

Regular Meeting**THE LEAWOOD CITY COUNCIL**

December 6, 2021

MINUTES

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

Staff Present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chief Dale Finger, Police Dept.	Chief Colin Fitzgerald, Fire Dept.
Dawn Long, Finance Director	David Ley, Public Works Director
Mark Klein, Planning Services Director	Travis Torrez, Bldg/Code Enforcmnt Dir.
Nic Sanders, HR Director	Chris Claxton, Parks & Rec Director
Ross Kurz, Info. Services Director	Mark Tepesch, Info. Services Specialist
Stacie Stromberg, Assistant City Clerk	

Others Present: Rick Oddo, Oddo Development; Bob Regnier, Landowner; Fred Logan, Logan, Logan, & Watson, LC; Curtis Holland, Polsinelli PC; Henry Klover, Klover Architects; and Jeff Wilke, TranSystems

The meeting was called to order at 6:00 p.m. by Mayor Peggy Dunn.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**

A motion to approve the agenda was made by Councilmember Larson and seconded by Councilmember Azeltine. Motion was approved with a unanimous vote of 7-0. Councilmember Osman was not present.

4. EXECUTIVE SESSION

Recess into executive session to discuss matters pertaining to non-elected personnel, pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1) and consultation with an attorney, deemed privileged in the attorney-client relationship, pursuant to the privilege exception, K.S.A. 75-4319(b)(2). The open meeting will reconvene immediately following the executive session in the City Council Chambers and on the public YouTube livestream.

A motion to recess into executive session at 6:05 p.m. for 30 was made by Councilmember Filla, seconded by Councilmember Rawlings. Motion was approved with a unanimous vote of 7-0. Councilmember Osman was not present.

Councilmember Osman arrived into executive session at 6:10 p.m. The Governing Body reconvened into the regular session at 6:35 p.m.

5. 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. A TOTAL OF 30 MINUTES WILL BE ALLOCATED PER MEETING FOR CITIZEN COMMENTS.**

6. PROCLAMATIONS - None

7. PRESENTATIONS/RECOGNITIONS - None

8. SPECIAL BUSINESS - None

9. 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. 2021-46 and 2021-48
- B. Accept minutes of the October 6, 2021 Public Works Committee meeting
- C. Accept minutes of the October 14, 2021 Parks and Recreation Advisory Board meeting
- D. Approve renewal of Cereal Malt Beverage (CMB) License for Walgreens Co., 5230 W. 151st Street (CC)
- E. Approve renewal of Cereal Malt Beverage (CMB) License for Breakout KC, LLC., 11535 Ash Street (CC)
- F. Approve the Mayoral appointment of Craig Klos to the Ironhorse Advisory Board
- G. Approve the Mayoral appointments of members of the Leawood Motto Task Force
- H. Approve the Mayoral appointments of Presiding Officers for 2022
- I. Resolution adopting the 2022 Fee Schedule for fees not specifically provided for in the Code of the City of Leawood, 2000, and rescinding Resolution No. 5485, in accordance with § 1-701 of the Code of the City of Leawood, 2000 (CC)
- J. Resolution approving a proposal from Travelers Insurance Company for the 2022 Property/Liability Insurance and Additional Coverages (LE)
- K. Resolution approving and authorizing the Mayor to execute a Maintenance Agreement between the City and Blue Valley Public Safety, Inc. in the amount of \$7,820.00 pertaining to siren maintenance (FD)
- L. Approve purchase of software maintenance and extended warranties to WatchGuard Video for police body cameras (PD)
- M. Resolution waiving the bidding process in accordance with Charter Ordinance No. 39 pertaining to signal repair (PW)
- N. Resolution approving and authorizing the Mayor to execute an Agreement between the City and Capital Electric Line Builders, Inc. in the amount of \$90,000.00 pertaining to signal repair (PW)
- O. Resolution confirming rejection of bids received for construction of Parks Maintenance Facility [Project #80173] (PW)
- P. Resolution approving and authorizing the Mayor to execute a Contract Agreement between the City and StructSure Projects, Inc. in the amount of \$6,361,802.00 pertaining to construction of Fire Station No. 1 [Project #80158] (PW)

- Q. Approve 2nd and Final Pay Request to George Butler Associates, Inc. pertaining to the design of the City Hall Boiler Replacement [Project #74076] (PW)
- R. Resolution approving an Eligible Facilities Request for the addition of antennas and associated equipment at Parkway Plaza Cell Tower for Dish Wireless, located north of 135th Street and west of Briar Street (PC 128-21) (PC)
- S. Resolution approving an Eligible Facilities Request for the addition of antennas and associated equipment at Saddle & Sirloin Club – Cell Tower for Dish Wireless, located east of Mission Road and south of I-435 (PC 143-21) (PC)
- T. Resolution approving an Eligible Facilities Request for the replacement of antennas and addition and replacement of associated equipment at Parkway Plaza Cell Tower for Verizon Wireless, located north of 135th Street and west of Briar Street (PC 159-21) (PC)
- U. Resolution authorizing the City Administrator to approve payment of reasonable expenses incurred in defense of Case No. 21CV01918, as approved by the Court in accordance with K.S.A. 26-507 (L)

A motion to approve the consent agenda was made by Councilmember Rawlings and seconded by Councilmember Sipple. Motion was approved with a unanimous vote of 8-0.

Councilmember Osman pulled Items 9L and 9O.

Discussion of Item 9L:

Councilmember Osman asked about lease versus purchase options with changing technology. Chief Finger replied that one of the main reasons for the request to extend the warranties on the existing equipment is because the plan to purchase new equipment next year was paused due to the current company being bought out by a larger company. Chief Finger mentioned that the department would like to research other options that may include leasing.

Councilmember Osman stated he would like to have leasing and purchasing options available next year to review. Councilmember Sipple asked if it were possible to join other Johnson County cities to purchase body cameras in bulk for a discount. Chief Finger stated it may be a possibility and he will explore that option.

A motion to approve Item 9L was made by Councilmember Osman and seconded by Councilmember Harrison. Motion was approved with a unanimous vote of 8-0.

Discussion of Item 9O:

Councilmember Osman commented that construction prices are rising significantly and stated concern with prices being higher in another year. David Ley, Public Works Director, responded that they hope to bid the project in the first quarter of 2022. They will plan to reach out to more contractors with a notice of bidders.

