



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Monday, July 1, 2019
Council Chamber
4800 Town Center Drive
Leawood, KS 66211
7:00 P.M.

JULY 2019

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST 2019

S	M	T	W	T	F	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AGENDA

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

Ward One

Debra Filla
Andrew Osman

Ward Two

Jim Rawlings
Mary Larson

Ward Three

Chuck Sipple
Lisa Harrison

Ward Four

Julie Cain
James Azeltine

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

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.**

4. PROCLAMATIONS

5. PRESENTATIONS/RECOGNITIONS

6. SPECIAL BUSINESS

A. **Resolution No. 5216**, authorizing the offering for sale of General Obligation Bonds and General Obligation Temporary Notes of the City of Leawood, Kansas; approving the form of Notice of Sale and Preliminary Official Statement to be used in connection therewith; and authorizing the advertisement of such sale in the manner prescribed by law

B. **Public Hearing** Consider the vacation of a Drainage and Utility Easement, located at 1900 W. 142nd Street, Lot 34, Bi-State Business Park, Second Plat, within the City of Leawood, Johnson County, Kansas [Petitioner: High Life Sales Company]

- C. **Ordinance No. 2950**, vacating a Drainage and Utility Easement, located at or about 1900 W. 142nd Street, Lot 34, Bi-State Business Park, Second Plat, within the City of Leawood, Johnson County, Kansas [Petitioner: High Life Sales Company] **[ROLL CALL VOTE]**

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. 2019-24 and 2019-25
- B. Accept minutes of the June 17, 2019 Governing Body meeting
- C. Accept minutes of the June 10, 2019 Budget & Finance Committee Work Session
- D. Approve 10th and Final Pay Request in the amount of \$8,512.50 to HDR Engineering, Inc., pertaining to the Preliminary Engineering Study for drainage improvements north of I-435 between Mission Farms and Lee Boulevard [Project # 73004]
- E. Resolution calling for a Public Hearing to be held on Monday, August 12, 2019, at 7:00 P.M., or as soon thereafter as may be heard, to consider the 2020 Fiscal Budget for the City of Leawood, Kansas
- F. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in an amount not to exceed \$30,000.00 between the City and American Sentry, pertaining to the installation of Access System/Lock Hardware at Fire Station No. 2, located at 12701 Mission Road, and Fire Station No. 3, located at 14801 Mission Road
- G. Resolution approving and authorizing the Mayor to execute Amendment No. 2, to a Professional Service Agreement between the City and McClure Engineering Company, f/k/a Shafer, Kline & Warren, Inc., dated April 3, 2017, and as amended on May 7, 2018, in the amount of \$58,350.00, pertaining to the Leawood South Stormwater Project, TM-04-008 [Project # 80255]

8. MAYOR'S REPORT

Annual Report: American Revolution Tricentennial CD Fund

9. COUNCILMEMBERS' REPORT

10. CITY ADMINISTRATOR REPORT

11. STAFF REPORT

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

13. OLD BUSINESS

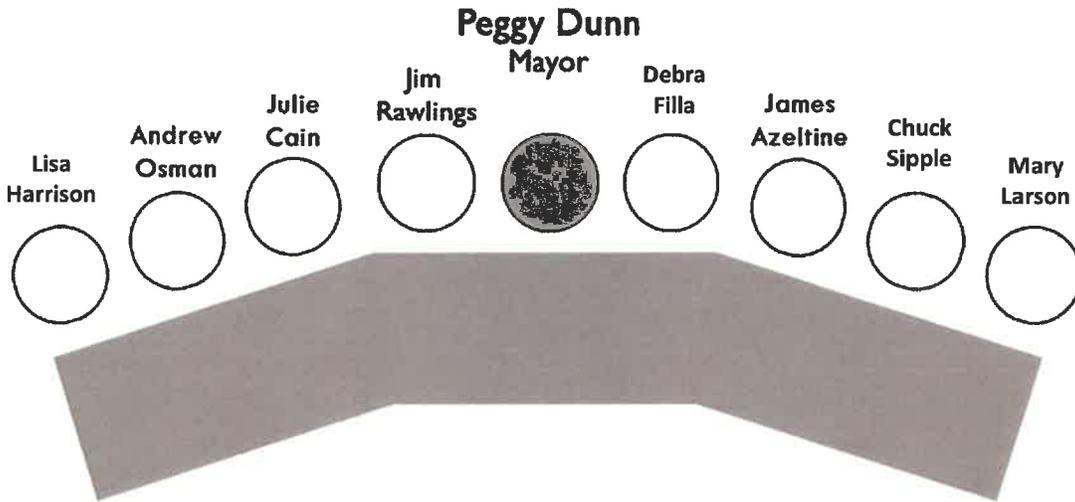
14. OTHER BUSINESS

Schedule Governing Body meeting on July 15, 2019 at 7:00 P.M.

15. NEW BUSINESS

ADJOURN

Mayor and City Council



Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration. Regular meetings of the Leawood City Council are held the first and third Mondays of each month. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting.

Number of Votes Required:

Non-zoning Ordinances: Majority of the members-elect of the City Council [5]

Charter Ordinances: 2/3 of members-elect of Governing Body [6]

Zoning Ordinances and other Planning Commission Recommendations:

- **Passage of Ordinances Subject to Protest Petition:** ¾ majority of members of Governing Body [7]
- **Approving Planning Commission Recommendation:** Majority of the members-elect of the City Council [5]
- **Remanding to Planning Commission:** Majority of the members-elect of the City Council [5]
- **Approving, Overriding, Amending or Revising Recommendation after Remand:** Majority of the members-elect of the City Council [5]
- **Overriding, Amending or Revising Recommendation:** 2/3 majority of membership of Governing Body [6]

Note: Mayor may cast deciding vote when vote is one less than required.

