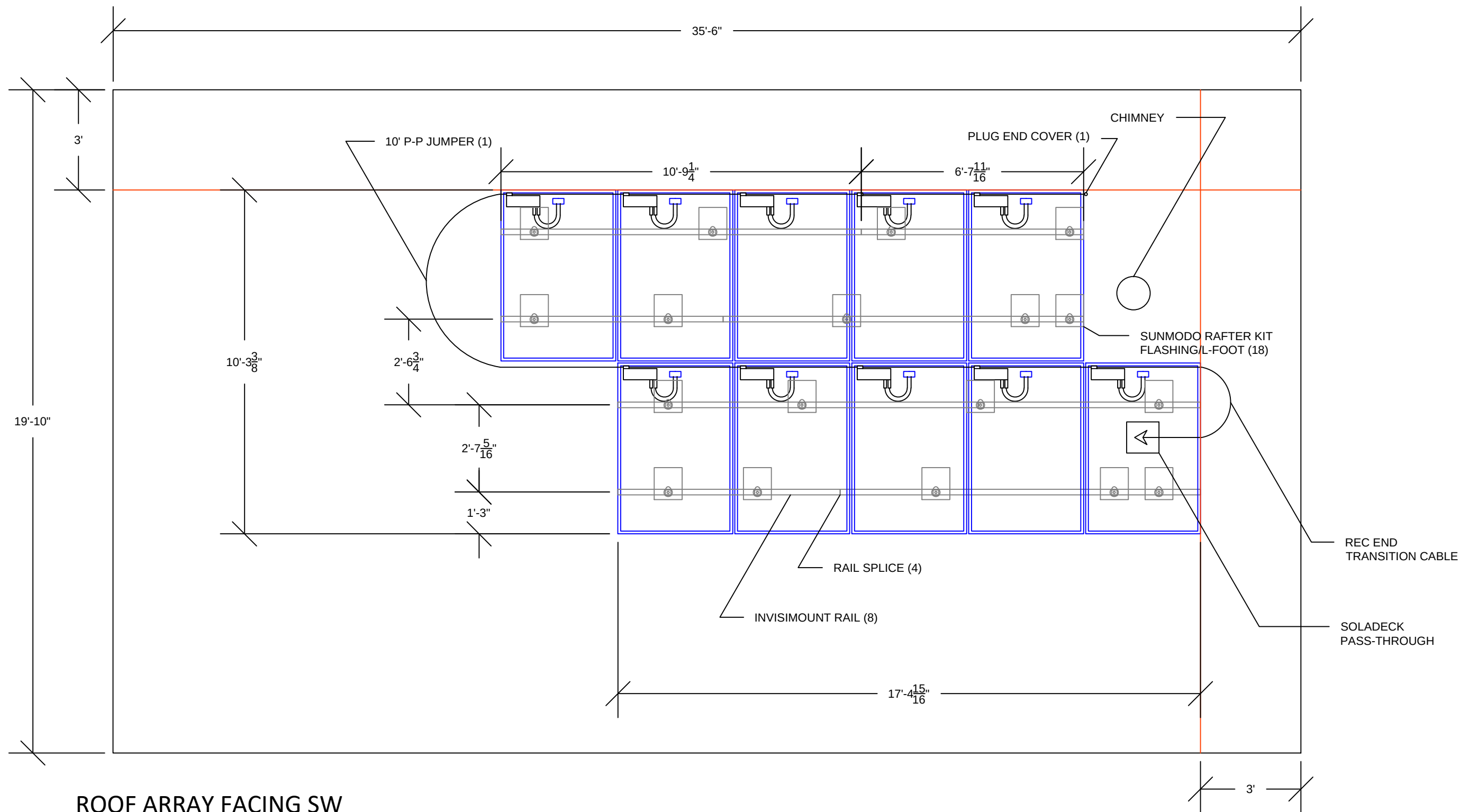


GOOD ENERGY SOLUTIONS, INC.

641 E 22ND ST.
LAWRENCE, KS, 66046
800-554-9182
DRAWN BY: MICHAEL LEE
CHECKED BY: KEVIN GOOD

SITE PLAN FOR PV SYSTEM

SITE NAME: BRANDON/KRISTIN GILLETTE
ADDRESS: 4911 WELLS DR.
ROELAND PARK, KS 66205



ROOF ARRAY FACING SW

NOTES:
 INSTALLATION WILL CONFORM TO NEC 2014, IFC 2015, IRC 2015
 AND ALL OTHER LOCAL CODES APPLICABLE
 ALL BREAKERS CERTIFIED FOR USE AS BACK-FEED OCPD
 ALL PV EQUIPMENT UL RATED
 CUSTOMER PHONE: **785-221-6320**
 CUSTOMER EMAIL: **astro2111@gmail.com**

RAFTERS 2X6 16" OC
 MAX SPAN BETWEEN ROOF ATTACHMENTS 6'



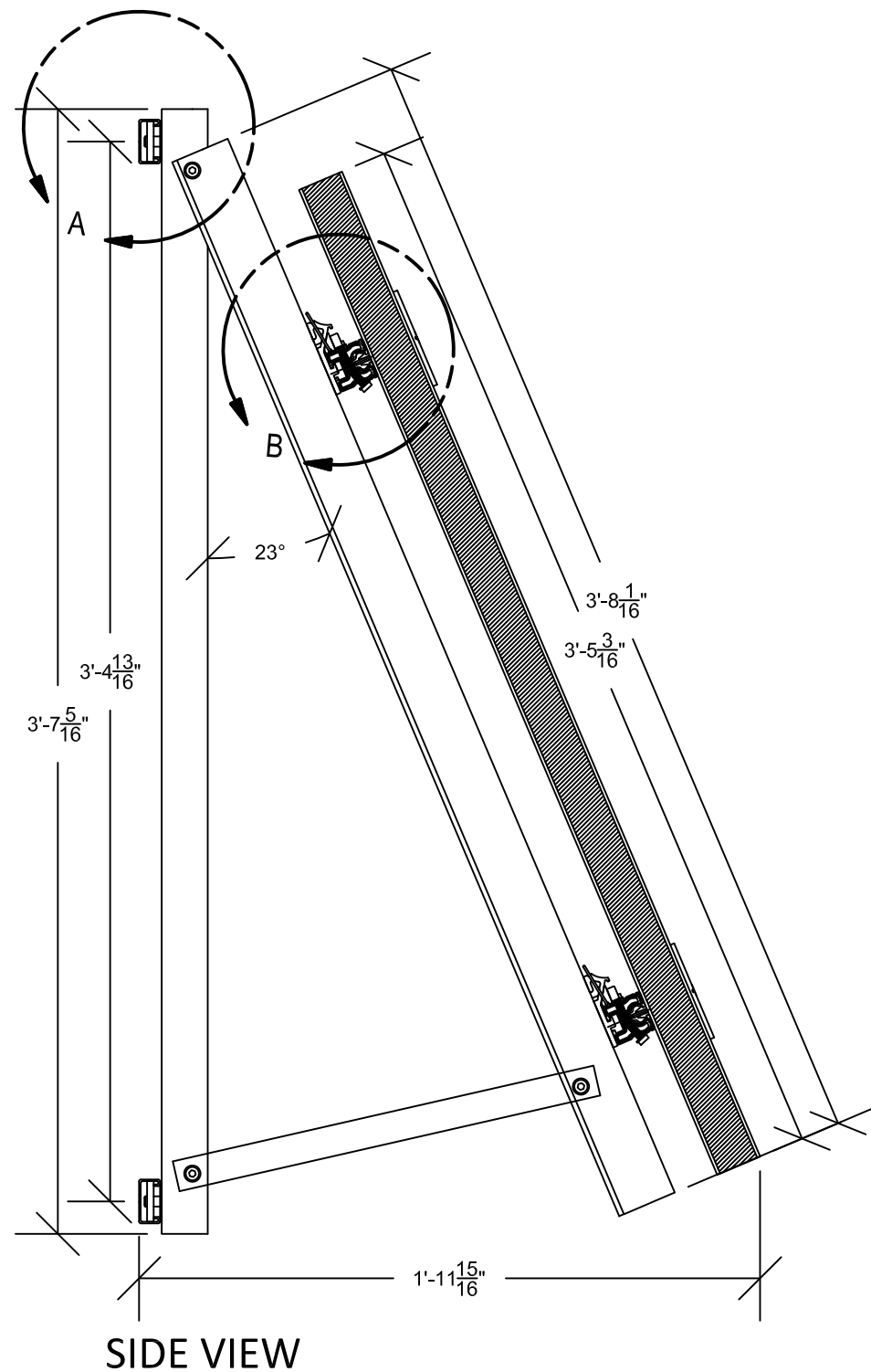
GOOD ENERGY SOLUTIONS, INC.

641 E 22ND ST.
 LAWRENCE, KS, 66046
 800-554-9182
 DRAWN BY: MICHAEL LEE
 CHECKED BY: KEVIN GOOD

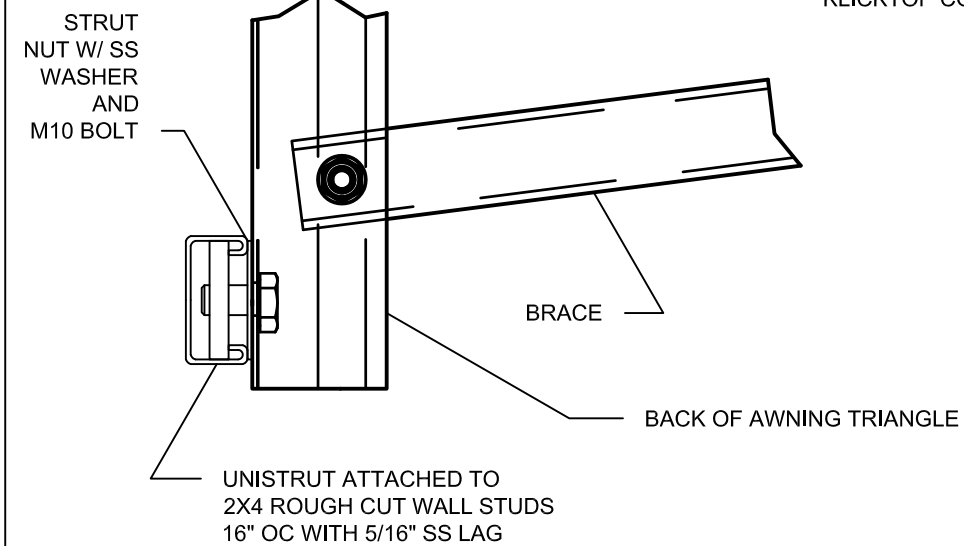
LAYOUT
 FOR PV SYSTEM

SITE NAME: BRANDON/KRISTIN GILLETTE
 ADDRESS: 4911 WELLS DR.
 ROELAND PARK, KS 66205

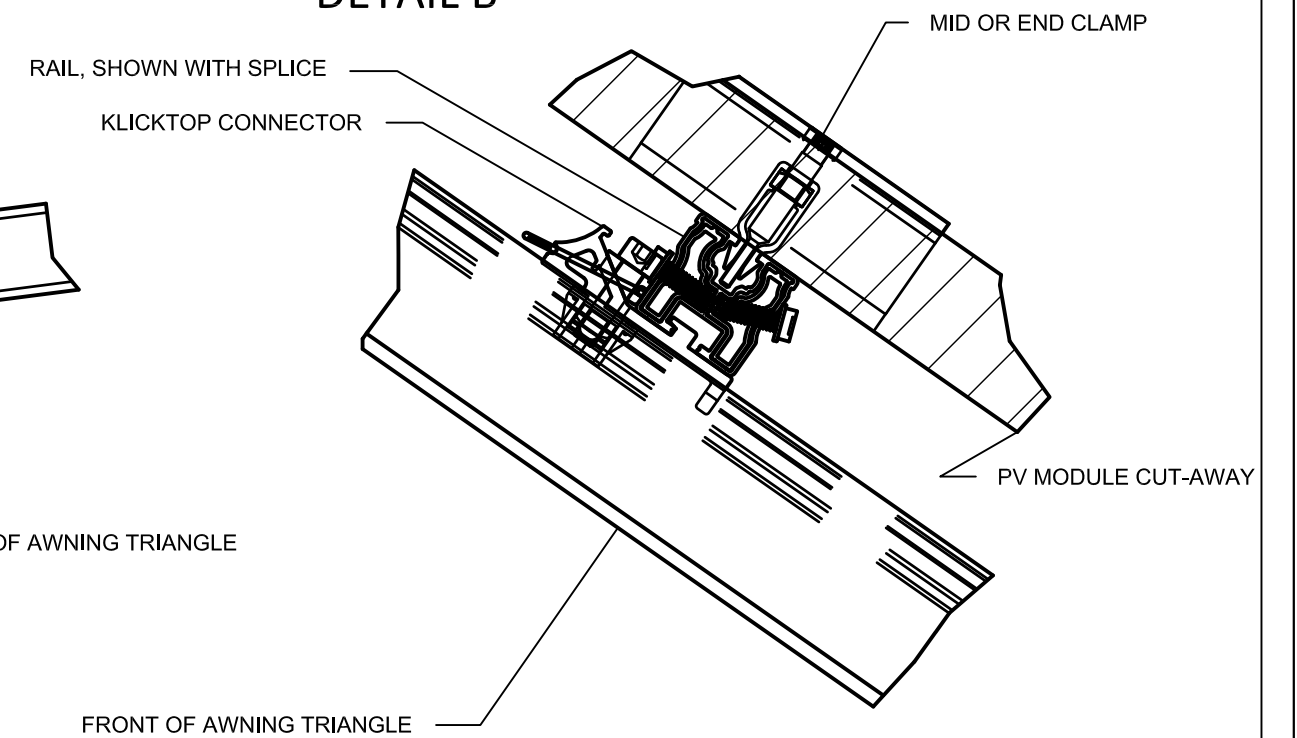
PV AWNING ON SE WALL ABOVE WINDOWS, WEST JUSTIFIED



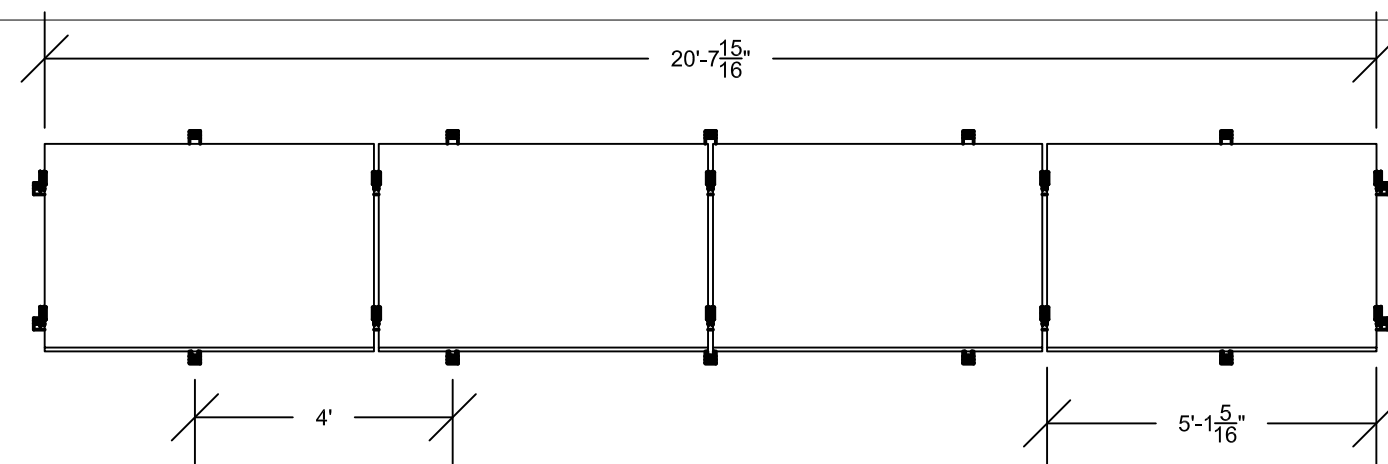
DETAIL A



DETAIL B



FRONT VIEW



NOTES:
 INSTALLATION WILL CONFORM TO NEC 2014, IFC 2015, IBC 2015, IRC 2015
 AND ALL OTHER LOCAL CODES APPLICABLE
 ALL BREAKERS CERTIFIED FOR USE AS BACK-FEED OCPD
 ALL PV EQUIPMENT UL RATED
 CUSTOMER PHONE: **785-221-6320**
 CUSTOMER EMAIL: **astro2111@gmail.com**



641 E 22ND ST.
 LAWRENCE, KS, 66046
 800-554-9182
 DRAWN BY: MICHAEL LEE
 CHECKED BY: KEVIN GOOD

SITE NAME: BRANDON/KRISTIN GILLETTE
ADDRESS: 4911 WELLS DR.
 ROELAND PARK, KS 66205

**LAYOUT
 FOR PV SYSTEM**

September 16, 2017

Mr. Kevin Good
Good Energy Solutions
Lawrence, Kansas 66044

Re: Structural Review of Existing Roof Framing
Gillette Residence
4911 Wells Drive
Roeland Park, Kansas 66205
Project # 2017 13

Dear Kevin:

Good Energy Solutions requested a review the existing structural framing for solar panel addition on the roof at 4911 Wells Road, Roeland Park, Kansas 66205. A site visit was made on 9/7/17 to observe the existing conditions.

Observations and Structural Review:

The existing roof rafter framing was 2 x 6 wood rafters at 16" o.c. spanning a maximum horizontal span of 10'-0". The 2 x 6 rafters were supported by the end wall and center bearing wall. 2 x ceiling joists were observed at 16" o.c. The roof slope is approximately 1 to 1 pitch. The roof system is asphalt shingles on wood slat sheathing. A wood grade stamp was not observed during the site visit. No existing drawings were available at the time of observation.

Ten solar panels are to be placed on the existing roof per attached plans by Good Energy. The rail attachments that support rail and the solar panels are to be placed on the existing roof rafters to spread the load to each rafter. The solar panels and support system weigh approximately 3 lbs/sq. ft. We reviewed the existing roof rafters for the code stipulated dead, live, snow, wind and solar panel loads. From review of this structural analysis, it is our opinion that the existing 2 x 6 roof rafters at 16" o.c. spanning 10'-0" are capable of supporting the additional 3 lbs/sq. ft. load from solar panels and rails that is distributed to the roof rafters as point loads by the rail attachment.

Four solar panels are to be placed on an awning on the south exterior wall of the residence per attached plans by Good Energy. The solar panels and support system weigh approximately 3 lbs/sq. ft. We reviewed the existing 2 x 4 studs at 16" o.c. for the code stipulated dead, live, snow, wind and solar panel loads. From review of this structural analysis, it is our opinion that the existing 2 x 4 studs at 16" o.c. spanning 8'-0" are capable of supporting the additional 3 lbs/sq. ft. load from solar panels distributed to all the studs with attachment of a unistrut.

We assumed 2 x lumber used was Douglas Fir #2 or better using allowable bending stress of 1450 psi repetitive (NDS 1986) psi before addition of adjustment factors.

With projects of this size and type, spending extensive structural engineering review time can be costly and could result in structural engineering fees that are excessive to the size of the project. We have reviewed the areas that we believe are the critical items of the project. Structural review was limited to the portion of the structure critical to the addition of the solar panels.

Should you have any questions, or need additional information, please feel free to contact us.

Sincerely,

Andy Maynard, P.E.
AM Consulting LLC
1329 Stonecreek Drive
Lawrence, Kansas 66049
816-805-2597



Structural Engineering Calculations

for

Addition of Solar Panels on Roof

4911 Wells Drive

Roeland Park, Kansas 66205

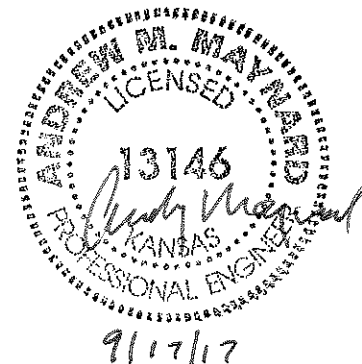
Prepared by:

AM Consulting LLC

1329 Stonecreek Drive
Lawrence, Kansas 66049
816-805-2597

Project No. 2017 13

September 2017



IBC 2012
ASCE 7-10

Dead Loads:

Roof:

2 x 6 @ 16" o.c. Rafters	1	psf
Wood Sheathing	1	psf
Asphalt Shingles	2	psf
Misc	1	psf

Subtotal: 5 psf

Solar Panels 3 psf

Point Loads

Walls:

Siding	2	psf
2x4 Wood Studs @ 16" oc	1	psf
3" Insulation	1	psf

Total: 4 psf

IBC 2012
ASCE 7-10

Live and Snow Loads:

Roof Live Load:

All roof surfaces subject to maintenance workers			300 lbs	Table 1607.1
Ordinary flat, pitched, and curved roofs	20	psf		ASCE Table 4-1
(concentrated load over 2.5 foot square)				

Floor Live Load:

Residential	40	psf		Table 1607.1
	40	psf		ASCE Table 4-1

Horizontal Wall Load:

5	psf	IBC 1607.13
---	-----	-------------

Roof Snow Load:

Risk Category	II		Chapter 7 of ASCE 7
Ground Snow Load, p_g :	20	psf	Table 1.5-1
Exposure Category:	C		Figure 7-1
Snow exposure factor, C_e :	1.0		ASCE 6.5.6.3
Thermal factor, C_t :	1.0		Table 7-2
Snow load importance factor, I_s :	1.0		Table 7-3

Flat-roof snow load, p_f :	$p_f = 0.7C_eC_tI_s p_g$	14	psf	ASCE Eq. 7-1
------------------------------	--------------------------	----	-----	--------------

but not less than $p_f = 1 * (20\text{psf where } p_g > 20\text{ psf})$

Rain-on-Snow Surcharge Load:

For locations where p_g is 20psf or less	5	psf	7.10
--	---	-----	------

All roofs with slopes less than W/50 shall have 5psf rain-on-snow surcharge.

Applies only to balanced snow load not to be used in combination with drift, sliding, unbalanced or partial loads

Snow Drifts:

Lower roof of a Structure:

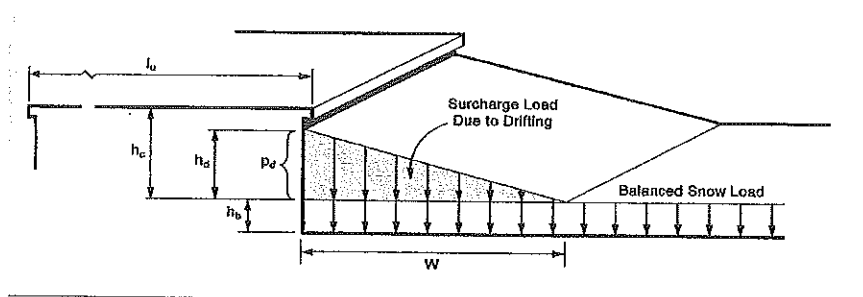


FIGURE 7-8 CONFIGURATION OF SNOW DRIFTS ON LOWER ROOFS

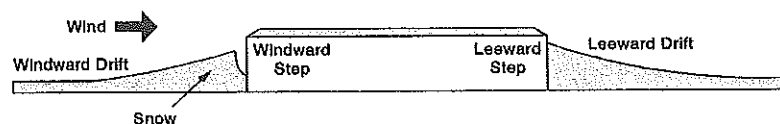


FIGURE 7-9 SNOW DRIFTS ON ROOFS WITH WINDWARD AND LEeward STEPS

IBC 2012
ASCE 7-10

Live and Snow Loads:
FIGURE 7-7 DRIFTS FORMED AT WINDWARD AND LEEWARD STEPS

$\rho = 0.13p_g + 14 \text{ pcf} < 30 \text{ pcf}$

$\rho = 16.6 \text{ pcf}$

$h_b = p_g/\rho$

$h_b = 12.00 \text{ ft}$

Leeward Drift: (lu from upper roof)		
	lu	hd
	(ft)	(ft)
lu<25 use	25	1.44
	30	1.62
	35	1.79
	40	1.94
Windward Drift: (lu from lower roof)		
	lu	0.75 hd
	(ft)	(ft)
lu<25 use	25	1.08
	30	1.22
	35	1.34
	40	1.45

hc	hc/hb	if hc/hb < 0.2 no drift
(ft)	(ft)	
12	1.00	

W:

if $hd < hc$
 $4hd =$

if $hd > hc$
 $4hd^2/hc =$
height = hc

IBC 2012
ASCE 7-10

Wind Loads:
(Method 2 - Analytical Procedure)

Basic wind speed (3-second gust), V:	115	mph	ASCE Fig.26.5-1	p. 247b
Wind Directionality Factor, K _d :				
Main Wind Force Resisting System:	0.85		ASCE Table 26.6-1	p. 250
Components and Cladding	0.85		ASCE Table 26.6-1	p. 250
Building Category:	II		ASCE Table 1-5-1	p. 2
Exposure Category:	C		ASCE Section 26.7.3	p. 251

Velocity pressure exposure coefficient, K_z or K_h:

		MWFRS	C&C		
K _z :	@ 0 -15'	0.85	0.85	ASCE Table 27-3.1	p. 261
K _z :	@ 20'	0.9	0.9	(linear interpolation o.k.)	
K _z :	@ 25'	0.94	0.94		
K _z :	@ 30'	0.98	0.98		
K _z :	@ 40'	1.04	1.04		
K _h :	@ 15'-0"	0.85	0.85		
(h = mean height)					

Topographic factor, K _{st} :	1		ASCE Section 26.8.2	p. 254
Gust effect factor, G:	0.85		ASCE Section 26.9.4	p. 254
Enclosure classification	Enclosed Building		ASCE Section 26.10.1	p. 255
Internal pressure coefficient, GC _{pi} :	+/- 0.18	0.18	ASCE Table 26-11-1	p. 258

Velocity Pressures, q_z: $q_z = 0.00256 K_z K_{dt} K_e V^2$ ASCE Eq 27.3.1 p.260

		MWFRS	C&C
q _z :	@ 0 -15'	24.46 psf	24.46 psf
q _z :	@ 20'	25.90 psf	25.90 psf
q _z :	@ 25'	27.05 psf	27.05 psf
q _z :	@ 30'	28.20 psf	28.20 psf
q _z :	@ 40'	29.93 psf	29.93 psf
q _h :	@ 15'-0"	24.46 psf	24.46 psf

Main Wind-Force Resisting System $p = qGC_p - q_i(GC_{pi})$ N-S Length = 40 ft ASCE Eq 6-17 p. 28
E-W Length = 24 ft
Height = 20 ft

External Pressures for Wind Normal to Wall:									$p = qGC_p - q_i(GC_{pi})$	
Surface Type	Surface Designation	Surface	Case	L/B or h/L	C _p	z or x (ft)	q (psf)	External Pressure	Design Pressures (psf)	(+GC _p) (-GC _{pi})
Walls	W2	Windward	All	0.80	0.40	0 to 15	24	16.6	21.0	12.2
						20	26	17.6	22.3	12.9
						25	27	18.4	23.3	13.5
						30	28	19.2	24.3	14.1
						40	30	20.4	25.7	15.0
	W6, W4	Leeward	2	-0.50	0 to 15	24	-10.4	-6.0	-14.8	
Roofs (perpen to ridge)	W1, W3, W5	Side	All	-0.70	0 to 15	24	-14.6	-10.2	-19.0	
	B2	Windward	0.83	0.40		24	8.3	12.7	3.9	
Roofs (parallel to ridge)	B1	Leeward	0.83	-0.60		24	-12.5	-8.1	-16.9	
	A1, A2	Side	0 to h/2	0.83	-1.12	0 to 15	24	-23.3	-18.9	-27.7
			h/2 to h		-0.9	0 to 15	24	-18.7	-14.3	-23.1

IBC 2012
ASCE 7-10

Wind Loads:

Components and Cladding:

$$p = q_h \{ (GC_p) - (GC_{pf}) \}$$

$$q_h = 24 \text{ psf}$$

$$(GC_{pf}) = 0.18$$

	ht (ft)	A (ft ²)	GCp			Design Pressures			
			Zones 4 and 5	Zone 4	Zone 5	Zone 4		Zone 5	
			(+GC _p)	(-GC _p)	(-GC _p)	(+GC _p)	(-GC _p)	(+GC _p)	(-GC _p)
Walls:	14	65	0.87	-0.98	-1.15	26	17	-20	-33
	18	108	0.85	-0.95	-1.10	25	16	-19	-31
	22	161	0.80	-0.90	-1.00	24	15	-18	-29
	0		1.00	-1.10	-1.40	29	20	-23	-39
	10		1.00	-1.10	-1.40	29	20	-23	-39
	20		0.95	-1.05	-1.30	28	19	-21	-36
	50		0.90	-0.95	-1.15	26	18	-19	-33
	100		0.85	-0.93	-1.10	25	16	-18	-31
	200		0.75	-0.90	-0.95	23	14	-18	-28
	500		0.70	-0.80	-0.80	22	13	-15	-24

a = 10 percent of least horizontal dimension or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.

