

**Regular Meeting**

**THE LEAWOOD CITY COUNCIL**

**March 17, 2014**

**Minutes**

No Audio on DVD

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, March 17, 2014. Mayor Peggy Dunn presided.

**Councilmembers present:** Jim Rawlings, Carrie Rezac, Julie Cain, Tom Robinett, James Azeltine, Lou Rasmussen and Debra Filla

**Councilmembers absent:** Andrew Osman

<b>Staff present:</b> Scott Lambers, City Administrator	Dawn Long, Finance Director
Franki Shearer, Assistant City Attorney	Lovina Freeman, HR Director
Chief Dave Williams, Fire Dept.	Joe Johnson, PW Director
Chief John Meier, Police Dept.	Chris Claxton, P&R Director
Jack Reece, Info Systems Specialist	Deb Harper, City Clerk
Richard Coleman, Comm Dev Director	Pam Gregory, Assistant City Clerk

**1. PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF AGENDA**

**A motion to approve the agenda was made by Councilmember Rasmussen; seconded by Councilmember Robinett. The motion carried following a unanimous vote of 8-0.**

**3. CITIZEN COMMENTS**

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**

**Retirement of Human Resources Director,  
Lovina Freeman**

City Administrator Scott Lambers stated Human Resources Director Lovina Freeman joined the City of Leawood during an abrupt transition period and thanked her for making it a very smooth transition.

An HR Director is a unique position unlike other department heads that have their own focus. The HR Director works with each of those departments to ensure they follow all protocol. He thanked Ms. Freeman for her years with the City and wished her the best in her retirement.

Mayor Dunn presented Human Resources Director Lovina Freeman with a plaque in recognition of her retirement and thanked her for her dedication to the community and City personnel.

Ms. Freeman thanked everyone for giving her the opportunity in working for the City of Leawood.

### **GFOA CAFR Award**

Mayor Dunn presented Finance Director Dawn Long, Senior Accountant Theresa Lodde, and Payroll Clerk Gretta Schneider the GFOA CAFR Award, the highest recognition in governmental accounting and financial reporting. Its attainment represents a significant accomplishment by a government and its management.

Ms. Long thanked her entire finance team for all of their hard work.

## **6. SPECIAL BUSINESS**

- A. **PUBLIC HEARING** Consider 2015-2019 Capital Improvement Program [C.I.P.] for the City of Leawood

Seeing no one present to speak, a motion to close the Public Hearing was made by Councilmember Rasmussen; seconded by Councilmember Rezac. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).

- B. **Resolution No. 4189** approving the 2015-2019 Capital Improvement Program [C.I.P.] for the City of Leawood, Kansas

**A motion to approve the resolution was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

## **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. Accept Appropriation Ordinance Nos. 2014-7 and 2014-8
- B. Accept March 3, 2014 Governing Body meeting minutes
- C. Accept March 3, 2014 Governing Body Work Session minutes
- D. Approve purchase in the amount of \$113,610.65, from Professional Turf Products, pertaining to maintenance equipment for Ironhorse Golf Course, located at 15400 Mission Road
- E. Approve 2012 City bid & 2013 Co-op Bids from Shawnee Mission Ford in the amount of \$95,475.00 for the purchase of 3 vehicles