DATE	TIME	SUBJECT	LOCATION
August 5		NO GOVERNING BODY MEETING; NO WORK SESSION	
August 12	7:00 P.M.	Special Call Governing Body meeting	Council Chambers
September 3	6:00 P.M.	Executive Session: Non-Elected Personnel Matter	Main Conf. Room
November 4	6:00 P.M.	Review Chamber of Commerce's Annual Economic Plan	Main Conf. Room
November 18	6:00 P.M.	Holiday Lighting Ceremony	Courtyard

Memo

To: Mayor Peggy Dunn and Councilmembers
Scott Lambers, City Administrator

From: Dawn Long, Finance Director

Date: July 1, 2019

Re: 2019 GO Temporary Notes and Taxable GO Refunding Bonds Sale

Attached is the resolution authorizing the offering for sale of General Obligation Temporary Notes and Taxable General Obligation Refunding Bonds for the City.

The temporary notes issued total \$30,370,000. This includes \$13,800,000 for 143rd Street – Windsor Lane to Kenneth Road, \$3,000,000 for Fire Station No. 1 Replacement, \$1,000,000 for the Parks Maintenance Facility, \$1,000,000 for Mission Road – 133rd to 143rd, \$3,000,000 for 2019 Residential Street Reconstruction, \$3,000,000 for the 2018 Storm water Drainage Improvement project, \$3,000,000 for the 2020 Storm water Drainage Improvement project, \$1,610,000 for burying power lines on Mission Road – 119-127th and \$960,000 for the burying of power lines on Mission Road – 92nd to the north boundary of the Ranchmart Center.

This resolution also includes the refunding of \$2,760,000 in 2011-A Taxable GO Improvement Bonds. The Taxable GO refunding bonds issued will be \$2,470,000 and the interest cost savings will be approximately \$82,000.

Please contact me if you have any questions.

DRAFT

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION TEMPORARY NOTES OF THE CITY OF LEAWOOD, KANSAS; APPROVING THE FORM OF NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT TO BE USED IN CONNECTION THEREWITH; AND AUTHORIZING THE ADVERTISEMENT OF SUCH SALE IN THE MANNER PRESCRIBED BY LAW

WHEREAS, the City of Leawood, Kansas (the “City”), has previously authorized certain internal capital improvements described as follows (the “Improvements”) and desires to finance the Improvements with general obligation temporary notes of the City as described below:

<u>PROJECT #</u>	<u>PROJECT NAME</u>	<u>SERIES 2019-1 NOTES</u>
80129	143 rd Street – Windsor Lane to Kenneth Road Improvement Project	\$13,800,000
80158	Fire Station No. 1 Replacement Project	3,000,000
80173	Park Maintenance Facility	1,000,000
80175	Mission Road – 133 rd to 143 rd Improvement Project	1,000,000
80219	2019 Residential Street Reconstruction Project	3,000,000
80255	2018 Stormwater Drainage Improvement Project	3,000,000
80256	2020 Stormwater Drainage Improvement Project	3,000,000
82065	Mission Road – 119 th to 127 th Improvement Project	1,610,000
82074	Mission Road – 92 nd to North Boundary of Ranchmart Center Improvement Project	<u>960,000</u>
Total Estimated Improvement Fund Deposit:		\$30,370,000

WHEREAS, the City has previously issued the following temporary notes to temporarily finance a portion of the costs of the Improvements (the “Existing Notes”):

<u>Series</u>	<u>Dated Date</u>	<u>Maturity Date</u>	<u>Outstanding Amount</u>
2018-1	August 29, 2018	September 1, 2019	\$23,470,000

; and

WHEREAS, the City proposes to issue its general obligation temporary notes in order to provide cash funds to meet its obligations incurred in connection with constructing certain Improvements prior to the completion thereof and to retire a portion of the Existing Notes; and

WHEREAS, the City has previously issued and has outstanding Taxable General Obligation Improvement Bonds, Series 2011-A in the aggregate principal amount of \$5,155,000, and due to the current interest rate environment, the City has the opportunity and intends to issue its general obligation refunding bonds in order to achieve an interest cost savings on a portion of the debt represented by such general obligation bonds as follows (the “Refunded Bonds”):

<u>Description</u>	<u>Series</u>	<u>Dated Date</u>	<u>Years</u>	<u>Amount</u>
Taxable General Obligation Improvement Bonds	2011-A	August 15, 2011	2019 to 2026	\$2,415,000

; and

WHEREAS, the City desires to issue its general obligation bonds in order to refund the Refunded Bonds; and

WHEREAS, the City has selected the firm of George K. Baum & Company, Kansas City, Missouri (the “Financial Advisor”), as financial advisor for one or more series of temporary notes and bonds of the City; and

WHEREAS, the City desires to authorize the Financial Advisor to proceed with the offering for sale of said temporary notes and bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the City is to prepare and distribute a preliminary official statement relating to said general obligation temporary notes and general obligation bonds; and

WHEREAS, the City desires to authorize the Financial Advisor and Gilmore and Bell, P.C. (“Bond Counsel”) to proceed with the preparation of a preliminary official statement and notice of sale and to authorize the distribution thereof and all other preliminary actions necessary to sell said general obligation temporary notes and general obligation bonds.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, AS FOLLOWS:

Section 1. The City is hereby authorized to offer at competitive public sale one or more series of general obligation bonds (the “Bonds”) and general obligation temporary notes (the “Notes”), all to provide funds to: (a) retire the Existing Notes, (b) finance the cost of the Improvements, and (c) to refund the Refunded Bonds.

