

Minutes

DVD No. 113

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, at 7:30 P.M., on Monday, December 6, 2004. Mayor Peggy Dunn presided.

Councilmembers present: Jim Rawlings, Scott Gulledge, James E. Taylor, Sr., Gregory Peppes, Mike Gill, Gary Bussing and Debra Filla. Councilmember Louis Rasmussen arrived at 8:50 P.M.

Councilmembers absent: None

Staff present :

Scott Lambers, City Administrator
Joe Johnson, Public Works Director
Diane Binckley, Planning & Develop. Director
Ben Florance, Fire Chief
Kim Curran, Recreation Supt.

Patty Bennett, City Attorney
Kathy Rogers, Finance Director
Mark Andrasik, Info. Systems Specialist
Chief Sid Mitchell, Police Department
Deb Harper, City Clerk

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

A motion was made by Councilmember Gill, seconded by Councilmember Taylor to approve the agenda. The motion carried following a unanimous vote of 7-0.

3. CITIZEN COMMENTS - None

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. PROCLAMATIONS- None

5. PRESENTATIONS/RECOGNITIONS

Resolution of Appreciation No. 2334, to Major Craig Hill; Detective Sergeant Scott Hansen; and Detectives Joe Langer; John Dickey; and Ron Hulsey

Mayor Dunn read the Resolution of Appreciation into the record. Mayor Dunn extended here sincere appreciation and gratitude to all involved in the homicide investigation and how the community has experienced a sense of relief following the arrest of the suspect. Chief Sid Mitchell stated this investigation began 2 ½ years ago and during this time, the entire investigation team had a positive attitude that a suspect was going to be arrested and they all persevered with an extraordinary amount of diligence and effort. Over 7,000 leads were followed up and over 1,000 people interviewed. This case was aired 3 times on America's Most Wanted [AMW]. John Walsh and the AMW film crew arrived in Leawood last Saturday night to do a follow-up story, which will be aired on Saturday, December 11, 2004.

Mayor Dunn recognized Mr. Roger Kemp, father of murder victim, Alexandra [Ali] Kemp, for his efforts on this case and for also starting a self-defense for woman program that will be taken to a national level in the immediate future. Mr. Kemp thanked the Governing Body for their support of the Police Department and for the City's contribution to the reward fund, which had an impact on this case. Mr. Kemp again expressed his deep appreciation to the investigative team for doing such an exemplary job.

City Administrator, Scott Lambers, stated the 6:00 PM news tonight reported that one of the persons that was eligible for the \$40,000 reward money has declined to accept the money and instead asked that the money go towards the Ali Kemp Foundation.

6. SPECIAL BUSINESS

A. Public Hearing on amendments to 2004 Fiscal Budget

Mayor Dunn opened the public hearing for any comments. There being no one present, Councilmember Taylor made a motion to close the public hearing. The motion was seconded by Councilmember Bussing and approved following a 7-0 unanimous vote.

B. Resolution adopting amendments to the 2004 Fiscal Budget for the City of Leawood, Kansas

A motion was made by Councilmember Bussing, seconded by Councilmember Gill to approve the resolution. The motion was approved following a unanimous vote of 7-0.

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted on in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

- A. Approval of Appropriation Ordinance Nos. 1014 & 1015**
- B. Accept minutes of the November 1, 2004, Governing Body meeting**
- C. Accept minutes of the November 3, 2004, Public Works Committee meeting**
- D. Accept minutes of the October 28, 2004, IRONHORSE Advisory Board meeting**
- E. Renewal of Cereal Malt Beverage [CMB] License for Osco Drug # 5161, located at 11729 Roe Avenue**