Councilmember Osman asked if the advertisement will be focused locally or nationally. Mr. Ley stated that they will do local marketing to get more interest. Mayor Dunn commented that the City recently had a project bid that came in lower than the engineer's estimate.

Councilmember Harrison asked if the project could be phased. Mr. Ley stated that staff has reviewed that option but the challenge is storing all the equipment needed for the job.

A motion to approve Item 9O was made by Councilmember Osman and seconded by Councilmember Larson. Motion was approved with a unanimous vote of 8-0.

10. MAYOR'S REPORT

- A. On behalf of the City of Leawood, I want to extend our sincere sympathies to the family and friends of Kansas Senator Bob Dole who passed away yesterday from lung cancer at the age of 98. Bob Dole was a celebrated World War II veteran who entered public service in 1950 at age 27. He eventually led his Republican Party in the U.S. Senate as Senate Majority Leader. He was known for his keen ability to reach across the aisle and compromise. Some of his proudest accomplishments involved his work on the 1990 Americans with Disabilities Act. At age 73, he became the Republican Presidential Nominee in 1996. After he retired from the Senate in 1996, he did a "thank you" tour across Kansas, and Leawood City Hall was one of his stops. Let us offer a moment of silence.
- B. Councilmembers Larson, Rawlings, and Sipple joined me at the Leawood Chamber ribbon cutting for Woodhouse Day Spa, located at Town Center Crossing. They have a host of therapeutic services in beautiful surroundings. We wish them much success.
- C. I was contacted by the Director of Family Engagement for the Jewish Community Center of Greater Kansas City, Stacey Belzer, who invited me to help light a giant menorah to celebrate Hanukkah. The JCC partnered with Chabad House Center of Kansas City and brought a huge menorah outside of City Hall. I was honored to light the Shammash (leader candle) and then passed the torch to Leawood Police Officer Scott Frager. Rabbi Weinberg and Rabbi Perman were present as well as 250 attendees in our courtyard on a beautiful evening. It was a lovely celebration.
- D. Councilmembers Rawlings, Harrison, and Azeltine joined me at the Johnson and Wyandotte Counties Council of Mayors December Social held at Fiorella's event space. I appreciate your attendance.

11. COUNCILMEMBERS' REPORT – None

12. CITY ADMINISTRATOR REPORT – None

13. STAFF REPORT – None

14. COMMITTEE RECOMMENDATIONS

[Continued from the October 4, 2021 Governing Body Meeting]

Ordinance approving a rezoning from AG (Agricultural) and SD-O (Planned Office) to MXD (Mixed Use Development District), Preliminary Plan and Preliminary Plat for Cameron's Court, located south of 133rd Street and west of State Line Road (PC 49-20)

Note: The public will be allowed to speak on this item. Each speaker will be allowed 3-5 minutes each, based upon the total number of requests.

Mayor Dunn explained that after the presentation of the applicant, the time for comments is to be kept to three minutes per speaker. She pointed out that all emails have been read by the Council and staff.

Councilmember Harrison stated that she is a member of the Waterford Homes Association Board and has made no effort to participate in the Board's discussion on this project. She stated that she looks forward to hearing the Governing Body discussion this evening and has read all the emails from citizens.

Bob Regnier, 3400 W. 119th St., Leawood, Kansas, addressed the Governing Body. He thanked the Governing Body for the opportunity to speak and confirmed that the plan has been in development for over two years. He acknowledged that many of the residents requested the development be only single-family housing, but the 135th Street Community Plan recommends a significant amount of density and

mixed-use. Mr. Regnier stated that the development plan has 7.26 dwellings per acre, which is less than 50% of the 15-unit allowable density under the Leawood Development Ordinance (LDO), and that the 135th Street Community Plan allows for six times that density within the area. He pointed out that finding the right amount of density is important. Mr. Regnier reiterated that the Leawood Planning Commission and City staff have both approved the proposed plan, and he hoped the public would understand and depend on the City's professional planning process.

Mr. Regnier stated that the development incorporates a large area and includes different housing styles that will appeal to many different home buyers.

Fred Logan, Logan, Logan, & Watson Law Firm in Prairie Village, addressed the Governing Body. He stated he is serving as counsel to Mr. Regnier on the project. He stated that Rick Oddo's development team has made numerous changes to the plan, and he thanked the Planning Commission, City Council, and City Administrator for their comments. Mr. Logan explained that because of the continuance of meetings with neighbors, several revisions were made to the number of dwelling units per acre. He stated that the development is compliant with the Leawood City Code, LDO, and consistent with the 135th Street Community Plan.

Mr. Logan argued for approval compelled by the *Golden* case and that the ground has been vacant for almost 50 years under a very similar zoning scheme. He stated the City staff agreed that the site is well suited for a mixed-use development district as shown in the City's 2009 update to the Comprehensive Plan. He stated that in regards to the *Golden* Criteria, the rezoning would not detrimentally affect the surrounding neighborhoods. Mr. Logan stated from a legal perspective, that the recommendation of approval was given by the Leawood Planning staff, Planning Commission, and substantial changes have been made after meeting with staff and neighboring residents. He indicated that Mr. Oddo's commitment over many months have prepared at great expense at least four different set of revised plans.

Rick Oddo, 15200 W. 105th Terrace, Leawood, addressed the Governing Body. He introduced other members of the development team and began a video slide presentation.

Henry Klover, 8813 Penrose Lane, Suite 400, Lenexa, Kansas, addressed the Governing Body. Mr. Klover thanked the City for organizing meetings with neighbors and professional staff, in which three requests were discussed: reduce the number of apartments, increase the number of for-sale product residentially, and increase the amount of public space and park space within the development. He stated that the Enclave HOA requested the removal of the QSR (quick-stop restaurant) with a drive-thru and to move its location to 134th Street. Mr. Klover stated that the QSR request had been done.

Mr. Klover presented a slide showing the previous and current project proposals and explained the comparisons. He pointed out that the new proposal has 660 apartments, 32 twin villas as for-sale product, and a reduction of 106 apartment units. He pointed out that the dwelling ratio was reduced from 8.14 to 7.26 units per acre.