Section 2. The Mayor, City Clerk, and City Finance Director are hereby authorized to cause to be prepared a Preliminary Official Statement, and such officials and other representatives of the City are hereby authorized to use such document in connection with the offering for sale of the Bonds and Notes.

Section 3. The Mayor, City Clerk and City Finance Director in conjunction with the Financial Advisor and Bond Counsel, are hereby authorized and directed to give notice of said sale by publication of Notice of Sale or a summary thereof as may be required to law and by distributing copies of the Notice of Sale and Preliminary Official Statement to prospective purchasers of the Notes and the Bonds. Proposals for the purchase of the Notes and the Bonds shall be submitted upon the terms and conditions set forth in said Notice of Sale, and shall be delivered to the Governing Body at its meeting to be held on the date shown in said Notice of Sale, at which meeting the Governing Body shall review such bids and shall award the sale of the Notes and the Bonds or reject all bids.

Section 4. For the purpose of enabling the purchaser(s) of the Bonds and Notes to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "**Rule**"), the Mayor, City Clerk and City Finance Director are hereby authorized: (a) to approve the form of said Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as **Exhibit A** as approval of the Preliminary Official Statement, such officials' signature thereon being conclusive evidence of such officials' and the City's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the purchaser(s) to comply with the requirement of the Rule.

Section 5. The City agrees to provide to the purchaser(s) within seven business days of the date of the sale of Bonds and Notes or within sufficient time to accompany any confirmation that requests payment from any customer of the purchaser(s), whichever is earlier, sufficient copies of the final Official Statement to enable the purchaser(s) to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, City Clerk and City Finance Director, and the other officers and representatives of the City, the Financial Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Notes and the Bonds. Such officials are also directed and authorized to make provision for payment and/or redemption of the Existing Notes and Refunded Bonds from proceeds of the Notes and the Bonds and other available funds.

Section 7. That in anticipation of the sale of the Bonds, the Governing Body hereby finds it necessary and advisable and the City hereby elects to redeem all or a portion of the Refunded Bonds on September 1, 2019 or as soon thereafter as practical (the exact maturities and amounts to be determined by the Director of Finance in consultation with the City's Financial Advisor).

The Mayor and City Clerk of the City are hereby authorized and directed to cause notice of redemption of the Refunded Bonds to be given in accordance with the resolution authorizing the issuance of the Refunded Bonds, such notice in substantially the form attached hereto as **Exhibit B** and such redemption of such Refunded Bonds to be conditioned upon the consummation of the sale and delivery of the Bonds.

Section 8. This Resolution shall be in full force and effect from and after its adoption.

APPROVED by the Governing Body this 1st day of July, 2019.

SIGNED by the Mayor this 1st day of July, 2019.

(Seal)

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Bond Counsel

EXHIBIT A
CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL

_____, 2019

To: _____
_____, _____

_____, _____

Re: City of Leawood, Kansas, General Obligation Temporary Notes, Series 2019-1
City of Leawood, Kansas, Taxable General Obligation Refunding Bonds, Series 2019-A

The undersigned are the duly acting Mayor and City Clerk of the City of Leawood, Kansas (the “**City**”), and are authorized to deliver this Certificate to the addressee(s) (the “**Purchaser(s)**”) on behalf of the City. The City has heretofore caused to be delivered to the Purchaser(s) copies of the Preliminary Official Statement (the “**Preliminary Official Statement**”) relating to the above-referenced notes and bonds (the “**Obligations**”).

For the purpose of enabling the Purchaser(s) to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the “**Rule**”), the City hereby deems the information regarding the City contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Obligations depending on such matters.

Very truly yours,

CITY OF LEAWOOD, KANSAS

By: _____
Title: Mayor

By: _____
Title: City Clerk

EXHIBIT B

FORM OF CONDITIONAL NOTICE OF REDEMPTION OF REFUNDED BONDS

**CONDITIONAL NOTICE OF CALL FOR REDEMPTION
TO THE REGISTERED OWNERS OF
CITY OF LEAWOOD, KANSAS
TAXABLE GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2011-A
DATED AUGUST 15, 2011**

MATURING IN THE YEARS 2019 THROUGH 2026, INCLUSIVE

Notice is hereby given by the undersigned on behalf of the City of Leawood, Kansas (the "City") that pursuant to an Ordinance and related Resolution of the City, the following described Taxable General Obligation Improvement Bonds, Series 2011-A, dated August 15, 2011, scheduled to mature on September 1 in the years 2019 through 2026, inclusive, in the aggregate principal amount of \$2,760,000 (the "Refunded Bonds"), have been called for redemption and payment and shall be redeemed on September 1, 2019 (the "Redemption Date"), at the principal office of the Treasurer of the State of Kansas (the "Bond Registrar" and "Paying Agent").