- F. Approve 2012 City bid & 2013 Co-op Bids from Roberts Auto Plaza in the amount of \$18,482.00 for the purchase of a police vehicle
- G. Approve 2012 City bid & 2013 Co-op Bids from KC Freightliner in the amount of \$332,332.00 for the purchase of 4 public work vehicles
- H. Approve 2012 City bid & 2013 Co-op Bids from American Equipment in the amount of \$314,184.00 for the purchase of public work vehicles and equipment
- I. **Resolution No. 4190** approving and authorizing the Mayor to execute an Extension of Services until July 31, 2015, for the purchase of office supplies with National Joint Powers Alliance [NJPA] [f/n/a National Intergovernmental Purchasing Alliance Company [NIPA] with Staples Advantage for a term ending July 31, 2015
- J. **Resolution NO. 4191** approving and authorizing the Mayor to execute an Inter-local Agreement between the City of Leawood, and the City of Overland Park, pertaining to the 95<sup>th</sup> Street Improvement Project between Mission Road to 100 feet West of Wenonga Road [Project # 72048]
- K. **Resolution No. 4192** approving and authorizing participation in the County Assistance Road System [CARS] proposed for 2015-2019 five-year program
- L. **Resolution No. 4193** approving and authorizing the Mayor to execute an Inter-local Agreement between the City of Leawood, and the Board of County Commissioners of Johnson County, Kansas [BOCC], pertaining to the design of Heritage Subdivision Stormwater Improvement Project DB-04-027 [Project # 77014
- M. **Resolution No. 4194** approving a Revised Final Plan for St. Michael the Archangel Athletic Field, located north of 143<sup>rd</sup> Street and east of Nall Avenue (PC Case 105-13) [from the February 25, 2014 Planning Commission meeting]
- N. Fire Department Monthly Report
- O. Police Department Monthly Report
- P. Municipal Court Monthly Report
- Q. Declaration of Surplus Property: 2003 Chev Suburban last 4 VIN/2349, 2007 Chev Suburban last 4 VIN/4587, 2007 Ford Crown Victoria last 4 VIN/2752; and (3) 2010 Ford Crown Victoria's last 4 VIN/8193, VIN/1431, VIN/8199, respectively

**A motion to approve the Consent Agenda in its entirety was made by Councilmember Rasmussen; seconded by Councilmember Robinett. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

## **8. MAYOR'S REPORT**

- A. Attended the 53<sup>rd</sup> annual Greater Kansas City Mayors' Prayer Breakfast along with approximately 30 other mayors in the five county metropolitan area. The theme emphasized ethics, morality and spirituality in metropolitan mayors, business, labor, the professions and government. There were close to 800 in attendance.

- B. Had the pleasure of hosting the Johnson & Wyandotte Counties Council of Mayors in March beginning with a tour of the Leawood Justice Center and followed by a dinner meeting at Sullivan's Restaurant in Town Center Crossing. Special thanks to Police Chief John Meier, Major Troy Rettig and Captains Dale Finger and Kevin Cauley for serving as excellent and gracious tour guides for the mayors. All were impressed with our new center.
- C. Had the pleasure of appearing on WOLF-TV at Prairie Star Elementary School to celebrate "Read across America" and "Dr. Seuss" birthday.
- D. Attended the St. Michael the Archangel D.A.R.E. graduation with Police Chief John Meier. Officer Brett Leathers runs this program and does an outstanding job with the students.
- E. Reminder of Election Day on April 1<sup>st</sup>. The right to vote is one of our greatest privileges, so please remember to do so.
- F. Reminder of the Leawood Stage Company's production of "Watch on the Rhine," located in the Oak Room on the lower level of City Hall on Friday and Saturday, April 4<sup>th</sup> and 5<sup>th</sup> at 8:00 p.m., and on Sunday, April 6<sup>th</sup> at 2:00 p.m. Due to limited seating, reservations are strongly recommended.

**9. COUNCILMEMBERS' REPORT - None**

**10. STAFF REPORT – None**

***COMMITTEE RECOMMENDATIONS***

**11. PLANNING COMMISSION**

*[from the February 25, 2014 Planning Commission meeting]*

- A. **Ordinance No. 2653** approving a Revised Preliminary Plan and Revised Final Plan for Town Center Plaza – Dean and Deluca Expansion, located north of 119<sup>th</sup> Street and west of Roe Avenue (PC Case 08-14) [Roll Call Vote]

**STAFF COMMENT:** The City Administrator strongly recommends the original Planning Staff's Stipulation No. 2 be restored in order to provide for the opportunity of the potential sidewalk to be installed by Dean & Deluca in the future

Mayor Dunn referred to an email from Glimcher Realty Trust noting she thought it indicated they were in favor of Dean & Deluca installing the sidewalk.

Erin Simmons, Hoefler Wysocki Architecture, gave a presentation requesting expansion of the Dean & Deluca facilities to include an enclosed meeting space for corporate events, vestibules to help with climate control, and an improved, safer receiving area. Pedestrian connections are being provided that connect the perimeter sidewalks along Roe and 119<sup>th</sup> Street to the building. The blue fabric awnings will be replaced with green. A green canopy will be installed over the existing service doors and a portion of the existing trash enclosure. Parking has been added on the south side of the property. Plans are to replace the parking lot light fixtures with smaller LED lights that meet the maximum 18' height of the LDO.