He stated that the major change within the center of the development is a revision of the pond and park area. The four-story luxury apartment buildings were reduced from six to four and increased slightly in length. There was an increase in the number of twin villas. Mr. Klover mentioned there was a concern from a resident regarding the visibility of the buildings and the sight lines. He explained that the distance from the property line to the edge of the buildings is 676 feet on one side and 345 feet on the other side. He stated that they purposely oriented those buildings so only a narrow space faces the residents and their goal was to try to reduce the mass of the buildings and move them further away. He stated that it is unusual in normal planning that residential is almost never buffered by other single-family residential.

Mr. Klover pointed out that no one will be able to see anything past the single-family residential, except when looking in-between the buildings. They plan to create berms and additional landscaping for additional screening.

Mr. Klover stated that another revision the team made was to update the commercial side of the plan near State Line and 133rd and 134th Streets. He explained that the QSR was moved to 134th St. and its original location was replaced with an office building with additional berms and buffers, as requested by the Enclave HOA. He stated that they are committed to add additional berms and heavy landscaping along 133rd St. and throughout the project, as well as plan to work with staff for crosswalks and sidewalks.

Mr. Klover noted that Chadwick Park is an area where programmed events will be planned. It is approximately 80% of the size of a football field. He compared it to City Center in Lenexa where food trucks, music, art festivals, and other cultural events take place. He stated that it creates a community for all of Leawood because there will be no gates or fences, and that events will be marketed to the whole community. He acknowledged a concern of parking from the residents but there is a lot of street parking.

Mr. Klover summarized the different housing types and amenities in the development and why they are recommended. He referred to the 135th Street Community Plan and the market study offered by Mr. Regnier. Mr. Klover mentioned the plan of a grocery store is still included in the proposal.

Mayor Dunn asked if the brownstones, twin villas and live-work units are for-sale products. Mr. Oddo replied that all of those products are for sale and only the apartments are for rent.

Jeff Wilke, 2400 Pershing Road, Suite 400, Kansas City, Missouri, addressed the Governing Body. He stated that he is the author of the traffic impact study for this project and was asked to update the study after the addition of the QuikTrip gas station in the southeast corner of 133rd and State Line Road (Kansas City, Missouri.) He clarified that they added the impacts and reanalyzed the traffic and found very similar results to the previous study. He stated that they found that 133rd Street, in particular, is projected to operate below capacity with the addition of Cameron's Court. The levels of service along that corridor are generally operating at A and B levels.

He explained that the number of 5,500 daily trips to the western portion of the Cameron's Court site are daily trips for an entire weekday for 24-hour traffic, and that there are six access points to the western portion of the site.

Curtis Holland, 900 W. 48th St., Kansas City, Missouri, addressed the Governing Body. He stated that he is legal counsel to the Oddo Development Company. He stated that the Planning Commission and Planning staff recommended approval and that he hoped the Council will consider that in their decision tonight.

He stated that they believe this project meets all the *Golden* criteria and that he agreed with Mr. Logan. Mr. Holland spoke briefly about the stipulations and that the development team accepts them. He stated that Mr. Oddo and his team have worked very hard to listen to residents and to try to accommodate as many of the changes that they have heard. He stated the Mr. Klover pointed out only the recent changes but that there have been many since the project first started over two years ago as a result of meeting with the staff and neighbors. He noted that every single change was made based on comments that they received from the residents, Council, Planning Commission, and staff. Mr. Holland stated that they received a lot of criticism that they have not met with residents enough, but he believes the facts of the case show otherwise.

Mr. Holland addressed the challenges and issues that they have experienced. He explained that negotiating with a large group of residents without a clear consensus of their wants was difficult. He stated that the team heard some residents wanted only single-family homes, but that was not what was envisioned by the Planning Commission or Council along the 135th Street Corridor. He stated that some residents criticized them for the plan not being mixed-use enough. Mr. Holland pointed out that adding more retail and office in the western portion of the property would generate significantly more traffic and that traffic was another criticism they received. He stated that some residents wished to have a large public park on the property similar to Meadowbrook (Prairie Village, KS). He explained that the Oddo proposal includes a 3 ½ acre park in the middle of the property, along with Chadwick Park, for a total of almost 20 acres, and they believe that is a benefit to the community. He mentioned that the issue of the Meadowbrook development as an example is not an apples and oranges comparison and that there were special circumstances with Johnson County, the City of Prairie Village, and that developer. He noted that Meadowbrook also is much denser than Cameron's Court. Mr. Holland opined that just because the residents did not get everything they wanted, does not mean the development team did not listen and that they tried to incorporate as much as they could into the project.

Mr. Holland spoke about the complaints mostly heard from residents regarding schools, property values, and traffic. He stated that they have reached out to the Blue Valley School District on more than one occasion and he shared a letter from Erik Pollom, Assistant Director of Planning and Operations for the District. He summarized that the schools plan their facilities based on projections and take into account the City's comprehensive plans. He pointed out that their development is geared toward baby boomers and empty nesters who will not have a lot of school-aged children, yet if it were all single-family homes, it would generate more children living in the area.

Mr. Holland addressed the concerns about impacts to property values from the residents. He submitted a study from the University of Utah on high-density apartments and single-family homes in suburban Salt Lake County. He stated that the study found the high-density development did not have any impact on adjoining or nearby single-family homes, and if within a half mile of the multi-family homes, the higher the value in comparison to the homes that were further away. He stated that studies were done by Harvard University and Virginia Tech University that concluded that apartments with attractive design and landscaping increased the overall value of nearby detached housing, citing three possible reasons: new construction indicates positive economic growth, new apartments increase the pool of future homebuyers for current homeowners, and apartments with mixed-use development increase the attractiveness of nearby communities as they provide more housing and amenity choices.

He stated that he reached out to the Johnson County Appraiser's Office and submitted a letter for the record from David "Beau" Boisvert stating that he has "not observed a situation where the construction of an apartment complex negatively affected the single-family home market even in cities like Scottsdale and Paradise Valley, both located in Maricopa County."

Mr. Holland reiterated that the Oddo project should not be termed as high-density but rather a Class A apartments or Class A residential and that it is a high value product.

