

Minutes

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, March 4, 2013. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Gary Bussing, Lou Rasmussen, Carrie Rezac, Jim Rawlings, Julie Cain and James Azeltine

Councilmembers absent: Andrew Osman

Staff present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Richard Coleman, Comm Dev. Director	Dawn Long, Finance Director
Deb Harper, City Clerk	Pam Gregory, Assistant City Clerk

Others Present: Teri Schaefer, Kansas City Star
John Petersen, Esq., Polsinelli Shughart
Amy Grant, Polsinelli Shughart
Jim Harpool, MD Management
Brian Forquer, Lutjen, Inc.
Henry Klover, Klover Architects

**Discussion for the Review of Community Improvement Development
[CID] Application for Camelot Court Shopping Center,
located at 119th & Roe Avenue**

Mayor Dunn called the meeting to order at 6:05 P.M. Introductions were made by those present.

Presentation – John Petersen, Esq., Polsinelli Shughart

This preliminary vision of the Camelot Court Shopping Center will identify costs they feel are extraordinary and the basis of why they are requesting assistance through a Community Improvement District [CID]. Plans are to renovate, reposition and enhance the shopping center to bring high-level tenants and high-end focal points to the center. They filed rezoning to SD-CR to request Special Use Permits [SUP] for a drive-thru for CVS and Tide Cleaners, and for the Hen House 20,000 square foot expansion. Their initial request for ten variances was reduced to two, which were granted by the Board of Zoning Appeals [BZA].

Councilmember Filla joined the meeting at 6:10 P.M.

Key elements include new islands, landscaping, light poles, benches, etc. The center will become more pedestrian friendly with controlled ingress and egress access. The total cost of all improvements is \$35 Million, which will be done in phases to allow tenants to remain open during renovations. Private investment consists of \$26 Million with the CID request for \$8.9 Million.

The requested timeline for Governing Body approval of the Revised Preliminary Plan and SUP's are for April 1, 2013; to schedule a Public Hearing; and Final Plan approval of the CID and authorization to execute the Development Agreement on May 6, 2013.

Jim Harpool, MD Management, confirmed with the additional 20,000 square feet at a cost of \$1.5 Million, Hen House will expand to 73,000 square feet. The bank and McDonald's are not a part of this CID. Mr. Petersen confirmed they would work with City staff to ensure the transition of the center is aesthetically tied together as much as possible.

Mr. Lambers asked if the \$1.5 Million for the Hen House expansion was intended for external improvements only. Mr. Petersen replied interior improvements would not be considered. They planned to further breakdown this expenditure and other costs in their estimated budget.

Mr. Harpool noted Hen House plans to make this their flagship store unlike any other in Kansas City and pattern the concept after "Wegmans" in New York.

Mr. Harpool confirmed the north-drive of the center was planned to be removed because of traffic and to allow improved parking for the center. The sidewalks along 119th Street and Town Center Drive will be widened to 8 feet and widened to 6 feet on Roe. Sidewalks will be concrete and will have a 5-foot setback from the curb. To accommodate this, utilities, landscaping, and parking will all need to be reconfigured. Pedestrian connections will be located throughout the center.

Councilmember Cain suggested they consider pedestrian connections to Town Center Plaza and Town Center Crossing. Mr. Petersen replied the enhanced walkways are to encourage people to safely cross at the controlled intersections.

Mr. Harpool stated construction dates are scheduled for July, 2013, through December, 2016; however, their goal is to begin this spring and be completed by September, 2014, weather dependent.

Mr. Petersen stated in reference to stormwater, the water is being collected appropriately in terms of flooding and water quality and all landscaping will be irrigated.

Mr. Harpool confirmed they would give their tenants the space to encourage recycling.

Councilmember Filla encouraged them to consider a bike lane behind the facility to connect to the trail. Mr. Harpool replied they could look into this as a cooperative effort with the City; however, there is limited space and they would need to consider the grade differential.

Councilmember Rezac suggested they include another east/west crossing on the north side of the center. Mr. Harpool replied this space is limited because of parking and traffic concerns. Mr. Petersen stated they could address this further at the April 1, 2013, Governing Body meeting.

Councilmember Rezac asked if they planned to do a market study. Mr. Petersen replied market studies are generally done when the City issues bonds to ensure adequate revenue for pay-off. This is a Pay-As-You-Go [PAYG] project with the developer investing \$26 Million. They felt confident they would receive a fair return on investment.

Based on projected sales, the estimated PAYG timeframe is 22 years for the \$8.9 Million; interest not included makes the net present value \$6.3 Million.

Councilmember Rasmussen thought the public would be interested in knowing where their tax dollars would be going and suggested they identify improvements that would be associated with updating to the current LDO.

Councilmember Rasmussen suggested they explore ways to improve the area by “Waterway” that is being used as an egress along Tomahawk Creek Parkway and causing traffic issues.

Mayor Dunn referred to Architect, Engineer, Geotechnical, and Environmental costs and noted the CID Policy does not include costs incurred prior to CID establishment. Mr. Petersen confirmed costs associated would be from concept to actual design.

Mr. Petersen stated they are paying the Art Impact Fee, as opposed to including any additional art at this time.

Councilmember Bussing suggested a further breakdown on the loan interest assumptions; typical maintenance expenses; and what they consider a fair return on investment.

City Attorney Patty Bennett confirmed by agreeing to a Public Hearing, this does not mean the appearance of consensus for approval of the CID.

There being no further business, the work session was adjourned at 7:20 P.M.

Pam Gregory, Recording Assistant City Clerk