Councilmember Rawlings asked if their discussions included stairs coming down from the Town Center overflow parking area. Ms. Simmons replied this was initially discussed; however, due to the steep grade, they preferred to include additional parking on their site.

Mayor Dunn felt they should re-insert Stipulation No. 2 that was removed from the Planning Commission regarding constructing the sidewalk on the north side of the property on the adjacent lot of the main center to work in conjunction with the City's Bicycle Pedestrian Master Plan. Councilmember Cain concurred stating they need do everything possible to become more bicycle/pedestrian friendly.

Councilmember Rezac was concerned they could be setting a precedent by forcing an owner to construct something on another owner's property. She preferred they not piece-meal the sidewalks and wait to review the entire plan to ensure this would be the correct location for the sidewalk. Community Development Director Richard Coleman replied City staff has no objection to the applicant constructing the sidewalk on their own property; however, it would be less expensive for them to construct it on the Glimcher property. He suggested if they re-insert Stipulation No. 2, they include language to require that the applicant obtain an easement from Glimcher as well as the City.

Ms. Simmons stated they agree with the Planning Commission's decision to remove the stipulation because they had already made two approaches connecting Roe and 119<sup>th</sup> Street and the north sidewalk to the parking lot. The sidewalk would cause economic hardship due to the grade change and railing requirement per ADA compliance. The sidewalk is estimated at 240' long with a cost of \$60,000-\$80,000.

Councilmember Rasmussen expressed concern of inadequate parking stating both employees and patrons park in the Town Center overflow area. He agreed Stipulation No. 2 should be re-inserted because he felt if the sidewalk was not constructed at this time it would never get done.

Mr. Coleman confirmed it would only take a few weeks for the applicant to acquire an easement since the email from Glimcher seemed in support of the pedestrian access and sidewalk.

Ms. Simmons stated they were willing to look at all options for the sidewalk once the development is completed as a whole.

Brian Henderson, Manager for Dean & Deluca, stated they have made significant improvements to the store. This project would not preclude them from future connectivity to the sidewalks. They are installing additional bicycle racks and want to be a part of the sidewalk expansion at Town Center when the time comes; however, they currently need to focus their budget on renovating their own space. They are not trying to avoid the sidewalk; they only want to look at these as two separate projects.

Councilmember Azeltine interpreted the email to read that Glimcher preferred the applicant place the sidewalk on their own property and that they have always been in full support of pedestrian connectivity.

According to this email, Glimcher's concern was the placement of the sidewalk on their property versus, shifting it slightly south to be contained nearly entirely on the applicant's property.

Councilmember Filla stated pedestrian access needs to be addressed regardless whether or not it goes beyond the applicant's property. She was in favor of including a stipulation that would allow pedestrian access be mediated for an improved solution that goes beyond the applicant's boundaries. Mr. Coleman replied they would be required to get an easement from Glimcher regardless of the stipulation because the plan shows they are building on Glimcher's property.

Councilmember Robinett voiced similar concerns of Councilmember Rezac regarding future connectivity and preferred they wait to review the entire plan.

Councilmember Cain stated she had seen a plan showing connectivity of sidewalks throughout the center and wanted the applicant to commit to constructing the sidewalk tonight.

Ms. Simmons was concerned if they construct the sidewalk and the plans for the center are finalized, their sidewalk could have a different overall look and could be required to re-construct it. Ms. Cain understood her points; however, this is the City's procedure and felt if they don't require it now, they have lost their opportunity.

Mayor Dunn stated if the ordinance is approved this evening it would be an override of the Planning Commission and require a super majority vote. Not hearing everyone in agreement, she suggested they re-insert Stipulation No. 2 that was removed by the Planning Commission with the following amended language:

"A sidewalk is shown on the plans that runs along the north side of the property, on the adjacent lot of the main center (along the back of the curb of the south side of the east-west drive within the development), At the time that the Applicant or the City obtains a sidewalk easement for the location of the sidewalk, the applicant shall be required to install the sidewalk. Provided, it be at the time the overall Bicycle/Pedestrian Plan is implemented at Town Center Plaza and if the sidewalk is proposed per that plan. Should the sidewalk be proposed per that plan, the Applicant shall have one year from the official acceptance of that plan to construct the sidewalk." This would allow time for the applicant and Glimcher to collaborate and determine the best way to move forward on this issue.