- F. Renewal of Cereal Malt Beverage [CMB] License for Cosentino's Price Chopper, located at 3700 West 95th Street
- G. Approve Change Order No. 1, in the amount of \$26,000 to O'Donnell & Sons Construction Company, pertaining to the Parkway Plaza Project, located at 135th & Roe [CIP # 195]
- H. Approval of Massage Establishment License for Amy Tagnazian, located at 8140 State Line, in accordance with Code § 5-520
- I. Approve renewal of Employee Benefit Package for 2005
- J. Resolution No. 2335, establishing the 2005 Fee Schedule for fees not specifically provided for in the Code of the City of Leawood, 2000, and rescinding Resolution No. 2148
- K. Resolution No. 2336, approving an increase in the transfer of funds in the amount of \$150,000 from the General Fund to Ironhorse Golf Course
- L. Resolution calling for a hearing on Tuesday, January 18, 2005, pursuant to K.S.A. § 12-1750, et seq., to consider the condemnation and demolition of the residential structure located at 11600 Manor Road in the City of Leawood, Kansas-
CONTINUED TO THE DECEMBER 20, 2004 GOVERNING BODY MEETING
- M. Resolution No. 2337, approving and authorizing the Mayor to execute an Inter-local Agreement between the City of Leawood, the City of Overland Park, and the Board of County Commissioners of Johnson County [BOCC] pertaining to the Nall Avenue Improvement Project [between 135th Street and 143rd Street] [CIP # 139]
- N. Resolution No. 2338, approving and authorizing the Mayor to execute an Engineering Agreement in the amount of \$66,155.00, between the City and TranSystems, pertaining to the City Wide Traffic Model Update
- O. Resolution No. 2339, accepting a Deed of Dedication from 133rd State Line 2003 LLC and 133Sline, L.L.C., for Tract 1, for the State Line Road Improvement Project of 1994 [CIP # 136]
- P. Resolution No. 2340, accepting a Deed of Dedication from 21st Century Blue Ridge, LLC, for Tract 2, for the State Line Road Improvement Project of 1994 [CIP # 136]
- Q. Resolution No. 2341, accepting a Deed of Dedication from Vic Regnier Builders, Inc., for Tract 3, for the State Line Road Improvement Project of 1994 [CIP # 136]
- R. Resolution No. 2342, approving a Final Site Plan and Final Plat for Village of Seville located at the northwest corner of 133rd Street and State Line Road [***from the November 23, 2004, Planning Commission meeting***]
- S. Resolution No. 2343, approving a Final Plat for Village of Camden Woods, 73rd Plat, located south of 143rd Street and west of Kenneth Road [***from the November 23, 2004, Planning Commission meeting***]
- T. Resolution approving a Final Site Plan for Church of the Resurrection, for directional signs located south of 137th Street and east of Nall Avenue [***from the November 23, 2004, Planning Commission meeting***]
- U. Resolution approving a Final Site Plan for 20/20 Building located at 2020 W. 89th Street [***from the November 23, 2004, Planning Commission meeting***]

- V. Resolution No. 2344, approving a Final Site Plan for Security Savings Bank for signs located south of 151st Street and east of Nall Avenue [*from the November 23, 2004, Planning Commission meeting*]
- W. Resolution No. 2345, approving a Final Site Plan for Janie and Jack lighting of a sign located within Town Center Plaza [*from the October 26, 2004, Planning Commission meeting*]

Councilmember Gill asked that Consent Agenda Item Nos. 7R, 7T, 7U, and 7W be pulled. Patty Bennett, City Attorney, stated that Staff was requesting that Item No. 7L be continued to the December 20, 2004, Governing Body meeting. A motion was made by Councilmember Bussing, seconded by Councilmember Rawlings to approve the remainder of the Consent Agenda. The motion was approved following a unanimous vote of 7-0.

- R. Resolution No. 2342, approving a Final Site Plan and Final Plat for Village of Seville located at the northwest corner of 133rd Street and State Line Road [*from the November 23, 2004, Planning Commission meeting*]

Councilmember Gill clarified with Diane Binckley that the previous 2 stipulations [No. 10 and 15] that were removed related to a pedestrian cut-through that was on the original preliminary plat and the original plat that was submitted depicted 2 separated tracts. Staff requested that it only show one tract, which was revised.