The stated maturity, bond numbers, aggregate principal amounts, interest rates and CUSIP numbers of bonds hereby called for redemption are as follows:

<u>Bond Number</u>	<u>Stated Maturity</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP Number</u>
R-8	9/1/2019	\$345,000	2.60%	522364 V96
R-9	9/1/2020	345,000	2.90	522364 W20
R-10	9/1/2021	345,000	3.15	522364 W38
R-11	9/1/2022	345,000	3.40	522364 W46
R-12	9/1/2023	345,000	3.55	522364 W53
R-13	9/1/2024	345,000	3.80	522364 W61
R-14	9/1/2025	345,000	4.00	522364 W79
R-15	9/1/2026	345,000	4.15	522364 W87

On the Redemption Date, there shall become due and payable, upon presentation and surrender of each of the Refunded Bonds, the redemption price thereof equal to 100% of the principal amount thereof together with accrued interest to the Redemption Date. Interest on the Refunded Bonds shall cease to accrue from and after the Redemption Date.

This notice and the redemption of the Refunded Bonds is conditioned upon the consummation of the sale of certain Series 2019-A Bonds by the City to provide funds for the redemption of the Refunded Bonds and receipt by the undersigned Paying Agent of sufficient monies to effect such redemption.

The Refunded Bonds shall be submitted to The Office of the State Treasurer of the State of Kansas, 900 S.W. Jackson, Topeka, Kansas 66612-1235 Attention: Fiscal Agency. For prompt payment, please submit called Refunded Bonds two weeks prior to the Redemption Date.

Dated: _____, 2019.

State Treasurer of the State of Kansas, as Paying Agent

Under the provisions of the Jobs Growth and Tax Reconciliation Act of 2005, paying agents making payments of principal on municipal securities will be obligated to withhold a percentage of the payment of principal to owners who have failed to provide the paying agent with a valid Tax Identification Number. Owners of the above described securities will avoid such withholding by providing a certified Taxpayer Identification Number when presenting securities for payment.

CUSIP numbers appearing herein are included solely for the convenience of the holders of the Bonds. The Trustee is not responsible for the use of the selection of the CUSIP numbers, nor is any representation made as to the correctness of such CUSIP numbers on the Bonds or as indicated in any notice of redemption.

The City of Leawood, Kansas hereby authorizes the State Treasurer of the State of Kansas to send the foregoing Notice of Redemption to the registered owners of the Series 2011-A Bonds.

CITY OF LEAWOOD, KANSAS

Peggy J. Dunn, Mayor

NOTICE OF SALE

CITY OF LEAWOOD, KANSAS

**\$ _____
GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2019-1**

**(GENERAL OBLIGATIONS PAYABLE
FROM UNLIMITED AD VALOREM TAXES)**

Bids. Sealed, facsimile and electronic (as explained below) bids for the purchase of \$ _____ General Obligation Temporary Notes, Series 2019-1 (the “**Series 2019-1 Notes**” or the “**Notes**”), of the City of Leawood, Kansas (the “**City**”) will be received (1) in the case of sealed and facsimile bids by the City Finance Director at the address and fax number hereinafter set forth and (2) in the case of electronic bids through *PARITY*[®] electronic bid submission system (“*PARITY*”), on the date (the “**Sale Date**”) and until the times (the “**Submittal Hour**”) as follows:

Monday, August 12, 2019

<u>Series</u>	<u>Submittal Hour</u> <u>(Central Time)</u>
Series 2019-1 Notes	10:30 a.m.

at which times all such bids will be publicly read and evaluated, and the award to the successful bidder (the “**Successful Bidder**”) will be acted upon by the Governing Body of the City at its meeting to be held at 7:30 p.m. local time that day. No oral or auction bids will be considered. Capitalized terms not otherwise defined herein shall have the meanings set forth in the hereinafter referenced Preliminary Official Statement relating to the Notes.

Series 2019-1 Notes Details. The Series 2019-1 Notes will be dated as of the date of delivery (the “**Dated Date**”) to the original purchasers of the Series 2019-1 Notes from the City and will become due on September 1, 2020. The Series 2019-1 Notes will bear interest from the Dated Date at the rate determined when the Series 2019-1 Notes are sold. Interest on the Series 2019-1 Notes will be payable on March 1, 2020 and at maturity on September 1, 2020 (the “**Interest Payment Date(s)**”). The Series 2019-1 Notes will consist of fully registered notes in the denomination of \$5,000 or any integral multiple thereof (the “**Authorized Denominations**”).

Redemption of Series 2019-1 Notes Prior to Maturity. The Series 2019-1 Notes shall not be subject to redemption prior to maturity.

Place of Payment. The principal of and interest on the Series 2019-1 Notes will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the “**Paying Agent**” and “**Note Registrar**”). Interest on the Series 2019-1 Notes will be paid on the basis of a 360-day year consisting of twelve

30-day months. The principal of the Series 2019-1 Notes at maturity will be payable at the principal office of the Paying Agent to the registered owners appearing on the registration books (the “**Note Register**”) maintained by the Note Registrar (the “**Registered Owner**”) upon presentation and surrender of the Series 2019-1 Notes for payment and cancellation. Interest on each of the Series 2019-1 Notes will be payable to the Registered Owner of such Note as of the fifteenth day (whether or not a business day) of the calendar month next preceding each Interest Payment Date (the “**Record Date**”) (a) mailed by the Paying Agent to the address of such Registered Owner as shown on the Note Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Registered Owner of \$500,000 or more in aggregate principal amount of Series 2019-1 Notes, by wire transfer to such Registered Owner upon written notice given to the Paying Agent by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the wire transfer address to which such Registered Owner wishes to have such wire directed.

Note Registration. The Series 2019-1 Notes will be registered pursuant to a plan of registration approved by the City and the Attorney General of the State of Kansas. The City will pay for the fees of the Note Registrar for registration and transfer of the Series 2019-1 Notes and will also pay for printing a reasonable supply of registered note blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Note Registrar, will be the responsibility of the Registered Owners.