**A motion to pass the ordinance to include Mayor Dunn's suggested language was made by Councilmember Robinett; seconded by Councilmember Azeltine. The motion carried following a roll call vote of 6-1. Nay: Councilmember Rasmussen.**

- B. **Resolution No. 4195** approving a Revised Final Plan for Park Place – The Residences Pool, located south of Town Center Drive and east of Nall Avenue (PC Case 20-14)

Jeffrey Alpert, Park Place Partners, gave a presentation requesting approval of a Revised Final Plan for a cabana and pool for the Park Place Residences.

The pool is proposed to be north/south instead of east/west due to the storm sewer location. The pool will be a little narrower and longer and will remain 4' deep. The hot tub will be removed.

**A motion to approve the resolution was made by Councilmember Rasmussen; seconded by Councilmember Rawlings. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

- C. **Ordinance No. 2654** amending Section 16-4-12.3, of the Leawood Development Ordinance [LDO], Wireless Communication Towers and Antennae: Special Use Permit Required, pertaining to a one year extension of Special Use Permits for pre-existing wireless communication facilities (PC Case 35-14) [Roll Call Vote]

Mayor Dunn noted this request is for a one-year extension due to the City and tower owner currently working on a solution. Mr. Lambers confirmed they would work to get this resolved during this timeframe.

**A motion to pass the ordinance was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion carried following a unanimous roll call vote of 7-0. (Councilmember Osman absent). Nay: None.**

- D. **Resolution No. 4196** approving a Revised Final Plan for Camelot Court, located north of 119<sup>th</sup> Street and east of Roe Avenue (PC Case 17-14)

Mr. Coleman referred to Planning Commission Stipulation No. 5 confirming they received the easement for the monument signs along Roe.

John Peterson, Polsinelli Law Firm, gave a presentation requesting approval of a Revised Final Plan for the Camelot Court Shopping Center. This center has been in the City of Leawood for almost 30 years. Their focus is to make this a new, updated development. Given the constraints of the existing buildings, setbacks, utilities, etc., on the site, it makes it difficult to meet all the requirements in the LDO; however, that is the goal. They have worked diligently with the City's Planning staff, Planning Commission, and Governing Body to make this attainable. He presented the timeline of this plan dating back to October, 2012, wherein they filed the original rezoning application, which allowed them to request SD-CR Zoning. January, 2013, the Governing Body approved the rezoning to obtain a Special Use Permit [SUP] for the expansion of Hen House. This zoning allowed them to file SUP's for the drive-thru facilities for the CVS Pharmacy and dry cleaning store on the north end of the site. In April, 2013, the Governing Body approved the Revised Preliminary Plan, which incorporated 95% of the new development being proposed. In May, 2013, the Public Hearing on the Community Improvement District [CID] was held. City staff began working on the CID details. The Governing Body approved the CID Development Agreement in August, 2013, and authorized the Mayor to execute. The Planning Commission approved the Final Plan in February, 2014, which is before the Governing Body this evening. The majority of the delay from August, 2013, to February, 2014, was mainly due to Hen House completing their extensive interior design. The site plan shows a \$35 Million investment from the applicant, which meets or exceeds the LDO requirements. This plan improves vehicular and pedestrian traffic and enhances the perimeter landscaping.

It improves the function and aesthetics of internal parking, lighting, landscaping, and pedestrian access. Internal circulation throughout the center will be improved, making it safer. There will be bicycle racks and air stations incorporated into the site, along with vehicle charging stations. He presented a video presentation of the project showing its scale and architecture. Right turn lanes will be constructed at the 119<sup>th</sup> Street and Roe entrances. They will be reconfiguring the intersection of Roe and the main center drive to restrict left-out traffic. The existing 5' sidewalks along Town Center Drive and Roe will be replaced by 8' sidewalks as multi-use for pedestrians and bicycles. The existing 4' sidewalk along Roe will be replaced by a 6' sidewalk to create a better pedestrian-way as well. They have agreed to re-acquire ownership of the drive behind the Waterway Car Wash and will be responsible for repair, curbing, and long-term maintenance. There will be 125 new trees and shrubs along the 119<sup>th</sup> Street frontage; 102 trees and shrubs along Roe; and 111 trees and shrubs along Town Center Drive. On the back side of the center, they will incorporate some of the landscape plan of the City's new Justice Center. Internal improvements include new trees in the parking lot area with 14 new landscaped islands. Two raised tabletops will be installed to minimize speed. The existing 70 - 28' light poles will be replaced with 103 - 18' poles. They plan to mill and overlay the parking lot and will work with the Public Works Department to ensure better water flow. The current 25 disabled parking spaces in front of Hen House will be reduced to 12. Mr. Peterson stated they are in compliance with all 25 Planning Commission Stipulations.