	A (ft ²)	External Pressure Coefficient					Design Pressures				
		Positive	Negative				Positive	Negative			
		Zone 1,2,3	Zone 1	Zone 2	Zone 3	Overhang	Zone 1,2,3	Zone 1	Zone 2	Zone 3	Overhang
		(+GC _p)	(-GC _p)	(-GC _p)	(-GC _p)	(-GC _p)	(psf)	(psf)	(psf)	(psf)	(psf)
Roof:	0	0.30	-1.00	-1.80	-2.80	-2.80	12	-29	-48	-73	-73
	10	0.30	-1.00	-1.80	-2.80	-2.80	12	-29	-48	-73	-73
	20	0.30	-0.95	-1.55	-2.30	-2.20	12	-28	-42	-61	-58
	50	0.25	-0.90	-1.30	-1.60	-1.40	11	-26	-36	-44	-39
	100	0.20	-0.90	-1.10	-1.10	-0.80	9	-26	-31	-31	-24

2017 13 GILBERT

9/16/17

4911 WELLS DRIVE

ROSLAND, PARK, KS 66205

2x6 RAFTERS @ 16" O.C.

1 TO 1 PITCH

ASSUME DOUGLAS FIR #2 OR BETTER

SOLAR PANELS 41.2" x 61.5" @ 45.5 LBS

SOLAR PANELS W/RAILS @ 3 LBS/FT²

2x6

$$S_x = 7.563 \text{ IN}^3$$

$$I_x = 20.797 \text{ IN}^4$$

$$W_T = 1.719 \text{ LB/FT}^3$$

$$E = 1,600,000 \text{ psi}$$

$$A = 7.875 \text{ IN}^2$$

2x4

$$S_x = 3.063 \text{ IN}^3$$

$$I_x = 5.36 \text{ IN}^4$$

$$W_T = 1.094 \text{ LB/FT}^3$$

$$E = 1,600,000 \text{ psi}$$

$$A = 5.25 \text{ IN}^2$$

CHECK 2x6 EXISTING CONDITION - RAFTERS

$$\text{SPAN} = 10'-0"$$

$$W_d = 5 \text{ LB/FT}^2 (1.33 \text{ FT}) = 6.67 \text{ LB/FT}$$

$$W_l = 20 \text{ LB/FT}^2 (1.33 \text{ FT}) = 26.67 \text{ LB/FT}$$

$$W_T = 33.33 \text{ LB/FT}$$

$$M = \frac{33.33 \text{ LB/FT} (10 \text{ FT})^2}{8} = 416.63 \text{ LB-FT}$$

$$f_b = \frac{416.63 \text{ LB-FT} (12 \text{ IN/FT})}{7.563 \text{ IN}^3} = 661.0 < 1566 \text{ psi} \quad \text{OK}$$

$$V = \frac{33.33 \text{ LB/FT} (10 \text{ FT})}{2} = 166.7 \text{ LB}$$

$$n = \frac{3V}{2A} = \frac{3(166.7 \text{ LB})}{2(7.875 \text{ IN}^2)} = 31.74 \text{ psi} < 95 \text{ psi} \quad \text{OK}$$

$$\Delta_{ALL} = L/360 = \frac{10 \text{ FT} (12 \text{ IN/FT})}{360} = 1.333 \text{ IN}$$

$$\Delta_{ACT_{LL}} = \frac{5(26.67 \text{ LB/FT})(10 \text{ FT})^4 (12 \text{ IN/FT})^3}{384(1,600,000 \text{ psi})(20.797 \text{ IN}^4)} = 1.804.333 \text{ IN}$$

207 13 GILLETTE

9/16/17

4911 WELLS DRIVE

ADD SOLAR PANELS OF 3 PSF

ROSLAND PARK, KS 66205

$$\begin{aligned}
 \text{DL} &= \text{SLAB} \\
 w_d &= (5 \text{ psf} + 3 \text{ psf})(1.33 \text{ ft}) = 10.67 \text{ LB/FT} \\
 w_l &= 20 \text{ psf} (1.33 \text{ ft}) = 26.67 \text{ LB/FT} \\
 w_t &= 44.0 \text{ LB/FT}
 \end{aligned}$$

$$M = \frac{44 \text{ LB/FT} (10 \text{ ft})^2}{8} = 550 \text{ LB-FT}$$

$$f_b = \frac{550 \text{ LB-FT} (12 \text{ in/ft})}{7.563 \text{ in}^3} = 872.7 < 1566 \text{ psi} \quad \text{OK}$$

$$V = \frac{44 \text{ LB/FT} (10 \text{ ft})}{2} = 220 \text{ LB}$$

$$n = \frac{3(220 \text{ LB})}{2(7.563 \text{ in}^2)} = 41.9 \text{ psi} < 95 \text{ psi} \quad \text{OK}$$

ΔL - SAME AS EXIST CONDITION FOR 10.0 SPAN

CHECK 2x4 EXISTING STUDS FOR ADD'L AWNING LOAD

2x4 @ 16" O.C

HEIGHT = 8'0"

4 SOLAR PANELS (45.5 LBS/PANEL) = 182 LBS

5 AWNING TRIANGLES (10 LBS/TRIANGLE) = 50 LBS

232 LBS

OK

$$\text{SYSTEM} = 3 \text{ LB/FT}^2 (4.5 \text{ ft}) \left(\frac{1 \text{ ft}}{12 \text{ in}} \right) (6.5 \text{ ft} \times 12 \text{ in}) (4) = 212 \text{ LBS}$$

UNISTRUT ATTACHED TO ALL STUDS

= 15 STUDS IN 20'8" AWNING AREA

ASSUME LOAD DISTRIBUTED EQUALLY TO EACH STUD

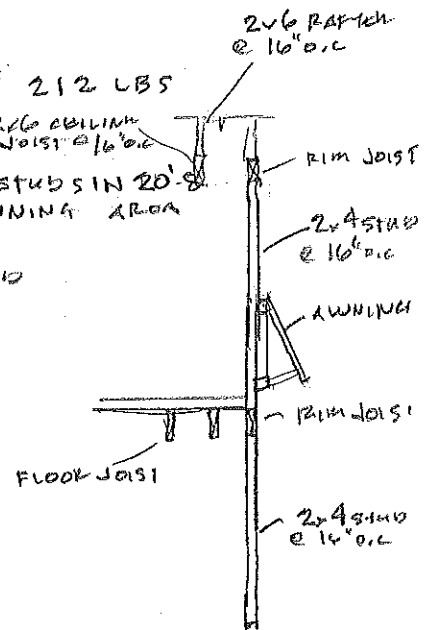
$$\frac{232 \text{ LB}}{15 \text{ STUDS}} = 15.5 \text{ LBS/STUD} \downarrow$$

WIND LOAD - SAME AS BEFORE ADDING AWNING

$$w_{\text{wind}} = 22.3 \text{ LB/FT} (1.33 \text{ ft}) = 29.7 \text{ LB/FT}$$

$$M = \frac{29.7 \text{ LB/FT} (8 \text{ ft})^2}{8} = 237 \text{ LB-FT}$$

$$f_b = \frac{237 \text{ LB-FT} (12 \text{ in/ft})}{7.563 \text{ in}^3} = 376.5 < 1662 \quad \text{OK}$$



2017 13 GILLETTE

$$f_c = P/A$$

LOAD PER STD

DL ROOF	5 LB/FT ² (1.33 FT) (2 FT)	=	13.3 LB
DL CEILING	5 LB/FT ² (1.33 FT) (2 FT)	=	13.3 LB
DL WALL	4 LB/FT ² (1.33 FT) (8 FT)	=	42.6 LB
LL ROOF	20 LB/FT ² (1.33 FT) (2 FT)	=	53.2 LB
SOLAR			15.5 LB
P =			137.9 LB

$$f_c = 137.9 \text{ LB} / (5.25 \text{ IN}^2) = 26.3 \text{ psi}$$

$$F_c = 625 \text{ psi}$$

$$l_e/d = (8 \text{ FT}) \left(\frac{12 \text{ IN/FT}}{3.5} \right) = 27.4$$

1.5 DIR BRACES BY SIDING
INT FINISH

$$K = 0.671 \sqrt{\frac{E}{F_c}} = 0.671 \sqrt{\frac{1,609,000}{625}} = 33.95$$

$$F_c' = F_c \left[1 - \frac{1}{3} \left(\frac{l_e/d}{K} \right)^4 \right] = 625 \text{ psi} \left[1 - \frac{1}{3} \left(\frac{27.4}{33.95} \right)^4 \right] = 536 \text{ psi}$$

CHECK COMBINED FLEXURE / COMPRESSION

$$\frac{f_c}{F_c'} + \frac{f_b}{F_b' - f_c} = \frac{26.3}{536} + \frac{376.5}{1499 - 26.3} = .05 + .265 = .315 < 1.0$$

OK

1986 Wood Design Values

Roof						
Douglas Fir #2	Fb rep	1450 psi	2x6	Size Factor	2x6	(12/d) ^{1/9}
	Cf	1.08		Duration of Load (Two Months- Snow)		
	Cd	1.15				
	Fbdesign	1801 psi				
	Fbdes D +L	1566 psi				
Roof						
Douglas Fir #2	Fbrep	1450 psi	2x8	Size Factor	2x8	(12/d) ^{1/9}
	Cf	1.05		Duration of Load (Two Months- Snow)		
	Cd	1.15				
	Fbdesign	1751				
	Fbdes D +L	1523 psi				
Roof						
Douglas Fir #2	Fbrep	1450 psi	2x4	Size Factor	2x4	(12/d) ^{1/9}
	Cf	1.146		Duration of Load (Two Months- Snow)		
	Cd	1.15				
	Fbdesign	1911				
	Fbdes D +L	1662 psi				

TABLE 4A—DESIGN VALUES FOR VISUALLY GRADED STRUCTURAL LUMBER
(Design values listed are for normal loading conditions. See other provisions in the footnotes and in the National Design Specification for adjustments of tabulated values.)

Species and commercial grade	Size classification	Design values in pounds per square inch							Grading rules agency		
		Extreme fiber in bending "F _b "		Tension parallel to grain "F _t "	Horizontal shear "F _v "	Compression perpendicular to grain "F _c ⊥ "	Compression parallel to grain "F _c "	Modulus of elasticity "E"			
		Single-member uses	Repetitive-member uses								
COTTONWOOD (Surfaced dry or surfaced green. Used at 19% max. m.c.)											
Stud	2" to 3" thick 2" to 4" wide	525	600	300	65	320	350	1,000,000	NHPMA (See footnotes 1-12)		
Construction	2" to 4" thick	675	775	400	65	320	650	1,000,000			
Standard	4" wide	375	425	225	65	320	625	1,000,000			
Utility		175	200	100	65	320	350	1,000,000			
DOUGLAS FIR-LARCH (Surfaced dry or surfaced green. Used at 19% max. m.c.)											
Dense Select Structural	2" to 4" thick 2" to 4" wide	2450	2800	1400	95	730	1850	1,900,000	WCLIB WWPA (See footnotes 1-12 and 20)		
Select Structural		2100	2400	1200	95	625	1600	1,800,000			
Dense No. 1		2050	2400	1200	95	730	1450	1,900,000			
No. 1		1750	2050	1050	95	625	1250	1,800,000			
Dense No. 2		1700	1950	1000	95	730	1150	1,700,000			
No. 2		1450	1850	850	95	625	1000	1,700,000			
No. 3		800	925	475	95	625	600	1,500,000			
Appearance		1760	2050	1050	95	625	1600	1,800,000			
Stud		800	925	475	95	625	600	1,500,000			
Construction		2" to 4" thick	1050	1200	625	95	625	1150		1,500,000	
Standard		4" wide	600	675	350	95	625	925		1,500,000	
Utility			275	325	175	95	625	600		1,500,000	
Dense Select Structural	2" to 4" thick 5" and wider	2100	2400	1400	95	730	1650	1,900,000	WCLIB WWPA (See footnotes 1-12 and 20)		
Select Structural		1800	2050	1200	95	625	1400	1,800,000			
Dense No. 1		1800	2050	1200	95	730	1450	1,900,000			
No. 1		1500	1750	1000	95	625	1250	1,800,000			
Dense No. 2		1450	1700	775	95	730	1250	1,700,000			
No. 2		1250	1450	650	95	625	1050	1,700,000			
No. 3		725	850	375	95	625	675	1,500,000			
Appearance		1500	1750	1000	95	625	1600	1,800,000			
Stud		725	850	375	95	625	675	1,500,000			
Dense Select Structural		Beams and Stringers	1800	—	1100	85	730	1300		1,700,000	WCLIB
Select Structural			1600	—	950	85	625	1100		1,600,000	
Dense No. 1			1550	—	775	85	730	1100		1,700,000	
No. 1	Posts and Timbers	1300	—	675	85	625	925	1,600,000	(See footnotes 1-12 and 20)		
No. 2		875	—	425	85	625	600	1,300,000			
Dense Select Structural		1750	—	1150	85	730	1350	1,700,000			
Select Structural	Posts and Timbers	1500	—	1000	85	625	1150	1,600,000	WWPA		
Dense No. 1		1400	—	950	85	730	1200	1,700,000			
No. 1		1200	—	825	85	625	1000	1,600,000			
No. 2	Decking	750	—	475	85	625	700	1,300,000	(See footnotes 1-13 and 20)		
Select Dex		1750	2000	—	—	625	—	1,800,000			
Commercial Dex		1450	1650	—	—	625	—	1,700,000			
Dense Select Structural	Beams and Stringers	1900	—	1250	85	730	1300	1,700,000	WWPA		
Select Structural		1600	—	1050	85	625	1100	1,600,000			
Dense No. 1		1650	—	1050	85	730	1100	1,700,000			
No. 1	Posts and Timbers	1350	—	900	85	625	925	1,600,000	WWPA		
Dense No. 2		1000	—	500	85	730	700	1,400,000			
No. 2		875	—	425	85	625	600	1,300,000			
Dense Select Structural	Posts and Timbers	1750	—	1150	85	730	1350	1,700,000	WWPA		
Select Structural		1600	—	1000	85	625	1150	1,600,000			
Dense No. 1		1400	—	950	85	730	1200	1,700,000			
No. 1	Decking	1200	—	825	85	625	1000	1,600,000	(See footnotes 1-13 and 20)		
Dense No. 2		800	—	550	85	730	550	1,400,000			
No. 2		700	—	475	85	625	475	1,300,000			
Selected Decking	Decking	—	2000	—	—	—	—	1,800,000	(See footnotes 1-13 and 20)		
Commercial Decking		—	1650	—	—	—	—	1,700,000			
Selected Decking	Decking	—	2150	(Surfaced at 15% max. m.c. and used at 15% max. m.c.)			—	1,900,000	(See footnotes 1-13 and 20)		
Commercial Decking		—	1800				—	1,700,000			

SunPower® InvisiMount™ | Residential Mounting System

Simple and Fast Installation

- Integrated module-to-rail grounding
- Pre-assembled mid and end clamps
- Levitating mid clamp for easy placement
- Mid clamp width facilitates consistent, even module spacing
- Simple, pre-drilled rail splice
- UL 2703 Listed integrated grounding

Flexible Design

- Addresses nearly all sloped residential roofs
- Design in landscape and portrait
- Rails enable easy obstacle management

Customer-Preferred Aesthetics

- #1 module and #1 mounting aesthetics
- Best-in-class system aesthetics
- Premium, low-profile design
- Black anodized components
- Hidden mid clamps and end clamps and capped, flush rails

Part of Superior System

- Built for use with SunPower DC and AC modules
- Best-in-class system reliability and aesthetics
- Combine with SunPower modules and monitoring app



Elegant Simplicity

SunPower® InvisiMount™ is a SunPower-designed rail-based mounting system. The InvisiMount system addresses residential sloped roofs and combines faster installation time, design flexibility, and superior aesthetics. The InvisiMount product was specifically envisioned and engineered to pair with SunPower modules. The resulting system-level approach will amplify the aesthetic and installation benefits for both homeowners and installers.

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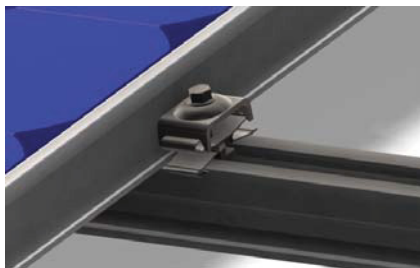




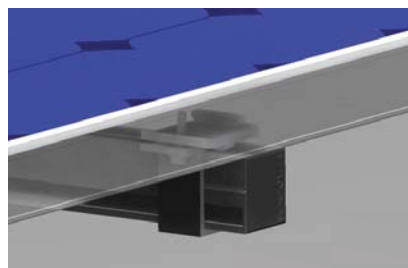
SunPower® InvisiMount™ | Residential Mounting System

InvisiMount Components

Module¹ / Mid Clamp and Rail



Module¹ / End Clamp and Rail



Mid Clamp



End Clamp



Rail & Rail Splice



Ground Lug Assembly



End Cap



InvisiMount Component Details		
Mid Clamp	Black oxide stainless steel AISI 304	63 g (2.2 oz)
End Clamp	Black anodized aluminum alloy 6063-T6	110 g (3.88 oz)
Rail	Black anodized aluminum alloy 6005-T6	830 g/m (9 oz/ft)
Rail Splice	Aluminum alloy 6005-T5	830 g/m (9 oz/ft)
Ground Lug Assembly	304 stainless (A2-70 bolt; tin-plated copper lug)	106.5 g/m (3.75 oz)
End Cap	Black acetal (POM) copolymer	10.4 g (0.37 oz)

InvisiMount Component LRFD Capacities ²		
Mid Clamp	Tension	510 lbf
	Shear	540 lbf
End Clamp	Tension	390 lbf
	Shear: parallel to rail	178 lbf
	Shear: perpendicular to rail	128 lbf
Rail	Moment: upward	548 lbf-ft
	Moment: downward	580 lbf-ft
Rail Splice	Moment: upward	548 lbf-ft
	Moment: downward	580 lbf-ft
L-foot	Tension	1000 lbf
	Shear	195 lbf

InvisiMount Operating Conditions	
Temperature	-40° C to 90° C (-40° F to 194° F)
Max. Load (LRFD)	• 3000 Pa uplift • 6000 Pa downforce

Roof Attachment Hardware Supported by InvisiMount System Design Tool	
Application	• Composition Shingle Rafter Attachment • Composition Shingle Roof Decking Attachment • Curved and Flat Tile Roof Attachment • Universal Interface for Other Roof Attachments

InvisiMount Warranties And Certifications	
Warranties	• 25-year product warranty • 5-year finish warranty
Certifications	• UL 2703 Listed • Class A Fire Rated

Roof Attachment Hardware Warranties	
Refer to roof attachment hardware manufacturer's documentation.	

¹ Module frame that is compatible with the InvisiMount system required for hardware interoperability.

² SunPower recommends that all Equinox™, InvisiMount™, and AC Module systems always be designed using the SunPower Design Tool. If a designer decides to instead use the component capacities listed in this document to design a system, note that the capacities shown are Load and Resistance Factor Design (LRFD) design loads, and are NOT to be used for Allowable Stress Design (ASD) calculations; and that a licensed Professional Engineer (PE) must then stamp all calculations. Should you have any questions please contact SunPower Technical Support at 1-800-SUNPOWER (1-800-786-7693).

SunPower® X21-345-C-AC | Residential AC Module Series

Design-Driven Advantages

- #1 module aesthetics and efficiency¹
- Unmatched module reliability²
- No electrolytic capacitors
- 25-year Combined Power and Product Warranty

Maximize Value for Roof

- Size system for roof, not string inverter
- Optimize performance of each module

Expand Deployment Options

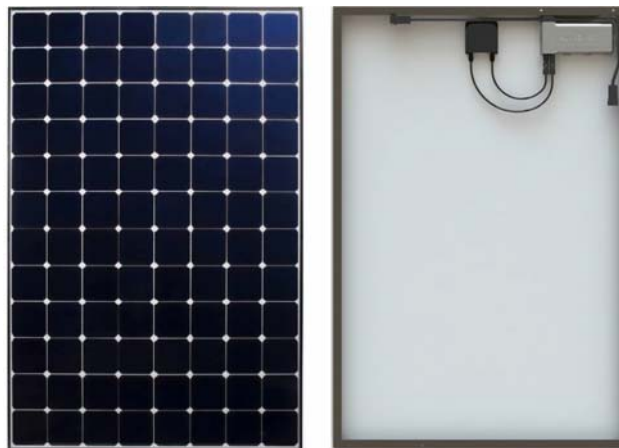
- Complex roofs and partial shading
- Small systems
- System expandability

Simplify & Speed Installation

- Factory-integrated microinverter
- Robust, double-locking AC connectors
- Design flexibility offsite and onsite
- No DC string sizing process
- Fewer installation steps than competing systems
- Intuitive commissioning

Component of Complete System

- Built for use with SunPower® InvisiMount™ and the SunPower Monitoring System
- Superior system reliability and aesthetics



x21
SERIES

Optimize System and Installation Efficiency

SunPower® AC Modules, which include a factory-integrated SunPower microinverter, provide a revolutionary combination of high efficiency, high reliability, and module-level DC-to-AC power conversion. Designed specifically for use with SunPower InvisiMount™ and the SunPower Monitoring System, SunPower AC Modules enable rapid installation, best-in-class system aesthetics, and intuitive visibility into system performance. All this comes with the best Combined Power and Product Warranty.

sunpower.com



SunPower® X21-345-C-AC | Residential AC Module Series

Power Data		
	SPR-X21-345-C-AC	SPR-X21-335-C-AC
Nominal Power ³ (P _{nom})	345 W	335 W
Power Tolerance	+5/-0%	+5/-0%
Avg. Panel Efficiency ⁴	21.5%	21.0%
Temp. Coef. (Power)	-0.30%/°C	
Shade Tolerance	• Three bypass diodes • Integrated module-level maximum power point tracking	

AC Electrical Data	
Output @ 240 V (min./nom./max.)	211/240/264 V
Output @ 208 V (min./nom./max.)	183/208/229 V
Operating Frequency (min./nom./max.)	59.3/60.0/60.5 Hz
Output Power Factor (min.)	0.99
AC Max. Continuous Output Current @ 240 V	1.33 A
AC Max. Continuous Output Current @ 208 V	1.54 A
AC Max. Cont. Output Power	320 W
DC/AC CEC Conversion Efficiency	96.0%
Max. Units Per 20 A Branch Circuit @ 240 V	12 (single phase)
Max. Units Per 20 A Branch Circuit @ 208 V	10 (two pole)

Tested Operating Conditions	
Operating Temp.	-40° F to +185° F (-40° C to +85° C)
Max. Ambient Temp.	122° F (50° C)
Max. Load	Wind: 62 psf, 3000 Pa, 305 kg/m ² front & back Snow: 125 psf, 6000 Pa, 611 kg/m ² front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

¹Highest of over 3,200 silicon solar panels, Photon Module Survey, Feb. 2014

²#1 rank in "PV Module Durability Initiative Public Report," Fraunhofer CSE, Feb 2013. Five out of the top eight largest manufacturers were tested. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, Feb 2013. See www.sunpower.com/facts for details.

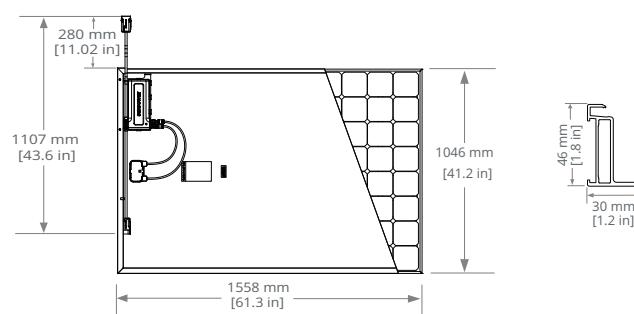
³Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration standard: SOMS current, LACCS FF and voltage. All DC voltage is fully contained within the module.

⁴Based on average of measured power values during production.

See www.sunpower.com/facts for more reference information.
For more details, see extended datasheet: www.sunpower.com/datasheets.

