



BOARD OF PARK AND RECREATION COMMISSIONERS

Steven Baru, Chair
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Jeff Meyers, Assistant Secretary
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Robert J. Carlson, Board Member
Steven C. Klika, Board Member

COMMITTEE OF THE WHOLE

JCPRD Administration Building Boardroom
7900 Renner Road, Shawnee Mission, KS 66219

August 5, 2019
6:00 pm

MEETING MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order by Mr. Baru, and roll call was taken as follows:

Board Members Present: Steve Baru, Bob Carlson, Jeff Meyers, Leslee Rivarola (via conference phone), Heather Rubesch, George Schlagel, Paul Snider

Board Members Absent: Steve Klika

County Manager's Office: Joe Waters, Assistant County Manager, was in attendance.

Legal Counsel: Fred Logan and Andy Logan were in attendance.

Guests Present: None

Staff Members Present:

Jill Geller, Executive Director
Jeff Stewart, Deputy Director
Terry Anderson, Superintendent of Safety & Outdoor
Education/Park Police Chief
Bill Maasen, Superintendent of Parks & Golf Courses
Susan Mong, Superintendent of Culture
Rhonda Pollard, Superintendent of Recreation
Jo Ann Courtney, Administration & HR Manager
David Grant, Human Resources Director
Jay Hinrichs, Development Director
Cliff Middleton, Planning & Development Manager

Richard Smalley, Marketing & Communications Mgr.
Ted Tartenaar, Information Technologies Services Mgr.
Noelle Testa, Chief Financial Officer
Shannon Sonnier, Asst. Supt. of Recreation
Devin Wetzell, Asst. Supt. of Parks & Golf Courses
Mary Eads, Administration Assistant
Bill Leek, Project Manager III
Michael Middlebush, Park Police Administrative
Captain

DISCUSSION & ACTION

A. Capital Improvements Plan – Jeff Stewart, Deputy Director

At its Committee of the Whole (COW) Meeting in June, the Board requested staff develop a CIP option that would fund approximately \$12 million annually in sports complex improvements over the next five years. Accordingly, a CIP Committee met and provided CIP Options D and E:

Option D: Divides the renovation of Mid-America Sports Complex (MASC) into three phases, Mid-America West Sports Complex (MAWSC) in a single phase, and Heritage Soccer Park into two phases of four fields each for a total of eight fields. Sports complex improvement phases range from \$10 million to \$13.5 million and provide \$69.8 million in improvements over six years 2020 – 2025. The sports complex improvements along with the second park police substation, dredging Heritage Lake, Theatre In The Park improvements, Shawnee Mission Park marina renovation, and the Camp Branch trail in Camp Branch Park are all debt

financed in this scenario. The percentage of JCPRD's capital funding required for debt service would grow to 70% in 2026 then reduce to 48% in 2030 as several existing debt issues are retired.

Option E: Provides \$37.7 million for sports complex improvements over seven years 2020 – 2026. A combination of cash and debt financing would be used for those improvements. If the Board adopts this or similar strategy, staff would prepare a priority plan for the sports complex improvements that would be reviewed annually with the CIP. This option does not accomplish all the recommended sports complex improvements but does provide for some significant renovations at those facilities. This option keeps debt service payments below 45% of JCPRD's capital funding.

Discussions were held regarding:

- The debt level differences between the two options.
- The greater need at this time is to focus on existing facilities rather than development of new ones.
- Improvements to Mid-America Sports Complex (MASC), Mid-America West Sports Complex (MAWSC), and Heritage Soccer Park are high-priority and must be right. If so, patrons who have moved to other venues are likely to return, as well as attracting others from outside of Johnson County. Option D supports that level of improvements made to these sports facilities.
- Possibility of conducting a public survey for support levels and additional thoughts, possibly public sessions where preferences can be provided. Caution with this suggestion was given related to only hearing from those in attendance at the sessions, which may not be reflective of the public's true feelings.
- Need to keep needs in addition to sports facilities in mind, such as Shawnee Mission Park marina and Heritage Park lake dredging.
- Recent backstop improvements at MAWSC have been very well received. Staff will be replacing the backstops at MASC soon.
- Concerns with undetermined status of the "dark store" tax issue, which could greatly impact the budget.
- Concerns with not wanting to hamstring future boards with long-term debt.
- Concerns with the amount of debt with Option D; Option E provides a balanced development plan. It may come down to choosing what sport to address. Discussion that Option D would provide funding for the quality levels needed for the sports facilities' improvements.
- Safety is paramount and must be considered in all options.
- Need to remember the revenue generation and economic impacts created by sports facilities, which the general public may not understand.
- Since cities receive significant economic impact, they should be contacted for assistance in funding improvements.
- Action will be needed before entering 2020, as the CIP is due to be submitted to the County in late January.
- Credit to Mr. Stewart and Mr. Middleton for their hard work and for extending the long-range CIP into 11 years.

Mr. Baru summarized that further consideration is warranted, and it is opinion of the Board that obtaining non-binding public input would be beneficial. He suggested that Ms. Geller, Mr. Stewart, and he set up a meeting to discuss further.

OTHER BUSINESS

No other business was discussed.

EXECUTIVE SESSION

MOTION: Mr. Schlagle moved, pursuant to K.S.A. 75-4319(b)(1) and (b)(2), that the Board of Park and Recreation Commissioners recess into executive session for a period of 30 minutes to discuss (1) personnel matters of non-elected personnel and (2) for consultation with Johnson County Park and Recreation District counsel that is deemed privileged in the attorney-client relationship. The subject of the discussion during the executive session will be matters pertaining to the Johnson County Park and Recreation District executive director position.

Those attending the executive session shall include members of the Board of Park and Recreation Commissioners, Human Resources Director David Grant, JCPRD counsel Fred Logan and Andrew Logan, and Assistant County Manager Joe Waters.

The Board will reconvene in this meeting room at 7:20 p.m.

Mr. Snider seconded. **UNANIMOUSLY CARRIED.**

- *The meeting recessed into executive session at 6:50 p.m.*
- *The meeting reconvened into open session at 7:20 p.m.*

ADJOURNMENT

No further business was discussed. Mr. Baru adjourned the meeting at 7:20 pm.

**BOARD OF PARK AND RECREATION COMMISSIONERS
COMMITTEE OF THE WHOLE**

[Signature on file]

STEVE BARU, Board Chair

*Prepared by: Jo Ann Courtney, Administration & HR Manager
Approved August 21, 2019*