Councilmember Bussing extended his appreciation to the Planning Staff for their work on this project and asked that Ms. Binckley relay to the developer that he would be monitoring Stipulations No. 11 and 12 to ensure those were followed. Councilmember Gill stated he echoed Mr. Bussing's comments and added Stipulation Nos. 20 and 21 should be closely monitored also.

A motion was then made by Councilmember Gill, seconded by Councilmember Bussing to approve the resolution. The resolution was approved following a unanimous vote of 7-0.

- T. Resolution approving a Final Site Plan for Church of the Resurrection, for directional signs located south of 137th Street and east of Nall Avenue [*from the November 23, 2004, Planning Commission meeting*]

Councilmember Taylor stated he would recuse himself from this agenda item and left the Chambers.

Councilmember Gill stated his comments were applicable to Item Nos. 7T, 7U and 7W. These items were placed on the Planning Commission's consent agenda and felt more discussion was warranted to consider the merits of these specific variances, and requested these items be remanded back to the Planning Commission for public hearings to be conducted on these variances. Ms. Binckley stated all 3 items were considered in substantial compliance of the preliminary, which met certain criteria guidelines. These requests are reviewed and evaluated by staff on an individual basis. Generally, approval for final site plans is placed on the Council's Consent Agenda.

Councilmember Gill stated Item 7T involved a request to approve 18 signs which is approximately 200% more than what is allowed, which he feels deserve more discussion for these types of variances.

Mr. Dick Cooper, United Methodist Church of the Resurrection, 13720 Roe Avenue, stated all of these signs are interior signs that are to be placed on the campus that identifies buildings and assist visitors with directions and parking.

A motion to remand this item back to the Planning Commission was made by Councilmember Gill, seconded by Councilmember Bussing. The motion was approved by the following 6-1 vote: Yea: Councilmembers Gill, Bussing, Taylor, Filla, Peppes, and Rawlings: Nay: Councilmember Gullledge.

- U. Resolution approving a Final Site Plan for 20/20 Building located at 2020 W. 89th Street *[from the November 23, 2004, Planning Commission meeting]*

Councilmember Gill stated his same rationale applies to this item also, as the applicant was asking for a variance for a trash enclosure.

A motion to remand this item back to the Planning Commission was made by Councilmember Gill, seconded by Councilmember Bussing. The motion was approved by the following 6-1 vote: Yea: Councilmembers Gill, Bussing, Taylor, Filla, Peppes, and Rawlings: Nay: Councilmember Gullledge.

- W. Resolution No. 2345, approving a Final Site Plan for Janie and Jack lighting of a sign located within Town Center Plaza *[from the October 26, 2004, Planning Commission meeting]*

Councilmember Gill confirmed with Ms. Binckely that this case involved lighted exterior signage at Town Center. Currently, Rio Bravo and White House Black Market are the two exceptions to the 'no lighted signs' criteria at Town Center. These 2 exceptions should not be setting a precedent to approve lighted signage. Ms. Binckley stated this is the typical lighting for Janie and Jack stores. Their sign will be smaller than the existing sign it would be replacing.

Mayor Dunn confirmed with Ms. Binckley that Town Center Plaza was in favor of this signage being approved. A motion was then made by Councilmember Gill, seconded by Councilmember Taylor to approve the resolution.

Councilmember Bussing echoed Mr. Gill's comments that the staff and Planning Commission understand that the exception granted to Rio Bravo does not provide a new standard of approving these types of sign variances for Town Center.

The motion was approved following a unanimous vote of 7-0.