Mechanical Data	
Solar Cells	96 Monocrystalline Maxeon® Gen III
Front Glass	High-transmission tempered glass with anti-reflective coating
Environmental Rating	Outdoor rated
Frame	Class 1 black anodized (highest AAMA rating)
Weight	45.5 lbs (20.6 kg)
Max. Recommended Module Spacing	1.3 in. (33 mm)

Warranties and Certifications	
Warranties	• 25-year limited power warranty • 25-year limited product warranty
Certifications	• UL 1741 including compliance with applicable requirements of IEEE 1547 and IEEE 1547.1 • FCC and ICES-003 Class B • AC module Type 2 Fire Rated • UL 2703 InvisiMount™ Listing maintained when installed with this AC Module • Class A Fire Rated when installed with InvisiMount™ and when distance between roof surface and bottom of SunPower module frame is ≤ 3.5" (8.89 cm) • Alternating Current (AC) Module designation enables installation in accordance with NEC 690.6
PID Test	Potential-induced degradation free



Please read the safety and installation instructions for details.

Document # 515215 Rev C/LTR_US

Item Number: DISCUSSION ITEMS- II.-3.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 11/1/2017
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Review and Approve Solar Panel Neosho (est. time 5 min.)**
Item Type: Discussion

Recommendation:

Staff recommends a motion to accept that the solar system located at 4805 Neosho meet the criteria specified in Chapter 14-4-1403.

Details:

Please see attached staff report.

How does item relate to Strategic Plan?

Alternative energy and sustainability are key elements in the Comprehensive Plan. Mid America Regional Council has for some time pushed the idea of "Solar Ready" Cities. This initiative has been key talking point throughout the Metropolitan Planning Organization as it relates to sustainability and the need to utilize alternative energy sources.

In northeast Kansas southern and eastern exposures are key elements in establishing systems that are functional. Some design flexibility is key in evaluation of these systems to maintain these exposures while maintaining mature trees stock in the community.

How does item benefit Community for all Ages?

Alternative energy sources are one part of a larger goal in reducing the load on regional infrastructure typically related to fossil fuel energy consumption.

Additional Information

The following are the specified standards for Solar Systems in Roeland Park as set forth in Article 14 4-1403 of the City Code:

All solar energy systems or solar collection devices shall meet the following standards and conditions:

- (a) All solar energy systems or solar collection devices shall be incorporated into a building (which may be either a principal or accessory building) and shall be integrated into the basic form and main structure of such building.
- (b) Any panel or apparatus which is used to receive, collect or transfer solar energy, shall be mounted on the roof of a building and such panels or apparatus shall be integrated into the roof either directly mounted against the roof or integrated into the roof so it forms a part of the roof itself.
- (c) Mounting arrangements which allow panels or apparatus to project above the roof line, such as "stand-off" or "rack" mounting arrangements are prohibited.
- (d) No panels or apparatus shall be free standing or mounted on the ground.
- (e) All mechanical piping, electrical conduits, motors and similar items which comprise a solar energy system shall be concealed.
- (f) All exposed metal, including the framework of active collector panels or exposed mullions and framework of passive systems shall be of finished warm earth tones, or black, in color and unpainted aluminum is prohibited.
- (g) All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.
- (h) All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus.
- (i) The construction or erection of a solar energy system or solar collection device shall conform to the requirements of the codes provided for in Chapter 4 of this Code

ATTACHMENTS:

Description	Type
□ Staff Report	Cover Memo
□ 4805 Neosho	Cover Memo



STAFF REPORT

Completed By: John Jacobson, Building Official

REQUEST: Approve solar installations for 4911 Wells and 4805 Neosho

RECOMMENDATION: A motion to approve the architectural reviews of the solar installations located at 4911 Wells and 4805 Neosho respectively.

BACKGROUND: Request stems from a resident wishing to install an alternative energy system to their residence. After review of the technical components of the solar appendix of the International Residential Code and the Zoning Regulations (typically where architectural reviews would be listed) The Building Official permitted both systems without review by the City Council. I was simply unaware of the requirement to do so. As soon as it was brought to my attention, I informed the administrator that I believed an error had occurred.

ANALYSIS:

The current code allows for the installation of solar systems after a review of the city council relative to nine findings in Article 14 -1403 of the City Code:

All solar energy systems or solar collection devices shall meet the following standards and conditions:

- (a) All solar energy systems or solar collection devices shall be incorporated into a building (which may be either a principal or accessory building) and shall be integrated into the basic form and main structure of such building.
- (b) Any panel or apparatus which is used to receive, collect or transfer solar energy, shall be mounted on the roof of a building and such panels or apparatus shall be integrated into the roof either directly mounted against the roof or integrated into the roof so it forms a part of the roof itself.

- (c) Mounting arrangements which allow panels or apparatus to project above the roof line, such as "stand-off" or "rack" mounting arrangements are prohibited.
- (d) No panels or apparatus shall be free standing or mounted on the ground.
- (e) All mechanical piping, electrical conduits, motors and similar items which comprise a solar energy system shall be concealed.
- (f) All exposed metal, including the framework of active collector panels or exposed mullions and framework of passive systems shall be of finished warm earth tones, or black, in color and unpainted aluminum is prohibited.
- (f) All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.
- (h) All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus.
- (i) The construction or erection of a solar energy system or solar collection device shall conform to the requirements of the codes provided for in Chapter 4 of this Code.

The local amendment to the International Residential Code mandates a review by the City Council prior to issuing any permits for any installation, I simply was not aware of that requirement and in this instance, it did not happen.

In my opinion, the systems comply with the spirit and intent of the regulations with a singular exception, that being the southern mounting of the collection panels on 4911 Wells.

These panel locations are primarily due to the existing mature tree located in the front yard and the need for southern exposure to make the system function as designed. The panels conform to the principle structure setback and do not constitute an encroachment into that setback.

Due to the qualifying standards placement in the building code vs the zoning ordinance, it is my opinion that the Building Official is authorized under Section R104.1 to render interpretations of the code while "acting in good faith". This interpretation would be that the side mounted panels constitute an awning in physical presentation and as such would be exempted by the code under section R105.2 (9).

From a staff perspective, the existing code language does not encourage the installation of these types of systems, nor does it effectively address solar technology and installation methods. From a practical enforcement standpoint, several of the standards listed currently are in direct conflict with one another and/or are located in the wrong section of the code (as these are essentially land use regulations) and/ or do not reflect stated views in the current comprehensive plan.

These requirements are far more restrictive than are necessary in my opinion to convey the intent of the city council as to compatibility of surrounding neighborhoods. If the intention of the governing body is to accommodate the intent of sustainability to include solar energy the approval process must be streamlined to encourage its installation.

IMPACTS: Should the City Council decide that these installations do not meet the standards in Article 14-1403 then additional requirements could be placed on the property owners who in good faith installed these systems.

POLICY ISSUES: Current policy restricts applicants to an architectural review by the governing body prior to any technical review. This adds layers to the approval process and discourages the use of these alternative energy systems. Staff believes a substantial number of residents will pursue these types of technologies in the future to become less dependent on existing utilities and that minor modification to the existing code could allow a much quicker approval process. This process would still mandate Council oversight on unusual systems that could require alternative methods to install.

*Attached are the exhibits of both systems and their corresponding views.

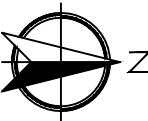
4911 Wells



4805 Neosho



SOLAR PV INSTALLATION PROJECT
WAGNER'S RESIDENCE
4805 NEOSHO
ROELAND PARK, KS 66205
PP45000000 0064A
PERMIT AND UTILITY SUBMITTAL
JULY 20, 2017



SCALE: Custom



SITE LOCATION
SCOPE OF WORK
1 - 7.2 KW DC/ 6 KW AC GRID-INTERACTIVE SOLAR ARRAY. (24) SOLARWORLD SW 300, 300 WATT MODULES, 24 X 300=7200 (1) SOLAREGE SE60000A-US, 1 x 6 = 6 KW IEEE-1547 AND UL-1741 COMPLIANT 240 1 PHASE INVERTER VOLTAGE 240 1 PHASE BUILDING SERVICE VOLTAGE, 200 AMP SERVICE ROOF MOUNTED SYSTEM, 6/12 PITCH AC DISCONNECT IN VIEW OF UTILITY METER POINT OF INTERCONNECTION, BACKFED BREAKER PLANS AND INSTALL IAW WITH NEC 2011, 2012 INTERNATIONAL RESIDENTIAL CODE, 2012 INTERNATIONAL FIRE CODE AND ASCE 7-10 SOLAR INSTALLER RESPONSIBLE FOR FIELD CONFIRMING ALL MEASUREMENTS ALL CHANGES TO THE DESIGN MUST BE APPROVED BY THE DESIGN ENGINEER SOLAR INSTALLER IS RESPONSIBLE FOR REQUESTING CHANGES AND PROVIDING AS BUILT INFORMATION ZONING SFR

SHEET SUMMARY	
PV E1.1	TITLE & SITE PLAN
PV E2.1	ARRAY PLAN
PV E3.1	SINGLE LINE DIAGRAM
PV E3.2	WIRING DIAGRAM
PV E4.1	ELECTRICAL CALCULATIONS
PV E5.2	NOTES
PV E6.1	SAFETY PLACARDS & SIGNAGE
PV E6.2	PLACARD PLAN
PV S1.1	RACKING PLAN
PV S1.2-3	RACKING DETAILS
PV E7.1 - 4	MANUFACTURER CUTSHEETS

PROJECT INFORMATION			
Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
Wind Exposure Category	B	Wind Speed	115
Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

ARRAY INFORMATION			
ARRAY 1			
Module Name	SolarWorld SW 300		
Inverter	SolarEdge		
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1
ARRAY 2			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1
ARRAY 3			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings ----

GENERAL NOTES

[A] ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF THE LICENSED CONTRACTOR.

[B] ALL SOLAR MODULES SHALL BE UL LISTED 1703 & CEC APPROVED. ALL INVERTERS SHALL BE UL LISTED 1741 CERTIFIED & CEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED FOR IT'S PURPOSE AND AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.

[C] ALL FABRICATION AND MANUFACTURING SHALL BE PERFORMED BY CERTIFIED INDIVIDUALS IN APPROVED ASSEMBLY AND FABRICATION SHOPS.

[D] PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED AMONG SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR AUTHORITY HAVING JURISDICTION.

[E] CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER IN THE FORM OF A "RFI", REQUEST FOR INFORMATION, PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES SHALL REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE ENGINEER APPROVED DESIGN.

[F] THE ELECTRICAL CONTRACTOR IS ADVISED THAT ALL DRAWINGS AND COMPONENT MANUALS ARE TO BE UNDERSTOOD PRIOR TO INSTALLATION. THE CONTRACTOR IS ADVISED TO HAVE ALL SWITCHES IN THE "OFF" POSITION AND FUSES REMOVED PRIOR TO INSTALLATION OF FUSE-BEARING COMPONENTS.

[G] THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL 1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PV SYSTEM WHEN THE UTILITY GRID IS NOT OPERATIONAL.

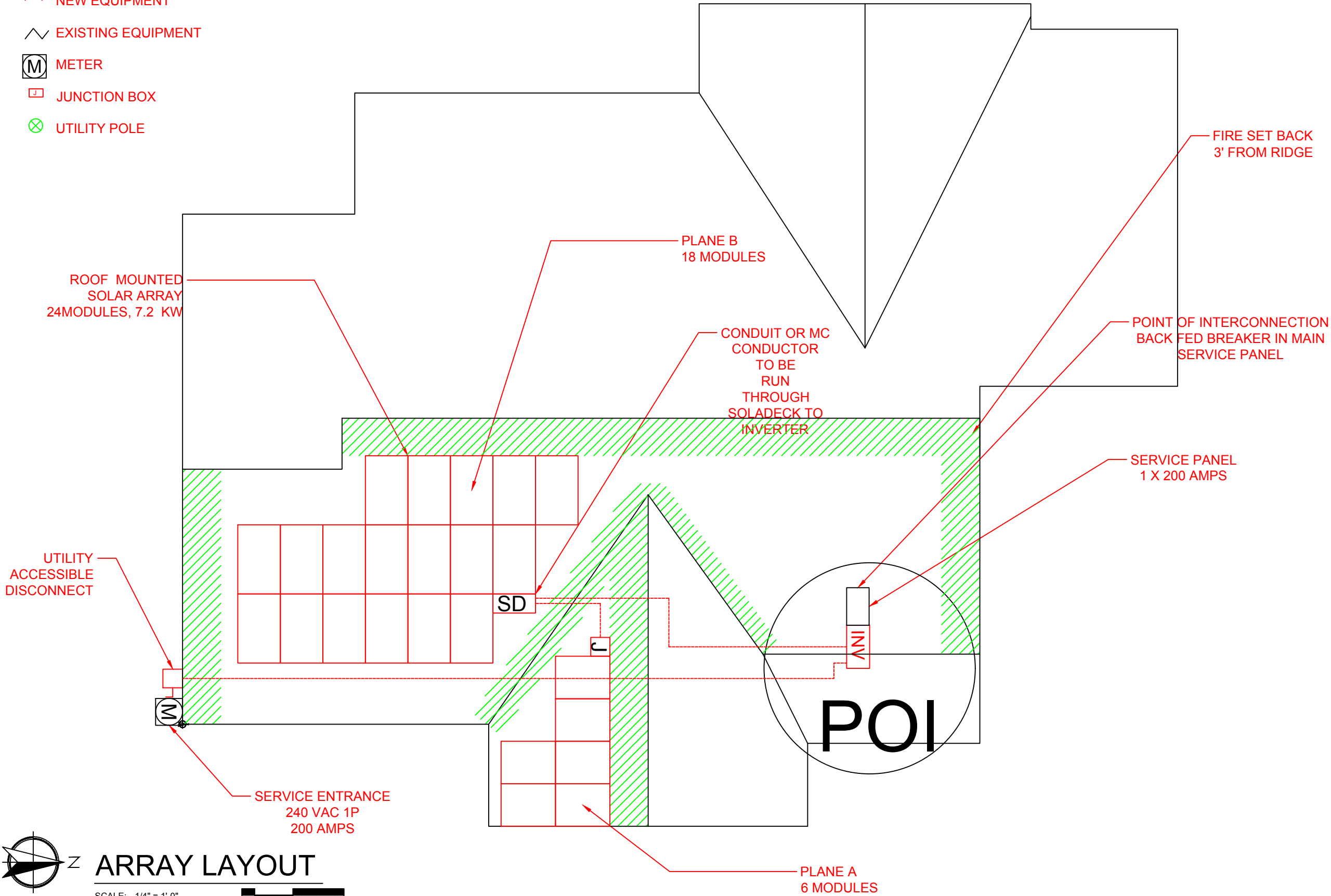
[H] PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS ARE OBTAINED FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILITY SERVICE PROVIDER.

[I] ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR SITE CONDITIONS. CONNECTORS SHALL BE TORQUED PER DEVICE LISTING OR ENGINEERING RECOMMENDATIONS.

TITLE & SITE PLAN

Designed By	Bob Solger	Sheet Title	PVE1.1	
Project number	2017-0508	Sheets	15	Issue
				Sheet Number

- NEW EQUIPMENT
- EXISTING EQUIPMENT
- METER
- JUNCTION BOX
- UTILITY POLE



GENERAL NOTES

[A] ARRAY 7.2 KW ARRAY COMPRISED OF 24 - 300 WATT MODULES

[B] ROOF MOUNTED SYSTEM

[C] MODULES MOUNTED IN PORTRAIT ORIENTATION

[D] SOLAR INSTALLER TO FOLLOW RACKING MANUFACTURE'S INSTRUCTIONS FOR INSTALLING RACKING SYSTEM AND MODULES

[E] ALL CONDUIT TO BE EMT, EXCEPT AS NOTED

[F] SOLAR INSTALLER RESPONSIBLE FOR FIELD CONFIRMING ALL MEASUREMENTS ON SITE

[G] CHANGES TO ARRAY LAYOUT ARE TO BE APPROVED DESIGN ENGINEER

PROJECT INFORMATION			
Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
Wind Exposure Category	B	Wind Speed	115
Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

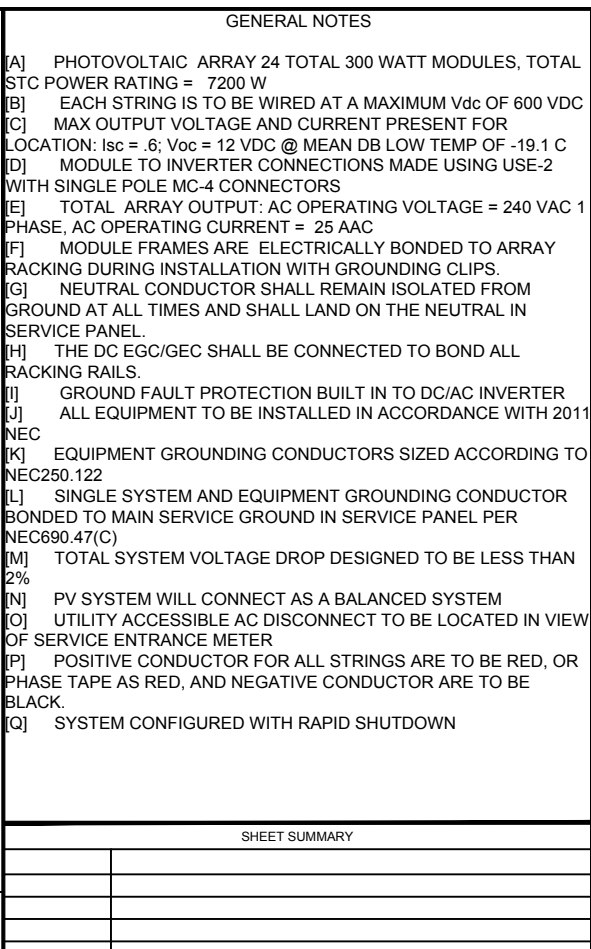
ARRAY INFORMATION			
ARRAY 1			
Module Name	SolarWorld SW 300		
Inverter	SolarEdge		
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1
ARRAY 2			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1
ARRAY 3			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings ----

ARRAY LAYOUT

SCALE: 1/4" = 1'-0"

0 32 128 256 Ft.

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info	COMPANY LOGO	Customer	Joe and Annette Wagner	Sheet Name	ARRAY LAYOUT			
1	Initial Design	5/8/2017	BS		Company Name: Solar Design Studio		Project	Wagner Residence	Designed By Bob Solger	PV E2.1			
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079		7.2 KW						
----	----	----	----		Company Phone: 816.607.1349		Location	4805 Neosho	Project number 2017-0508	Sheets 15	Issue	Sheet Number	
----	----	----	----		Company E-mail: bob@solardesignstudio.com			Roeland Park					
----	----	----	----					KS 66205					
----	----	----	----										



EQUIPMENT SCHEDULE			
TAG	DESCRIPTION	PART#	NOTES
1	PV MODULES	300 WATT MODULES	CANADIAN SOLAR SEE SHEET PS-1
2	INVERTERS	SE 6000A-US	SOLAREEDGE
3	DC OPTIMIZER	P-300	SOLAREEDGE
4	JUNCTION BOX		ROOF TOP, NEMA-3R
5	40 AMP BREAKER		BACK FED BREAKER
6	SERVICE PANEL		MAIN SERVICE PANEL, 200 AMPS
7	MONITORING SYSTEM		SOLAR EDGE, REQUIRES INTERNET CONNECTION
8	UTILITY AC DISCONNECT		240 VAC, 60 AMPS, LOCATED AT SERVICE ENTRANCE
9	LIGHTING ARRESTOR	"LA"	MIDNIGHT SOLAR MNSPD 600 OR EQUIVALENT

					
MODULE		STRING		ARRAY	
Pstc	300	Pstc	3600	Pstc	7200
Voc	39.7	Voc	12.0	Voc	12.00
Vmp	32.50	Vmp	350.0	Vmp	350.0
Isc	9.83	Isc	6MA	Isc	1.2A
Imp	9.24	Imp	10.29	Imp	18.00

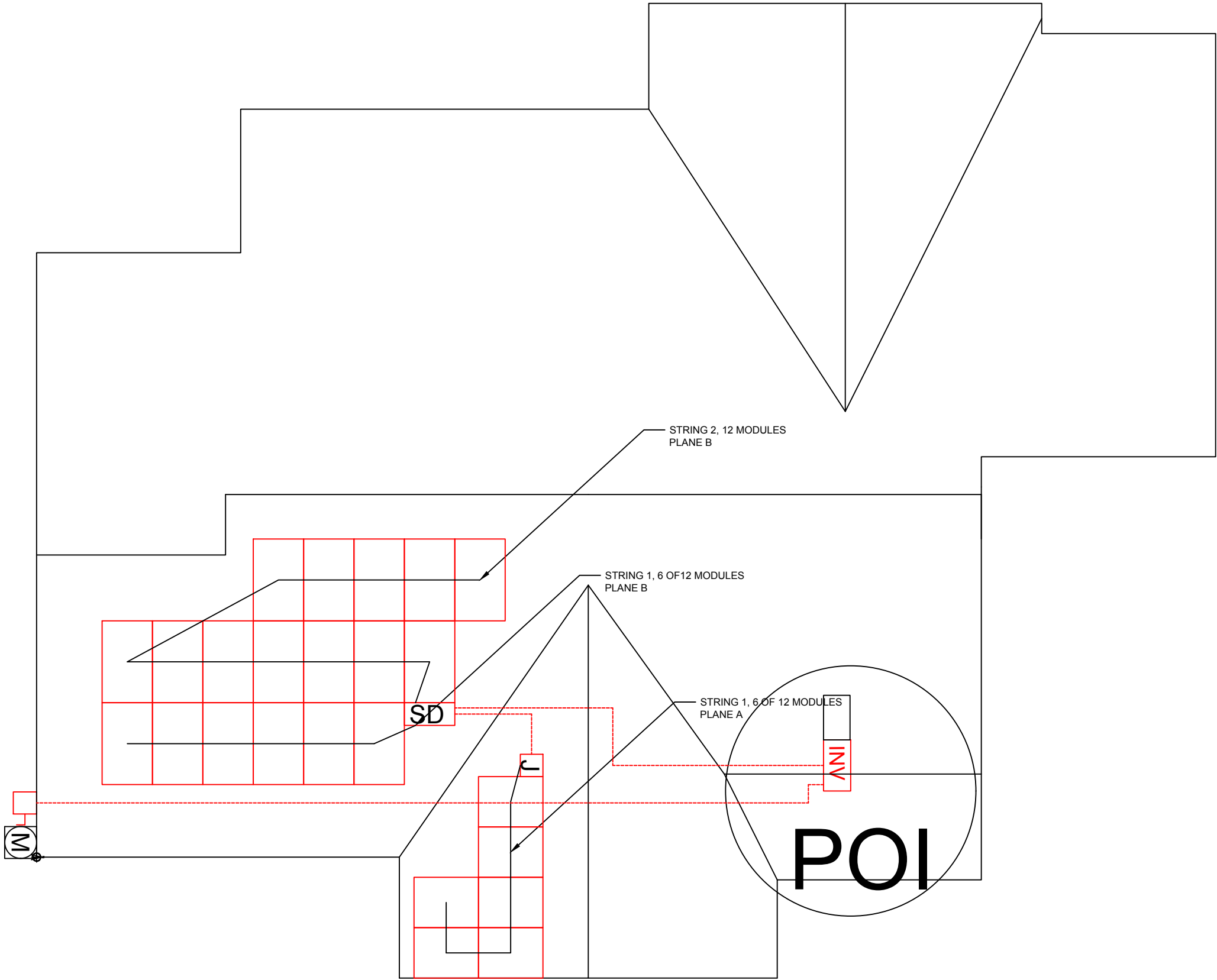
SINGLE LINE DIAGRAM			
Designed By	Bob Solger	Sheet Title PV E3.1	
Project number	2017-0508	Sheets 15	Issue Sheet Number

GENERAL NOTES

SHEET SUMMARY	

PROJECT INFORMATION			
Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
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Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1
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Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings



Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info	COMPANY LOGO	Customer	Joe and Annette Wagner	Sheet Name						
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio		Project	Wagner Residence 7.2 KW	WIRING PLAN						
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079		Location	4805 Neosho ----- Roeland Park KS 66205							
----	----	----	----		Company Phone: 816.607.1349		Project number 2017-0508			Designed By Bob Solger		Sheet Title PV E3.2			
----	----	----	----		Company E-mail: bob@solardesignstudio.com					Sheets 15		Issue		Sheet Number	
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Module Electrical Properties										DC Voltage Drop Calcs										DC 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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NEC240.64(C) GROUNDING ELECTRODE CONDUCTOR BE
CONTINUOUS, GROUND CRIMPS
NEC250.160 TO BE IRREVERSIBLE

AND PART VII

NEC422.30 DISCONNECTING MEANS

NEC422.60 NAMEPLATE MARKING

NEC422.62(B) ADDITIONAL NAMEPLATE MARKING

NEC690.5 GROUND-FAULT PROTECTION

NEC690.8(A)(1) PHOTOVOLTAIC SOURCE CIRCUIT CURRENTS. THE MAXIMUM CURRENT SHALL BE THE SUM OF THE PARALLEL MODULE RATED SHORT-CIRCUIT CURRENTS MULTIPLIED BY 125 PERCENT.

NEC690.8(A)(3)INVERTER OUTPUT CIRCUIT CURRENT. THE MAXIMUM CURRENT SHALL BE THE INVERTER CONTINUOUS OUTPUT CURRENT RATING.

