

Minutes

DVD No. 402

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, 7:30 P.M. on Monday, November 6, 2017. Mayor Peggy Dunn presided.

Councilmembers Present: Jim Rawlings, Chuck Sipple, Debra Filla, Julie Cain, James Azeltine, Andrew Osman and Lisa Harrison

Councilmembers Absent: None

Staff Present: Scott Lambers, City Administrator
Chris Claxton, Parks & Recreation Director
Mark Tepesch, Info. Services Specialist III
Richard Coleman, Community Dev. Director
Nic Sanders, Human Resources Director
Chief Troy Rettig, Police Department
David Ley, Interim Public Works Director
and City Engineer
Patty Bennett, City Attorney
Ross Kurz, Info. Services Director
Mark Klein, Planning Official
Dawn Long, Finance Director
Chief Dave Williams, Fire Department
Theresa Lodde, Senior Account
Debra Harper, City Clerk

Others Present: Kevin Jeffries, President, Chief Executive Officer and Director of Economic Development, Leawood Chamber of Commerce

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn stated the agenda had been amended to continue Consent Agenda Item 7.M., Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of \$312,550.00, between the City and US Engineering, Co., pertaining to the replacement of HVAC Equipment located at Fire Station No. 2, 12701 Mission Road, [Project # 74046] [\$151,575.00] and Fire Station No. 3, 14801 Mission Road [Project # 74081] [\$164,975.00] to the November 20, 2017 Governing Body meeting. Also, a report on the Lunar New Year Event 2018 by Councilmember Filla would be added as Councilmembers' Report 9.B. and the referral request by Councilmember Rawlings would be renumbered as Councilmembers' Report 9.A.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Filla. The motion was approved by a unanimous vote of 7-0.

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 use profanity or 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.**

Senator John Skubal, 6503 W. 134th Terrace, Overland Park, extended his appreciation for support of legislative items and offered congratulations to the Council and City Staff on Leawood's newest award. He complimented the City for operating and conduct far better than the State of Kansas, and expressed favor for cities maintaining local control. The recent Supreme Court ruling in regard to school funding will be a battle, but hopefully resolved by February. He encouraged email communication with questions or concerns, and stood for questions.

Mayor Dunn thanked Senator Skubal for his demonstrated desire for open communications and to represent Leawood well. Senator Skubal confirmed to Mayor Dunn that he was not a member of the Interim Committee on Education, but the committee was comprised of good people, and it was his belief recommendations from committee meetings that had already commenced would assist the Senate with expedient decisions. He stated funding is a struggle, but an uptick in revenue has been seen, with hope this will help. Senator Skubal welcomed everyone to attend a "Listening Session" hosted by himself and others, to be held in the Leawood Council Chambers on December 7.

Mayor Dunn stated appreciation for Senator Skubal's support and for listening to local government needs.

Ms. Kathleen Markham, 12125 Sagamore Road, questioned what area residents can do regarding the old Hy-Vee strip mall location at 123rd & State Line Road. She suggested a citizen-group partnership with the City because neighbors do not want to see the area degrade.

Mayor Dunn stated Mr. Kevin Jeffries, Chamber of Commerce President and Economic Development Director revealed at an earlier Governing Body Work Session this evening, there are currently two proposals for re-development, but the Governing Body is not privy to detailed discussions. If a plan comes forward, citizens can be involved through attendance at Citizen Interact, Planning Commission and Governing Body meetings.

Councilmember Cain advised she lives nearby the development and it would be helpful to all concerned if the current Facebook information on this subject was correct and current. She stated the City does not own any of the property and cannot act upon improvements to the area until such a time as a plan is submitted, but in the interim the Council continues to receive comments blaming the City. HyVee owns their former building and parking lot, the former bank building is owned by a second party, and the remainder is owned by a third party, which rents the HyVee Pharmacy.

Councilmember Osman confirmed the property is owned by three separate entities, but everyone needs to work together. He stated one of the spaces is being promoted as a purchase for an investment opportunity. The City has done everything possible to encourage all parties to talk and bring new business. Numerous businesses have been looking at the development.

Councilmember Azeltine stated HyVee owns the majority of the development and has stipulated that another grocery store cannot go into the development. It would be helpful to encourage HyVee to change their position.