8. MAYOR'S REPORT

- A. Leawood Arts Council hosted an exhibit and reception, which was sponsored by Gold Bank and attended by Councilmembers Rasmussen, Rawlings and Bussing. Artists Keith Anderson and Mark Moore also attended.
- B. Holiday lighting ceremony conducted on Tuesday, November 30, 2004, with Haley Hannah, Miss Teen Kansas, the Leawood Singers and the Nativity Star Singers performing. Commerce Bank hosted this event. Mayor Dunn extended her appreciation to Lindsay Youle, Parks and Recreation Special Projects and Event Supervisor, for her efforts.
- C. Attended the Concept Homes grand opening located in Tuscany Reserve
- D. Attended United Community Service's [UCS] annual meeting, with keynote speaker Commission Chair Annabeth Surbaugh, who commented on the increase of human services needs for Johnson County. A list of UCS Highlights for 2004 was presented.
- E. Attended the annual Employee Appreciation Luncheon on Friday, December 3, 2004. Budget Coordinator, Kathy Byard, was awarded the Employee of the Year Award and the Mayor extended her thanks and appreciation for all employees who participated in the Safe Home, Operation Breakthrough and United Way Campaigns
- F. Attended the America's Most Wanted [AMW] event, regarding the taping of the follow-up story on the arrest of a suspect in the Ali Kemp murder. AMW Host, John Walsh, Scott Lambers, City Administrator, Councilmembers Filla, Peppes Rasmussen, Rawlings and Gulledge attended.
- G. Attended the Crescent Peace Society's 8th EID Celebration Dinner and Awards Ceremony. This Society was founded by Leawood residents in 1996 with a mission of enhancing the understanding of the Muslim cultures.
- E. Reminder of the upcoming December 14, 2004 Chamber of Commerce annual Hall of Fame Awards luncheon at Leawood South Country Club Alpine Lodge with Governor Sebelius as the keynote speaker. Mary Tearney, Arts Council Chair, and Don Brain, former Planning Commission Chair, will be recipients of the awards.
- F. Reminder of the Council of Mayors dinner on Tuesday, December 14th at the Milburn Country Club at 6:30 P.M.
- G. Leawood Chamber of Commerce hosting a legislative luncheon on January 5, 2005, at the Hereford House
- H. Convenor's Reception to be held on the following day, on January 6, 2005 at 5:00 P.M., at Universal Underwriter's building
- I. Appreciation to Joe Johnson and the Public Works staff for their efforts in the recent snowstorm tree limb pick-up.

9. COUNCILMEMBERS' REPORT - None

10. STAFF REPORT – None

COMMITTEE REPORTS

11. PLANNING COMMISSION

[from the October 12, 2004 Planning Commission meeting]

- A. Ordinance No. 2093, approving a special use permit for Mission Farms - Temporary Sales Trailer located at 105th Street and Mission Road [Roll Call Vote]

A motion was made by Councilmember Gill, seconded by Councilmember Gullede to pass the ordinance.

Doug Weltner, Property Developer, stated he was available to answer any questions the Council may have. Councilmember Taylor confirmed with Ms. Binckley that the applicant was asking for 2 signs. Ms. Binckley stated the size of the sign is a standard size that is allowed by the sign ordinance. There is an existing small sign that identifies the office hours.

Councilmember Taylor confirmed with Mr. Weltner that phase I would be the first two buildings of six, containing 40,000 square foot of retail, with residential above.

Councilmember Peppes confirmed with Mr. Weltner that the color of trailer would be a creme color.

The motion was passed by a unanimous roll call vote of 7-0.

[from the October 26, 2004 Planning Commission meeting]

- B. Resolution No. 2346, approving a Final Site Plan and Final Plat for Parkway Plaza First Phase located north of 135th Street and west of Roe Avenue
[Continued from the November 15, 2004, Governing Body meeting]

Mayor Dunn asked Ms. Binckley to comment on the wainscoting. Ms. Binckley stated the Planning Commission did review the wainscoting issue and they chose not to require the wainscoting, which would give the applicant the flexibility of placing the business doors at strategic locations.

David Suttle, Suttle/Mindlin, was present to answer questions for the Council.