Public Works Director Joe Johnson confirmed City staff was satisfied with the new configuration for the drive behind Waterway.

Councilmember Cain asked if there were any raised pedestrian walkways. Mr. Peterson replied this was discussed at the Planning Commission, in which they decided to use the islands because people will not use the raised pedestrian walkways with carts. They would also lose parking spaces with the raised walkways.

Jim Harpool, Camelot Court, confirmed they have communicated with all of the current tenants regarding relocating to the former 'Discover O' site. Depending upon their lease status some will have the opportunity to be relocated, if desired. If approved, the project will be done in 18 phases to allow the center to remain open with completion anticipated in 2016.

Mr. Peterson confirmed they would work with City staff regarding ornamental and shade trees in the parking lot.

**A motion to approve the resolution was made by Councilmember Rasmussen; seconded by Councilmember Filla. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

**12. OLD BUSINESS** - None

**13. OTHER BUSINESS** - None

**14. NEW BUSINESS** - None

- A. **Ordinance No. 2655C** amending Chapter 7, Article 2 of the Code of the City of Leawood, 2000, adding a new Section 7-208A entitled “International Fire Code, “testing and operation” [Roll Call Vote]

**A motion to pass the ordinance was made by Councilmember Azeltine; seconded by Councilmember Filla. The motion carried following a unanimous roll call vote of 7-0. (Councilmember Osman absent). Nay: None.**

- B. **Resolution No. 4197** accepting the First Amended and Restated Petition for the Community Improvement District [CID] for Camelot Court Shopping Center located at 119<sup>th</sup> & Roe Avenue

**A motion to approve the resolution was made by Councilmember Filla; seconded by Councilmember Robinett. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

- C. **PUBLIC HEARING** Consider First Amended and Restated Petition for the Community Improvement District [CID] for Camelot Court Shopping Center located at 119<sup>th</sup> & Roe Avenue

**Seeing no one present to speak, a motion to close the Public Hearing was made by Councilmember Rasmussen; seconded by Councilmember Rezac. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

- D. Resolution approving the First Amended and Restated Petition for the Community Improvement District [CID] for Camelot Court Shopping Center located at 119<sup>th</sup> and Roe Avenue, and directing City Staff to draft any and all appropriate documents to create the CID and levy the [CID] sales tax

***STAFF COMMENT:***It is the position of the City Administrator that the proposed improvements to Camelot Court do not meet enough of the criteria set forth in Section 4 of the City’s Community Improvement District [CID] Policy to justify CID financing. The specific policy criteria not being met are:

1. The Project would attract and promote mixed use development.
2. The CID area has unique site constraints making development more difficult and costly.
4. The Project would incorporate higher standards for the design and construction of improvements than the minimum requirements under the Leawood Development Ordinance [LDO].
6. The Project incorporates the construction of public infrastructure.

Kevin Jeffries, President Leawood Chamber of Commerce, thanked the Governing Body for establishing this CID concept to allow great opportunities to improve the City using creative financing tools for developers.

Councilmember Rawlings asked what reimbursement costs they were requesting for the \$10 Million CID. John Peterson, Polsinelli Law Firm, stated on behalf of the petitioner for the CID for Camelot Court, the \$35 Million is an estimate and is anticipated to increase by the time the project is complete. Of this overall cost, they determined what would be CID reimbursement eligible under State Statute and then determined what would be CID reimbursable, pursuant to the City's CID Policy. When the Development Agreement was approved, the reimbursed amount was capped at \$10,050,000. Under the project budget, each reimbursable line item is identified for a total of \$9 Million, leaving a 10% contingency.

Councilmember Filla expressed concern with some of the reimbursable budget line items stating they had specifically stated they would not entertain exterior improvements of façade's and canopy improvements, which are included in these line items. She thought screening should be done as a part of their regular application and questioned whether they should include the Architect/Engineer/Geotechnical/Environmental fees.