Mayor Dunn thanked Ms. Markham for her interest, which the City shares.

4. PROCLAMATIONS **Turn on Porch Lights for Veterans Day, November 11, 2017**

Mayor Dunn read portions into the record. She stated the proclamation had been requested by the Leawood Historic Commission since 2012 and the proclamation would be provided to them.

5. PRESENTATIONS/RECOGNITIONS **GFOA CAFR Award**

The Government Finance Officers Association [GFOA] Certificate of Achievement for Excellence in Financial Reporting [CAFR] Award was presented to Finance Director Dawn Long and Senior Accountant Theresa Lodde. The City has received the award for 20 consecutive years. Judgement is by an impartial panel, and recipients must meet high standards and demonstrate constructive spirit of full disclosure to clearly communicate the City's financial story.

Mayor Dunn thanked the Finance Team for their effort and excellent abilities, which was followed by a round of applause.

Ms. Long thanked Ms. Lodde and Finance Staff for their effort in document production. She also thanked the Governing Body for providing necessary resources.

6. SPECIAL BUSINESS – None

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon 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. 2017-41, 2017-42 and 2017-43
- B. Accept minutes of the October 16, 2017 Governing Body meeting
- C. Accept minutes of the September 14, 2017 Sustainability Advisory Board meeting
- D. Accept minutes of the August 30, 2017 Stormwater Management Committee meeting
- E. Approve purchase in the amount of \$23,200.00 from Southeastern Emergency Equipment, for the purchase of [2] Phillips MRx Defibrillators
- F. Approve purchase in the amount of \$20,570.00 from ELSAG for the purchase of a License Plate Reader for the Police Department
- G. Approve Change Order No. 3 in the amount of \$41,176.80 to V.F. Anderson Construction Co., for work on Sanitary Sewer Line pertaining to the 2017 Street Reconstruction Project [Project # 70217]
- H. Approve Change Order No. 1 in the amount of \$7,665.00 to MTS Contracting, Inc., pertaining to the City Hall Courtyard Repair Project [Project # 74075]
- I. Approve 5th and Final Pay Request in the amount of \$10,070.75 to MTS Contracting, Inc., pertaining to the City Hall Courtyard Repair Project [Project # 74075]

- J. **Resolution No. 4847**, calling for a Public Hearing to be heard on Monday, December 4, 2017, at 7:30 P.M., or as soon thereafter as may be heard, regarding amendments to the 2017 Fiscal Budget for the City of Leawood, Kansas
- K. **Resolution No. 4848**, approving and authorizing the Mayor to execute 2018 Employee Benefit Plan documents
- L. **Resolution No. 4849**, approving and authorizing the Mayor to execute a Service Agreement with extended warranty in the amount of \$8,705.00 between the City and Smiths Detection, pertaining to the Smiths Detection X-ray machine for the Court Security Screening Station
- M. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of \$312,550.00, between the City and US Engineering, Co., pertaining to the replacement of HVAC Equipment located at Fire Station No. 2, 12701 Mission Road, [Project # 74046] [\$151,575.00] and Fire Station No. 3, 14801 Mission Road [Project # 74081] [\$164,975.00] – *Continued to the November 20, 2017 Governing Body Meeting*
- N. **Resolution No. 4850**, approving and authorizing the Mayor to execute a Construction Agreement in the amount of \$190,000.00, between the City and Kissick Construction Co., for storm sewer repairs [8208 Wenonga; 8504 Belinder; and 2507 W. 98th Street]; and area inlet replacement [9320 Mohawk Lane] caused by July/August area floods [Project # 74095]
- O. **Resolution No. 4851**, approving an Eligible Facilities Request for existing antennae and associated equipment on the Cellular Tower at 9617 Lee Boulevard for T-Mobile (Case 105-17) *[from the October 24, 2017 Planning Commission meeting]*
- P. **Resolution No. 4852**, approving a Revised Final Sign Plan for Town Center Crossing-Revised Sign Criteria, located south of 119th Street and east of Roe Avenue (Case 116-17) *[from the October 24, 2017 Planning Commission meeting]*

Councilmember Filla requested Consent Agenda Items 7.A. and 7.O. be pulled.

Councilmember Sipple requested Consent Agenda Items 7.K. and 7.O. be pulled.