Councilmember Bussing asked Ms. Binckley to explain staff's position. Ms. Binckley stated requiring the wainscoting would automatically preset the location of where the business entrance doors would have to be placed. Parts of the masonry would have to be removed if the location of the doors were changed. Staff felt comfortable with this decision.

Mr. Suttle stated the entire retail frontage is under a porch or a tower with columns and architecture in front of it. They wanted as much glass as possible, due to these architectural features. An 8-inch brick header course would be present.

Councilmember Gill asked if this type of masonry feature was currently located in the City. Ms. Binckley stated Camelot Court would be an example. Mr. Suttle stated Zipz had glass windows that went all the way down.

Councilmember Taylor confirmed with Mr. Suttle that the length of the longest building would be approximately 200 feet and the grade elevation would have 2 very slight steps in it, which would limit the flexibility of the placement of the doors more than the wainscoting. Mr. Suttle stated the grade is so gradual they would have full flexibility of the placement of the front doors. Councilmember Taylor asked if a 3-foot bulkhead would be possible. Mr. Suttle stated that would go against the retail concept of looking into the shop, which would create a closter phobic appearance with the additional architectural features, and would not be the best way to make this space appealing to a prospective tenant.

Mayor Dunn asked Mr. Suttle about the dormer windows, as they appear to be too small for this application. Mr. Suttle stated the objective is to create interest and scale. The large roofs match the character of buildings in this area. The windows will have a soft glow at dark, which will be tastefully done. These windows are approximately 11 or 12 feet in height. The main feature will be the roof and the variations in angles.

Councilmember Gill confirmed with Mr. Suttle that the main reason for the floor to ceiling glass was because of the porches, roof and other architectural features. On the smaller building there is a tower on the corner, with porches along the edge. On the larger building, there will be awnings in the center, with overhangs and arcades.

Councilmember Gill asked Mr. Suttle which would be the better-looking building. Mr. Suttle stated a mix of both features would probably be preferred, with an attempt to emphasize the pedestrian quality with attractive detailing, benches, etc., and provide an attractive glazed window and entry that possess a sense of flow and friendliness. These would be softer and lower scale buildings that would differ from buildings located on the plaza or on 5th Avenue.

Mayor Dunn clarified with Ms. Binckley that the exact height of the raised sill was not identified, but, generally a suggested range of 2 to 3-foot.

Councilmember Taylor stated the dormer windows appear to be off scale with the size of the roof and suggested the dormer windows be changed to doublewide windows.

Councilmember Filla confirmed with Mr. Suttle that they are attempting to create a massive look of a downtown building or a skyscraper feeling with columns and the roofline and to counter that look with the open look with the windows.

Mr. Suttle discussed the phasing concept on this project. The applicant is asking that the phasing of this project be driven by the market instead of the traditional method. Building No. 9 is ready to go, along with the bank and the 3 building along the perimeter will be ready in the immediate future. When the large building in the middle [Building No. 1] reaches a 35-40% leased capacity, the entire building will be built.

Ms. Binckley stated the ordinance does not speak to how much of the main building has to be built prior to an out-lot. The City's general policy has been to require that some portion of the building be constructed or building permits pulled prior to the out-lots. The City wanted to ensure that the main building was constructed and not just have a large number of out-lots.

Mayor Dunn clarified with Ms. Binckley that Stipulation No. 7 should be omitted, and on Stipulation No. 8, the language 'Governing Body' should be omitted, and replaced with 'building permit.'

Councilmember Taylor confirmed with Ms. Binckley that the City required a building permit on the main center; the City required 1/3 of the building leased on the Seville Center and a building permit was required on the smaller building on the Leawood Market Center. The Planning Commission felt this was a different scenario than Seville or the Leawood Market Center.

Councilmember Bussing confirmed with Ms. Binckley that the original approval required full built out of the infrastructure; Briar is complete and the east/west road [private drive] is under construction.