Mr. Holland stated that according to the traffic engineer there is not going to be any impact or decrease in the levels of service along the roadways. He stated that Council relies on staff to study and vet the reports and that they have accepted what was submitted. He stated that the intersections at 135th Street and 133rd Street are level of service A and B and will remain mostly A and B levels. Mr. Holland pointed out that the roads in the area were designed to accommodate future growth of the City in this corridor, and that included 133rd Street. He explained that 133rd Street is designed to handle 15,000 to 18,000 cars, and its current usage is 7,000 cars per day, and the total anticipated usage of 9,500 cars or 63 percent of

its designed capacity. He pointed out that the biggest concern is traffic, but noted that they are installing road improvements in the area, such as turn lanes on 133rd St., an additional lane on 135th Street, and a traffic signal. Mr. Holland stated that with the improvements there should not be any impact on the levels of service for traffic.

Mr. Holland stated that he does not believe this project is considered high density because it is less than half of what is allowed in the City's MXD (mixed-use district) which is 15 units per acre, and less than what was envisioned by the 135th Street Community Plan. He stated that the areas closest to 135th Street could have as many as 96 units per acre and buildings as tall as 115 feet, according to the Community Plan. Mr. Holland mentioned other MXD projects in the City that have higher densities that have been approved such as Mission Farms, Regents Park, 86th and State Line Road.

Mr. Holland refuted comments that there are no benefits from this project and that the applicant is not paying his fair share. He explained that once the project is fully developed, \$5M will be generated per year. The total taxes for the school district will be over \$2.6M per year and total taxes for the City per year are \$611,000. He stated that the developer will be required to pay substantial fees, impact fees, park fees, and street improvements.

Mr. Holland summarized that he believes Cameron's Court is a positive benefit to the City, meets all of the policies, and requested the Council's approval.

Mayor Dunn thanked the development team for their presentation. She explained the procedure for residents to speak when called upon.

Rachel Rubin, 3105 W. 132nd Street, addressed the Governing Body and spoke in opposition of the project. She stated there was a website called "Save Leawood" and she believes Mr. Regnier's RCLCO report indicated mixed use was not a viable option. She stated that the development has no public park or public restroom, and stated the density is too high.

John Kelley, 12800 Howe Dr., addressed the Governing Body and spoke in opposition of the project. He stated that the project has too many high-density rental units. He disagreed with the *Golden* criteria, stated that the developer and staff have subverted the intent of the LDO, and that the 135th Street Plan is a flawed concept. Mr. Kelley opposed the information in the traffic report and area school capacity. He does not believe the commercial part of the project will ever be built.

Dennis Palmer, 13100 Canterbury, addressed the Governing Body and spoke in opposition of the project. He stated that *Golden* case argument has not been met. He explained that the LDO criteria has not been met and most of the development is apartments. He stated that there was no traffic study done on the cut-through streets off 133rd St.

Jeff Logan, 13220 High Dr., addressed the Governing Body and spoke in opposition of the project. He stated that Cameron's Court does not compare to Park Place or Mission Farms because of the number of acreage. He stated that 7% of the population of the City would be on 0.7% of the City's land. He stated that he would like to meet on a new plan.

David Peal, 12711 Sagamore Road, addressed the Governing Body and spoke in favor of the project. He encouraged a diversified development within Leawood with different kinds of housing and that it is vital to a growing community.

Steven Mark Wilkerson, 13009 Pawnee Lane, addressed the Governing Body and spoke in opposition of the project. He expressed concern for pedestrians, bike riders and children walking to school with cut-through traffic and speeding in the area, and that there is no infrastructure in place for additional traffic.

Steve Durr, 2211 W. 132nd Street, addressed the Governing Body and spoke in opposition of the project because of bike lanes and riders' safety. He stated that the Leawood South Bike Loop borders Cameron's Court on two sides, but no effort has been made by the developer to educate themselves on the subject. He stated that the project fails in regards to the public health, safety, and welfare under the *Golden* criteria.

Skip Quimby, 13287 High Drive, addressed the Governing Body. He stated that more than 1,000 Leawood residents are in opposition and if the Council approves the plan, it will leave a sour legacy in Leawood for many decades. He stated that if the Council chooses to ignore the facts and constituents, then they chose to not do the right thing.

David Rothermich, 3008 W. 120th Terr., addressed the Governing Body and spoke in favor of the project. He stated that the primary resource of a City is its people and tax base. He stated more people living in a city directly leads to more good jobs and better paying jobs for the current residents, as well as more housing to provide flexible options, according to studies.

Julie Kincaid, 13204 Overbrook Road, addressed the Governing Body. She stated that she is on the Board of Directors of the Enclave and that they have been tracking the development. She stated that tree preservation along 133rd, limiting entry and exit points across from their development, and keeping traffic and high-density toward 135th Street has been their goals. Ms. Kincaid stated that revisions and the current plan support their documented objectives.

Ginny Moore, 2212 W. 131st St, appeared via Zoom. She spoke in opposition of the project because of the project area is two separate developments and does not believe it fits the definition of mixed use.

Gareth Matthews, 13241 High Dr., addressed the Governing Body. He spoke in opposition of the project saying it is not a mixed-use development, it is too dense, and it is not consistent with the goals of the 135th St. Community Plan.

David Miller, 13124 Meadow Lane, addressed the Governing Body. He stated he was in opposition of the project because it will overwhelm the current school system and high-density does not fit Leawood and would put a strain on the current resources.

Ryan Brunton, 3144 W. 132nd Terr., addressed the Governing Body. He stated he is in opposition because of high density and the lack of an adequate buffer between the multi-family structures and single-family residential neighborhoods.

Dan Goldberg, 3089 W. 132nd Pl, addressed the Governing Body. He spoke in opposition of the building heights and stated that the land owner needs to find a developer who can bring the right kind of multi-dimensional development to the City.

Mark Casey, 2204 Condolea Terr., addressed the Governing Body and spoke in opposition of the project. He referred to Mr. Regnier's land use study from 2019 and that mixed-use development was not recommended in the market at that time. He stated that he does not believe the retail and office spaces will ever be developed.

Duane Opfer, 13205 Canterbury Rd., addressed the Governing Body. He spoke about the number of opposition in other neighborhoods in Leawood, and stated that it will not blend in or fit in the community.