Councilmember Osman requested Consent Agenda Item 7.M. be pulled. Ms. Bennett recommended Consent Agenda Item 7.M. should not be formally pulled since it has been continued to the November 20, 2017 Governing Body Meeting, but Councilmember Osman’s questions could be addressed at the end of Consent Agenda discussion.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Sipple; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 7-0.

- 7.A. Accept Appropriation Ordinance Nos. 2017-41, 2017-42 and 2017-43

Councilmember Filla questioned the outcome of the mold investigation at City Hall [Ordinance 2017-43, Check No. 92510]. Mr. Coleman stated the Building Department had the air quality of City Hall tested and an insignificant amount of mold, common to almost every environment, was discovered.

Councilmember Filla pointed out the Governing Body had recently received a nicely-bound Snow Removal manual, which she reviewed and returned to the Public Works Department in case a citizen would like to receive. She suggested the City ensure the manual is posted to the City’s website as an eco-friendly method of viewing by citizens.

A motion to approve Consent Agenda Item 7.A. was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 7-0.

7.K. **Resolution No. 4848**, approving and authorizing the Mayor to execute 2018 Employee Benefit Plan documents

Councilmember Sipple asked for percentage of the healthcare premium paid by the employees through payroll deduction, if employees see an increase in the deduction in 2018 and how the City's contribution to health premiums compares to area First Class cities.

*Mr. Sanders advised the percentage of premium paid by the employee would be based upon the tier level of coverage and plan chosen. He estimated the City's portion of health premiums are 98% for an employee-only plans, 96% for employee plus children, and 80% for family plans. The percentage contributed by the City has increased and the amount the City contributes has also increased, compared to 2017. The City's contribution is applied consistently to all plans. Mr. Sanders recalled former Councilmember Rasmussen had stated he did not want employee deductions to exceed 50% of their take home pay. A comparison with contributions of other First Class cities is difficult because plan designs differ. Historically, what the City has done has been for the benefit of the employee. Other cities have passed through more costs to their employees or have changed to more economical plans that may have higher deductibles.

Councilmember Sipple stated he was sensitive to healthcare benefits because it is the fastest growing line item in the City's budget.

Mr. Lambers stated one aspect of the healthcare law limits the amount of profit and overhead that an insurance company can charge. If premiums are not completely utilized and the insurance company receives 20%, the City receives a rebate check. Basically, this means the cost is more of a cash flow item for the City. There has been discussion in Washington of reducing the rebate and increasing insurance profits to 40%, but currently, the 80%/20% split is fair.

Mayor Dunn stated the City continues to monitor this important subject and attempting to keep under control.

* Upon further review, the City's percentage of healthcare premiums is as follows:

	Plan A QHDHP/Blue Select	Plan B QHDHP/Preferred Care Blue	Plan C PPO/Blue Select (Base)	Plan D PPO/Preferred Care Blue	Plan E Buy-Up PPO/Preferred Care Blue
Employee Only	100%	100%	98%	88%	75%
Employee+Spouse	96%	86%	83%	74%	63%
Employee+Child(ren)	100%	100%	97%	87%	74%
Family	92%	82%	80%	71%	61%

A motion to approve Consent Agenda Item 7.K. was made by Councilmember Sipple; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 7-0.

- 7.O. **Resolution No. 4851**, approving an Eligible Facilities Request for existing antennae and associated equipment on the Cellular Tower at 9617 Lee Boulevard for T-Mobile (Case 105-17) *[from the October 24, 2017 Planning Commission meeting]*

Councilmember Sipple inquired if the contract expiration would coincide with the term of the lease. Ms. Bennett stated the item before the Council tonight was for the permit. She stated the tower lease was extended at the last Governing Body Meeting. Both the lease and permit would expire in July 2019.

Councilmember Filla asked if any additional information about the timeline was available. Mr. Lambers stated the next step would be to request approval for the contractor to remove the tower, and the item would be placed on a Governing Body Meeting agenda in January 2019. With a contract in place for tower removal, if the tower is abandoned earlier than July 2019, removal can begin sooner.

Councilmember Filla inquired about pending contracts in regard to overall site planning. Mr. Lambers stated planning is currently on hold, but would be ready to go once a start date was determined. The tower is related to construction of the new Fire Station, not to the Parks portion of the project.