Mr. Richard Sailors, 4747 W. 145th Street, developer, stated this project is a mixed-use development, with residential, office and retail. Building No. 1 is not the main center of the project; it is just the largest building of the project. Currently, there is a momentum to build the out-lots, which are set in a landscaped environment along 135th Street. There is a tremendous advantage to the success of this project and to the City to allow the market to drive the development of this project. They have contracts and/or letters of intent on 8 buildings, which will occur in the next several months. As the buildings are constructed, Building No. 1 will be easier to lease. He sees no compelling reason to build Building No. 1 first.

Councilmember Rawlings confirmed with Mr. Sailors that based upon the current interest level, over the next 6 months 40% of the building will have potential leases and the building will be ready for a building permit. Once the building is 40% leased, financing for the construction of the building will be available.

Councilmember Gill stated he still had questions regarding the windowsill. Mr. Sailors stated having a lower windowsill would have a better feel for the shopper; the higher the windowsill becomes, the more intrusive it becomes to the customer. This effect has a rhythm that has a soft romantic feel, which will effect both the driving customers and the pedestrian customers.

Councilmember Rasmussen arrived at 8:50 P.M.

At the request of Mayor Dunn, the applicant brought forth a larger drawing of the project and displayed it to the Council so they could have a better visual of the project in its entirety.

Councilmember Taylor confirmed with Ms. Binckley that the original request that was before the Planning Commission called for half of the building to be built. At the Planning Commission meeting, the applicant requested that 35% of the building be leased before the building is built. Councilmember Taylor stated he was supportive of the idea that the market drive the development, however is concerned this will set a precedent for future developments.

Councilmember Filla clarified with Mr. Sailors that there are a total of 17 buildings, with 8 of the buildings either under contract or having a letter of intent. The total lease percentage of these 8 buildings is greater than the percentage of Building No. 1.

Mayor Dunn clarified with Mr. Sailors, that in order for the applicant to appear before the Council, the Planning Commission needed to take action. The applicant was hoping that the Planning Commission would allow for a lesser requirement on Building No. 1. All of Building No. 9 and half of Building No. 1 was approved, however the applicant wants to be able to build Building No. 1 when the building is 35% leased.

Councilmember Taylor confirmed with Mr. Sailors that the applicant is asking that they be allowed to build any building before Building No. 1, because this is driven by the market. Building No. 1 will have to be built in order to complete the project, but Mr. Sailors sees no compelling reason as to why it has to be built before the other buildings. The market driven momentum of the project will increase the interest in Building No. 1, which will result in the project being finished at a more rapid rate.

Councilmember Bussing stated he echoed Mr. Gill's comments regarding the height of the windowsill, and the majority of shops on the Plaza don't have the floor to ceiling window features and is struggling with understanding this concept. Additionally, he asked if the applicant would require a change if the pad sites develop and Building No. 1 does not gravitate any interest. Mr. Sailors stated there has been more interest in this project than in any other project he has been involved in and doesn't foresee this occurring. Mr. Sailors stated the project would be completed, including offering incentives to get the building leased.

Councilmember Taylor entered a motion for approval of the Planning Commission's recommendation, with the following additional stipulations: (1) The dormer windows be replaced with double windows; and (2) the bulkhead [windowsill] be at a minimum of 24 inches.

Mayor Dunn confirmed that this motion would not include the phasing request, but would include the deletion of Stipulation No. 7 and the amendment to Stipulation No. 8, of deleting the language, 'Governing Body' and inserting language 'Building Permit.'

The motion was seconded by Councilmember Rasmussen.

After further discussion, Councilmember Gill asked for a friendly amendment to include a phasing provision into the motion. Councilmember Bussing seconded the friendly amendment. Mr. Lambers stated that since the City would not be able to tract the 35% threshold, as requested by the applicant, he suggested the phasing provision read within 2 years from the date of approval, a building permit shall be pulled for Building No. 1.

The friendly amendment was approved by Councilmembers Taylor and Rasmussen.