Mr. Peterson stated they just learned last Friday that the City Administrator opposed CID financing for this project because it did not meet enough of the CID criteria to be approved. For the record, after 1½ years of working on this project, he totally disagreed with the City Administrator's comments regarding his conclusions to this application. With utmost respect, these conclusions are totally misconstrued with the City's CID Policy in terms of how he articulated his reasons. Mr. Peterson referred to Section One of the City's CID Policy stating "The primary objective of this policy is to establish CID guidelines to enable public financing of all or a portion of a project. A project should provide a benefit to the public, strengthen economic development, reduce blight, or upgrade over real estate to exterior redevelopment or rehabilitation." Considerations under Section Seven of the policy states "Preference will be given to those projects, which bring existing development into compliance with the City's current LDO." Considering these two statements, a CID Policy is not a 'one-size fits all' policy due to certain elements and criteria. The City's criteria states "The Governing Body may consider establishing a CID when it determines it is in the City's best interest and provided that it meets one or more of the following CID criteria:"

1. The Project would attract and promote mixed use development.

It has been understood since the beginning of this project that this would not be a mixed-use development.

2. The CID area has unique site constraints making development more difficult and costly.

This CID is a unique site because it is 30 years old with several site constraints.

3. The project would substantially promote economic development [This was not raised as an objection by City staff].
4. The Project would incorporate higher standards for the design and construction of improvements than the minimum requirements under the Leawood Development Ordinance [LDO].

The CID Policy states "Preference will be given to those projects which bring existing development into compliance with the City's current LDO." This project meets and exceeds compliance with the LDO.

5. The project encourages redevelopment renovation and rehabilitation of commercial properties. [This was not raised as an objection by City staff].
6. The Project incorporates the construction of public infrastructure.

They have improved every piece of public infrastructure that is touched, accessed, utilized, or impacted as articulated in the review of the Final Plan including every public street, public sidewalks, etc. to accommodate the public. They budgeted and focused negotiations with Hen House and the other tenants with clear admonition since this project began and was incorporated into the policy that no internal improvements would ever be paid for by CID revenues. Discussions with staff included where the exterior improvements stopped and interior improvements and maintenance begin.

City Administrator Scott Lambers apologized to Mr. Peterson stating CID Criteria No. 6 was incorrect on his part; City staff has no objection to this criteria. It is very clear in the CID Policy that when the project goes through the planning process, it does so without any consideration of CID financing. Once that project is approved at the Final Plan, the Council considers whether or not to proceed with CID financing. The types of improvements in this development are typical of only an average shopping center facelift. As a result of this public subsidizing, the City expected to see a “wow factor.”

The Governing Body was cautious regarding approval of this CID because as the first in the City, it will set the precedent for other developers. The City has been trying to come up with regulations everyone can live with.

Councilmember Filla suggested this be continued since the discussion was running late so they could examine the project carefully, perhaps going line-by-line to see which improvements could be publicly financed.

**A motion to continue this item to the April 7, 2014, Governing Body meeting was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

- E. Resolution approving and authorizing the Mayor to execute a First Amended and Restated Camelot Court Shopping Center Redevelopment Agreement pertaining to the Community Improvement District [CID] for the Camelot Court Shopping Center located at 119<sup>th</sup> and Roe Avenue

**A motion to extend the Governing Body meeting at 11:00 p.m. for a period of 30 minutes was made by Councilmember Azeltine; seconded by Councilmember Rawlings. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

**A motion to continue this item to the April 7, 2014, Governing Body meeting was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).**

- F. Schedule Governing Body Work Session at 6:00 P.M., on Monday, May 19, 2014, for continued discussion of Placement of Paley Art Piece; and Discussion of Public Art for Justice Center

**A motion to approve the work session was made by Councilmember Filla; seconded by Councilmember Rasmussen. The motion carried following a unanimous vote of 7-0. Councilmember Osman absent).**

- G. Schedule Governing Body Work Session at 5:45 P.M., on Monday, June 2, 2014, for Presentation of Pedestrian/Bicycle Friendly Study

**A motion to approve the work session was made by Councilmember Filla; seconded by Councilmember Rasmussen. The motion carried following a unanimous vote of 7-0. Councilmember Osman absent).**

There being no further business the meeting was adjourned at 11:10 P.M.

**ADJOURN**

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Debra Harper, CMC, City Clerk

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Pam Gregory, Assistant City Clerk