Book-Entry Only System. The Series 2019-1 Notes will initially be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“**DTC**”). Individual purchases of Series 2019-1 Notes will be made in book-entry form only. Purchasers of Series 2019-1 Notes will not receive certificates representing their interest in Series 2019-1 Notes purchased. During the term of the Series 2019-1 Notes, so long as the book-entry-only system is continued, the City will make payments of principal of, premium, if any, and interest on the Series 2019-1 Notes to DTC or its nominee as the Registered Owner of the Series 2019-1 Notes, DTC will make book-entry-only transfers among its participants and receive and transmit payment of principal of, premium, if any, and interest on the Series 2019-1 Notes to its participants who shall be responsible for transmitting payments to beneficial owners of such Series 2019-1 Notes in accordance with agreements between such participants and the beneficial owners. The City will not be responsible for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. In the event that: (a) DTC determines not to continue to act as securities depository for the Series 2019-1 Notes, or (b) the City determines that continuation of the book-entry-only form of evidence and transfer of ownership of the Series 2019-1 Notes would adversely affect the interests of the beneficial owners of the Series 2019-1 Notes, the City will discontinue the book-entry-only form of registration with DTC. If the City fails to identify another qualified securities depository to replace DTC, the City will cause to be authenticated and delivered to the beneficial owners replacement Series 2019-1 Notes in the form of fully registered certificates. Reference is made to the Preliminary Official Statement for further information regarding the book-entry-only system of registration of the Series 2019-1 Notes and DTC.

Authority, Purpose and Security. The Series 2019-1 Notes are being issued pursuant to the laws of the State of Kansas, including without limitation K.S.A. 10-101, *et seq.*, and in particular K.S.A. 10-123, K.S.A. 10-620 *et seq.*, K.S.A. 12-614, *et seq.*, K.S.A. 12-685, *et seq.*, K.S.A. 12-1736 *et seq.*, K.S.A. 13-1055a and K.S.A. 13-1055b, Article 12, Section 5 of the Constitution of the State of Kansas and the City's Charter Ordinance No. 33, each as amended and supplemented, for the purpose of paying the cost of the initial design and construction of a new fire station, a park maintenance facility and certain street, storm drainage and other related public improvements in the City. The Series 2019-1 Notes and the interest thereon will constitute general obligations of the City. The Series 2019-1 Notes are payable as to both principal and interest from proceeds of future general obligation bonds or notes of the City, and if not so paid, shall be payable from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the City. The full faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Series 2019-1 Notes as the same become due.

BIDS FOR NOTES

Submission of Bids. Bids for the Notes shall be submitted as follows: All sealed and facsimile bids must be submitted on the Official Bid Form which may be procured from the City Finance Director or the City's financial advisor, George K. Baum & Company, Kansas City, Missouri (the "**Financial Advisor**") and shall be addressed to the undersigned, and marked "**Proposal for General Obligation Temporary Notes, Series 2019-1.**" No additions or alterations in such forms shall be made and any erasures may cause rejection of any bid. Sealed bids must be submitted to the City Finance Director at the address shown. Facsimile bids should not be preceded by a cover sheet and should be sent only once to the City Finance Director at (913) 339-6781. Electronic bids must be submitted via *PARITY* and must be submitted in accordance with its Rules of Participation as well as the provisions of this Notice of Sale. If provisions of this Notice of Sale conflict with those of *PARITY*, this Notice of Sale shall control. Bids must be received prior to the Submittal Hour on the Sale Date accompanied by the Deposit (as herein defined), which may be submitted separately as described below. The City and the City's Financial Advisor shall not be responsible for any failure, misdirection, delay or error in the means of transmission selected by the bidder.

PARITY®. Information about the electronic bidding services of *PARITY*® may be obtained from i-Deal LLC, 1359 Broadway, 3rd Floor, New York, New York 10018 and/or at parity@i-deal.com. Contact *PARITY*® Customer Support at (212) 849-5021 for an i-Deal user name and password which will enable you to access *PARITY*®.

Conditions of Bids. Proposals will be received for the Series 2019-1 Notes bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions:

Proposals will be received for the Series 2019-1 Notes bearing such rate of interest as may be specified by the bidder(s) subject to the following conditions: (a) the same interest rate shall apply to all Series 2019-1 Notes; (b) no interest rate shall exceed ____ percent (____%); (c) no zero interest rate will be considered; (d) the interest rate specified shall be a multiple of one-eighth (1/8th) or one-one hundredth (1/100th) of one percent (1.00%); and

(e) no supplemental interest payments will be considered. No bid of less than ____% of the principal amount of the Series 2019-1 Notes and accrued interest thereon to the date of delivery, will be considered. Bids for less than the entire series of such Series 2019-1 Notes will not be considered.

Each bid for the Series 2019-1 Notes must specify the total interest cost (expressed in dollars) to the City during the term of such Series 2019-1 Notes on the basis of such bid, the discount, if any, the premium, if any, offered by the bidder, and the net interest cost to the City on the basis of such bid, all certified by the bidder to be correct, and the City will be entitled to rely on the certificate of correctness of the bidder. Each bid for the Series 2019-1 Notes must also specify the average annual net interest rate to the City on the basis of such bid.

The bidder shall certify to the City the correctness of the information contained in the Official Bid Form, and the City will be entitled to rely on the certificate of correctness of the bidder. Each bidder of the Notes agrees that, if it is awarded the Notes, it will provide the certification as to the issue price described under the caption “**Establishment of Issue Price**” in this Notice.