NEC690.8(B)(1) SIZING OF CONDUCTORS AND OVERCURRENT DEVICES. THE CIRCUIT CONDUCTORS AND OVERCURRENT DEVICES SHALL BE SIZED TO CARRY NOT LESS THAN 125 PERCENT OF THE MAXIMUM CURRENTS AS CALCULATED IN 690.8(A). THE RATING OR SETTING OF OVERCURRENT

NEC690.17 PV SYSTEM DISCONNECT SHALL BE SIGNED LABELED:
"WARNING - ELECTRICAL SHOCK HAZARD TERMINALS ON BOTH
LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN
POSITION"

NEC690.14(C)(2) PV SYSTEM DISCONNECT SHALL BE PERMANENTLY MARKED AS A "PHOTOVOLTAIC SYSTEM DISCONNECT"

NEC690.33 (A) CONFIGURATION (B) INTERRUPTION OF CIRCUIT (C) CONNECTORS SHALL BE OF THE LOCKING OR LATCHING TYPE (E) LABELED "DO NOT OPEN UNDER LOAD"

NEC690.53PERMANENT LABEL FOR DIRECT-CURRENT PHOTOVOLTAIC POWER SOURCE
AT DISCONNECTING MEANS
RATED MAXIMUM POWER-POINT CURRENT
RATED MAXIMUM POWER-POINT VOLTAGE
MAXIMUM SYSTEM VOLTAGE [REF: 690.7 (A)]
SHORT-CIRCUIT CURRENT [REF: 690.8 (A)]
MAXIMUM RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER [IF INSTALLED]

NEC690.56(B) PERMANENT LABEL/PLAQUE: [SOURCE/LABEL]
PV SYSTEM DISCONNECT / REF: NEC690.14 (C) (2)
UTILITY SERVICE PANEL / "UTILITY SERVICE DISCONNECT"

NEC690.64(B)(5) CIRCUIT BREAKERS, IF BACKFED, SHALL BE SUITABLE FOR SUCH OPERATION

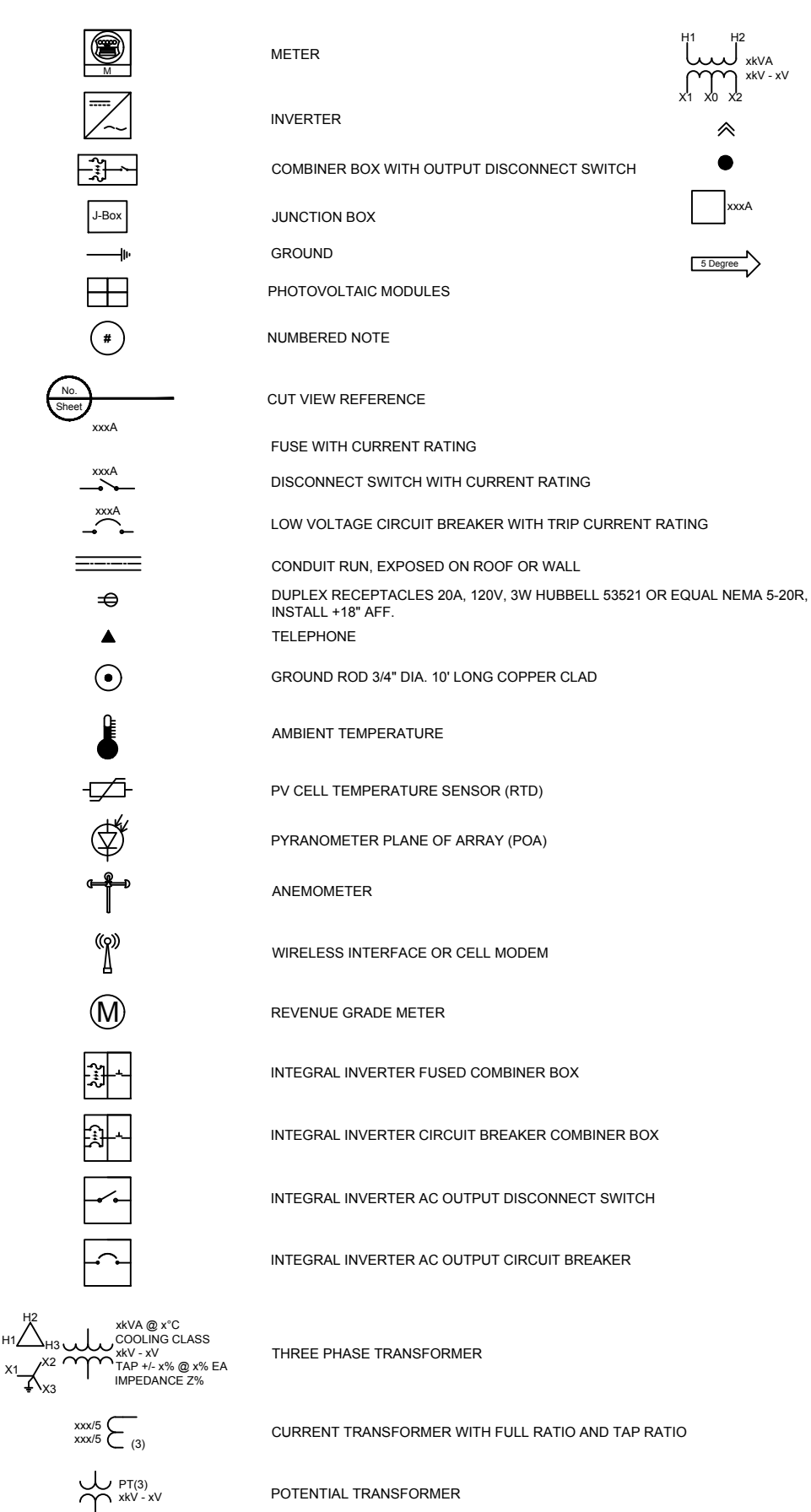
NEC705.10 A PERMANENT PLAQUE OR DIRECTORY, DENOTING ALL ELECTRIC POWER SOURCES ON OR IN THE PREMISES, SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT LOCATIONS OF ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED.

EXCEPTION: INSTALLATIONS WITH LARGE NUMBERS OF POWER PRODUCTION SOURCES SHALL BE PERMITTED TO BE DESIGNATED BY GROUPS

NECTABLE 250.66

SIZE OF ALTERNATING-CURRENT GROUNDING ELECTRODE CONDUCTOR. THE SIZE OF THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE, AT EACH BUILDING OR STRUCTURE WHERE SUPPLIED BY A FEEDER(S) OR BRANCH CIRCUIT(S), OR AT A SEPARATELY DERIVED SYSTEM OF A GROUNDING OR UNGROUNDING AC SYSTEM SHALL NOT BE LESS THAN GIVEN IN TABLE 250.66, EXCEPT AS PERMITTED IN 250.66(A) THROUGH (C).

TABLE 310.16 ALLOWABLE AMPACITIES OF INSULATED CONDUCTORS RATED 0 THROUGH 2000 VOLTS, 60°C, THROUGH 90°C, NOT MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN RACEWAY, CABLE, OR EARTH, BASED ON AMBIENT TEMPERATURE OF 30°C. NOTE CORRECTION FACTORS FOR AMBIENT TEMPERATURE AT END OF TABLE.



GENERAL NOTES

[illegible]

PROJECT INFORMATION			
Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
Wind Exposure Category	B	Wind Speed	115
Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

ARRAY INFORMATION			
ARRAY 1			
Module Name		SolarWorld SW 300	
Inverter		SolarEdge	
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1

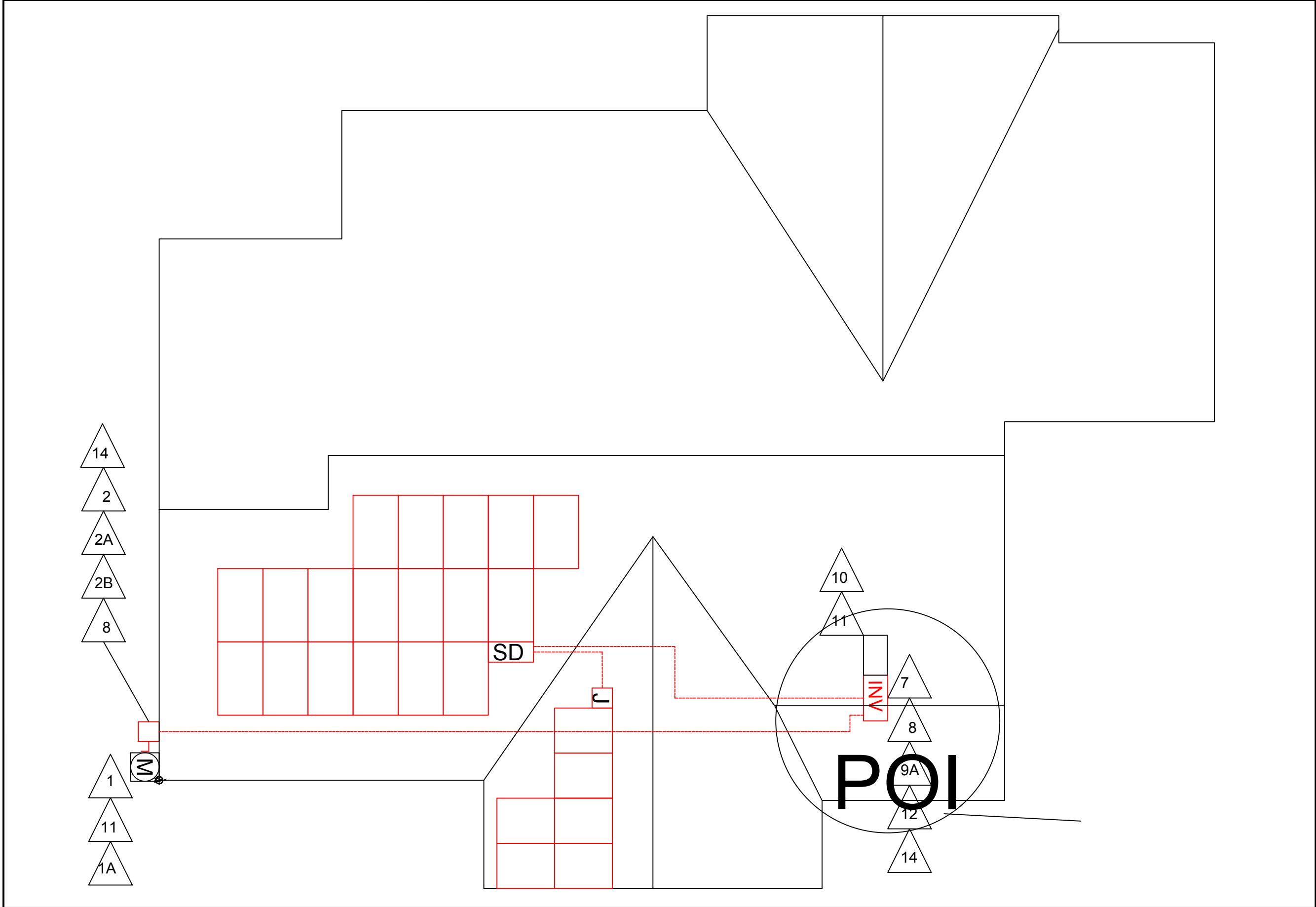
ARRAY 2			
Module Name		----	
Inverter		----	
Tilt Angle ----	No. of Modules ----	DC String Length ¹²	No. of Strings ¹

ARRAY 3			
Module Name	---		
Inverter	---		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

	Sheet Title	PV E5.2	
	Sheets	15	Issue
			Sheet Number

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079
----		----	----		Company Phone: 816.607.1349
----		----	----		Company E-mail: bob@solar designstudio.com
----		----	----		
----		----	----		
----		----	----		

COMPANY LOGO  SOLAR DESIGN studio consulting · design · engineering	Customer	Joe and Annette Wagner	Sheet Name				
	Project	Wagner Residence 7.2 KW	NOTES				
	Location	4805 Neosho --- Roeland Park KS 66205	Designed By	Bob Solger	Sheet Title	PV E5.2	
		Project number	2017-0508	Sheets	15	Issue	Sheet Number

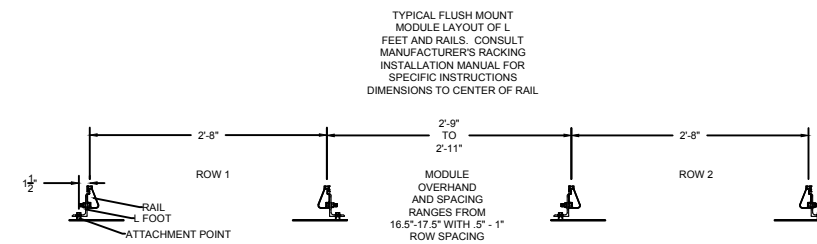
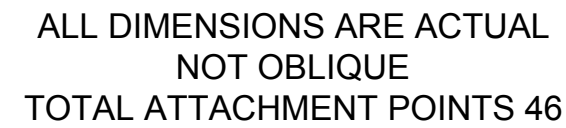


SHEET SUMMARY	

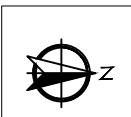
PROJECT INFORMATION			
Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
Wind Exposure Category	B	Wind Speed	115
Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

ARRAY INFORMATION			
ARRAY 1			
Module Name	SolarWorld SW 300		
Inverter	SolarEdge		
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1
ARRAY 2			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1
ARRAY 3			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info	COMPANY LOGO	Customer	Joe and Annette Wagner	Sheet Name	SAFETY PLACARD PLAN			
1	Initial Design	5/8/2017	BS	NABCEP CERTIFIED PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio	SOLAR DESIGN studio consulting · design · engineering	Project	Wagner Residence	Designed By				
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079		Location	4805 Neosho	Project number				
----	----	----	----		Company Phone: 816.607.1349			Roeland Park	2017-0508				
----	----	----	----		Company E-mail: bob@solardesignstudio.com			KS					
----	----	----	----					66205					
----	----	----	----										
										Sheet Title	PV E6.2		
										Sheets	15	Issue	Sheet Number

[illegible]

ARRAY INFORMATION			
ARRAY 1			
Module Name		SolarWorld SW 300	
Inverter		SolarEdge	
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1
ARRAY 2			
Module Name		---	
Inverter		---	
Tilt Angle ---	No. of Modules ---	DC String Length 12	No. of Strings 1
ARRAY 3			
Module Name		---	
Inverter		---	
Tilt Angle ---	No. of Modules ---	DC String Length ---	No. of Strings ---



RACKING LAYOUT

SCALE: 1/4"=1'



A horizontal scale bar with four segments. The first segment is labeled '0', the second '32', the third '128', and the fourth '256'.

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info	COMPANY LOGO	Customer Joe and Annette Wagner	Sheet Name RACKING PLAN					
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio Company Address: 23185 Hwy 92 Platte City, MO 64079 Company Phone: 816.607.1349 Company E-mail: bob@solar design studio.com		Project Wagner Residence 7.2 KW	Designed By Bob Solger Sheet Title PV S1.1					
----	Module Change	7/20/2017	BS				Location 4805 Neosho						
----							Roeland Park KS 66205	Project number 2017-0508 Sheets 15 Issue Sheet Number					

Wagner Residence

PITCHED ROOF

 **IRONRIDGE**
1495 ZEPHYR AVE, HAYWARD, CA 94544

Project Details

NAME	Wagner Residence	DATE	2017-07-19
LOCATION	Shawnee Mission, KS, 66205	TOTAL MODULES	24
MODULE	Solarworld:Plus SW 300 MONO (33mm)	TOTAL WATTS	7,200
DIMENSIONS	66.0" x 39.4" x 1.3" (1mm x 1mm x 33mm)	ATTACHMENT PTS	46

Load Assumptions

WIND EXPOSURE	B
WIND SPEED	115 mph
GROUND SNOW LOAD	20 psf
ATTACHMENT SPACING	4.0 ft

Building Details

ROOF SLOPE	26 deg
BUILDING HEIGHT	15 ft
RISK CATEGORY	II

Engineering

XR100 SPAN DETAILS (Portrait)

Roof Zone	Max Span	Max Cantilever
1	6' 6"	2' 7"
2	6' 6"	2' 7"
3	6' 5"	2' 7"

MAXIMUM REACTION FORCES (Portrait)

Roof Zone	Down	Uplift	Lateral
1	226.00	-103.00	66.00
2	226.00	-212.00	66.00
3	226.00	-335.00	67.00

System Weight

TOTAL WEIGHT	1098 lbs
WEIGHT/ATTACHMENT	23.9 lbs
DISTRIBUTED WEIGHT	2.5 psf
RACKING WEIGHT	145.7 lbs

Last updated by Bob Solger on 2017-07-19 11:35:13 -0700

Page 1 of 10

GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
Wind Exposure Category	B	Wind Speed	115
Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

ARRAY INFORMATION

ARRAY 1

Module Name	SolarWorld SW 300		
Inverter	SolarEdge		
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1

ARRAY 2

Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1

ARRAY 3

Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

RACKING DETAILS

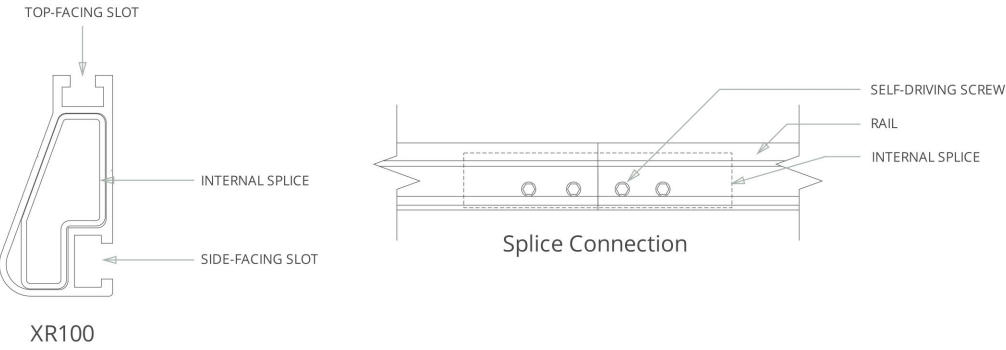
Designed By	Bob Solger	Sheet Title		PV S1.2	
Project number	2017-0508	Sheets	15	Issue	Sheet Number

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info	COMPANY LOGO	Customer	Joe and Annette Wagner	Sheet Name
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio		Project	Wagner Residence	Designed By Bob Solger
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079			7.2 kW	
----	----	----	----		Company Phone: 816.607.1349		Location	4805 Neosho	
----	----	----	----		Company E-mail: bob@solar design studio.com			----	
----	----	----	----					Roeland Park	
----	----	----	----					KS 66205	

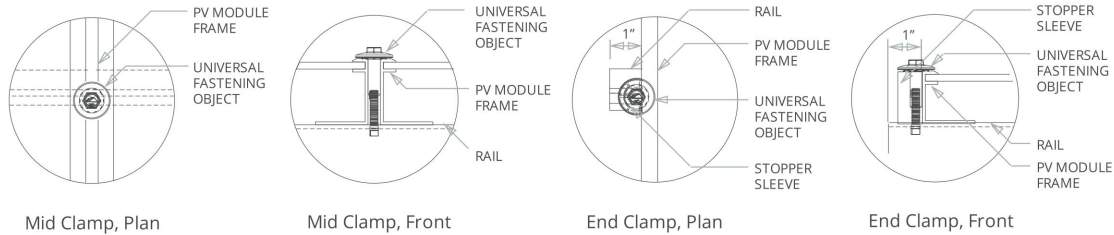
Wagner Residence

PITCHED ROOF

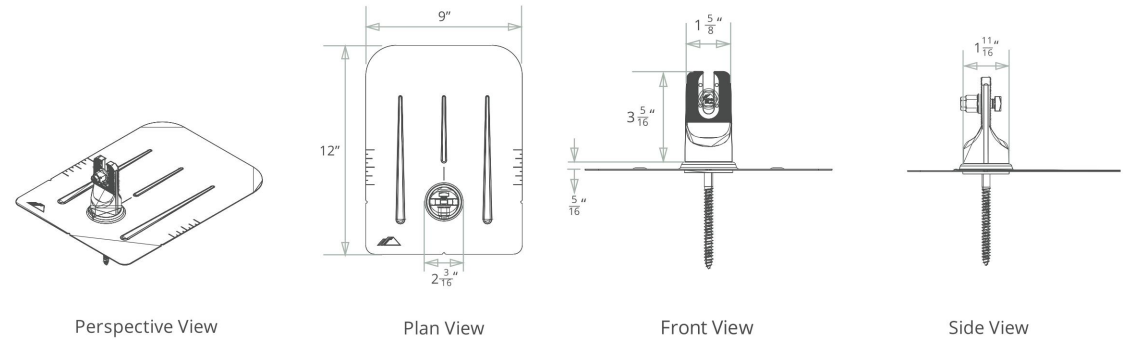
Splice Detail



Clamp Detail



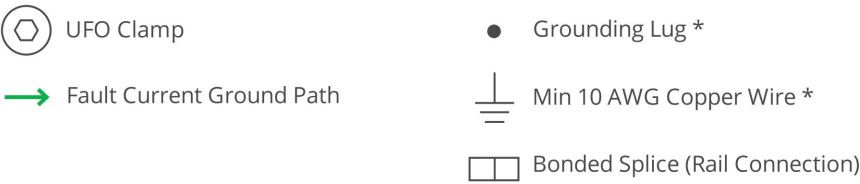
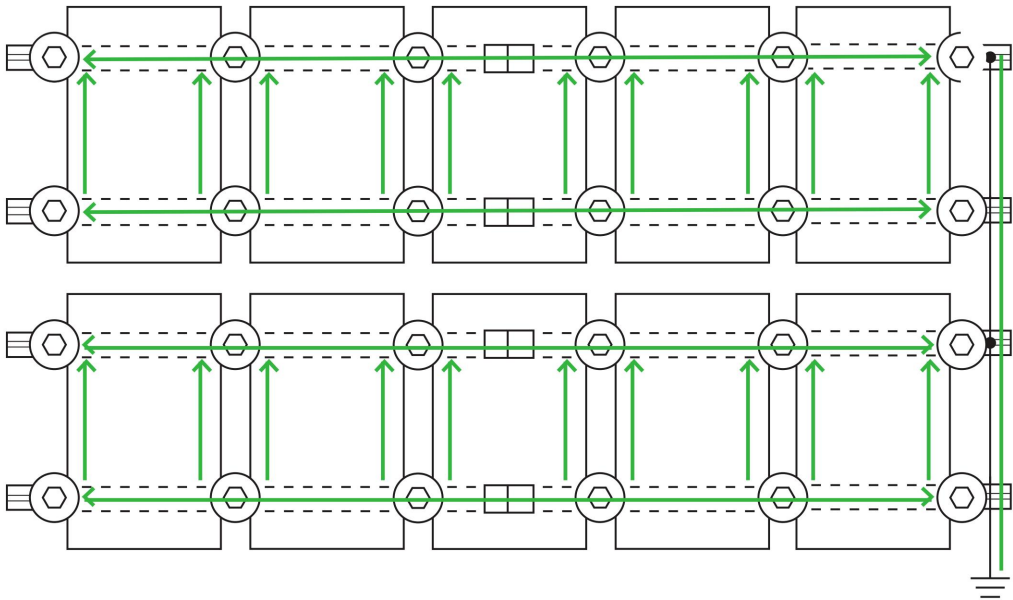
FlashFoot2 Detail



Wagner Residence

PITCHED ROOF

Grounding Diagram



* Grounding Lugs and Wire are not required in systems using Enphase microinverters.

GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
Utility Name	KCPL	Meter Number	New Construction
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Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

ARRAY INFORMATION

ARRAY 1			
Module Name	SolarWorld SW 300		
Inverter	SolarEdge		
Tilt Angle 22	No. of Modules 24	DC String Length 12	No. of Strings 1
ARRAY 2			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length 12	No. of Strings 1
ARRAY 3			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

RACKING DETAILS

Designed By	Bob Solger	Sheet Title		
		PV S1.3		
Project number	2017-0508	Sheets	15	Issue
		Sheet Number		

Rev	Description	Date	Drawn By
1	Initial Design	5/8/2017	BS
----	Module Change	7/20/2017	BS
----	----	----	----
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----	----	----	----
----	----	----	----

NABCEP Certification

NABCEP
CERTIFIED

PV Installation Professional
Bob Solger
#091110-242

Company Contact Info

Company Name: Solar Design Studio
Company Address: 23185 Hwy 92 Platte City, MO 64079
Company Phone: 816.607.1349
Company E-mail: bob@solardesignstudio.com

COMPANY LOGO

 **SOLAR DESIGN** studio
consulting • design • engineering

Customer: Joe and Annette Wagner

Project: Wagner Residence
7.2 kW

Location: 4805 Neosho
Roeland Park
KS 66205

Sheet Name

Designed By: Bob Solger

Project number: 2017-0508

Issue

Sheet Title: PV S1.3

Sheets: 15

Sheet Number

Sunmodule® Plus
SW 285-300 MONO (5-busbar)



TUV Power controlled:
Lowest measuring tolerance in industry



Every component is tested to meet
3 times IEC requirements



Designed to withstand heavy
accumulations of snow and ice



Sunmodule Plus:
Positive performance tolerance



25-year linear performance warranty
and 10-year product warranty



Glass with anti-reflective coating



World-class quality

Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting

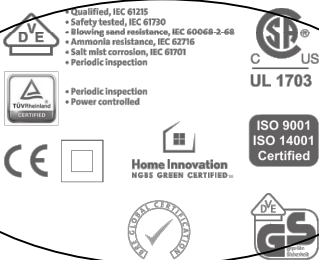
Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years

SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry, along with our industry-first 10-year product warranty.**

* Solar cells manufactured in U.S.A. or Germany. Modules assembled in U.S.A.
**in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty

solarworld.com



Sunmodule® Plus
SW 285-300 MONO (5-busbar)



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

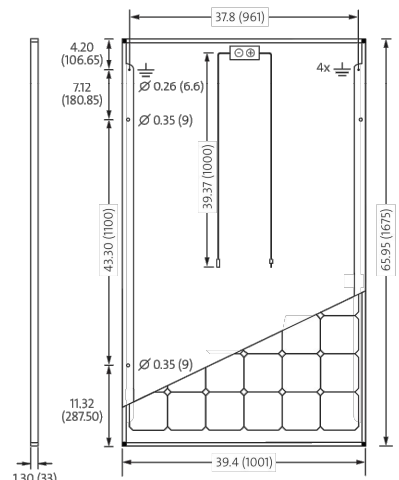
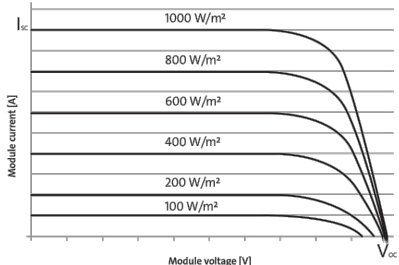
		SW 285	SW 290	SW 295	SW 300
Maximum power	P _{max}	285 Wp	290 Wp	295 Wp	300 Wp
Open circuit voltage	V _{oc}	39.7 V	39.9 V	40.0 V	40.1 V
Maximum power point voltage	V _{mpp}	31.3 V	31.4 V	31.5 V	31.6 V
Short circuit current	I _{sc}	9.84 A	9.97 A	10.10 A	10.23 A
Maximum power point current	I _{mp}	9.20 A	9.33 A	9.45 A	9.57 A
Module efficiency	η _m	17.00 %	17.30 %	17.59 %	17.89 %

*STC: 1000 W/m², 25 °C, AM 1.5

PERFORMANCE AT 800 W/M², NOCT, AM 1.5

		SW 285	SW 290	SW 295	SW 300*
Maximum power	P _{max}	213.1 Wp	217.1 Wp	220.5 Wp	224.1 Wp
Open circuit voltage	V _{oc}	36.4 V	36.6 V	36.7 V	36.9 V
Maximum power point voltage	V _{mpp}	28.7 V	28.8 V	28.9 V	31.1 V
Short circuit current	I _{sc}	7.96 A	8.06 A	8.17 A	8.27 A
Maximum power point current	I _{mp}	7.43 A	7.54 A	7.64 A	7.75 A

Minor reduction in efficiency under partial load conditions at 25 °C: at 200 W/m², 100% of the STC efficiency (1000 W/m²) is achieved.
*Preliminary values, subject to change.