Councilmember Filla expressed her understanding that the City desired to have one plan for the site, so nothing would need to be redone. Mr. Lambers stated the site plan for the new Fire Station would be completed in a manner that when the Parks portion of the plan comes forward, it will be in place for the information to be available.

Mayor Dunn clarified that Councilmember Filla was referring to the Request for Qualifications [RFQ] for a Park at that location. Mr. Lambers stated that process is moving forward and would eventually come before the Governing Body for consideration.

A motion to approve Consent Agenda Item 7.O. was made by Councilmember Filla; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 7-0.

- 7.M. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of \$312,550.00, between the City and US Engineering, Co., pertaining to the replacement of HVAC Equipment located at Fire Station No. 2, 12701 Mission Road, [Project # 74046] [\$151,575.00] and Fire Station No. 3, 14801 Mission Road [Project # 74081] [\$164,975.00] – *Continued to the November 20, 2017 Governing Body Meeting*

Mayor Dunn asked Councilmember Osman to share his questions regarding Consent Agenda Item 7.M.

Councilmember Osman commented on the ambiguity of how many HVAC units needed replacement and how large the units were. He has received notification from two HVAC vendors indicating beginning in 2018, new Energy Efficiency Standards would be in place, prices would increase 30% to 35% and equipment inventory is being picked over daily. He pointed out the number of HVAC units proposed for Fire Station No. 3 appeared to be 40% more than the number estimated by City's Engineering Consultant. He inquired if the increase in the price estimate was due to limited inventory or if the contractors had used 2018 pricing.

Mr. Ley stated Fire Station No. 2 can utilize premade units because the units are all ground-mounted, but Fire Station No. 3 has one custom roof-top unit. Councilmember Osman inquired about the size of the unit for Fire Station No. 3. Mr. Ley stated he would provide the requested information. He stated Fleet & Facilities Manager Howard Mann had noted controls used for HVAC were not included in the cost estimate of the City's Engineering Consultant which was another reason for their lower bid.

8. MAYOR'S REPORT

- A. Moment of silence for victims and families of those tragically murdered in Sutherland Springs, Texas, on Sunday morning. The Governor has ordered all flags at half-staff from now through Thursday, November 9.
- B. City Administrator Scott Lambers and I joined Police Chief Troy Rettig and others from his leadership team at the Metropolitan Organization to Counter Sexual Assault's [MOCSA] Johnson County Fall Forum. Leawood resident John Holt was moderator, and the focus was regarding the immense impact that their prevention program is making in our Johnson County schools.
- C. Councilmember Jim Rawlings joined me and Leawood Foundation Board Chair Alice Hawk at the dedication of Leawood's dog park, "Leawoof," which was organized by Director of Parks & Recreation Chris Claxton and her team. Former Councilmember Lou Rasmussen was in attendance as well as other donors to the park's amenities. It is a well-used and well-loved addition to our park system.
- D. My thanks to Human Resources Director Nic Sanders for organizing a great Leawood Employee United Way Kick-off Event on Halloween. Councilmembers Jim Rawlings and Chuck Sipple also attended. The employee campaign will run through November 17 and will again use the ePledge system from United Way, a secure, confidential online portal that allows electronic completion of donor forms. Thank you for your consideration.
- E. My thanks to City Administrator Scott Lambers and Director of Parks & Recreation Chris Claxton for assisting me in hosting the Johnson and Wyandotte Counties Council of Mayors and Legislative Delegations in Leawood's Community Center. Our agenda was comprised of priority topics for municipalities during the upcoming legislative session. We had the largest turnout ever for one of these meetings.
- F. Councilmembers James Azeltine and Lisa Harrison as well as Fire Chief Dave Williams and Police Chief Troy Rettig joined me at the Dialogue Institute brunch on Saturday held at their headquarters in Kansas City, Kansas. My thanks to all for attending.
- G. Reminder that art works created last month by local painters and photographers participating in the "Natural Reflections" Plein Air event in Leawood parks is on display at the Better Homes and Gardens real estate office in Mission Farms. The show is open daily from 10:00 A.M. to 5:00 P.M. through November 17. All the art is available for purchase throughout the exhibition period. Part of the sale price will benefit Leawood Foundation projects or the Leawood Stage Company. I toured the exhibit today and it is beautiful.