Good Faith Deposit. Each bid for the Notes shall be accompanied by a good faith deposit as follows:

Checks Received by 10:30 a.m. on Sale Date. Unless a wire transfer of funds is provided as described in the next paragraph, each bid shall be accompanied by a cashier's or certified check drawn on a bank located in the United States of America in the amount of \$ _____ * (1.00% of the principal amount of the Series 2019-1 Notes offered for sale) (the “**Notes Good Faith Deposit**”) payable to the order of the City to secure the City from any loss resulting from the failure of the bidder to comply with the terms of its bid. Good-faith checks submitted by unsuccessful bidders will be returned.

Wire Transfers Received by 1:00 p.m. on Sale Date. In lieu of submitting a check with a bid prior to the sale, a bidder may elect to submit the Notes Good Faith Deposit in the amount previously specified by wire transfer of same-day funds if such bidder is notified by the City following the sale that the bidder has submitted the apparent best bid for the Notes. The City agrees to use its best efforts to notify the bidder of the apparent best bid by no later than 11:00 a.m. on the date of the sale by telephoning the representative of the bidder at the telephone number indicated on the bid form for such bidder and to provide such bidder with wire instructions at that time. The wire transfer of the good faith amount by such bidder must be received by the City **by no later than 1:00 p.m.** on the Sale Date. The wire transfer identification information is to include the following identification: Ref: City of Leawood, Kansas, Good Faith Deposit, Series 2019-1 Notes. Contemporaneously with such wire transfer, the bidder shall send an email to dawnl@leawood.org the following information: (i) indication that a wire transfer has been made; (ii) the amount of the wire transfer and (iii) the wire transfer federal reference number.

*Subject to change.

Disposition of Good Faith Deposits. If a bid for the Notes is accepted, the associated good faith deposit will be held by the City until the respective bidder has complied with all of the terms and conditions of this Notice at which time the good faith deposit will be deducted from the applicable purchase price. If a bid for the Notes is accepted but the City fails to deliver the Notes to the respective bidder in accordance with the terms and conditions of this Notice the good faith deposit will be returned to the respective bidder. If a bid for the Notes is accepted but the respective bidder defaults in the performance of any of the terms and conditions of this Notice, the associated good faith deposit will be retained by the City. No interest will be paid upon the Successful Bidder' good faith deposits.

Basis of Award. Subject to the timely receipt of the Good Faith Deposit as set forth above, the award of the Notes will be made on the basis of the lowest net interest cost (“NIC”) (expressed in dollars) to the City, which will be determined by subtracting the amount of the premium bid, if any, from or adding the amount of discount, if any, to the total interest cost to the City. If there is any discrepancy between the NIC and the interest rate and premium/discount specified, the interest rate and the premium/discount specified shall govern and the NIC specified in the bid shall be adjusted accordingly. If two or more proper bids providing for identical amounts for the lowest NIC are received, the Governing Body will determine by lot which bid, if any, will be accepted, and its determination is final.

The City reserves the right to reject any and/or all bids and to waive any irregularities in a submitted bid. Any bid for the Notes received after the Submittal Hour on the Sale Date will not be considered. Any disputes arising hereunder shall be governed by the laws of the State of Kansas, and each party submitting a bid agrees to be subject to jurisdiction and venue of the federal and state courts within Kansas with regard to such dispute. The City’s acceptance, including electronic acceptance through *PARITY*, of the Successful Bidder’s proposal for the purchase of any of the Notes in accordance with this Notice of Sale shall constitute a contract between the City and the Successful Bidder for the purposes of Rule 15c2-12 of the Securities and Exchange Commission (the “**Rule 15c2-12**”) and Rule G-32 of the Municipal Securities Rulemaking Board and a bond purchase agreement for purposes of the laws of the State of Kansas.

CUSIP Numbers. It is anticipated that CUSIP identification numbers will be printed on or assigned to the Notes, but neither the failure to print such number on or assign such number to any Note nor any error with respect thereto will constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes in accordance with the terms of this Notice. All expenses in relation to the assignment and printing of CUSIP numbers on the Notes will be paid by the City.

Delivery and Payment. The City will pay for preparing the Notes. The Notes will be delivered in book-entry form only through the facilities of The Depository Trust Company, New York, New York, on or about August 29, 2019. The Successful Bidder will be furnished with a certified transcript of the proceedings evidencing the authorization and issuance of the Notes and the customary closing documents, including a certificate that there is no litigation pending or threatened at the time of delivery of the Notes affecting their validity and a certificate regarding the completeness and accuracy of the Official Statement. Payment for the Notes must be made in funds immediately subject to use by the City by

approximately 10:00 a.m., local time, on the day for delivery. The City will deliver one Note for each maturity registered in the nominee name of DTC.

Establishment of Issue Price.

In order to provide the City with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the “**Code**”), the Successful Bidder will be required to assist the City in establishing the “issue price” of the Notes and complete, execute and deliver to the City prior to the Closing Date, a written certification in a form acceptable to the Successful Bidder, the City and Bond Counsel (the “**Issue Price Certificate**”) containing the following for each maturity of the Notes: (1) the interest rate; (2) the reasonably expected initial offering price to the “public” (as said term is used in Treasury Regulation Section 1.148-1(f) (the “**Regulation**”)) or the sale price; and (3) pricing wires or equivalent communications supporting such offering or sale price. However, such Issue Price Certificate may indicate that the Successful Bidder has purchased the Notes for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Notes for sale to the public. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received by the Financial Advisor or Bond Counsel on behalf of the City.