All units provided are imperial. SI units provided in parentheses.
SolarWorld AG reserves the right to make specification changes without notice.

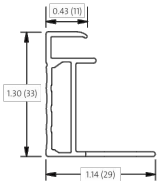
COMPONENT MATERIALS

Cells per module	60	Front	Low-iron tempered glass with ARC (EN 12150)
Cell type	Monocrystalline 5-busbar	Frame	Clear anodized aluminum
Cell dimensions	6.17 in x 6.17 in (156.75 x 156.75 mm)	Weight	39.7 lbs (18.0 kg)
Thermal characteristics		Additional data	
NOCT	46 °C	Power sorting	-0 Wp/+5 Wp
TCL _{sc}	0.04 % / °C	J-Box	IP65
TCV _{sc}	-0.30 % / °C	Connector	PV wire per J14703 with H4/JTX connectors
TCP _{mp}	-0.41 % / °C	Module fire performance	UL 1703 Type I
Operating temp	-40 to +85 °C		

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC II / NEC	1000 V
Maximum reverse current	25 A
Number of bypass diodes	3
Design loads*	Two rail system 113 psf downward, 64 psf upward
Design loads*	Three rail system 178 psf downward, 64 psf upward
Design loads*	Edge mounting 178 psf downward, 41 psf upward

*Please refer to the Sunmodule installation instructions for the details associated with these load cases.



- Compatible with both "Top-Down" and "Bottom" mounting methods
- ⚡ Grounding Locations:
- 4 locations along the length of the module in the extended flange.

SW-01-7510US 160324

GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

Project Latitude	----	Min. Ambient Temperature	-19.2
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Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

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Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings ----

MANUFACTURER CUTSHEETS

Designed By	Bob Solger	Sheet Title	PV E7.1	
Project number	2017-0508	Sheets	15	Issue
		Sheet Number		

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079
----	----	----	----		Company Phone: 816.607.1349
----	----	----	----		Company E-mail: bob@solardesignstudio.com
----	----	----	----		
----	----	----	----		

COMPANY LOGO  SOLAR DESIGN studio consulting • design • engineering		Customer Joe and Annette Wagner
		Project Wagner Residence 7.2 KW
		Location 4805 Neosho --- Roeland Park KS 66205



SolarEdge Single Phase Inverters
For North America

SE3000A-US / SE3800A-US / SE5000A-US / SE6000A-US /
SE7600A-US / SE10000A-US / SE11400A-US



The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Integrated arc fault protection for NEC 2011 690.11 compliance
- Rapid shutdown for NEC 2014 690.12
- Superior efficiency (98%)
- Small, lightweight and easy to install on provided bracket
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Outdoor and indoor installation
- Fixed voltage inverter, DC/AC conversion only
- Pre-assembled Safety Switch for faster installation
- Optional – revenue grade data, ANSI C12.20

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INVERTERS



Single Phase Inverters for North America

SE3000A-US / SE3800A-US / SE5000A-US / SE6000A-US /
SE7600A-US / SE10000A-US / SE11400A-US

	SE3000A-US	SE3800A-US	SE5000A-US	SE6000A-US	SE7600A-US	SE10000A-US	SE11400A-US	
OUTPUT								
Nominal AC Power Output	3000	3800	5000	6000	7600	9980 @ 208V 10000 @240V	11400	VA
Max. AC Power Output	3300	4150	5400 @ 208V 5450 @240V	6000	8350	10800 @ 208V 10950 @240V	12000	VA
AC Output Voltage Min.-Nom.-Max. ⁽¹⁾ 183 - 208 - 229 Vac	-	-	✓	-	-	✓	-	
AC Output Voltage Min.-Nom.-Max. ⁽¹⁾ 211 - 240 - 264 Vac	✓	✓	✓	✓	✓	✓	✓	
AC Frequency Min.-Nom.-Max. ⁽¹⁾	59.3 - 60 - 60.5							Hz
Max. Continuous Output Current	12.5	16	24 @ 208V 21 @ 240V	25	32	48 @ 208V 42 @ 240V	47.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							Yes
INPUT								
Maximum DC Power (STC)	4050	5100	6750	8100	10250	13500	15350	W
Transformer-less, Ungrounded	Yes							
Max. Input Voltage	500							Vdc
Nom. DC Input Voltage	325 @ 208V / 350 @ 240V							Vdc
Max. Input Current ⁽²⁾	9.5	13	16.5 @ 208V 15.5 @ 240V	18	23	33 @ 208V 30.5 @ 240V	34.5	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	97.7	98.2	98.3	98.3	98	98	98	%
CEC Weighted Efficiency	97.5	98	97 @ 208V 98 @ 240V	97.5	97.5	97 @ 208V 97.5 @ 240V	97.5	%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, RS232, Ethernet, ZigBee (optional)							
Revenue Grade Data, ANSI C12.20	Optional ⁽³⁾							
Rapid Shutdown – NEC 2014 690.12	Yes							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 22.2							
Grid Connection Standards	IEEE1547							
Emissions	FCC part15 classB							
INSTALLATION SPECIFICATIONS								
AC output conduit size / AWG range	3/4" minimum / 16-6 AWG					3/4" minimum / 8-3 AWG		
DC input conduit size / # of strings / AWG range	3/4" minimum / 1-2 strings / 16-6 AWG					3/4" minimum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	30.5 x 12.5 x 7.2 / 775 x 315 x 184					30.5 x 12.5 x 10.5 / 775 x 315 x 260		
Weight with Safety Switch	51.2 / 23.2		54.7 / 24.7		88.4 / 40.1			
Cooling	Natural Convection				Natural convection and internal fan (user replaceable)	Fans (user replaceable)		
Noise	< 25				< 50			
Min.-Max. Operating Temperature Range	-13 to +140 / -25 to +60 (-40 to +60 version available ⁽⁴⁾)							°F / °C
Protection Rating	NEMA 3R							

⁽¹⁾ For other regional settings please contact SolarEdge support.

⁽²⁾ A higher current source may be used; the inverter will limit its input current to the values stated.

⁽³⁾ Revenue grade Inverter P/N: SExxxxA-US000NNC2.

⁽⁴⁾ -40 version P/N: SExxxxA-US000NNU4 (for 7600W Inverter:SE7600A-US002NNU4).



RoHS

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GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

Project Latitude	----	Min. Ambient Temperature	-19.2
Project Longitude	----	Max. Ambient Temperature	35
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Risk Category	II	North Direction	0
Interconnection Voltage	240	AHJ	City of Roeland Park

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Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

MANUFACTURER CUTSHEETS

Designed By	Bob Solger		Sheet Title	
Project number	2017-0508		PV E7.2	
	Sheets	15	Issue	Sheet Number

Rev	Description	Date	Drawn By
1	Initial Design	5/8/2017	BS
----	Module Change	7/20/2017	BS
----	----	----	----
----	----	----	----
----	----	----	----
----	----	----	----
----	----	----	----



PV Installation
Professional
Bob Solger
#091110-242

Company Contact Info	
Company Name:	Solar Design Studio
Company Address:	23185 Hwy 92 Platte City, MO 64079
Company Phone:	816.607.1349
Company E-mail:	bob@solardesignstudio.com



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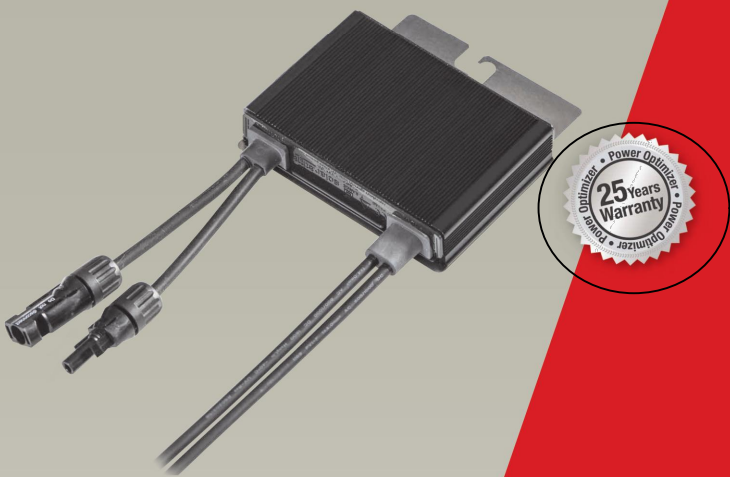
Customer	Joe and Annette Wagner	
Project	Wagner Residence 7.2 kW	
Location	4805 Neosho ---- Roeland Park KS 66205	



SolarEdge Power Optimizer

Module Add-On For North America

P300 / P320 / P400 / P405



PV power optimization at the module-level

- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety

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POWER OPTIMIZER



SolarEdge Power Optimizer

Module Add-On for North America

P300 / P320 / P400 / P405

	P300 (for 60-cell modules)	P320 (for high-power 60-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	
INPUT					
Rated Input DC Power ⁽¹⁾	300	320	400	405	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		80	125	Vdc
MPPT Operating Range	8 - 48		8 - 80	12.5 - 105	Vdc
Maximum Short Circuit Current (Isc)	10	11		10	Adc
Maximum DC Input Current	12.5	13.75		12.5	Adc
Maximum Efficiency		99.5			%
Weighted Efficiency		98.8			%
Overvoltage Category		I			
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)					
Maximum Output Current			15		Adc
Maximum Output Voltage		60		85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)					
Safety Output Voltage per Power Optimizer			1		Vdc
STANDARD COMPLIANCE					
EMC		FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3			
Safety		IEC62109-1 (class II safety), UL1741			
RoHS		Yes			
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage			1000		Vdc
Compatible Inverters		All SolarEdge Single Phase and Three Phase Inverters			
Dimensions (W x L x H)	128 x 152 x 27.5 / 5 x 5.97 x 1.08		128 x 152 x 35 / 5 x 5.97 x 1.37	128 x 152 x 48 / 5 x 5.97 x 1.89	mm / in
Weight (including cables)	770 / 1.7		930 / 2.05	930 / 2.05	gr / lb
Input Connector		MC4 Compatible			
Output Wire Type / Connector		Double Insulated; MC4 Compatible			
Output Wire Length	0.95 / 3.0			1.2 / 3.9	m / ft
Operating Temperature Range		-40 ~ +85 / -40 ~ +185			°C / °F
Protection Rating		IP68 / NEMA6P			
Relative Humidity		0 - 100			%

⁽¹⁾ Rated STC power of the module. Module of up to +5% power tolerance allowed.

PV SYSTEM DESIGN USING A SOLAREEDGE INVERTER ⁽²⁾	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	8	10	18	
Maximum String Length (Power Optimizers)	25	25	50	
Maximum Power per String	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations		Yes		

⁽²⁾ It is not allowed to mix P405 with P300/P400/P600/P700 in one string.



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ARRAY 3			
Module Name	----		
Inverter	----		
Tilt Angle ----	No. of Modules ----	DC String Length ----	No. of Strings

MANUFACTURER CUTSHEETS

Designed By	Bob Solger	Sheet Title	PV E7.3	
Project number	2017-0508	Sheets	15	Issue
		Sheet Number		

Rev	Description	Date	Drawn By	NABCEP Certification	Company Contact Info
1	Initial Design	5/8/2017	BS	 PV Installation Professional Bob Solger #091110-242	Company Name: Solar Design Studio
----	Module Change	7/20/2017	BS		Company Address: 23185 Hwy 92 Platte City, MO 64079
----	----	----	----		Company Phone: 816.607.1349
----	----	----	----		Company E-mail: bob@solar designstudio.com
----	----	----	----		
----	----	----	----		

COMPANY LOGO



Customer Joe and Annette Wagner

Project Wagner Residence
7.2 kW

Location 4805 Neosho

Roeland Park
KS 66205

Sheet Name



Flush Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



PE Certified

Pre-stamped engineering letters available in most states.



Design Assistant

Online software makes it simple to create, share, and price projects.

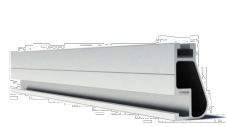


20-Year Warranty

Twice the protection offered by competitors.

XR Rails ☺

XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

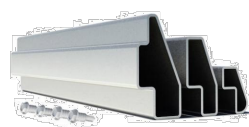
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Bonded Splices

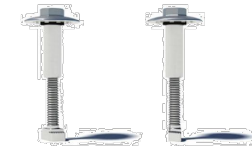


All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

Clamps & Grounding ☺

UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear & black finish

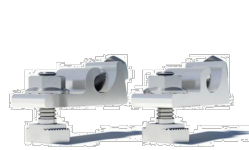
Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- 6 different sizes
- Clear & black anod. finish

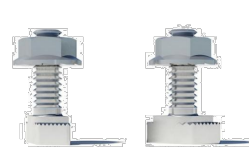
Grounding Lugs



Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

Microinverter Kits



Mount MIs or POs to XR Rails.

- Bonds devices to rails
- Kit comes assembled
- Listed to UL 2703

Attachments ☺

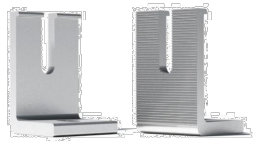
FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill & black finish

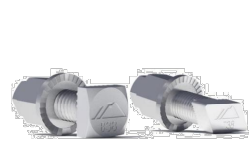
Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear & black anod. finish

Bonding Hardware



Bond and attach XR Rails to certified attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled & lubricated

Flush Standoffs



Raise Flush Mount System to various heights.

- Works with vent flashing
- 4" and 7" lengths
- Ships assembled

Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to IronRidge.com/design](https://www.ironridge.com/design)



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

[Go to IronRidge.com/training](https://www.ironridge.com/training)

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GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

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Inverter	----		
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MANUFACTURER CUTSHEETS

Designed By	Bob Solger		Sheet Title	PV E7.4	
Project number	2017-0508		Sheets	15	Issue
					Sheet Number

Rev	Description	Date	Drawn By
1	Initial Design	5/8/2017	BS
----	Module Change	7/20/2017	BS
----	----	----	----
----	----	----	----
----	----	----	----
----	----	----	----
----	----	----	----



Company Contact Info	
Company Name:	Solar Design Studio
Company Address:	23185 Hwy 92 Platte City, MO 64079
Company Phone:	816.607.1349
Company E-mail:	bob@solardesignstudio.com



Customer	Joe and Annette Wagner
Project	Wagner Residence 7.2 kW
Location	4805 Neosho Roeland Park KS 66205

Item Number: **DISCUSSION ITEMS- II.-4.**
Committee **11/6/2017**
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 11/6/2017
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin.
Title: **Amendment to Special Use Permit Regulations to Include In-Home Day Cares**
Item Type: Discussion

Recommendation:

To review and approve changes to Chapter 16-313 through 16-322 regarding Special Use Permit Requirements to allow for in-home daycares.

To review and approve recommended changes to in-home business regulations relating to in-home day cares as they pertain to the changes in the zoning code.

Details:

At the October 17th meeting, the Planning Commission approved changes to Chapter 16 which would allow in-home day cares through a Special Use Permit process. Chapter 5 of the City Code currently only allows up to a maximum of three children at any given time. The state of Kansas allows up to 10 children depending on the ages. John Jacobson, Building Official, suggested implementing a Conditional Use Permitting process whereby the applicant would go through a public hearing and notification of their neighbors for the daycare. Because Roeland Park uses a Special Use Permitting process within the Zoning Code, the suggested code changes are in 16-318 of the City Code. These suggestions are in the attached document. The approval of in-home daycare SUPs would be at the Planning Commission's discretion and would not go before Council for final approval. This was a change submitted to the Planning Commission by Staff at the recommendation of Council.

The changes described above would require code changes in both Chapters 5 and 16. Chapter 5 regulates businesses including in-home businesses and are necessary to allow in-home day cares. Those changes are attached and serve to clarify the SUP process in Chapter 16.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Daycare Draft SUP	Exhibit

• **Sec. 5-603. - Permitted Occupations.**

The following are permitted home occupations providing they do not violate any of the provisions of [section 5-602](#):

- (a)
Accountant;
- (b)
Architect;
- (c)
Artist, painter, sculptor;
- (d)
Babysitting, no more than three children at any one time, requests for more children are subject to 5-605(b)
- (e)
Chiropractor;
- (f)
Clergyman;
- (g)
Computer programmer;
- (h)
Dentist;
- (i)
Dressmaker, seamstress, tailor;
- (j)
Engineer;
- (k)
Firearms dealer, provided that gross sales do not exceed \$5,000.00 per year, that every person dealing firearms has a current valid federal firearms license and that not more than 12 transactions occur at the residence during any calendar year;
- (l)
Home cooking and preserving;
- (m)
Home crafts, model making, rug weaving, lapidary, woodwork, cabinet work;
- (n)
Insurance agent;
- (o)
Lawyer;
- (p)
Osteopath;

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- (q)
_Photographer;
- (r)
_Physician;
- (s)
Psychologist;
- (t)
Psychiatrist;
- (u)
Real estate agent;
- (v)
Telephone answering;
- (w)
Typist;
- (x)
Teacher—Tutor, with no more than three students taught at any one time;
- (y)
Foster family care;
- (z)
Beauty parlors, cosmetologists;
- (aa)
Barber shops; and
- (bb)
Short-term rentals.

(Ord. No. 639, § 1; Ord. No. 925, § 3, 1-4-2016)

• Sec. 5-604. - Prohibited Occupations.

The following are prohibited as home occupations:

- ~~—(a)~~
(a) Dance studios;
- ~~—(b)~~
(b) Veterinary clinics, animal hospitals, stables, kennels;
- ~~—(c)~~
(c) Funeral homes, mortuaries;
- ~~—(d)~~
(d) Nursery schools, in-home daycares are permitted as described in Sec. 16-318;
- (e)
_Private clubs;
- (f)

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- Automotive repair or paint shops;
- (g) Appliance or equipment repair shops;
- (h) Boarding houses.

(Ord. No. 481, § 4; Ord. No. 925, § 4, 1-4-2016)

• **Sec. 5-605. - Conditional Uses.**

(a) Any proposed home occupation which is neither specifically permitted by [section 5-603](#) or specifically prohibited by [section 5-604](#), shall be considered a conditional use, and be granted or denied by the Governing Body upon consideration of those standards contained in [section 5-602](#).

(b) Any proposed in-home daycare operation with more than three children and up to the maximum allowed by the State of Kansas must seek a Special Use Permit as outlined in Chapter 16-318-16-319.

(Ord. No. 481, § 5)

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Sec. 16-313. - Notices to Surrounding Property Owners.

(a)

Unless otherwise specifically provided in this chapter, whenever notice to surrounding property owners is required for consideration of an application, the notice shall be given as follows. The applicant shall mail notices at least 20 days prior to the hearing to all owners of record of lands located within at least 200 feet of the property which is the subject of the application, thus notifying the property owner of the opportunity to be heard. The mailed notice shall be given by certified mail, return receipt requested, and shall be in letter form

stating the time and place of the hearing, a general description of the proposal, the general street location of the property subject to the proposed change, a statement that a complete legal description of the property is available for public inspection at City Hall, and a statement explaining that the public may be heard at the public hearing. Newspaper clippings of the publication notices shall not be used for the mailed notice. Mailed notices shall be addressed to the owners of record of the property. When the notice has been properly addressed and deposited in the mail, failure of any party to receive mailed notice shall not invalidate any action taken on the application. Mailed notice may be waived provided that a verified statement specifically indicating the waiver is signed by all property owners within the notification area and filed with the secretary of the Planning Commission, or the Board of Zoning Appeals, as the case may be, at least two business days prior to the hearing. Prior to the public hearing, the applicant shall file with the secretary of the Planning Commission, or the Board of Zoning Appeals, as the case may be, the returned receipts from the certified mailings and an affidavit stating the names and addresses of the persons to whom notice was sent; failure to submit the affidavit prior to the hearing may result in a continuance of the hearing.

(b)

In the case of rezonings and **special use** permits, with the exception of in-home daycares, the applicant shall place a sign on the property informing the general public that a public hearing will be held at a specific time and place concerning proposed changes in use. The sign shall be furnished by the City to the applicant, and the applicant shall maintain the sign for at least 20 clear days between the date of posting and the date set for the public hearing. The sign shall be firmly affixed and attached to a wood or metal backing or frame and placed within five feet of the street right-of-way line in a central position on the lot, tract or parcel of land so that the sign is free of any visual obstructions surrounding the sign. If a lot, tract or parcel of land is larger than five acres, a sign as required herein shall be placed so as to face each of the streets abutting thereto. The size, style, coloring and wording of signs for rezonings and **special** use permits may be determined by the Governing Body by resolution. The applicant shall file an affidavit with the Planning Commission at the time of the public hearing verifying that the sign has been maintained and posted as required by this chapter and applicable resolutions; failure to submit the affidavit prior to the hearing may result in a continuance of the hearing. The sign may be removed at the conclusion of the public hearing and must be removed at the end of all proceedings on the application or upon withdrawal of the application. It shall be a public offense for any person to remove, deface or destroy any sign provided for in this subsection, except in compliance with this subsection.

Sec. 16-316. - Consideration of Zoning Text Amendments.

(a)

Public hearing required. Consideration of zoning text amendments shall require a public hearing before the Planning Commission following publication notice as provided in [section 16-312](#).

(b)

Action by Planning Commission. A majority of the members of the Planning Commission present and voting at the hearing shall be required to recommend approval, approval with conditions or denial of the zoning text amendment to the Governing Body. The Planning Commission's recommendation shall include a statement of the reasons for the recommendation.

(c)

Governing Body action upon Planning Commission recommendation-.

(1) In the case of a special use permit for in-home daycares, Governing Body approval is not required. Final approval will be by the Planning Commission with the Governing Body operating as the appeal board.

~~(21)~~

When the Planning Commission submits a recommendation to approve a zoning text amendment and the Governing Body approves that recommendation, then the Governing Body shall adopt the submitted ordinance. When the Planning Commission submits a recommendation to disapprove a zoning text amendment and the Governing Body approves that recommendation, no further action need be taken by the Governing Body and the application shall be deemed terminated.

~~(32)~~

Upon receipt of a recommendation of the Planning Commission which the Governing Body disapproves, the Governing Body may either return the recommendation to the Planning Commission for further consideration, together with a statement specifying the basis for disapproval, or may override the Planning Commission's recommendation by a two-thirds majority vote of the membership of the Governing Body. A failure to obtain a vote necessary to approve the Planning Commission's first recommendation shall constitute a disapproval. Requests, for amendments or modifications which constitute substantial changes, or requests for clarification by the Planning Commission, shall be treated as disapprovals for purposes of these procedures.

(d)

Applications returned to Planning Commission. Upon receipt of an application returned by the Governing Body, the Planning Commission, after considering the same, may resubmit its original recommendation giving the reasons therefor or submit a new or amended recommendation. If the Planning Commission fails to deliver its recommendation to the Governing Body following the Planning Commission's next regular meeting after receipt of the Governing Body's statement specifying disapproval, the Governing Body may consider the course of inaction on the part of the Planning Commission as a resubmission of the original recommendation and proceed accordingly. Reconsideration by Governing Body. Upon receipt of the Planning Commission's recommendation after reconsideration, the Governing Body, by

a simple majority thereof, may adopt or may revise or amend and adopt the recommendation by ordinance, or it need take no further action thereon.

HOME OCCUPATIONS: Home occupations shall be permitted in the (_____) Districts

a. Restrictions and Limitations:

- (1) The home occupation shall be incidental and subordinate to the principal use of the premises and ~~not more than twenty-five percent (25%) of the floor area of any one floor of the dwelling unit shall be utilized for a home occupation.~~
- (2) ~~All materials or equipment used in the home occupation shall be stored within an enclosed structure.~~
- (3) ~~No alteration of the exterior of the principal residential building shall be made which changes the character thereof as residence.~~
- (4) ~~No sign shall be permitted unless required by state statutes and, if so required, shall not exceed two (2) feet in any one direction, shall not be illuminated and shall not be placed closer to the front property line than one half the distance of the front yard, unless otherwise required by state statutes.~~
- (5) ~~No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his or her residence.~~
- (6) ~~No equipment shall be utilized that creates a nuisance due to noise or electrical interference.~~
- (7) ~~The off street parking regulations set forth in Article 7 shall apply to home occupations. In no event shall fewer than two (2) off street parking spaces be required.~~

• **Sec. 16-318. – Special Use Permit**

(a) Definition: ~~Conditional uses are those types of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts specific uses may be permitted only after additional requirements are complied with as established within this this section.~~

Permitted Home Occupations: Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each listed occupation is subject to the requirements of sections (1) through (7) above.

- (1) Art, dancing, and music schools provided that instruction is limited to five (5) pupils at one time.
- (2) Aerobics or exercise instruction, provided that instruction is limited to five (5) pupils at one time.
- (3) Professional offices for architects, engineers, planners, lawyers, accountants, bookkeepers, and similar professions.
- (4) Offices for realtors, insurance agents, brokers, sales representatives, and manufacturing representatives when no exchange of tangible goods is made on the premises.
- (5) Watch, clock, and jewelry repair services.
- (6) Radio, television, phonograph, recorder, and small appliance repair services.
- (7) Day care nurseries caring for six (6) or less unrelated children or adults for less than twelve (12) hours per day. (Ord. 423, Sec. 3)
- (8) Home crafts and hobbies such as model making, rug weaving, lapidary work, cabinet making, etc.
- (9) Tailoring, alterations, and seamstresses.
- (10) Tool sharpening and filing.

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~~(11) Barber and beauty shops.~~

~~(b)~~ Any of the use restrictions provided for in this article may be waived in hardship cases provided that a written application for a special use permit is made to the Governing Body.

~~(c)~~

Communications Facilities (Towers, Base Stations and Antennas).