- H. Congratulations to Leawood 5th grader Julia Luetje, daughter of Chucker Luetje and Susan Bernstein. Miss Luetje has come up with an idea that beat 13,000 others in an invention competition, a remarkable achievement. She was afraid of storms and came up with an invention to help someone feel comfortable when a storm hits. Her idea is in the top five of a national contest for young inventors and she is competing to become the \$250,000 grand prize winner, as determined by the highest number of online votes received by November 27. To vote for Miss Luetje's invention, visit www.mydreamvention.com. Individuals can vote one time per day per device. Her grandfather happens to be the inventor of the Happy Meal and the founder of Beauty Brands.
- I. Congratulations to the City of Leawood for being voted the third best small city in the United States by WalletHub. Thirty-three livability indicators, such as housing costs, schools, safety and entertainment options, were reviewed for cities with populations of 25,000 and 100,000. Leawood ranked number one in two of the indicators, affordability and people with high school education and beyond. In addition, Leawood was ranked the number one city in Kansas by 24/7 Wall Street for trick-or-treating. This is because of the low violent crime rate of 85.4 incidents reported per every 100,000 residents, compared to 380.4 incidents statewide.
- J. Remember that tomorrow, Tuesday, November 7, 2017, is Election Day. Please vote as this is one of our greatest privileges.

9. COUNCILMEMBERS' REPORT

- A. **Councilmember Rawlings** - Referral to Stormwater Management Committee: Ascertain if additional studies need to be conducted subsequent to July/August, 2017 flood events

Councilmember Rawlings stated he had received many telephone calls from constituents in regard to the torrential rainfalls in July and August, specifically from those where Interstate 435 crosses Mission Road. This location was underwater during the last two storms and basements in houses to the east of this area have flooded twice. He and Mr. Ley had met with individuals to discuss the issues. With the expansion of Interstate 435, it is possible that additional water is cascading off the interstate. A request to refer the issues to the Stormwater Management Committee would provide for evaluation, further discussion and future planning.

Councilmember Rawlings complimented Mr. Ley for his professional handling of the meetings.

A motion to refer the topic to the November 29, 2017, Stormwater Management Committee was made by Councilmember Rawlings; seconded by Councilmember Filla. The motion was approved with unanimous vote of 7-0.

B. Councilmember Filla – Lunar New Year 2018 on Sunday, February 18, 2018 at 154 Vista

Councilmember Filla requested that everyone save the date for Sunday, February 18, 2018, for the I-Lan Sister City Lunar New Year. The event had previously been held at the Blue Koi and the change of venue to Vista 154 will allow for a larger invitation list. The event will be catered by Bo Lings. Any requests for save the date requests should be send to her. The Lunar New Year celebration will be the same week as the Sustainability Summit and the Annual Home Owners Association [HOA] Dinner, scheduled for Thursday, February 22, 2018. Mr. Tom Jacobs from the Mid-America Regional Council [MARC] will speak about green infrastructure framework in regard to green spaces and sustainability.

10. CITY ADMINISTRATOR REPORT – None

11. STAFF REPORT – None

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION – None

13. OLD BUSINESS

Discussion regarding ordinance amending § 1-208 of the Code of the City of Leawood, Kansas, 2000, entitled ‘Compensation’ and repealing existing section 1-208 and other sections in conflict herewith

Mr. Lambers stated compensation for one self is a challenging discussion topic and stated his opinion the Mayor’s position is currently undercompensated. He recommended an increase from \$17,100 to \$20,000 annually for the Mayor’s position and an increase from \$9,400 to \$10,000 for Councilmember positions.

Councilmember Harrison expressed surprise to learn Prairie Village councilmembers volunteer 100%, and she asked for the number of councilmembers that serve on their council. Mayor Dunn stated the Prairie Village council is comprised of 12 councilmembers plus the mayor. She noted Prairie Village compensation \$1 had been debated in the past, with a majority electing to continue with existing compensation. The City of Leawood did not provide a salary until 1996, so has historically volunteer as well.

Using the Consumer Price Index [CPI] from 1999, cost of living increase of 48% to 50% since that time, keeping the cost of all reimbursements the same, Councilmember Sipple calculated an annual total compensation of base pay and expenses for the Mayor of \$19,700, which is in line the recommendation. Using the same calculation method, annual compensation for a Councilmember would be \$11,700 to \$12,000. Councilmember Sipple advised Mr. Sanders provided the average pay increase for City employees had been 2% to 4% annually since 1999.