The City intends that the sale of the Notes pursuant to this Notice shall each constitute a “**competitive sale**” as defined in the Regulation. In support thereof: (1) the City shall cause this Notice to be disseminated to potential bidders in a manner reasonably designed to reach potential bidders; (2) all bidders shall have an equal opportunity to submit a bid; (3) the City reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal securities such as the Notes; and (4) the City anticipates awarding the sale of the Notes to the bidder that provides the lowest bid as set forth in the section entitled “**BASIS OF AWARD.**”

Any bid submitted pursuant to this Notice shall be considered a firm offer for the purchase of the Notes as specified therein. The Successful Bidder shall constitute an “underwriter” as said term is defined in the Regulation. By submitting its bid, each bidder confirms (1) that it shall require any agreement among underwriters, a selling group agreement or other agreement to which it is a party relating to the initial sale of the Notes, to include provisions requiring compliance with provisions of the Code and the Regulation regarding the initial sale of the Notes, and (2) that it has an established industry reputation for underwriting municipal securities such as the Notes.

If all of the requirements of a “competitive sale” are not satisfied, the City shall advise the Successful Bidder of such fact at the time of award of the sale of the Notes to the Successful Bidder and the following provisions shall apply to the Notes. ***In such event, any bid submitted will not be subject to cancellation or withdrawal.*** Within twenty-four (24) hours of the notice of award of the sale of the Notes, the Successful Bidder shall advise the City if a “substantial amount” (as defined in the Regulation (10%)) of the Notes has been sold to the public and the price at which such substantial amount was sold. The City will treat such sale price as the “issue price.” The City will ***not*** require the Successful Bidder to

comply with that portion of the Regulation commonly described as the “hold-the-offering-price” requirement, but the Successful Bidder may elect such option. If the Successful Bidder exercises the “hold -the-offering-price” option, the City will apply the initial offering price to the public provided in the bid as the issue price. If the Successful Bidder does not exercise the “hold-the-offering-price” option, it shall thereafter promptly provide the City the prices at which a substantial amount of the Notes are sold to the public. ***Any change in the issue price of any of the Notes after the Submittal Hour will not affect the purchase price for the Notes submitted in the bid of the Successful Bidder.***

In conjunction with (i) an audit or inquiry by the Internal Revenue Service or the Securities and Exchange Commission relating to the pricing of the Notes, or (ii) the implementation of future regulation or similar guidance from the Internal Revenue Service, the Securities and Exchange Commission or other federal or state regulatory authority regarding the retention of pricing data for the Notes, at the request of the City, the Successful Bidder will provide information explaining the factual basis for the Successful Bidder’s representations in the Successful Bidder’s Receipt relating to the pricing of the Notes, other than information that would identify customers (e.g., name or account number). This agreement by the Successful Bidder to provide such information will continue to apply after the Closing Time but shall not extend to any customer data or other confidential or proprietary information of the Successful Bidder.

ADDITIONAL INFORMATION

Ratings. The City has applied to Moody's Investors Service (“**Moody’s**”) for ratings on the Notes.

The outstanding general obligation temporary notes of the City are rated “MIG 1” by Moody’s.

Such applications and ratings are further described in the City's Preliminary Official Statement relating to the Notes, copies of which may be obtained from the City or the City's Financial Advisor.

Official Statement. The City has prepared a Preliminary Official Statement dated _____, 2019, with respect to the Notes, “deemed final” by the City except for the omission of certain information as provided in Rule 15c2-12, copies of which may be obtained from the City Clerk. Upon the sale of the Notes, the City will adopt the final Official Statement and will furnish the Successful Bidder, within seven business days of the award of the bids, with a reasonable number of Official Statements at the City's expense. Additional copies may be ordered by a successful bidder at its expense.

Assessed Valuation and Bonded Indebtedness. The equalized assessed valuation of the City for 2018 for computation of bonded debt limitations in 2019 is \$_____.

The total general obligation indebtedness of the City as of the date of the Notes, including the Notes being sold but excluding the temporary notes to be retired or refunded with the proceeds of the Notes, is \$_____.

Legal Matters. The Notes will be sold subject to the approving legal opinion of Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel, which opinion will be furnished and paid for by the City, will accompany the Notes and be delivered to the Successful Bidder when such Notes are delivered. The opinion will also include the opinion of Bond Counsel relating to the exclusion of the interest on the Notes from gross income for federal income tax purposes and from computation of Kansas adjusted gross income on all Notes. Reference is made to the Preliminary Official Statement for further discussion of federal and Kansas income tax matters relating to the interest on the Notes.

Continuing Disclosure. In the Note Ordinance, the City will covenant and agree to provide certain annual financial information and operating data and notices of certain events necessary to comply with Rule 15c2-12, as more particularly described in the Preliminary Official Statement with respect to the Notes.

Additional Information. Additional copies of this Notice of Sale, Official Bid Forms or further information may be obtained from the undersigned or George K. Baum & Company, Plaza Colonnade, 4801 Main Street, Suite 500, Kansas City, Missouri 64112 (816-474-1100), the City's Financial Advisor.

Dated: _____, 2019. **CITY OF LEAWOOD, KANSAS**

/s/ Dawn Long
Finance Director
City of Leawood, Kansas
City Hall
4800 Town Center Drive
Leawood, Kansas 66211
Telephone: (913) 339-6700
Fax: (913) 339-6781

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on the Notes [(including any original issue discount properly allocable to an owner thereof)] (1) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax, (2) is exempt from income taxation by the State of Kansas. The Notes have not been designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See TAX MATTERS – "Opinion of Bond Counsel" herein.