(1)

The definitions in [Section 16-1102](#) shall apply to Special Use Permits for Communications Facilities.

(2)

Each Application for a Special Use Permit for Communications Facilities shall follow the process and submit the required information listed in [Section 16-1105](#).

(3)

A Special Use Permit for Communications Facilities shall be subject to the performance standards listed in [Section 16-1107](#).

(4)

A Special Use Permit for Communications Facilities shall be for a term not less than ten (10) years.

(5)

A denial of a Special Use Permit for Communications Facilities shall comply with the requirements of [Section 16-1108](#).

(Ord. No. 944, § 4, 11-21-2016)

CONDITIONAL USE REQUIREMENTS

~~b. DEFINITION: Conditional uses are those types of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts specific uses may be permitted only after additional requirements are complied with as established within this section~~

~~4. ADDITIONAL REQUIREMENTS: In granting a conditional use, the City may impose such conditions, safeguards and restrictions upon the premises to reduce or minimize any potential injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations. The following additional conditions shall be a requirement for the approval of the following conditional uses:~~

~~a. (d) Day Care Centers: Day care centers for more than threesix (36) children or adults shall provide:~~

~~i. Be licensed with the State;~~

~~ii. Obtain a Special Use Permit from the Planning Commission~~

~~iii. Obtain a City business license.~~

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~~ii.v. Maintain a~~At least one hundred (100) square feet of open space per child. This open space shall be enclosed by a solid or semi-solid fence or wall at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than eighty percent (80%) per square foot.

~~ii.v.~~A loading zone capable of accommodating at least two (2) automobiles for picking-up or dropping-off passengers.

~~iii.vi.~~Meet all requirements of the building code applying to day cares.

~~vii.~~That any ~~conditional special~~ use permit issued shall be for a period of not more than five (5) years from date of issuance, and that the rights granted in said ~~conditional special~~ use permit shall extend to the owner or his agent or licensee of said owner requesting such permit and shall not run with the land; but if the owner, agent or licensee requesting said ~~conditional special~~ use permit shall thereafter transfer title to the property subject to the ~~conditional special~~ use permit to a subsequent owner through the transfer of a fee simple title, than such ~~conditional special~~ use permit shall extend to such subsequent owner for a period of 120 days after the effective date of the said transfer, being defined as the date of execution and delivery of a deed attesting to the ownership of said property.

~~viii.~~The special use permit for the operation of a daycare may be revoked at any time by the Planning Commission upon a determination that it is in violation of the standards of this Section or any other City Code requirement.

~~2-ix.~~Landlord Consent. Any person applying for a business license and/or a special use permit for a daycare that will take place within a residential rental property shall submit written consent signed by the owner of the rental property to the City.

~~Conditional use permits may be withdrawn, set aside, cancelled and rescinded by the Governing Body of the City of Roeland Park for good cause upon majority vote of the City Council after a written petition, signed and acknowledged before a Notary Public by one or more individuals who are fee simple owners of property located within 100 feet of the boundaries of the property subject to the conditional use permit or by motion of a City Council member.~~

Sec. 16-319. - **Special Use** Permit Applications—Submission Requirements.

(a)

The following items shall be submitted in support of an application for a **special** use permit requested pursuant to subsection 16-319(a).

(1) Legal description of the property that is covered by the application for a **special** use permit.

(2) A statement of the reasons why the **special use** permit is being requested.

~~(3)–~~

~~The written comments of the redevelopment committee on the concept plan required pursuant to Section 16-319.~~

~~(43)~~

If the application is for a communication antenna, either a site plan or a preliminary development plan, whichever is, in the opinion of the Building Inspector, necessary in

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order for the City staff, Planning Commission and Governing Body to properly evaluate the application. If a preliminary development plan is not required, the Building Inspector shall specify in writing the information to be included on the required site plan. Notwithstanding a determination by the Building Inspector that only a site plan is required, the Planning Commission or Governing Body may require the submission of a preliminary development plan prior to taking action on the application.

(45)

With respect to applications for special use permits for a communication antenna or a communication tower, a statement that alternative sites or communication towers within one-half mile radius of the subject site are not available due to one or more of the following reasons, when the reasons are applicable.

- (i) Unwillingness of the owners of the alternate sites, or owners of existing or approved communication towers or structures capable of accommodating applicant's planned equipment to entertain applicant's communication facility proposal.
- (ii) Topographic limitations of alternate sites.
- (iii) Impediments adjacent to existing or approved communication towers that would obstruct adequate transmission.
- (iv) Physical site constraints that would preclude the construction of a communication tower.
- (v) Technical limitations of the communications transmission system.
- (vi) The applicant's planned equipment would exceed the structural capacity of existing and approved communication towers and facilities and structures generally capable of accommodating a communications transmission system, considering existing and planned use of communication towers and facilities and structures.
- (vii) The applicant's planned equipment would cause radio frequency interference with other existing or planned communication towers or facilities that cannot be reasonably prevented.
- (viii) Existing or approved communication towers or facilities do not have space on which applicant's planned equipment can be placed so it can function effectively and reasonably.
- (ix) The applicant demonstrates that there are other limiting factors that render existing communication towers and facilities and structures unsuitable.

(x)

The owner's facilities and transmission demands on structures.

(5) If the Application is for an in-home daycare, the applicant must include:

- i. Hours of operation;
- ii. Photos of the rooms where the daycare will be held;
- iii. Parking plan;
- iv. If staff outside the home are employed, the number and where they will park;
- v. proof of state licensure

(6)

All studies as may reasonably be required pursuant to [section 16-304](#).

(7)

Assurance of adequate public facilities as required by [section 16-305](#).

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Sec. 16-322. - Preliminary Development Plans—When Required.

(a)

A preliminary development plan which meets the requirements of [section 16-322](#) shall be submitted in support of all applications for:

(1)

Rezoning, pursuant to [section 16-317](#), except applications for rezoning to a single-family residence district and a duplex residence district;

(2)

A **special use** permit, pursuant to [section 16-318](#), with the exception of applications for home-based daycare centers; and

(3)

A building permit for a project, which involves the construction of buildings on undeveloped land, or the redevelopment of previously developed land, in all zoning districts, excepts the single-family and duplex residence districts.

(b)

A preliminary development plan shall be required as to subsection (3) above only when a final development plan has not previously been approved for the project for which the building permit is being sought or if a final development plan has been approved and then abandoned, pursuant to [section 16-330](#).

(c)

The Governing Body may waive the requirement for submission of a preliminary development plan for subsection (3) above if it determines, in its sole discretion, that the nature or the content of the redevelopment does not warrant plan review.

~~(3) The written comments of the redevelopment committee on the concept plan required pursuant to Section 16-319.~~

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Item Number: DISCUSSION ITEMS- II.-5.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	11/6/2017
Submitted By:	Jennifer Jones-Lacy
Committee/Department:	Admin.
Title:	Eliminate the Redevelopment Committee (est. time 5 min.)
Item Type:	Discussion

Recommendation:

To eliminate the Redevelopment Committee from the City's Redevelopment process.

Details:

The City Planning Commission approved the recommendation to eliminate the redevelopment committee from the City's development process on October 17th. The Redevelopment Committee consists of two Council members and two members of the Planning Commission. The purpose of the Committee is to review redevelopment concepts prior to going before the Planning Commission at the Preliminary Development stage. Meeting with the committee generally takes place after the applicant meets with staff to discuss the project and answer questions. Meeting with the Redevelopment Committee appears to be an unnecessary step in the development process. Any feedback the developer needs prior to submitting a preliminary or final development plan can be achieved by the initial meeting with staff which can also include the Chair of the Planning Commission and a Council member. The City currently has a Redevelopment Ad Hoc Committee. If the Council were to make that more of a permanent committee, I would recommend the chair of that committee be invited to the informal meeting with staff and the developer. By inviting a representative from Planning Commission and City Council, the Redevelopment Committee becomes redundant and unnecessary.

Attached are the recommended code changes which removes the Redevelopment Committee from the development process.

How does item relate to Strategic Plan?

This plan supports Goal 2 of the Strategic Plan which will help make the development process

more efficient and less cumbersome for any developer looking to do business in Roeland Park.

How does item benefit Community for all Ages?

N/A

ATTACHMENTS:

Description	Type
 Redevelopment Committee Code Language	Exhibit

Sec. 16-317. - Rezoning Applications—Submission Requirements.

The following items shall be submitted in support of any application for rezoning:

- (a) Legal description of the property.
- (b) A statement of the reasons why rezoning is being requested.
- ~~_(c) The written comments of the redevelopment committee on the concept plan, if applicable pursuant to Section 16-320.~~
- (c) A preliminary development plan, except for rezonings to a single-family residence district and duplex residence district.
- ~~(d)~~ All studies as may reasonably be required pursuant to Section 16-304.
- ~~(e)~~ Assurances of adequate public facilities as required by Section 16-305.

Sec. 16-318. - Special Use Permit.

- (a) Any of the use restrictions provided for in this article may be waived in hardship cases provided that a written application for a special use permit is made to the Governing Body.
- (b) Communications Facilities (Towers, Base Stations and Antennas).
 - (1) The definitions in Section 16-1102 shall apply to Special Use Permits for Communications Facilities.
 - (2) Each Application for a Special Use Permit for Communications Facilities shall follow the process and submit the required information listed in Section 16-1105.
 - (3) A Special Use Permit for Communications Facilities shall be subject to the performance standards listed in Section 16-1107.
 - (4) A Special Use Permit for Communications Facilities shall be for a term not less than ten (10) years.
 - (5) A denial of a Special Use Permit for Communications Facilities shall comply with the requirements of Section 16-1108.

(Ord. No. 944, § 4, 11-21-2016)

Sec. 16-319. - Special Use Permit Applications—Submission Requirements.

- (a) The following items shall be submitted in support of an application for a special use permit requested pursuant to subsection 16-319(a).
 - (1) Legal description of the property that is covered by the application for a special use permit.
 - (2) A statement of the reasons why the special use permit is being requested.
 - ~~_(3) The written comments of the redevelopment committee on the concept plan required pursuant to Section 16-319.~~
 - (4) If the application is for a communication antenna, either a site plan or a preliminary development plan, whichever is, in the opinion of the Building Inspector, necessary in order for the City staff, Planning Commission and Governing Body to properly evaluate the application. If a preliminary development plan is not required, the Building Inspector shall specify in writing the information to be included on the required site plan. Notwithstanding a determination by the Building Inspector that only a site plan is required, the Planning Commission or Governing Body may require the submission of a preliminary development plan prior to taking action on the application.

(54) With respect to applications for special use permits for a communication antenna or a communication tower, a statement that alternative sites or communication towers within one-half mile radius of the subject site are not available due to one or more of the following reasons, when the reasons are applicable.

- (i) Unwillingness of the owners of the alternate sites, or owners of existing or approved communication towers or structures capable of accommodating applicant's planned equipment to entertain applicant's communication facility proposal.
- (ii) Topographic limitations of alternate sites.
- (iii) Impediments adjacent to existing or approved communication towers that would obstruct adequate transmission.
- (iv) Physical site constraints that would preclude the construction of a communication tower.
- (v) Technical limitations of the communications transmission system.
- (vi) The applicant's planned equipment would exceed the structural capacity of existing and approved communication towers and facilities and structures generally capable of accommodating a communications transmission system, considering existing and planned use of communication towers and facilities and structures.
- (vii) The applicant's planned equipment would cause radio frequency interference with other existing or planned communication towers or facilities that cannot be reasonably prevented.
- (viii) Existing or approved communication towers or facilities do not have space on which applicant's planned equipment can be placed so it can function effectively and reasonably.
- (ix) The applicant demonstrates that there are other limiting factors that render existing communication towers and facilities and structures unsuitable.
- (x) The owner's facilities and transmission demands on structures.

(56) All studies as may reasonably be required pursuant to section 16-304.

(67) Assurance of adequate public facilities as required by section 16-305.

(b) Each application for a special use permit for a communication tower shall be accompanied by the following information:

- (1) A preliminary development plan.
- (2) A report from a licensed professional engineer that describes the communication tower's proposed capacity, including the number and type of communication antennas it can accommodate.
- (3) A study comparing all potential host sites within an approximate one-half mile radius of the subject site. Potential sites shall include existing structures and communication towers in excess of 100 feet and properties on which communication towers are permitted by right or by special use permit. The Building Inspector, the Planning Commission or the Governing Body may require the review of additional sites pending review of the initial study. The study shall include a description of the surrounding sites, a discussion of the ability or inability of the site to host a communication facility and the reasons why the site was excluded from consideration.
- (4) A photo simulation of the proposed facility of a type and quality that is determined by the Building Inspector to be appropriate.
- (5) A map showing the service area of the proposed tower and an explanation of the need for the tower to maintain the integrity of the system.
- (6) A signed statement from the applicant indicating its intention to share space on the communication tower with other providers at reasonable costs and its acknowledgment that the special use permit will be issued subject to the condition that the applicant make good faith efforts to offer space on the communication tower at reasonable costs and that the Governing Body shall

have the right to revoke the special use permit if it determines at a public hearing that offers to share space at a reasonable cost are not made.

- (7) An engineer's certification that anticipated levels of electromagnetic radiation to be generated by communication facilities on the site, including the effective radiated power (ERP) of the communications antenna, shall be within the guidelines established by the Federal Communications Commission.

~~Sec. 16-320. Concept Plans—Submission Requirements, Contents and Meeting With Redevelopment Committee.~~

~~(a) Prior to the submission of all applications for rezoning, pursuant to section 16-317, except applications for rezoning to a single-family residence district and a duplex residence district, and for a special use permit pursuant to section 16-318, a concept plan shall be submitted to the Building Inspector for his review and comment and for distribution to and review by the redevelopment committee.~~

~~(b) The purposes of concept plan review are to, at an early stage in the development review process, familiarize the redevelopment committee with proposed projects, provide an opportunity for an exchange of views on project characteristics that are of mutual concern, ensure the project's compliance with Chapter XVI and policies embodied in the comprehensive plan, and ensure that proposed projects comply with fundamental planning and design principles and are compatible with adjacent development in the City.~~

~~(c) Five copies of the concept plan review shall be submitted to the City Engineer. Within three working days of the date the Building Inspector deems the concept plan complete pursuant to section 16-306, the Building Inspector shall provide the members of the redevelopment committee with copies of the concept plan. The Building Inspector, and when requested, the City Engineer shall review the concept plan and prepare written comments and recommendations on the plan.~~

~~(d) Within seven working days from the date the concept plan is deemed complete, the Building Inspector shall coordinate with the members of the redevelopment committee and contact the applicant to schedule a date for a meeting between the applicant and the redevelopment committee to discuss the concept plan. Unless requested in writing by the applicant, the concept plan review meeting shall take place within 14 working days of the date the concept plan is deemed complete.~~

~~(e) The concept plan shall contain the following information provided the Building Inspector may waive or modify submission of items deemed unnecessary:~~

~~(1) A plot plan evidencing the location of the property, adjacent streets, the zoning designation of the subject property and adjacent properties within 300 feet, and generally where all proposed buildings and parking areas are to be located;~~

~~(2) Preliminary estimate of the total square footage of buildings proposed;~~

~~(3) Site photos;~~

~~(4) Name, address and phone number of the property owner;~~

~~(5) Date and signature of applicant, who, if not the owner, shall provide legally sufficient evidence that the applicant is the authorized agent of the owner;~~

~~(6) A narrative statement of what the applicant proposes to develop on the property; and~~

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(7) — Evidence, satisfactory to the City Engineer, of the applicant's ability to comply with the adequate public facilities and services requirements of section 16-305.

(f) — At the concept plan review meeting, the chairperson of the redevelopment committee shall describe the requirements of the review process and the members of the redevelopment committee shall:

(1) — Ask questions of the applicant to clarify their understanding of the applicant's intent; and

(2) — State their concerns based upon preliminary review of project plans and materials.

Within three working days after the meeting, the Building Inspector shall forward the written comments and recommendations of the redevelopment committee to the applicant.

(g) — The applicant may submit written responses to the redevelopment committee's comments within seven working days of the date of the committee's written responses, but in no event later than two days before any scheduled public hearing on the subject application. If written responses to the redevelopment committee comments are filed with the Building Inspector, these responses shall be included in the information submitted to the Planning Commission for consideration at the public hearing held pursuant to section 16-314.

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Item Number: DISCUSSION ITEMS- II.-6.
Committee 11/6/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/4/2017
Submitted By: Jennifer Jones-Lacy
Committee/Department: Ad Hoc Aquatics Committee
Title: **Aquatic Center Ad-Hoc Update (est. time 10 min.)**
Item Type: Discussion

Recommendation:

N/A

Details:

Please see attached report.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Ad Hoc Aquatics Center Report	Cover Memo

RPAC REPORT



11/3/2017

Ad Hoc Aquatics Committee Report

RPAC Report

AD HOC AQUATICS COMMITTEE REPORT

BACKGROUND

In November 2016 the City Council decided to appoint an ad hoc committee to review the Roeland Park Aquatics Center (RPAC) and its future as a year-round pool after support from Johnson County Parks and Recreation ends in 2019. The Committee consists of the following citizens and councilmembers:

- Becky Fast, Chair - Councilmember
- Teresa Kelly - Councilmember
- Sheri McNeil - Councilmember
- Ryan Kellerman - Councilmember
- Gardner Howland – Blazers Coach
- Dennis Mueller – Bishop Miega Swim Coach
- Anthony Thompson – Resident and Master Swimmer
- Pete Davis – Resident and Master Swimmer
- Jan Grebe – Resident and RPAC user
- Sean Keenan – Resident and City of Shawnee Aquatics Manager
- Leslee Rivarola – JCPRD Board Member
- Tammie Janssen - Resident and RPAC user

The charge of the group was not to make a recommendation to Council, but to report back on the financial outlook and history of the facility, usage information and market competitors/alternatives for year-round swimming. The 20 year bonds on RPAC retire in 2018. JCPRD has committed to supporting the operating loss of the facility through May of 2019, after which point, the City will be responsible for 100% of the operating loss as well as all capital expenses. Currently, the County covers 50% of both. JCPRD has expressed interest in continuing to manage the pool on a continuing basis.

Over the course of several months, the Ad Hoc Committee met to discuss financials, usage, potential strategies to increase revenues and alternative locations for users of RPAC if it were to become a summer-only facility. Below is a summary of those conversations.

FINANCIALS

Operating Expenses

The Aquatics Center was shut down for a portion of the indoor season in 2016 due to heater/blower malfunction and replacement. As such, city staff used 2015 financials as a barometer for future expenses as it included a full year-round operation. In 2015, the total operating loss for the indoor season was \$221,458, of which, \$110,729 was paid by Roeland Park. During the outdoor season, the total operating loss was \$114,395 and \$57,198 was paid by the City for a total operating expense to the City of **\$167,927**.

INDOOR SEASON - REVENUES & EXPENSES						RPAC	
					Requested Revenues:	\$	127,868.00
					Estimated Expenditures:	\$	349,326.00
					Estimated Net:	\$	(221,458.00)
400000	REVENUES					\$	127,868.00
Charges for Services						\$	111,468.00
440410	Program Fees				\$	27,868.00	
	A.	Swim Lessons/ Birthday Parties					
440425	Internal Program Revenue				\$	700.00	
	A.	JCPRD Programs					
451010	Concession Revenue						
451225	Taxable Sales Discounts						
451230	Nontaxable Sales Discounts				\$	(2,100.00)	
451180	Memberships				\$	85,000.00	
	A.	Summer Season Passes/ Annual Passes					
Rents and Royalties						\$	16,400.00
460655	Facilities Rental				\$	16,400.00	
	A.	Kansas City Blazers			\$	8,100.00	
	B.	Miscellaneous Rentals (Swim Academy, Horizon			\$	8,300.00	
500000	EXPENSES					\$	349,326.00
Personnel Services						\$	192,232.00
500020	Full-Time Salaries & Wages				\$	63,000.00	
	A.	Aquatic Specialist					
	B.	Aquatic Leader					
	C.	Concessions Manager					
	D.	Concessions Coordinator					
	E.	Maintenance Supervisor					
500030	Part-Time Salaries & Wages				\$	126,500.00	
	Shift Managers						
	Guards						
	Concession						
	Front Desk Staff						
500230	Cellular Phone Allowance				\$	365.00	
	Aquatic Specialist						
500430	Health Insurance				\$	2,367.00	

Contractual Services			\$	146,894.00
510010	Electricity		\$	42,000.00
510020	Natural Gas/ Propane		\$	41,000.00
510040	Water		\$	5,250.00
510050	Sewer		\$	5,800.00
510110	Telephone		\$	6,757.00
510115	Long Distance Telephone		\$	31.00
510225	Mileage Reimbursement		\$	900.00
510580	Membership Dues		\$	245.00
	A. US Water Polo			
510750	Bank Charges		\$	1,809.00
	A. Bank bags, credit card fees, ActiveNet transaction fees			
510790	Management Services		\$	1,112.00
	A. Drug Testing Services for staff			
510930	Continuing Professional Education		\$	600.00
	A. Lifeguard Certifications			
520015	Inspection Services		\$	80.00
	A. Fire Extinguisher Ispection			
520075	Printing or Copying Services		\$	180.00
	A. Lifeguard Course Training Manuals/ Miscellaneous			
520272	Internal Contractual Services		\$	8,100.00
	A. JCPRD Internal Services (Registration, Community Relations, IT, Employee Recognition, etc.)			
520275	Contractual Services		\$	30,000.00
	A. Miscellaneous Repairs/Services, super pass reimb., staff scheduling, Facility rental @PV pool for Masters			
520540	Equipment & Furnishings Rental		\$	2,430.00
	A. Pool Vacuum Rental			
520780	COMPUTER EQUIPMENT		\$	600.00
	A. Computer Warranty Renewals			
530000	Materials & Supplies		\$	10,200.00
530015	Office Supplies		\$	1,000.00
530075	Uniforms		\$	1,700.00
530110	Food		\$	1,000.00
	A. Lunch on Dome Day			
530135	Ice & Snow Removal Chemicals		\$	250.00
530145	Chemicals		\$	2,000.00
	A. Muratic Acid/ Chlorine			
530170	Building Materials & Supplies		\$	1,800.00
530275	Janitorial Supplies		\$	900.00
530310	Safety Supplies		\$	100.00
	A. First Aid Supplies			
530345	Fuel		\$	50.00
530465	Safety Equipment		\$	100.00
	A. Rescue Tubes			
530485	Computer Hardware		\$	1,300.00

OUTDOOR SEASON						RPAC	
					Requested Revenues:	\$	135,875.00
					Estimated Expenditures:	\$	250,270.00
Program Type:					Estimated Net:	\$	(114,395.00)
400000	REVENUES					\$	135,875.00
Charges for Services						\$	130,875.00
440410	Program Fees				\$	27,500.00	
	A.	Swim Lessons/ Birthday Parties					
440425	Internal Program Revenue				\$	13,000.00	
	A.	JCPRD Summer Camps					
451010	Concession Revenue				\$	10,500.00	
451225	Taxable Sales Discounts				\$	(125.00)	
451230	Nontaxable Sales Discounts				\$	(5,000.00)	
451180	Memberships				\$	85,000.00	
	A.	Summer Season Passes/ Annual Passes					
Rents and Royalties						\$	5,000.00
460655	Facilities Rental				\$	5,000.00	
	A.	Kansas City Blazers			\$	2,700.00	
	B.	Miscellaneous Rentals (Swim Academy, Horizon			\$	2,300.00	
500000	EXPENSES					\$	250,270.00
Personnel Services						\$	151,441.00
500020	Full-Time Salaries & Wages				\$	20,562.00	
	A.	Aquatic Specialist					
	B.	Aquatic Leader					
	C.	Concessions Manager					
	D.	Concessions Coordinator					
	E.	Maintenance Supervisor					
500030	Part-Time Salaries & Wages				\$	130,000.00	
	Shift Managers						
	Guards						
	Concession						
	Front Desk Staff						
500230	Cellular Phone Allowance				\$	90.00	
	Aquatic Specialist						
500430	Health Insurance				\$	789.00	

Contractual Services			\$	51,334.00
510010	Electricity		\$ 12,000.00	
510020	Natural Gas/ Propane		\$ 2,200.00	
510040	Water		\$ 7,200.00	
510050	Sewer		\$ 9,000.00	
510110	Telephone		\$ 2,400.00	
510115	Long Distance Telephone		\$ 15.00	
510225	Mileage Reimbursement		\$ 525.00	
510580	Membership Dues		\$ 425.00	
	A. Jo Co Swim & Dive League Fees (Stingrays)			
510750	Bank Charges		\$ 603.00	
	A. Bank bags, credit card fees, ActiveNet transaction fees			
510790	Management Services		\$ 1,700.00	
	A. Drug Testing Services for staff			
510930	Continuing Professional Education		\$ 2,600.00	
	A. Lifeguard Certifications			
520015	Inspection Services		\$ 80.00	
	A. Fire Extinguisher Ispection			
520075	Printing or Copying Services		\$ 180.00	
	A. Lifeguard Course Training Manuals/ Miscellaneous			
520272	Internal Contractual Services		\$ 2,700.00	
	A. JCPRD Internal Services (Registration, Community Relations, IT, Employee Recognition, et			
520275	Contractual Services		\$ 7,746.00	
	A. Miscellaneous Repairs		\$ 5,500.00	
	B. Super Pass Reimbursement		\$ 921.00	
	C. Staff Scheduling (When to Work)		\$ 350.00	
	D. Facility rental @ PV Pool for Masters Swim		\$ 975.00	
520531	Internal Facility Rental		\$ 880.00	
	A. Lifeguard Certification Trainings			
520540	Equipment & Furnishings Rental		\$ 480.00	
	A. Pool Vacuum Rental			
520780	COMPUTER EQUIPMENT		\$ 600.00	
	A. Computer Warranty Renewals			

530000	Materials & Supplies		\$	47,495.00
530015	Office Supplies		\$	1,000.00
530075	Uniforms		\$	5,600.00
	A.	Lifeguard Uniforms: Outdoor Season		
530110	Food		\$	100.00
	A.	Snacks for summer training	\$	50.00
	B.	Snacks for end of season staff party	\$	50.00
530115	Kitchen & Food Service Supplies		\$	30.00
	A.	Snacks for summer training	\$	15.00
	B.	Snacks for end of season staff party	\$	15.00
530145	Chemicals		\$	30,000.00
	A.	Muratic Acid/ Chlorine		
530170	Building Materials & Supplies		\$	2,300.00
530270	Lawn Care Supplies		\$	1,000.00
530275	Janitorial Supplies		\$	2,200.00
530290	RECREATIONAL & CRAFT SUPPLIES		\$	1,400.00
	A.	Stingray Tshirts/ Awards	\$	1,400.00
530310	Safety Supplies		\$	800.00
	A.	First Aid Supplies	\$	400.00
	B.	AED Replacement Pads	\$	100.00
	C.	AED Battery Replacements	\$	300.00
530345	Fuel		\$	50.00
530455	Food Service Equipment		\$	15.00
	A.	Concession Supplies		
530465	Safety Equipment		\$	400.00
	A.	Rescue Tubes		
530485	Computer Hardware		\$	1,900.00
	A.	Stingray - TEAM UNIFY	\$	600.00
	B.	Staff Computer Upgrades	\$	1,300.00
530515	Recreation Equipment		\$	700.00
	A.	Stingray Equipment		

As the total expense associated with operating the pool facility fluctuates year-to-year, the City typically budgets approximately \$210,000 annually to cover the City's half of the operating losses. The City's 2019 projected budget reflects \$283,750, which is an increase in the budget that accounts for splitting the loss with JCPRD during 60% of the indoor season and the balance of the indoor and 100% of the outdoor season being covered by the City. In 2020, our budget assumes full responsibility of a year-round facility with operating losses at **\$416,000** which also accounts for inflation.