Mr. Suttle stated he was very concerned with the 24-inch bulkhead stipulation. This could have a negative effect on the lease ability of the property, and defeats the purpose of visibility. After further discussion, Councilmember Taylor stated he would withdraw his stipulation of the minimum 24-inch bulkhead and ask this issue be resolved between the applicant and staff. This amendment to the motion was approved by Councilmember Rasmussen. Mayor Dunn clarified that the motion is to delete Stipulation No. 7; amend Stipulation No. 8; the dormer windows will be replaced with the larger double windows; and the phasing will be triggered from 2 years from the approval of this plan, a building permit shall be pulled for Building No. 1; and that the applicant is requested to continue to work with staff in resolving the bulkhead issue. The motion to approve the resolution was approved by a unanimous vote of 8-0.

[from the November 23, 2004 Planning Commission meeting]

- C. Resolution No. 2347, approving a Final Site Plan for Country Club Bank located within Parkway Plaza, north of 135th Street and east of Briar Street

Mayor Dunn stated she would recuse herself from this item, and asked Councilmember Taylor, Presiding Officer to preside over this item.

Mr. Terry Berkbuegler, Brian Clark & Associates and Mr. Rees Masilionis Turley were present for questions and made some brief comments.

Councilmember Peppes confirmed with Mr. Turley that the design guidelines reflect stone columns and stucco facing, with the stone carried around the entire building.

Councilmember Bussing confirmed with Ms. Binckley that the corner feature would not replace the public art impact fee requirement.

A motion was entered by Councilmember Gullede, seconded by Councilmember Bussing to approve the resolution.

Councilmember Taylor confirmed with Ms. Binckley that previous ordinances limited the signage to 36 inches; however, this has been modified and is now based upon the design guidelines for each development. Mr. Turley stated the 4-foot logo sign would be on the drive lane side. Mr. Taylor asked Ms. Binckley to confirm with the applicant that the sign is in compliance with the current sign ordinance. Mr. Taylor also confirmed with Mr. Turley that 5 stacking spaces per window are required by ordinance.

The motion was approved following a unanimous vote of 8-0.

12. GEZER SISTER CITY COMMITTEE

[from Councilmember Gulledge, Committee Chair]

- A. Resolution No. 2348, designating the parkland located at 133rd & Mission Road, Leawood, Johnson County, Kansas as Gezer Park

Councilmember Gulledge recognized the members of the Gezer Sister City Committee and extended his appreciation to Councilmember Gill in setting up the videoconference held at the Stinson, Morrison, Hecker LLP Law Firm, that allowed for the simultaneous execution of the Sister City Agreement with the Gezer Region, which occurred in September, 2003.

A motion was then made by Councilmember Gulledge, seconded by Councilmember Rasmussen to approve the Gezer Sister City Committee recommendation to approve the resolution.

Councilmember Bussing confirmed with Mayor Dunn and Mr. Lambers that the Sister City Committee, the Park Advisory Board, and representatives from Gezer would review development options for this park and present those recommendations to the Council. A formal ceremony designating this parkland as Gezer Park would occur in the spring. The development plans would be worked on in 2005, and discussions hopefully, with the Gezer representatives in October, 2005, when a delegation is scheduled to visit the Gezer Region. Once the construction of the park is complete, a delegation trip from Gezer would be planned for a formal dedication with the Gezer representatives present, which would occur sometime in 2007.

Mayor Dunn stated there would be a Gezer delegation visiting this area on Sunday, January 30, 2005, sponsored by the Jewish Community Relations Bureau, the Muslim community and other cultures. A Unity Dinner will be held at the Lodge and encouraged all Councilmembers to attend.

The motion to designate the parkland as Gezer Park was approved following a unanimous vote of 8-0.

14. OLD BUSINESS- None

15. NEW BUSINESS - None

16. OTHER BUSINESS - None

ADJOURN

There being no further business, the meeting was adjourned at 9:50 P.M.

Debra Harper, CMC, City Clerk