Calvin Girard, 2901 W. 93rd St, addressed the Governing Body. Mr. Girard stated he is the Chair of the Leawood Chamber Board and represents the Chamber and Leawood Economic Development Council. He stated after thoughtful review of Cameron's Court and the 135th St. Community Plan, they felt it met all the directives and goals the City set forth. He stated the proposed development allows for additional housing options for existing residents to age in place, higher density housing options allows opportunity for walking paths, parks, trails and gardens, and additional funding for the Blue Valley School District.

He stated that all the concerns neighbors have raised have been addressed, the density is 50% of what is allowed under the City's MXD ordinance and 135th Street plan, additional traffic can be accommodated, and that engineers for the City and developer have determined 125th will remain within acceptable limits.

Mr. Girard also stated that a nearby development also faced opposition but is now home to a well-used Price Chopper and Gezer Park. He requested on behalf of the Leawood Chamber and Economic Development Council for the Council to approve this plan because they believe it delivers on a vision set forth for the 135th Street Plan and helps assure the continued long-term health and sustainability of Leawood.

Kevin Jeffries, 2919 West 124th Terrace, addressed the Governing Body. He stated he is a 31 year resident of Leawood, living in Ward 3, and has an educational background in land use planning and worked in that capacity for the Mid-America Regional Council. He stated that the Midwest was behind the rest of the country in developing ordinances to facilitate mixed-use developments. He also stated that the center of this development would be a half mile to the next commercial node. He stated that this is a medium-density development, not high-density.

He also spoke about Leawood's comprehensive plan that has for 20-plus years planned dense development along this corridor and that the current roadways were built in anticipation of the development like Cameron's Court as were schools and public safety facilities. He also spoke about the potential growth rate over the next 3-5 years and that it would be 1.5% to 2.5% which is behind the metro area rate.

Mr. Jeffries mentioned the importance in having alternative housing for empty-nesters so they can age in place in Leawood. He stated that there are only projected to be 80 children from this development, and requested that Governing Body vote to approve the project.

Carter Baxter, 2916 West 131st Street, addressed the Governing Body. Mr. Baxter spoke about what this development will look like in the future with changes to commercial and retail due to COVID. He spoke about his belief that this will not be mixed use but instead will be high-density residential.

William Johansen, 13294 Fairway Street, addressed the Governing Body. He stated that he is the Vice President of the Wilshire Place Homes Association, and was speaking on behalf of their Board. Mr. Johansen stated that they have the same concerns and that the meetings organized by the City were not useful. He stated their main concerns are traffic-related and of property values. He also expressed concerns with adding hundreds of residents but not increasing parks, trails, or green space. He stated that they are opposed to the development.

Kathy Kelley, 12800 Howe Drive, addressed the Governing Body. Ms. Kelley stated that she is the past president of Waterford Homes Association and strongly opposed to the plan for Cameron's Court. She

stated it is “far from the promise of the 135th Street Community Plan” and will diminish quality of life due to traffic and crowding at their park. She also detailed issues with cut-through traffic and traffic along Mission Road at school drop-off and pick-up. She stated that the traffic calming measures would burden the homeowners in the area where they are installed. She stated she has concerns about safety because of shootings at other apartments in Johnson County. She also stated that she does not approve of mobiles at schools in lieu of additions to the main building. Ms. Kelley requested that the plan be denied.

Bob Pollock, 12300 Mohawk Lane, addressed the Governing Body. Mr. Pollock stated that he likes the overall plan and that it is the best possible transition from 135th Street to the neighboring subdivisions. He also stated that if this development was similar to Park Place, Mission Farms, and Meadowbrook there would be more aggressive opposition. He stated that the apartments are perfectly placed as a transition on 135th and that the mansion-style units are also a great transition to single-family and brownstones. He stated the apartments are good for the younger generations starting in Leawood and those who don’t want to maintain a home. He also spoke about a shortage of rentals within the City and should be welcomed. He stated that the opposition is by a minority and not supported by facts. Mr. Pollock requested approval.

Larry Gunja, 13288 High Drive, addressed the Governing Body. Mr. Gunja summarized the path of this plan through the Leawood Planning Commission and Governing Body. He stated that the current plan is a higher density than the original, which will create more traffic safety issues, and is not mixed use. He requested that the plan be denied.

Doug Patterson, 12712 El Monte, addressed the Governing Body. He stated that he owns an office building at 4630 West 137th, and that he represented Leawood on the Governing Body and in Topeka. He stated that this development has half the single-family units, a fraction of the office, and a fraction of the retail. He spoke about his experience working with homes associations, MAI state appraisers, and that development does not decrease home values. He stated that he believes this is an optics issue because it is a large development. He stated that he believes it would be opposed regardless of what changes were made.

Rob Groves, 2757 West 131st Terrace, addressed the Governing Body. He stated that he opposes the plan. He believes there are more residential dwellings than the plan from summer 2020. He spoke about this plan is marketed as a community for all of Leawood but that the design is not intended for the larger community. He also stated that the 135th Street Plan and Leawood should be considered unique among other suburban communities.

Brett Vaughn, 2544 West 132nd Terrace, addressed the Governing Body. He said that Mr. Oddo discussed potential litigation at his first meeting with residents if his plan is not approved and that the plans have gotten worse since.

Chad Summers, 2608 West 131st Street, addressed the Governing Body. Mr. Summers stated that he requested that six stipulations be included in an approved plan. He asked that a group be created to involve Councilmembers, Planning Commission members, residents, and developers that would be managed by a neutral third party that can discuss suggestions and recommendations for a compatible plan. He referenced the opposition petition and the estimated financial impact. He requested that the plan be denied because it provides no benefit to the community or City of Leawood.

Max Galloway, 12729 Overbrook Road, addressed the Governing Body. He stated that the proposals are more dense now and that he is not opposed to apartments. He expressed frustration with the process and requested that the plan be denied.

Sudy Hurst, 12801 Cambridge Road, addressed the Governing Body. Ms. Hurst stated that she represents the Cambridge Townhouses Association and is currently the president. She stated that at the annual meeting their Association voted to oppose the development. She stated that maintenance-provided is needed here. She spoke about the cut through traffic and the effect of the QuikTrip at 133rd and State Line (Kansas City, MO). She requested that the plan be denied.

Skip Rosenstock, 13116 Overbrook Road, addressed the Governing Body. He stated that he was part of a committee at the Enclave that met often with Mr. Oddo when this project started. He also stated that Mr. Oddo was responsive to their concerns. He stated that the majority of their HOA supports the project.