Mayor Dunn noted that Councilmembers serve on a number of boards, commissions and committees, working very hard. Councilmember Cain pointed out the Council and metro area knows that Mayor Dunn works very hard.

A motion to increase the Mayor's compensation to \$20,000 and Councilmember compensation to \$11,000 annually was made by Councilmember Filla; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 7-0.

Ms. Harper stated a draft ordinance effective January 2018 would be brought back before the Governing Body. Mayor Dunn thanked Ms. Harper for her research on the topic.

14. OTHER BUSINESS – None

15. NEW BUSINESS

Discussion regarding Self-Storage Facility Use

Mr. Lambers stated numerous inquiries had been received regarding the establishment of self-storage units within the City. The Leawood Development Ordinance [LDO] does not currently address and omission had been interpreted as prohibition. Because it has been 16 years, he has chosen to bring the topic back for discussion as there now could be a different opinion on this use. If the majority of the Governing Body believes the current interpretation is the proper direction, he would like a motion approved to that effect for reaffirmation as of November 6, 2017. If this type of land use should be considered, he encouraged further discussion.

Mayor Dunn asked Mr. Lambers to provide his comments about permitting the use.

Mr. Lambers stated if permitted, the use would need to be extremely limited in its application. The only appropriate location would be in Business Park Zoning. It would not be appropriate to allow the use in commercial centers, as such use tends to have a negative synergy on the center. He would encourage amendments to the Business Park ordinances in which 1) use is still not permitted, 2) use permitted by Special Use Permit, or 3) it is a permitted use. We have two Business Parks in the City.

Councilmember Azeltine requested confirmation the LDO is currently silent on the subject, and recommended the City be explicit one way or the other. He stated he was not in favor of the use, even in Business Park Zoning. Mr. Lambers stated continuing the silence would be acceptable, and just to reaffirm the use is not permitted was needed.

Councilmember Cain stated she would only support a Business Park use and materials would need to comply with the LDO in order to avoid the use of glaring bright colored doors and signage. Mr. Lambers stated colors and materials could be controlled, but this would not conceal the obvious appearance of a storage facility. Councilmember Cain stated willingness to discuss the topic in a Work Session.

Councilmember Osman expressed support of a Governing Body Work Session to hear and understand the pros and cons, and what is currently being done. Storage facilities have evolved and while they are not a high-end use, materials and locations have changed significantly. Many are used for professional reasons such as accessible legal document storage, and other municipalities are currently researching the topic. Lenexa has a piece of property under contract for a self-storage facility. He agreed the City's decision needs to be explicitly expressed.

Councilmember Filla noted such facilities would not seem to be a good use of Leawood's limited land at this time. She stated if the use was allowed, it should be limited to Business Parks and they should also be limited in size, not large enough for car storage or be prohibited as living spaces. She would like to continue with the City's current model.

Councilmember Rawlings asked for details of controlled storage facility requests. Mr. Lambers stated conversations had been general, but various designs have been requested including fenced areas visible from streets. No specific details or types of vehicle parking had been discussed since the use is currently prohibited. Councilmember Rawlings would like additional staff research.

Councilmember Sipple stated he did not favor allowing the use.

Councilmember Harrison stated support of a Work Session to discuss. She questioned the viability of the Business Park area at 103rd and State Line Road, given the location's propensity to flood. Mr. Lambers stated a storage facility at this location would need to be raised out of the flood plain, which may preclude feasibility on that property.

Mayor Dunn agreed to listen to discussion of the topic, but expressed a desire to extremely limit availability to the two Business Park areas. She noted the Bi-State Business Park contains a beautiful all-brick buildings and some individuals in the area may have strong opinions. She noted that willingness to hold a Work Session does not equate to a decision to move forward with use.

Mr. Lambers stated he would schedule a Governing Body Work Session after the first of the year at which photographs of new facilities and additional information would be presented. He noted that Lenexa has been approached to have a major complex, which would not be possible with Leawood's limited available land.

ADJOURN

There being no further business, the meeting was adjourned at 8:42 P.M.

Debra Harper, CMC, City Clerk