Capital Expenses

In addition to assuming the full operating loss, the City will also be responsible for all capital repairs and improvements to RPAC. Significant repairs already made to the facility include:

- 2014 Pool Water Heater Repair - \$127,863
- 2015 Dome Repair - \$117,778
- 2016 Bulkhead Repair - \$16,305
- 2016 Pool Painting - \$41,168
- 2017 Dome Heater/Blower Replacement - \$139,750

In the past, the Kansas City Blazer's swim team has also provided financial support for improvements to the pool and dome to help ensure a successful indoor season. The 2015 dome repair was paid entirely by JCPRD and the Blazers swim team. The Blazer's also contributed \$20,000 toward the replacement of the heater/blower in 2017. The City of Roeland Park paid \$55,000 and the balance was paid by JCPRD.

Significant future projects programmed in the City's Capital Improvement Program include:

- 2020: Dome Replacement - \$300,000
- 2021: Repaint the Pool - \$80,000
- 2022: Pool Slide Replacement - \$100,000
- 2022: RPAC Locker Room Privacy Improvements - \$75,000

These expenses would need to be covered by the City's General Fund.

USAGE

Reviewing the usage statistics provided by JCPRD, it became clear that 75% of all indoor users are residents of Johnson County but not Roeland Park residents. Of the remaining 25%, seven percent are Roeland Park residents, 12% are residents of another county and 6% are unknown. All usage statistics for 2015 are listed in the table below. *Please note*, the figures listed for the indoor swim lesson participants were determined through a pro-rata allocation of users based on usage by other groups. Due to an error in the JCPRD software, the majority of swim lesson users were listed as unknown.

RPAC Report

PUBLIC USE & PROGRAMS	# Users	# Uses	2015			
OUTDOOR USAGE (Labor Day to Memorial Day)			RP Residents	JO CO Residents	Non Residents	Unknown
RP Residents - (Passes or Walk Ins)	466	3194	466			
JO CO Residents - (Passes or Walk Ins)	828	6283		828		
Non Residents - (Passes or Walk Ins)	366	3081			366	
Blazers National Group	32	3168		32		
Blazers Age Group	20	900		20		
Stingrays Swim Team	93	2604	18	56	19	
Summer Camps	240	3578	12	146	17	65
Swim Lessons	341	1364	33	260	48	
TOTAL OUTDOOR USAGE	2386	24172	529	1342	450	65
Percentage of Users by residency			22%	56%	19%	3%
INDOOR USAGE			RP Residents	JO CO Residents	Non Residents	Residency Unknown
RP Residents - (Passes or Walk Ins)	12	650	12			
JO CO Residents - (Passes or Walk Ins)	155	5539		155		
Non Residents - (Passes or Walk Ins)	40	1800			40	
Blazers National Group	32	10944		32		
Blazers Senior I & II Group	25	950		25		
Blazers Age Group	75	825		75		
Bishop Miega Boys Swim Team (Indoor season)	20	1040				20
Bishop Miega Girls Swim Team (Indoor season)	30	1560				30
Horizons	5	240				5
SMN Special Education	13	442				13
Swim Academy	20	700				20
Swim Lessons	1024	4096	92	803	129	
TOTAL INDOOR USAGE	1451	28786	104	1090	169	88
Percentage of Users by residency			7%	75%	12%	6%

USER GROUPS YEAR ROUND	Average # Group Members	Average # uses per week	Average # weeks used	Average Yearly Usage
Blazers National Group (Indoor season)	32	9	38	10,944
Blazers National Group (Outdoor season)	32	9	11	3,168
Blazers Senior I & II Group (Indoor season)	25	1	38	950
Blazers Age Group (Outdoor season)	20	5	9	900
Blazers Age Group (Indoor season)	75	NA	12/yr	825*
	184			15,962
Bishop Miega Boys Swim Team (Indoor season)	20	4	13	1040
Bishop Miega Girls Swim Team (Indoor season)	30	4	13	1560
	50			2600
Horizons (Indoor season)	5	2	24	240
SMN Special Education (Indoor season)	13	2	17	442
Swim Academy (Indoor season)	20	1	35	700
	38			1382
JCPRD Summer Camps (Outdoor season)	175	Varies	Varies	2922
YMCA Summer Camps (Outdoor season)	36	1	8	288
St. Lukes Summer Camp (Outdoor season)	17	2	8	272
RPAC Preschool program (Outdoor season)	12	1	8	96
	240			3578
*Masters Swim (Indoor season)	20	7	38	5320
*Masters Swim (outdoor season)	20	4	14	1120
*Water Polo (Indoor and Outdoor seasons)	12	2	50	1200
* Other - daily lap swimmers (estimate)	20	M-F	250	5000
* Other - daily lap swimmers (estimate)	10	Sa-Su	100	1000
	40			13640
Total	506			37,162

*Masters Swim, Water Polo, and lap swimmers use punchcards. They are also included in the passes/walk in counts above.

COMPARATIVE/ALTERNATIVE YEAR-ROUND AQUATICS FACILITIES

User groups make up a large portion of patrons to RPAC, particularly during the indoor season. Staff reviewed comparative facilities to determine the market rate for rental charges per lane as well as to determine what alternatives may be available if the facility becomes a summer-only operation. Staff reviewed aquatics facilities of schools, colleges, community centers, and private clubs. These facilities vary widely in their age, quality, space and prices. However, a list of those facilities is included for reference. The rental rate information gave us some indication as to what the market would bear. The rental rates range from \$3.17/lane/hour at the low end to \$25/lane/hour at the top.

Name/Organization	Address	Distance from RP Aquatic Center (fastest driving route)	Rent to user groups?	Lanes	Rental rates & fees	Notes	Price/lan e/hour Low	Price/lan e/hour High
Roeland Park				14	\$6.50/hr/lane	10 lanes in deep end	\$ 6.50	\$ 6.50
Shawnee Mission School District High Schools			Yes		\$19/hr. (non-profit) /\$46/hr. (for-profit) + \$29/hr. custodial 6 charge on weekends	KC Swim Academy and JCPRD Blazers are consistent users, time avail. For other groups is limited	\$ 3.17	\$ 7.67
	7500 Mission Road, Shawnee Mission East Prairie Village, KS High School 66208	4 mi						
	7401 Johnson Drive, Shawnee Mission North Overland Park, KS High School 66202	2.9 mi						
	12701 West 67th Street Shawnee Mission Northwest High School Shawnee, KS 66216	7.4 mi						
	5800 West 107th Street Shawnee Mission South Overland Park, KS High School 66207	8.4 mi						
	8800 West 85th Street Shawnee Mission West Overland Park, KS High School 66212	6.8 mi						
Olathe School District Middle Schools			Yes		6 \$32/hr (nonprofit)	JCPRD Blazers, COOL swim teams are consistent users	\$ 5.33	\$ 7.67
	13775 W. 133rd St., California Trail Olathe, KS 66062	16.7 mi						
	16700 W. 159th St., Chisholm Trail Olathe, KS 66062	19.2 mi						
	15300 W. 143rd St., Frontier Trail Olathe, KS 66062	18 mi						
	1440 E. 151st St., Indian Trail Olathe, KS 66062	19.4 mi						
	1001 N. Persimmon Dr., Mission Trail Olathe, KS 66061	21.3 mi						
	1800 W. Dennis Ave., Oregon Trail Olathe, KS 66061	19.3 mi						
	15100 W. 127th St., Pioneer Trail Olathe, KS 66062	15 mi						
	21600 W. 107th St., Prairie Trail Olathe, KS 66061	17.3 mi						
	1100 N. Ridgeview Rd., Sante Fe Trail Olathe, KS 66061	15.4 mi						

Blue Valley School District (5 pools)			Yes	\$23/hr. (non-profit), 6 \$40/hr. (for-profit)	JCPRD Blazers, Swim Academy, and COOL swim teams are consistent users	\$ 3.83	\$ 6.67
	13260 Switzer, Overland Park, KS 66213	14.7 mi					
	17600 Quivira Rd, Overland Park, KS 66062	22.7 mi					
	16200 Antioch Rd, Overland Park, KS 66085	16.5 mi					
	12200 Lamar, Overland Park, KS 66209	10.4 mi					
	6001 W. 159th St., Stilwell, KS	15.2 mi					
YMCA					These YMCAs are the only ones Marjorie knew of that rent to user groups		
	4200 W 79th St, Prairie Village, KS 66208	4.3 mi	Yes	5 (usually only rent out 2 or 3 at a time)			
	Platte County 3101 Running Horse Community Center Rd., Platte City, MO North 64079	30.2 mi		\$25/lane/hr.	Not great quality pool	\$ 25.00	\$ 25.00
	11300 Holmes Road Red Bridge Family Kansas City, MO 64131	11.5 mi					
Life Time Fitness			No		Life Time has its own swim team and won't under normal circumstances rent lanes to other swim teams and groups		
	16851 W 90th St., Lenexa Lenexa, KS 66219	12.1 mi	No				
	6800 138th St., Overland Park, KS 66223	16.1 mi	No				
Sylvester Powell Community Center	6200 Martway St, Mission, KS 66202	1.9 mi	No	3			
Matt Ross Community Center	8101 Marty St, Overland Park, KS 66204	5.9 mi	No	3			

				6 at 25 yard lanes; also have a bulk head and two dive boards		Currently only rent at off-peak hrs M-F 8-11:30 am and 1:30-3:30 or after 8 p.m. or Sat mornings; would provide discounts to ongoing users; have discussed renting the pool other times. John Oust (mgr). Has \$10/hr. arrangement set up w/ some swim teams; don't have space really LCM and SCY -Long Course Meter and Short Course Yards ;Pool can be converted into different configurations like RPAC; pool time is pretty booked			
UMKC Swinney Recreation Center	5030 Holmes St, Kansas City, MO 64110	4.8 mi	Yes		\$120/hour \$18/hr. or \$10/hr/lane			\$ 20.00	\$ 20.00
Gladstone Community Center	6901 N Holmes St, Gladstone, MO 64118	16.8 mi	Yes	8 at 25 yards	w/ up to 4 lane limit (re-occurring users)			\$ 10.00	\$ 10.00
Lee's Summit R-7 Aquatic Center	3498 SW Windemere Dr., Lee's Summit, Missouri 64082	34.5 mi	Yes	18 at 25 yards, 8 at 50 meters	\$30/hour/lane				
Other pools									
Success Academy at 1601 Forest Ave, Anderson Kansas City, MO 64108 8.3 mi 50/hour									
William Jewell College 924 State Highway H, Liberty, MO. 26.7 mi yes									
Clayview Country Club 7990 N Farley Ave, Kansas City, MO 64158 21.2 mi yes 8 80/hour (this is a domed pool!) \$ 10.00 \$ 10.00									
Blue Springs YMCA 1300 SE Adams Dairy Pkwy, Blue Springs, MO 64014 28 mi yes									
Blue Springs Centennial 2401 NW Ashton Dr, Blue Springs, MO Pool-Plex 64015 24.6 mi yes not a lot of time available									
Turner School District					8	not for swim meets			
Turner High School 2211 S. 55th St Aquatic Center Kansas City, KS, 66106 6.3 mi									
Park Hill School District									
8152 N. Congress Ave Aquatic Center Kansas City, MO 64153 21 mi									
Metropolitan Community College									
Longview Recreation 3801 SW Longview Rd, Lee's Summit, MO 64081 19.1 mi Yes 10, 25 meters \$9.50/lane/hr Pretty booked Sept-March \$ 9.50 \$ 9.50									

STRATEGIES TO INCREASE REVENUE

If RPAC were to remain open year-round, the City can anticipate paying double the amount currently spent for operations and capital items or approximately \$416,000 in 2020 when the City assumes full financial responsibility for the facility.

The Committee discussed ways to increase usage of the facility through additional marketing. The biggest hurdle is the availability of the facility. Staff reached out to other swim teams to see if they would be interested in renting the facility. Both St. Teresa's Academy and Pembroke Hill High School expressed some interest. However, the schedule is already too full to accommodate additional user groups during peak hours.

Staff also met with the primary user groups to determine if they would be open to increasing their rental rates to help keep RPAC open year-round. The City's current rates are \$6.50/lane/hour. Bishop Miede indicated they would be willing to pay up to \$10/lane/hour, which is a 35% increase in rates. Rental rates in the indoor season total \$16,400, if applied to all groups, that would bring in an additional \$5,740. Representatives from JCPRD Master Swimmers indicated they would be willing to pay more as well, however, they use a punch card system which is collected under the memberships/daily passes revenue category. Ultimately, any increase in user fees, unless substantial, would not provide a material difference in the City's total annual expense. However, according to the Representative of the Missouri Valley Master's Program which holds meets at RPAC, the group would be willing to increase the number of swim meets they have at the facility in the future if possible.

The City also approached JCPRD about continuing to contribute to the facility on some level in the future. The letter sent to the Board is below. Using usage statistics as a basis, the City requested that the County continue to support RPAC by covering 75% of the operating loss during the indoor season only. The City would cover the remaining 25% and all of the outdoor season. We also asked the County to support a portion of the annual depreciation equivalent to their share of the annual operating loss at \$4,144. After meeting with the JCPRD Board in September, they rejected our request in its entirety.



City of Roeland Park

4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600
Fax (913) 722-3713

August 9, 2017

Board of Park and Recreation Commissioners
Johnson County Park and Recreation District
7900 Renner Road
Shawnee Mission, KS 66219

Dear Chairman Snider and Members of the Board,

The City of Roeland Park has formed an ad hoc committee consisting of members of the governing body as well as key stake holders and representatives from Johnson County Park and Recreation District to help plan for the future of Roeland Park Aquatics Center (RPAC). The ad hoc committee instructed staff to determine what support the City could anticipate from various groups once the current agreement with JCPRD expires. This process involves meeting with user groups to determine future fee structures, marketing the facility to groups who may not have used the facility historically and working with the JCPRD Board to determine what, if any, subsidy the Board might provide to continue year-round swimming opportunities in northeast Johnson County.

After meeting with top staff at JCPRD and discussing the possibility of a subsidy going forward, we were advised to develop a specific request to take before the Board. Staff developed a methodology that we believe is both logical and fair.

After reviewing the usage data for the indoor season for RPAC, most users are residents that reside in Johnson County but outside of the jurisdictional boundaries of Roeland Park. Looking at data from 2015 provided by Michelle Alexander, we show 75% of all indoor users and uses are from this group. Due to software limitations, residency of all swim lesson users could not be identified. Consequently, we did a pro-rata allocation of unidentified users based on the ratio of known users that were Johnson County, Roeland Park, or non-county residents. This distribution resulted in the 75% figures quoted above. The analysis is attached for reference.

We would like to request that JCPRD continue to support the operation of a year-round aquatics center in northeast Johnson County by supporting 75% of the loss obtained during the indoor season plus a portion of the ongoing depreciation of the

pool. The annual depreciation is \$7,400 and we would ask that the County support 56% of that annual amount (75% of the indoor season). The City will cover the entire loss of the summer operation. In 2015, the total indoor season loss for the facility was \$221,458. We respectfully request that JCPRD consider an annual subsidy of 75% of the operating loss or \$165,000 plus \$4,160 for the annual ongoing maintenance for a total of \$169,160. The City will continue to cover the remaining annual loss of \$170,850 along with the balance of any annual maintenance necessary to continue to operate a year-round facility.

We respectfully request that JCPRD consider a subsidy of 75% of the operating loss and 56% of annual depreciation.

We would love to discuss this in person. Please let us know if you would like to meet. Thank you for your time and consideration.

Sincerely,



Keith Moody
City Administrator

CC: Jill Geller, Director
Rhonda Pollard – Superintendent of Recreation
Michelle Alexander – Northeast Recreation Manager
Roeland Park Governing Body Members
Jennifer Jones-Lacy – Asst. City Administrator

ROELAND PARK AQUATIC CENTER USER STATISTICS

PUBLIC USE & PROGRAMS		2015						
		# Users	# Uses	RP Residents	JO CO Residents	Non Residents	Residency Unknown	
OUTDOOR USAGE (Labor Day to Memorial Day)								
RP Residents - (Passes or Walk Ins)		466	3194	466				
JO CO Residents - (Passes or Walk Ins)		828	6283		828			
Non Residents - (Passes or Walk Ins)		366	3081			366		
Blazers National Group		32	3168		32			
Blazers Age Group		20	900		20			
Stingrays Swim Team		93	2604	18	56	19		
Summer Camps		240	3578	12	146	17	65	
Swim Lessons		341	1364	33	260	48		
TOTAL OUTDOOR USAGE		2386	24172	529	1342	450	65	
Percentage of Users by residency				22%	56%	19%	3%	% of Uses by Residency
INDOOR USAGE				RP Residents	JO CO Residents	Non Residents	Residency Unknown	
RP Residents - (Passes or Walk Ins)		12	650	12				650
JO CO Residents - (Passes or Walk Ins)		155	5539		155		5,539	
Non Residents - (Passes or Walk Ins)		40	1800			40		1,800
Blazers National Group		32	10944		32		10,944	
Blazers Senior I & II Group		25	950		25		950	
Blazers Age Group		75	825		75		825	
Bishop Miega Boys Swim Team (Indoor season)		20	1040				20	1,040
Bishop Miega Girls Swim Team (Indoor season)		30	1560				30	1,560
Horizons		5	240				5	240
SMN Special Education		13	442				13	442
Swim Academy		20	700				20	700
Swim Lessons		1024	4096	92	803	129	3,212	884
TOTAL INDOOR USAGE		1451	28786	104	1090	169	88	7,316
Percentage of Users by residency				7%	75%	12%	6%	75%
Swim Lesson Breakdown								
Percent of known				9%	78%	13%		
Allocation of unknown				52	455	73		
Total Known		444						
Total Unknown		580						

SUMMARY

Beginning in June 2019, the City of Roeland Park will bear the full financial responsibility for RPAC. Staff estimates future expenses to be as follows for 2019 and 2020.

2019

Operating Loss:	\$283,750
Capital Reserve (Undesignated):	\$30,388
Pool Capital Maintenance:	<u>\$10,500</u>
TOTAL	\$324,638

2020

Operating Loss:	\$416,000
Capital Reserve (Undesignated):	\$31,907
Dome Replacement:	<u>\$300,000</u>
TOTAL	\$747,907

The City currently pays for debt service for the pool from the General Fund and the debt retires in 2018. The Governing Body will need to decide how to move forward whether to keep RPAC a year-round facility or operate as a summer only facility moving forward.

Item Number: DISCUSSION ITEMS- II.-7.
Committee 11/6/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 11/2/2017
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **Arborist Position (est. time 5 min.)**
Item Type:

Recommendation:

Staff will answer questions and concerns about our use of a Arborist going forward.

Details:

Staff has received questions regarding the hiring of an equipment operator versus hiring an individual with Forester experience. At the beginning of 2017, staff issued an RFP for contract tree services. The agreement covers an array of services that assist Public Works when the situation is more than our resources can manage. Our Contractor, Custom Tree Care, has on staff 5 certified Arborist which are available to the City as a resource as needed. The rate of these services are \$75.00/Hr. Staff will use our contractor for the Arborist Services and will focus on the tree maintenance and care for Public Tree's in our parks and green spaces. Staff will also support any PW employee that would like to receive training to become a Certified Arborist if in the future the opportunity presents itself.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

Type



POSITION DESCRIPTION

Class Title: Equipment Operator – Forester	Reports to:	Director of Public Works
Department: Public Works		
Date: Adopted May 2, 2011		
Location: Public Works Building	FLSA:	Non-Exempt
Salary Range: See Pay Classification Plan		

ESSENTIAL FUNCTIONS:

- 1) Project Related Activities 85% of Time
 - a) Receives daily assignment including mowing, snow removal, etc. Assembles the needed supplies, tools and equipment. Assuring for safety.
 - b) Completes the assigned tasks / projects assuring for safety and that the specifications are followed. Assists with clean up.
 - c) If project is interrupted prior to completion, erects barricades and other safety apparatus assuring that site is secured.
 - d) As needed, conducts any additional steps, such as digging around phone lines, etc. assuring for safety, thoroughness, and for professionalism.
 - e) Communicates with supervisor regarding project as needed assuring for professionalism.
 - f) Assists with special projects as requested assuring for thoroughness, professionalism, and timelines.
 - g) Maintains tools, assuring that they are in good working order.
 - h) Maintains certifications and operates a variety of machines, including heavy duty equipment such as dump trucks and skid loaders, assuring for safety.
 - i) Maintains proper functioning of all small engine equipment and medium duty equipment. Diagnoses any defects, procures necessary replacement parts, and repairs defects, assuring for timeliness, effectiveness and safety.
 - j) Provides routine maintenance on electrical, plumbing, heating and air-conditioning systems on all city buildings and facilities. Corrects any defects in the systems with the exception of major overhauls requiring outside contractor expertise.
 - k) Uses masonry skills to maintain City's decorative retaining walls.
 - l) Handles snow removal duties, sometimes for multiple days, and with minimum rest periods.
 - m) Maintains all parks and parks areas including trash pickup on City owned right of ways and property. Maintains irrigations systems and pumps, assuring for proper functioning and repairs, when needed.
 - n) Attends to all municipal landscaping requirements. This includes grass cutting, tree pruning, turf management, leaf removal, flower planting and weeding, and proper use of herbicides and pesticides.
 - o) Regulates traffic control devices according to state legal requirements.
 - p) Provides information and clarification in a professional manner to citizens who make inquiries.
 - q) Assists Shop Foreman in general duty to light duty maintenance on all City vehicles.
 - r) Maintains Public Works Facility - Keeping shop clean and well organized.

2) Forestry Duties

15% of time

- a) Coordinates with Public Works the design, plan, and implementation of planting, maintenance, removal, fertilization, pruning, and bracing of trees on the streets and other public sites in Roeland Park.
- b) Coordinates with Public Works regarding the planting, maintenance and removal of all trees and other vegetation on the streets and other public sites in Roeland Park.
- c) Diagnosis and recommends treatment of trees affected by pests and/or disease.
- d) Provides expertise and recommendations to professionals on new planting projects and the maintenance and preservation of existing trees.
- e) Provides homeowners with current, reliable information regarding the planting, placement and care of trees.
- f) Tracks the maintenance of our Tree City U.S.A. Forestry and Growth Award Program.
- g) Coordinates with outside tree contractor's for any tree removal or tree maintenance that is beyond capabilities of the Public Works Department.
- h) When necessary, works with City Code Officer to address tree violations on private property.

BUSINESS EXPECTATIONS

- a) Follows applicable Federal, State and City rules, regulations, and policies.
- b) Attends work regularly and is punctual.
- c) Behaves professionally and presents a professional business appearance.
- d) Conducts self in such a way as it reflects positively on the City.
- e) Fosters positive working relationships and accepts new responsibilities.
- f) Learns and understands the safe practices for the job being performed and complies with the safe work practices and personal protective requirements for the job.

This job description in no way states or implies that these are the only duties to be performed by the employee occupying the position. Employees will be required to follow any other job-related instructions and to perform any other job-related duties requested by their supervisor; subject to reasonable accommodations

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:

- Demonstrates ability to acquire knowledge and an understanding of the basic operation of equipment and hand tools.
- Observe accepted safety and preventative maintenance procedures at all times.
- Knowledge, understanding, and ability to follow the policies and practices.
- Must be able to work in various weather conditions and physically perform the basic job abilities required in Public Works.
- Ability to deal tactfully with the public and other employees.
- Must obtain a valid CDL Class A license before end of six month probationary period.

MINIMUM QUALIFICATIONS:

- High School Diploma, GED or equivalent work experience.

- Ability to speak, write and understand English language, required.
- Must comply with City policy on use of City or privately-owned vehicles for City business.
- Must have valid Drivers License.
- The applicant must pass a background check.

ADA REQUIREMENTS

Physical Requirements: Tasks involve frequent walking, standing; some lifting and carrying objects of heavy weight (75-100 lbs.); and the operation of vehicles, office equipment and hand tools in which manipulative skills and hand-eye coordination are important ingredients of safe and/or productive operations.

Environmental Requirements: Tasks may require frequent exposure to adverse environmental conditions, such as inclement weather, heat, and extreme cold.

Sensory Requirements: Tasks require visual perception and discrimination. Task requires oral communications ability.

Reasonable Accommodation(s): Reasonable accommodation(s) if needed will be provided for the employee to perform the required job with adequate strength, dexterity, coordination and visual acuity and in a manner that does not pose a direct threat to the health or safety of the employee or others in the workplace.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: _____
City Clerk

Approval: _____
City Administrator

Item Number: DISCUSSION ITEMS- II.-8.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/20/2017
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Leasing Agent Agreement (est. time 5 min.)**
Item Type: Agreement

Recommendation:

Approving an agreement for leasing agent services.

Details:

The Family Conservancy has provided notice that they will not be renewing their lease on the 3rd floor. The purchasing policy exempts the selection of professional services such as this from a formal bid process. I have contacted 5 firms that are serving as leasing agent for properties in NE JOCO. I have interviewed three (Zimmer, AREA, CBRE). All three are qualified to serve as leasing agent for our space. My preference is for AREA based on them compiling a substantial list of comparable properties prior to our interview (to set expectations of rental rates and convey enthusiasm for the project), knowledge of other properties in the area we compete with and their clear articulation of the strengths our site holds compared to others in the market:

- 24 hour access
- Police presences (security)
- Reputable Landlord
- Highway Proximity
- Clean professional space

The attached leasing agent agreement has been reviewed and approved as to form by the City Attorney.