Mayor Dunn closed the public comment and permitted additional comments by the Oddo development team.

Mr. Holland noted that there have been misunderstandings about the projects and what changes have been made. He noted that there have been many changes in response to neighbor concerns. He requested that the Governing Body look at the staff report to get the facts as to what changes have been made. Mr. Holland referenced the concerns with traffic but noted that their traffic study was reviewed by City staff. He stated he does not believe cut-through traffic is an issue and summarized the process for requesting traffic calming devices.

Mayor Dunn asked for questions from the Governing Body regarding the plan.

Councilmember Filla acknowledged the neighbor involvement and her belief that the proposal keeps improving. She asked the development team where the pond next to the 3.5 acres of greenspace came from.

Mr. Oddo stated that the pond is a detention pond based upon the recommendation of civil engineers. He stated that it will be a wet detention that can be walked around. He stated that one of the other ponds was removed.

Councilmember Filla asked about the two detention ponds at the south end of the church property. Mr. Oddo replied that they are still there.

Councilmember Filla asked for clarification on how much water would be in the detention pond. Mr. Oddo replied that it will always have a wet bottom and will not exceed the floodplain from rainfall. He thought it was a 3 to 4 foot fill but would determine as part of the final plan. He also stated that it will have a fountain and there won't be concerns with smell.

Councilmember Filla asked about bike lanes near the plan. Mr. Klover replied that they have committed to work with the City on ensuring that the turn lanes are wide enough so that the bike lanes can continue through. Mr. Oddo added that they met with engineering and have agreed to meet all the requirements for bike lanes.

Councilmember Filla asked about public restrooms near the park. Mr. Klover replied that the area has not been designed yet. He stated that the restrooms will be located near the pool.

Councilmember Filla noted that she appreciated the sight line that was provided by the development team.

Councilmember Sipple acknowledged the neighbor involvement. He asked about the number of units in the high-rise buildings and how many will be for sale for owner occupancy. Mr. Oddo showed a slide with the number of units per acre. He stated that there will be 660 for rent and 183 for sale. Mr. Oddo also stated that 70% of the apartments will be one bedroom and that they are gearing the high-end apartments towards divorcees and empty nesters.

Councilmember Azeltine asked about the price points for the apartments. Mr. Oddo stated that the one bedrooms will be \$1,500 to \$1,600, two bedrooms \$2,200 to \$2,400, and some of the bigger units \$3,600 to \$4,000 per month. He also stated that the bigger units will be penthouses with 16-foot ceilings.

Councilmember Rawlings asked about the commercial areas and the desire for a grocery store, assisted living, and restaurants and whether anyone has expressed interest in coming to this area. Mr. Oddo stated that they are looking at a smaller, high-end grocery store around 40,000 square feet but that they cannot go out to market until there is a preliminary plan and that the residential will drive the retail.

Councilmember Rawlings asked about Johnson County Management, owned by Mr. Regnier, working with the development team to market and fill the commercial side. Mr. Oddo replied that their plan is work together as co-developers on the east side of the proposed property. Mr. Klover added that Mr. Oddo has been able to fill every pad at Sonoma Plaza in Lenexa.

Councilmember Filla asked if there will be any kind of telework environment opportunity and about moving it to an earlier phase to target with residential. Mr. Oddo replied that they were asked to put live-work units and for sale condos on the east side. He stated that they do have office retail on the west side and that inside the clubhouse there will be working environments.

Councilmember Filla asked about incorporating the church and using the floodplain as park area for the development. Mr. Oddo replied that they could not purchase that area because it is private property and not for sale.

Mayor Dunn and City Attorney Bennett addressed the Governing Body and development team regarding difficulty hearing the comments.

Councilmember Larson acknowledged everyone who worked on the development proposal. She asked about the deviations requested on page 13 of the packet and why they are needed. Mr. Klover replied that there are technically no deviations being requested. He then clarified that they are asking for a deviation as to the setback on the streets to pull things closer.

Councilmember Larson stated that there have been comparisons to Regents Park, Mission Farms, and Park Place but listed the differences and concerns between those and this project.

Councilmember Larson then asked about the western portion of Cameron's Court and the amount of residential being listed at 98% residential. Mr. Klover replied that they have not been required to do that calculation according to the ordinance.

He stated that the ordinances and community plan direct that commercial goes where it is necessary and that it is common to have a dog bone shape where there are big masses on either side with connections between. He stated that they have added additional retail and commercial into Chadwick Park.

Councilmember Larson asked about neighbors' concerns that the development would create a 7% increase in the Leawood population on 0.7% of the land. Mr. Klover asked if that would be a new standard of the City because the purpose of the zoning code is to have varying density based on the zoning district. Mr. Oddo added that it would be 3%, not 7%.

Mr. Klein agreed that different zones have higher density and there is fluctuation across the City. He mentioned Villa Milano, located in RP-4, as having 10.90 dwelling units per acre. Mr. Oddo added that this plan is 10.2 units per acre west of Kenneth Road which would be less dense than RP-4 zoning.

Councilmember Cain stated that the development team's traffic study used a figure of 2,300 and that is how the neighbors calculated a population increase of 7%.

Mr. Wilke stated that for the traffic impact study the calculations are based on the number of units, but they do not generate a population. Mr. Oddo stated that he believed they were looking at 1,200 people.

Councilmember Cain stated that she did like some of the things that were done by the development team, and that she appreciated more units for sale but wished it was much higher. She appreciated the removal of two of the taller buildings. She stated that she did not like where they are located. She stated that she cannot vote for the plan. She summarized her involvement in the opposition to the Price Chopper development in 1998 and the process that occurred in that development. She stated that it is a stretch to consider this mixed use and it is much larger than any other mixed use development in Leawood.

Councilmember Cain addressed the last phase along State Line Road, the number of buildings included, and the heights of each. She also stated that she believes there have been positive changes. She summarized her opposition to the traffic, density, east side vs west side, and the buffers. She acknowledged the number of neighbors in opposition.

Mr. Oddo replied that the four-story buildings are along 135th Street and Pawnee and there is not room to leave a larger buffer in certain areas. Councilmember Cain agreed that there is not room to have a large buffer and distinguished from previous projects that were approved.

Mr. Oddo stated that one deviation is to match the brownstones. Mr. Klover said the deviation was an effort to comply with the 135th Street Corridor Plan.

Councilmember Harrison asked about the *Golden* criteria and whether the land has been vacant for 50 years. She mentioned that it used to be a farm.

Mr. Regnier clarified that it was not vacant but that the property was underutilized. He stated that there had been a house on the property but that it was never the intention to have an estate there. He stated that it was purchased for commercial development but no one has been interested. Mr. Regnier stated that the only offers were for smaller portions, including someone who wanted to put apartments on a 30-acre parcel. Mr. Regnier stated that he is co-developing the commercial piece with Mr. Oddo but that the residential has to go first.

Councilmember Harrison asked about reordering the phases. Mr. Klein replied that the City allows the developer to choose what order the phases occur, but there are sometimes changes. He stated that the Governing Body could approve when to do the phases with stipulations. Mr. Regnier indicated that they will develop the property as soon as possible. He pointed out that without the zoning approval, they will not be able to solicit.

Councilmember Azeltine acknowledged the citizen engagement and the number of times this plan has been before the Governing Body and the Planning Commission. He stated that the long process shows they are trying to do the right thing and that the citizens and applicant deserve a vote tonight. He stated that he is encouraged that City staff agrees with the developer that this plan meets the *Golden Criteria*, Comprehensive Plan, and the 135th Street Corridor plan. He acknowledged that the school district confirmed that there will be no negative impact on Mission Trail, and acknowledged a letter from the Johnson County Appraiser that apartments do not negatively affect property values.

Councilmember Azeltine pointed out that a development proposal was approved 6 months ago that is more than twice the density of this project. He mentioned comparisons to other cities as to amount of apartments and that it is important to diversify housing stock.

Councilmember Azeltine acknowledged that the latest plan reduced square footage and included additional greenspace with berms, walking paths, parks, trails, and gardens. He pointed out that the applicant used a traffic expert that was checked by the City's expert and the importance of relying on the experts. He also stated that they are engaging in a quasi-judicial process where the neighbors have rights but so do the property owner and developer, and the Governing Body has obligations to both.

Councilmember Filla agreed with Councilmember Azeltine's point about relying on experts in the various areas impacted. She mentioned that all schools in Leawood have congestion issues. She stated that it is important to make those routes walkable and bikeable and that planning with the school can be done. Councilmember Filla stated the importance of creating a village, having a buffer between the single-family and apartment buildings, and having bike lane and walkways. She stated that she will support the proposal and expressed pleasure with the increase of greenspace.

A motion to extend the City Council meeting 30 minutes was made by Councilmember Larson and seconded by Councilmember Sipple. Motion was approved with a unanimous vote of 8-0.

Mayor Dunn stated her appreciation of the neighbors' involvement and agrees that the plan has improved. She also thanked Mr. Oddo for his willingness to improve the plan. She stated that 133rd Street was a concern in almost every email she read. She asked if there was a way to force more traffic onto 135th and have right in/right out. She stated that Mr. Ley and Mr. Klein thought there would be places where that would work. Mr. Oddo replied that it is a possibility but that he does not believe it will solve the issue on 133rd. He said if it would, he would spend the money. He also demonstrated and explained where traffic will go.

Mayor Dunn asked how many apartments are in the four-story apartment buildings. Mr. Oddo replied that there are about 75-90 each.

Mr. Wilke stated that they looked at the possible impacts of adding right-in/right-out driveways along 135th Street, but they felt that it would not create enough of a difference if they were added. Mr. Oddo added that he is willing to do anything that meets the goal, but that eliminating greenspace for something that does not meet the goal would not be a benefit.

Councilmember Sipple stated that he lives in a very upscale development created by Mr. Oddo many years ago and lives close to Villa Milano. He stated that there is no noise or gunshots and is a very nice place to live. He believes that Cameron's Court is exciting and creative and that Mr. Oddo has pushed as much of the density toward 135th Street. He also stated that he would have to vote no to represent the people in Ward 3.

Councilmember Larson stated that she appreciates the progress made on the plan, yet cannot support it at this time. She stated that according to the *Golden* criteria, the public health, safety, and welfare of the residents would be affected. She stated that she has concerns about density and traffic. Councilmember Larson stated that she would like to see more ownership of properties. She mentioned that there is not enough buffer between the four-story apartments and single-family homes, but she stated that she loves the Chadwick Park idea. She felt there was a disconnect between the applicant and the residents and that the development does not follow the spirit and intent of the 135th St Community Plan.

Councilmember Osman commented that the 87th and State Line project that was referenced earlier is an in-fill project. He stated in that case the developer went out of his way to meet with neighbors and had multiple iterations of his plan. In addition, it did not impact the schools. He said the original Cameron's Court plan had good elements but feels that now it is 80% there. He stated that every developer has different financial models and mentioned the land for Gezer Park was a donation. For a developer to offset that situation would be to create a more dense, vertical development.

Councilmember Osman stated that he believes there should be one more meeting with the residents and the developer. He agreed with the development team that an office building or shopping center should not be built without at least 50% of it leased because of bank financing requirements.

Mayor Dunn suggested removing the brownstones on each side of Chadwick Park to create more greenspace.

Mr. Oddo stated concern with removing the coffee shops adjacent to them and repositioning the for-sale products. Mayor Dunn confirmed that she did not wish to lose for-sale or owner-occupied products. She stated that the Council liked the brownstones but suggested they be relocated. Mayor Dunn asked how many units are in the two brownstones. Mr. Oddo replied that there are 12 in some and 8 in others with two-car garages in the back.

Mayor Dunn suggested to continue the item to allow the developer and residents to meet again. Mr. Oddo asked if he could meet with a Councilmember to help. Mayor Dunn replied that is not possible because of their quasi-judicial role. Mr. Oddo mentioned the earlier meetings with neighbors in which his development team changed 3-4 suggestions.

Mr. Klein confirmed that there had been a number of discussions related to the four-story buildings being moved, reducing the density, and moving the fast-food restaurant further south. He indicated that only the Enclave neighbors supported it, but other residents were not happy.

Mr. Oddo stated that he did reduce the density by 100 units.

A motion to extend the meeting by 30 minutes was made by Councilmember Azeltine and seconded by Councilmember Sipple. The motion was approved 7-1. Councilmember Filla voted nay.