The 6% commission is an industry standard. The fee that the agent stands to earn under the terms of the agreement is likely to exceed \$7,500, this is beyond the authorization limit of the City

Administrator and thus requires Council approval.

\$17.00 per square foot is common in our market for a full service lease in a class B property.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
☐	AREA Company Information	Cover Memo
☐	Leasing Agent Agreement	Cover Memo

ABOUT US



Founded by entrepreneurs, AREA is a full-service boutique commercial real estate company specializing in office, retail, and industrial tenant representation and project leasing, as well as property management. AREA offers a platform that is tailored specifically for each client and assignment. We are not a company that clients simply plug into. We look at every transaction individually and from a business owner's perspective. Our senior leadership is active on every account, pulling together partners and customizing the best solution to meet our clients' needs.

AREA Real Estate Advisors has both regional and national expertise, and strong ongoing relationships. For more than a decade, AREA has represented not only hundreds of clients locally, but also facilitated corporate relocations, both regionally and nationally. We have worked on the behalf of our clients to negotiate incentives, analyze financials and metrics, plus site selection. We apply a nimble, team approach while providing the highest level of service.

HISTORY

Established in 2002, AREA Real Estate Advisors (formerly RED Brokerage LLC) is the leading independent commercial real estate firm in the Kansas City metropolitan area.

In May of 2016, investors within RED Brokerage and Mariner Real Estate Management purchased the firm from its previous ownership, creating what is now called AREA Real Estate Advisors. Our name speaks to the versatility and creativity of the people at AREA. Whether it be the area of an office, industrial building, retail space, land or ground-up development, we are all about the environment in which our clients are invested. We operate with unprecedented strategy using real estate to its greatest potential for our clients. Consistent with the founders' vision, AREA continues a growth strategy that is uniquely entrepreneurial, fostered by a culture that celebrates and supports innovation. The leadership at AREA and Mariner Real Estate Management capitalize on each company's deep resources to expand and elevate the level of service each provides to its customers and investors.

OFFICE CLIENTS

- American Academy of Family Physicians
- Associated Equipment Sales
- Dairy Farmers of America
- Encompass Consulting Group
- Enterprise Bank & Trust
- Freightquote.com
- TEVA Neuroscience
- TIDE Dry Cleaners / Proctor & Gamble

RETAIL CLIENTS

- 54th Street Bar & Grill
- Dunkin Donuts
- Fresh Market
- GAP Brands
- Nordstrom Rack
- QuikTrip
- Sear's Holding Company
- Tesla Motors
- Title Boxing Club
- T-Mobile

INDUSTRIAL CLIENTS

- American Red Cross
- Bank of America
- Cascades
- Fastenal
- Frito-Lay (Division of PepsiCo)
- Fry-Wagner
- Hobby Lobby
- Kohler
- Schwan's
- Sierra Trading (Division of TJX)



MIKE LEVITAN
Vice President



Mike Levitan joined AREA Real Estate Advisors in 2005 specializing in office properties. He represents and advises tenants, landlords, and developers, both locally and regionally. His primary responsibilities include: market trend analysis, financial/incentive analysis, site selection, lease vs purchase analysis, lease structure and negotiation, acquisition disposition, and land assemblage.

A partial list of Tenants Mike has represented includes the following: Cactus Software, Dermadoctor, Freightquote, Helzberg Entrepreneurial Mentoring Program, Kansas City Internal Medicine, Menorah Legacy Foundation, McCrite Retirement Plaza, Murphy

Hoffman, Palmer Square Capital, Parris Communications, South and Associates, and Teva Neuroscience. Mike also represents Dairy Farmers of America and was actively involved in DFA's plans to move their global headquarters to Kansas City, Kansas.

A partial list of Landlords Mike has represented includes the following: American Academy of Family Physicians (AAFP), CA Ventures, Enterprise Bank, Founders Properties, IRET Properties, Onward Investors, RED Development, Stonecreek Properties, the Tintera Group, and Yukon Capital Management.

Prior to joining AREA, Mike spent six years at Ascend Media where he served as Vice President of Marketing. Some of his clients included: Computer Associates, McDonald's, Morningstar, the American College of Surgeons, the American Academy of Neurology, and the Sundance Film Festival. Mike also spent over five years as with the Kansas City Chiefs Radio Network focusing on business development for the 6 state network.

Mike earned his Bachelor of Science degree from the University of Kansas and he is a licensed real estate professional in both Kansas and Missouri. He is currently a board member for the Kansas City Alzheimer's Association, sits on the planning commission for the City of Leawood, volunteers with Harvesters, and lends his time to The Children's Place.



HANK SIMPSON

Office Division



EXPERTISE AND SPECIALIZATION

Hank Simpson joined AREA as an associate of the office team in January 2017 after interning in the Summer of 2016 with the firm. Hank is currently working to represent and advise tenants and landlords in the Kansas City area. He works with the other members of the office team to learn from their experiences to better himself as a salesperson in the office industry. Hank is excited about the opportunity to serve the Kansas City area in this business and making relationships with clients, as he works to build his portfolio of business.

EDUCATION

Kansas State University, Bachelor's Degree in Business Marketing
Kansas State Student-Athlete: Golf

PROFESSIONAL AFFILIATIONS

State of Kansas Licensed Real Estate Salesperson
State of Missouri Licensed Real Estate Salesperson

**EXCLUSIVE RIGHT TO LEASE AGREEMENT
FOR USE FOR COMMERCIAL OR INDUSTRIAL PROPERTY**

Effective Date: December 1, 2017

Expiration Date: June 30, 2018

The undersigned Owner and Broker hereby agree that the property described below (the "Property") is listed for lease by Owners with Broker, and the Broker shall have the sole and exclusive right to lease the Property for a period beginning on the Effective Date and, unless otherwise specified below, ending on the above-referenced Expiration Date.

1. Broker agrees to use reasonable efforts to lease the property at the rental rate and on the terms below stated or later agreed upon between Owner and tenant. The parties agree that Broker shall be exclusively authorized to advertise and otherwise offer the Property for lease, which right shall include the right, consistent with the rights of existing tenants, if any, to place an attractive sign or signs, with the designation "exclusive" thereon, on the premises, and any other "For Lease" signs shall be removed immediately by Owner. Owner and Broker agree that the Property shall be offered in compliance with all applicable anti-discrimination laws.
2. Owner acknowledges receiving the required Kansas form regarding the disclosure of alternative agency relationships, which needs to be read by all consumers. Without limiting the generality of the foregoing, Owner acknowledges that Broker shall be deemed a "transaction broker" for purposes of any representation of Owner hereunder, and the undersigned authorized representative(s) of Broker (each, a "Designated Agent") shall be the "designated agent" for Owner under this Agreement. Owner further acknowledges that other representatives of Broker may serve as designated agents of other clients of Broker with interests adverse to Owner and who may otherwise have a direct conflict of interest with Owner (such individual(s) herein referred to as "Other Broker Agent(s)"). The Other Broker Agents shall not owe any duties or obligations to Owner, it being understood that all such duties or obligations shall be the sole responsibility of Designated Agents.
3. Owner understands and agrees the Designated Agents can show the property and obtain offers from all prospective tenants, including Other Broker Agents and including other tenants with whom the Broker has an agency relationship.
4. Owner authorizes Broker to cooperate with and compensate other brokers, including subagents and brokers representing the tenant. Owner understands and acknowledges that a cooperating broker representing a tenant represents solely the interests of such tenant, even if compensated by Broker. Broker is authorized to show the Property to prospective tenants and to arrange showings of the Property to prospective tenants represented by their own brokers or agents. The Designated Agent(s) shall maintain primary responsibility for the negotiation of all lease contracts.
5. When and if Broker produces a prospect ready, willing and able to lease the Property at the rental rate and on the terms stated below or later agreed upon between Owner and tenant and the prospect indicates such intention by signing the lease, subject to customary terms and conditions during the term of this Agreement, Owner agrees to pay Broker a commission of six (6%) percent of the total rentals to be received for years 1-5 and three (3%) percent of the totals received for years 6-10. 50% of the total fee shall be paid within 30 days of lease execution with the balance paid within 30 days of occupancy. Owner's obligation to pay the above-described commission shall survive the expiration of this Agreement.
6. As used in this Agreement, the term "lease" shall also include any agreement or option to lease or use the Property. Owner agrees that in the event such an agreement or option is granted, Owner shall pay Broker a commission upon receipt by the Owner of any such payment(s).
7. Owner further agrees to pay Broker the above-described commission if the Property is leased within 180 days after either the expiration of this agreement, or the complete cessation of any negotiations, whichever is later, to any party to whom the Property was submitted and whose name was disclosed to Owner by Broker, in writing, during the term of this Agreement or within 10 days after the expiration of this Agreement.

8. Owner agrees to refer to Broker all inquiries and prospects Owner may receive or know of, directly or indirectly, and Owner hereby gives Broker permission to enter the Property at reasonable times.
9. Owner hereby states and affirms that, to the best of Owner's knowledge, and except as otherwise specified below: Owner will have good and marketable title to the Property; there are no known material physical, structural or mechanical defects in the Property; and there are no known hazardous substances, pollutants or contaminants on the Property, the presence or disposal of which is subject to federal, state or local environmental regulation, nor is there any equipment, storage tank, container or structural element on the property that contains or utilizes, and has released or could release, any such hazardous substance, pollutant or contaminant.
10. Broker agrees to:
 - a. Perform the terms of this contract, exercise reasonable skill and care for the Owner, and promote the interests of the owner with utmost good faith, loyalty and fidelity unless acting as a transaction broker on a property or a disclosed dual agent on a property.
 - b. Seek a price and terms acceptable to the Owner.
 - c. Present all written offers, counteroffers and back-up offers in a timely manner. Broker shall not be obligated to continue to market a property or present subsequent offers after a lease agreement has been executed by Owner.
 - d. Disclose to the Owner all adverse material facts actually known by the licensee about the tenant.
 - e. Advise the Owner to obtain expert advice as to material matters known by the Owner but the specifics of which are beyond the Broker's expertise.
 - f. Disclose to the Owner any facts known by Broker which contradict any information included in a written report prepared by a qualified third party and account in a timely manner for all money and property received.
 - g. Comply with any applicable federal, state and local laws, rules and regulations and ordinances, including fair housing and civil rights statutes and rules and regulations.
 - h. Resolve any disputes arising under the lease pursuant to the laws of the state of Kansas.
 - i. Keep all information about the Owner confidential unless disclosure is required by statute or rule and regulation or failure to disclose would constitute misrepresentation, or unless disclosure is necessary in Kansas to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee.
 - j. Disclose to any tenant all adverse material facts actually known by the Broker including but not limited to environmental hazards affecting the property which are required by law to disclose, the physical condition of the property, material defects in the property or title thereto, or any material limitation on the owner's ability to perform under the term of a lease contract.
 - k. Assist with coordinating the details of closing any lease transaction.
 - l. Comply with all requirements of the Brokerage Relationships in Real Estate Transactions Act of Kansas and any rules and regulations promulgated pursuant to those sections.
11. If any term of this Agreement is to any extent invalid, illegal, or incapable of enforced, such term shall be excluded to the extent of such invalidity, illegality, or unenforceability,; all other terms hereof shall remain in full force and effect.
12. The parties will use their best endeavours to resolve any disputes, disagreements or claims, which may arise under or in connection with the Agreement by negotiation. In the event that Owner and Broker are unable to resolve a dispute by negotiation, the matter shall be submitted to binding arbitration for resolution of the dispute. Arbitration shall be the sole and exclusive remedy for resolving disputes between the parties. Arbitration shall be conducted in accordance with the commercial arbitration rules of the American Arbitration Association, and shall be held before a single arbitrator. Such arbitrator may not limit, expand or otherwise modify the terms of this Agreement. The arbitrator shall not have the authority to award punitive or other non-compensatory damages to either party. Each party shall bear its own arbitration costs and expenses. The parties, their representatives and the arbitrator shall hold the existence, content and results of the arbitration in confidence, except as shall be necessary to obtain judgment upon the arbitration award, which judgment may be entered in any court of competent jurisdiction. Arbitration proceedings shall be held

in Roeland Park, Kansas.

13. Each person executing this Agreement represents and warrants that he or she has fully authority to sign this Agreement on behalf of the party for whom he or she signs and that this Agreement binds such party.

14. PROPERTY, RENTAL RATE AND RENTAL TERMS.

- a. Legal Description: _____
- b. Street Address of Property: 4600 W 51st Street, 3rd Floor, East Suite
- c. Rental Rate: \$17.00 to \$19.00 per square foot
- d. Rental Terms: full service gross basis, with length of lease and tenant finish allowance being negotiable

TRANSACTION BROKER:
AREA Real Estate Advisors, LLC.

OWNER:.
City of Roeland Park

By _____
Name _____
Date _____
Address: 4717 Central Avenue
Kansas City, MO 64112
Telephone: (816) 777-3500
Tax I.D. Number: 47-089-0764

By _____
Name Keith Moody
Date _____
Address 4600 W 51st Street
Roeland Park, KS 66206
Telephone 913 722 2600
Tax I.D. Number _____

Item Number: DISCUSSION ITEMS- II.-9.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 11/1/2017
Submitted By: Kelley Bohon
Committee/Department: Admin.
Title: **Custodial Services City Hall (est. time 5 min.)**
Item Type: Agreement

Recommendation:

To approve the bid from Riteway Maintenance & Supply, LLC to provide custodial services for 2018-2019 for \$930 per month with the option to renew annually after December 2019.

Details:

Staff reviewed the submitted proposals and Riteway Maintenance & Supply, LLC had the lowest cost over the two years for the basic services outline in the RFP (\$930) as well cost per hour of \$15.00 for special services. Riteway Maintenance & Supply, LLC has been the firm that has been cleaning City Hall since the Update was finished in 2012.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Agreement 2018-2019	Cover Memo

AGREEMENT FOR CUSTODIAL SERVICES

This Agreement, made this _____ day of _____, ____, by and between _____, hereinafter referred to as Contractor, and the CITY OF ROELAND PARK, KANSAS, hereinafter referred to as City, shall be in full force and effect during calendar years 2018 through 2019 with the following terms and conditions.

The Contractor proposes and agrees to provide all necessary machinery, tools, and equipment; and to do all the work specified in these documents of the agreement in the manner herein prescribed and according to the requirements of the City as herein set forth.

This document will be the only executed agreement. Any additions or changes must be added as a written supplement to this agreement at time of proposal.

A walk through of the City Facilities is scheduled for 9:00am on October 12, 2017 starting at City Hall, 4600 W 51st Street. This will be your only opportunity to tour the facilities.

1.0 Service Specifications

- 1.1 The Contractor will provide building custodial services on a five day (Monday through Friday) schedule at the City Hall/Municipal Building 4600 W 51st Street
- 1.2 The Contractor will provide all labor, equipment, and cleaning materials to adequately perform the required custodial services.
- 1.3 The Contractor will identify the chemicals and will provide to the City a Material Safety Data Sheet for all chemicals used.
- 1.4 The City will provide liquid hand soap, paper towels, toilet paper, sanitary napkins, air fresheners, air freshener cartridges, batteries, and light bulbs.
- 1.5 The cleaning schedule for the Contractor :

	DAILY	WEEKLY	MONTHLY	QUARTERLY	ANNUALLY
Vacuum all carpeted areas	X				
Sweep and mop floors (including restroom floors)	X				
Empty trash	X				
Clean/Dust counter, table tops	X				
Clean drinking fountains	X				
Clean entrance glass (including all public and employee entrances)	X				
Clean restrooms (sinks, toilets, dispensers, urinals, mirrors)	X				
Clean mop closet (sinks, dispensers)	X				
Clean police detention areas	X				
Service restroom, kitchen and detention dispensing units	X				
Clean window ledges	X				

Clean spots on doors, jams and walls	X				
Clean eating areas counters, sinks and floors	X				
Remove paper, debris and sweep patios and entrance areas	X				
	DAILY	WEEKLY	MONTHLY	QUARTERLY	ANNUALLY
Dust all corners and ceiling wall joints for cobwebs		X			
Dust chairs and furniture		X			
Clean insects out of Light Fixtures		X			
Spot clean carpets		X			
Sanitize All Doors Handles/ Buttons/Handrails (elevator, office, etc)		X			
	DAILY	WEEKLY	MONTHLY	QUARTERLY	ANNUALLY
Clean air vents			X		
Sanitize restroom walls and partitions with bleach			X		
Change air freshener Cartridges and Batteries			X		
	DAILY	WEEKLY	MONTHLY	QUARTERLY	ANNUALLY
Clean windows inside and out				X	
Dust blinds				X	
Dust ceiling tiles and lighting fixtures				X	
	DAILY	WEEKLY	MONTHLY	QUARTERLY	ANNUALLY
Clean light fixtures & lamps		X			
3rd Floor					
Vacuum		X			
Trash	X	empty & re-line wastebaskets as needed			

- 1.6 The Contractor will provide special request services on an hourly rate.
- 1.7 The Contractor will be required to adjust the cleaning routine in accordance with the meeting schedule provided by the City Clerks office. Cleaning of meeting areas should occur after all scheduled meetings of that day.
- 1.8 The Contractor's company shall be bonded and a background check will be required of all employees of the contractor by the City's Public Safety Department.
- 1.9 The Contractor will supply a direct contact name, phone number and email and will notify the City if this contact information changes during the contract period.

1.10 The Contractor is admonished that their employees will be properly attired, refrain from abusive language, refrain from improper behavior, and be aware that they are representing the City.

1.11 The Contractor agrees that:

1. The Contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of Services under the present Agreement because of race, religion, color, sex, disability, national origin, ancestry, age, veteran status, gender identity, and sexual orientation.
2. In all solicitations or advertisements for employees, the Contractor shall include the phrase, "equal opportunity employer," or a similar phrase to be approved by the Kansas Human Rights Commission (Commission);
3. If the Contractor fails to comply with the manner in which the Contractor reports to the Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, the Contractor shall be deemed to have breached the present Agreement and it may be cancelled, terminated, or suspended, in whole or in part, by the contracting agency;
4. If the Contractor is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission which has become final, the Contractor shall be deemed to have breached the present Agreement and it may be cancelled, terminated, or suspended, in whole or in part, by the contracting agency; and
5. The Contractor shall include the provisions of subsections (A)(1) through (4) in every sub Agreement or purchase order so that such provisions will be binding upon such subcontractor or vendor.

The provisions of this section shall not apply to a Agreement entered into by a Contractor:

- (a) Who employs fewer than four employees during the term of such contract; or
- (b) Whose contracts with the City cumulatively total \$5,000 or less during the fiscal year of the City.

B. The Contractor further agrees that the Contractor shall abide by the Kansas Age Discrimination In Employment Act (K.S.A. 44-1111 et seq.) and the applicable provision in the Americans With Disabilities Act (42 U.S.C. 1201 et seq.) as well as all federal, state, and local laws, ordinances, and regulations applicable to this project and to furnish any certification required by any federal, state, or local governmental agency in connection therewith.

2.0 General

2.1 The signed agreement will be the authorization for the Contractor to provide the described services as requested by the City.

- 2.2 Kelley Bohon, City Clerk, at phone-(913) 722-2600, Email-kbohon@roelandpark.org, will be the City coordinator for the Contractor for providing any service and responding to any special needs.
- 2.3 All work performed by the Contractor will be of acceptable workmanlike quality and installation normally associated with this trade and shall occur to the satisfaction of the City before payment will be made by the City to the Contractor.
- 2.4 All invoices should have a copy of the service report attached, and are to be sent to City Hall, 4600 W 51st Street, Roeland Park, KS 66205.
- 2.5 The Contractor shall maintain throughout the life of this contract, General Liability Insurance covering any and all actions of the contractor in the performance of this contract. Minimum limits shall be Bodily Injury \$500,000/500,000; Property Damage \$100,000. The Contractor shall maintain throughout the life of this contract, Automobile Liability Insurance which shall be written in comprehensive form and shall protect the Contractor against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles, and shall cover operation on and off the site of all motor vehicles licensed for highway use, whether they are owned, non-owned, or hired. Unless otherwise specified, Contractor's insurance shall include Auto Liability of \$300,000 single limit. Contractor shall also be responsible to provide workmen's compensation insurance and benefits for its employees.
- 2.6 The Contractor is providing services to the City as an independent contractor. The Contractor shall be responsible for the death or injury of any employee of the Contractors, while in the performance of service of the terms of this agreement and it shall hold the City harmless and shall indemnify the City for any loss it may have resulting from the Contractor providing the services described in this agreement. The City shall not be responsible for any withholding of taxes or social security for any employee of contractor, nor shall it provide to any employee of Contractor any fringe benefits of any kind.
- 2.7 This Agreement is for the period of January 2, 2018 through December 31, 2019. Either party may terminate this agreement by giving sixty (60) days prior written notice to the other party. Contract may be renewed annually after December 31, 2019 if acceptable to both parties and in writing.
- 2.8 The Contractor will commence work within ten (10) calendar days from and after receiving instructions from the City.

3.0 Fees

- 3.1 The monthly fees for the completion of this service are:

Location	2018 Monthly Fee	2019 Monthly Fee	
Municipal Building	\$930	\$930	
Special Service Request	2018 Hourly Rate	2019 Hourly Rate	
Request	\$15.00	\$15.00	

4.0 References

- 4.1 The Contractor will provide three (3) local references of comparable work from the last twelve (12) months.

Company: _____

Contact: _____

Phone #: _____

Email: _____

Brief Description on Work: _____

Company: _____

Contact: _____

Phone #: _____

Email: _____

Brief Description on Work: _____

Company: _____

Contact: _____

Phone #: _____

Email: _____

Brief Description of Work: _____

Contractor Contact: _____

ATTEST:

Company Name: _____

Kelley Bohon, City Clerk Date

Address: _____

Telephone Number: _____

Steve Mauer, City Attorney Date

Fax Number: _____

Email: _____

Contractor Agent Date

Joel Marquardt, Mayor Date

Item Number: DISCUSSION ITEMS- II.-10.
Committee 11/6/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/10/2017
Submitted By: Kelley Bohon
Committee/Department: Admin.
Title: **Committee Appointment and Reappointments (est. time 5 min.)**
Item Type: Other

Recommendation:

To reappoint and or appoint:

Arts Advisory Committee (Expires 12/31 of each year)
At Least 3 Members - 2 Residents, 1 Council

Mary Schulteis
Christine Webster
Lynda Leonard
George Schlegel

Community Events Committee (Expires 12/31 of each year)
Up to 10, 8 Members - 6 Residents, 2 Council

Stephanie Newton

Parks/Tree Advisory Committee (Expires 12/31 of each year)
At Least 5 Members - 4 Residents, 1 Council

Jennifer Provyn
Tyler Steele
Jared Luebe
Emily Hage

Sustainability Committee (Expires 12/31 of each year)
5 Members - 4 Residents, 1 Council

Duane Daugherty
Laura Steele
Amie Logan

Details:

Committee Appointment and Reappointment Process

1. Staff will send out a list of all appointments to the Governing Body and all appointees whose term is set to expire around the beginning of the fourth quarter.
2. Appointees wishing to be re-appointed shall let their intentions be known to the appropriate appointing authority (ie: Mayor or Governing Body Ward Representatives)
3. Candidates interested in appointment shall complete the interest form found online, as well as submit a current resume to the City Clerk.
4. If an incumbent candidate is not re-appointed they will be notified by the appointing authority before the council meeting at which their replacement will be approved.
5. Once a position has been filled by council action, the new appointee will be contacted by the City Clerk and provided with an orientation packet regarding their service.
6. The contact list will also be sent out whenever an update is made to that document.

Notes:

Timing of appointments: Timing of Appointments are set by ordinance, ie: Parks, Arts, Sustainability are set as a 1 year term; Board of Zoning and Planning Commission have 3 year terms. Schedule of appointment is maintained by the City Clerk's office.

The names/positions listed below are those that are expiring and require reappointment.

Arts Advisory Committee (Expires 12/31 of each year)

At Least 3 Members - 2 Residents, 1 Council

Marek Glinieski
Moffett Ferguson
Mary Schulteis
Christine Webster
Lynda Leonard
Corie Vogel

Board of Zoning Appeals (3 year terms)

John Chritensen Ward 4
Mike Baugher Ward 3

Community Events Committee (Expires 12/31 of each year)

Up to 10, 8 Members - 6 Residents, 2 Council

Tammy Saunders
Amie Logan
Shea Geist
Stephanie Newton
Andrea Sexton

Parks/Tree Advisory Committee (Expires 12/31 of each year)

At Least 5 Members - 4 Residents, 1 Council

Jennifer Provyn
Patrick Franken
Cory Coe
Kathleen Whitworth
Tyler Steele

James Kanally
Randi King

Planning Commission (3 year terms)

Mike Hickey
Bill Ahrens

Sustainability Committee (Expires 12/31 of each year)

5 Members - 4 Residents, 1 Council

Duane Daugherty
Judy Hyde
Michael Kelly
Elizabeth Phelps
Laura Steele
Erik Hage

How does item relate to Strategic Plan?

Engages the public in community events and decision making.

How does item benefit Community for all Ages?

Provides perspective in decision making from a wide range of age groups.

Item Number: DISCUSSION ITEMS- II.-11.
Committee 11/6/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/24/2017
Submitted By: Kelley Bohon
Committee/Department: Admin.
Title: **Discussion on Schedule for 2018 Community Forums (est. time 5 min.)**
Item Type: Discussion

Recommendation:

2018 Community Forums

January 29
April 23 or 30
May 14 budget
July 23 or 30
October 22 or 29

Details:

2017 Community Forums Dates and Topics

01/23/2017 Ward 2 Tax Lid and Trash/Recycle Bin Shielding
04/24/2017 Ward 1 Aquatic Center and Leaf Pickup Program
05/24/2017 Ward Budget Presentation
07/24/2017 Cancelled - Special Called Council and Governing Body Workshop
10/23/2017 Ward 4 JoCo Wastewater and KCPL

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: DISCUSSION ITEMS- II.-12.
Committee
Meeting Date: 11/6/2017



City of Roeland Park

Action Item Summary

Date:

Submitted By:

Committee/Department:

Title:

Executive Session - “I move to recess the Council into executive session, pursuant to the real estate exception of the Kansas Open Meetings Act, K.S.A.75-4319(b)(6), in order to discuss the potential acquisition of real estate, with the open meeting to resume at ____ in Council chambers.”

Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?