Mr. Klein replied that Mr. Oddo did reduce the density to a point.

Councilmember Harrison asked about having more single-family homes instead of brownstones or mansion-style homes in Phase 2. Mr. Oddo pointed out where the single-family and twin villas will be located and suggested having a variety of home styles.

Mr. Oddo stated that he does not feel he can go any lower on the density and still make the project financially successful.

Councilmember Osman opined that Mr. Oddo did not focus on all the neighbors' concerns with the exception of the Enclave. He stated that he sees density differently than the residents but that adjustments can be made in different fashions within a large development. Councilmember Osman stated that residents need to understand that most of the apartment dwellers in the Kansas City area do not have children. He stated that he would like to see a final common ground for the whole project.

Councilmember Rawlings stated that he believes the development is only at 85%. He suggested re-examining the entire parcel for a good compromise. He stated that he would like giving both side another opportunity to discuss it.

Scott Lambers, City Administrator, stated that he does not expect the Council to give approval tonight. He stated that if the item were continued, it is likely that it will not change much. He explained that the approval tonight would be to approve the zoning request. He pointed out that the residents have not complained about a mixed-use zoning, but rather the plan itself. Mr. Lambers stated that if the Council were to approve the zoning, the final plan is yet to come and there can be changes to it, but cautioned that a final plan is extremely expensive. He stated out of fairness to everyone, the Council should vote on it.

Mayor Dunn asked if the developer would be willing to accept a continuance for a month in order to work with City staff. She stated that meeting with the residents would not be productive since the majority of the opponents are adamantly against it.

Mr. Oddo expressed his appreciation for the City staff and that he has incorporated many of their ideas. He agreed that he would like to keep it at the level of the staff discussions and not start over. He confirmed that he has Mr. Regnier's approval to have a continuance.

Councilmember Azeltine asked if Mr. Oddo has a clear idea of the concerns of the residents.

Mr. Oddo replied that their issues are with density and traffic, but stated there is not much more he can do with traffic based on the study and approval by City staff on the report. He stated that he is open to specific ideas. Mayor Dunn answered that staff will have ideas to discuss and that he should keep an open mind.

Mr. Holland stated that his concern with Councilmembers who have already expressed that they cannot support the project. He stated that although they can make changes in a good faith effort to the project, he does not believe in representative government that they will vote for it. Mr. Holland stated that he understands the Council's position but that the development team needs to know.

Councilmember Larson stated that she would like to see balance and that it should be a meeting of the minds with the residents and developer. She stated that people need to meet halfway.

Mr. Holland stated that the park at Cameron's Court will be open to the public, although it will be a private park. He stated that the City is not interested in a public park here, but that this will be a benefit to the public, not just Cameron's Court. He added that the developer would be maintaining the park, which is a benefit to the City.

Councilmember Larson thanked Mr. Holland for the clarification.

Councilmember Osman stated how important communication is. He explained in the past that the Council has approved preliminary plans and not approved the final plan, so he does not want that to happen in this case and why he would agree to continue it for further discussion.

Mr. Holland agreed with the sentiments but stated he is skeptical about Council approval being based on getting residents' 100% approval.

Councilmember Osman stated that the Council represents the City, the residents, and development.

Councilmember Rawlings stated that he would like the parties to get back together to try to get a positive outcome before coming back to the Council for a vote.

Mr. Holland stated that they are willing to work with residents.

Councilmember Harrison stated that this project is in her Ward and she listens to her neighbors. She acknowledged that the plan is significantly better than it was 6-8 months ago. She stated that the neighbors cannot expect this property to stay zoned agricultural, and acknowledged the land owner has the right to develop the land. She confirmed that she would not vote yes on the plan tonight based on the concerns of her constituents.

Councilmember Rawlings mentioned the hundreds of emails that he and other Councilmembers received. He stated the Council should give the developer the opportunity to come back one more time to work with the City, since he is willing to work and listen.

Mr. Summers interjected in the Council Chambers. Mayor Dunn and Mr. Lambers made him aware that the public comments portion of the meeting was closed. Mr. Summers did not immediately leave and was escorted out of the Council Chambers.

Councilmember Filla expressed concern that the homes associations do not have representatives to gather a comprehensive list of their top concerns.

A motion to extend the City Council meeting 30 minutes was made by Councilmember Filla and seconded by Councilmember Azeltine. Motion was approved with a unanimous vote of 8-0.

Mr. Lambers recommended that the Council continue the item, request the developer to meet with him, Mr. Klein and Mr. Ley and return to the Council on the first meeting in January.

Councilmember Cain stated that she believes residents should be included in at least one meeting and that their requests be submitted as input.

Councilmember Sipple stated that there has been misinformation and misinterpretation of data. He asked that staff have a set of planning assumptions available to the developer. Mr. Lambers pointed out that those have already been determined and have been accepted by professionals. He stated that City staff will work with the development team to help redesign the plan and present the changes to the Council.

Mr. Lambers recommended that the first meeting in January be moved to 6:00 p.m. due to anticipated interest. Mayor Dunn agreed.

Councilmember Cain asked if the proposed changes could be published or made public ahead of the meeting night. Mr. Klover agreed. Mr. Lambers stated that the changes will be made available on the City's website by noon on the Tuesday before the meeting.

Mayor Dunn asked if the applicant had any other questions for the Council before a vote.

Mr. Klover echoed Councilmember Sipple in that there has been a lot of misinformation and misinterpretation regarding density and he would like to have a set of facts that both parties agree to. He mentioned the higher cost of development in Leawood and how to make the project feasible.

Mr. Oddo thanked the Mayor and Council.

Mayor Dunn thanked the development team for agreeing to a continuance.

A motion to continue Item 14 to the January 3, 2022 Governing Body meeting and re-schedule the meeting time to 6:00 p.m. was made by Councilmember Azeltine and seconded by Councilmember Osman. Motion was approved with a unanimous vote of 8-0.

15. OLD BUSINESS - None

16. NEW BUSINESS

Schedule Governing Body meeting for Monday, December 20, 2021 at 7:00 p.m.

A motion to approve Item 16 was made by Councilmember Rawlings and seconded by Councilmember Filla. Motion was approved with a unanimous vote of 8-0.

ADJOURN

Meeting was adjourned at 12:21 a.m. on Tuesday, December 7, 2021.