New Issues
Book-Entry Only
Not Bank Qualified

Note Rating: "Applied For"

CITY OF LEAWOOD, KANSAS	
\$30,370,000*	\$2,465,000*
GENERAL OBLIGATION TEMPORARY NOTES SERIES 2019-1	TAXABLE GENERAL OBLIGATION REFUNDING BONDS SERIES-A

Dated: Date of Delivery

Due: As Shown Herein

The Series 2019-1 Notes (the "Notes") and the Series 2019-A Bonds (collectively, the "Bonds", and together with the Notes sometimes referred to herein as the "Securities") will be issued as fully registered notes/bonds, without coupons, in the denomination of \$5,000 or any integral multiple thereof. The Notes and Bonds shall be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York, to which payment of principal and interest will be made. Principal of and interest on the Notes and Bonds will be payable by check, draft, or wire transfer from the State Treasurer of Kansas (the "Note Paying Agent" and the "Bond Paying Agent") to DTC. Purchases of Notes and Bonds will be made in book-entry form. Purchasers will not receive certificates representing their interest in the Notes and Bonds purchased.

Interest on the Notes will be payable March 1, 2020 and at maturity on September 1, 2020. The Notes are not subject to redemption prior to maturity. See THE NOTES – "Redemption Provisions" herein.

Interest on the Bonds will be payable on each March 1 and September 1, beginning on March 1, 2018. The Bonds are not subject to redemption prior to maturity. See THE BONDS – "Redemption Provisions" herein.

MATURITY SCHEDULES
(see inside front cover)

The Notes and the Bonds and interest thereon constitute general obligations of the City and are payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all taxable tangible property within the territorial boundaries of the City. The Notes and interest thereon are further payable from proceeds of future general obligation bonds or notes of the City. The Series 2019-B Bonds and interest thereon are further payable in part from special assessments levied against certain benefited properties. See THE NOTES - "Security" and THE BONDS – "Security" herein.

The Notes and Bonds are offered when, as and if issued by the City and received by the Underwriters subject to the approval of Bond Counsel. It is expected that the Notes and Bonds will be available for delivery through the facilities of DTC on or about August 29, 2019.

THIS COVER PAGE CONTAINS INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THE ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

*Preliminary; subject to change

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This Preliminary Official Statement is intended solely for solicitation of initial bids to purchase the Bonds.

\$2,465,000⁽¹⁾
GENERAL OBLIGATION NOTES
SERIES 2019-1

NOTES

<u>Maturity</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>Base CUSIP⁽²⁾ 522364</u>
09-01-2020	\$30,370,000			

The Notes are not subject to optional redemption. See THE NOTES – “Redemption Provisions”.

\$1,870,000⁽¹⁾
TAXABLE GENERAL OBLIGATION REFUNDING BONDS
SERIES 2019-A

SERIAL BONDS

<u>Maturity</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>Base CUSIP⁽²⁾ 522364</u>
09-01-2020	\$360,000			
09-01-2021	360,000			
09-01-2022	355,000			
09-01-2023	355,000			
09-01-2024	350,000			
09-01-2025	345,000			
09-01-2026	340,000			

The Bonds are not subject to optional redemption. See THE BONDS – “Redemption Provisions”.

⁽¹⁾Preliminary; subject to change

⁽²⁾CUSIP numbers have been assigned to this issue by Standard & Poor's CUSIP Service Bureau, a division of S&P Global, Inc., and are included solely for the convenience of the Owners of the Bonds. Neither the issuer nor the Underwriter shall be responsible for the selection or correctness of the CUSIP numbers set forth above.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE NOTES AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE NOTES HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED. THE NOTES ARE OFFERED PURSUANT TO AN EXEMPTION FROM REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE NOTES IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF THE JURISDICTIONS IN WHICH THESE SECURITIES HAVE BEEN REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE JURISDICTIONS NOR ANY OF THEIR AGENCIES HAVE GUARANTEED OR PASSED UPON THE SAFETY OF THE NOTES AS AN INVESTMENT, UPON THE PROBABILITY OF ANY EARNINGS THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT CONTAINS STATEMENTS THAT ARE "FORWARD-LOOKING STATEMENTS" AS DEFINED IN THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995. WHEN USED IN THIS OFFICIAL STATEMENT, THE WORDS "ESTIMATE," "INTEND," "EXPECT" AND SIMILAR EXPRESSIONS ARE INTENDED TO IDENTIFY FORWARD-LOOKING STATEMENTS. SUCH STATEMENTS ARE SUBJECT TO RISKS AND UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE CONTEMPLATED IN SUCH FORWARD-LOOKING STATEMENTS. READERS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE ON THESE FORWARD-LOOKING STATEMENTS, WHICH SPEAK ONLY AS OF THE DATE HEREOF.

THIS PRELIMINARY OFFICIAL STATEMENT IS DEEMED TO BE FINAL (EXCEPT FOR PERMITTED OMISSIONS) BY THE CITY FOR PURPOSES OF COMPLYING WITH RULE 15c2-12 OF THE SECURITIES AND EXCHANGE COMMISSION.

IN MAKING AN INVESTMENT DECISION INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE CITY AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED.

CITY HALL
4800 Town Center Drive
Leawood, Kansas 66211
913-339-6700

CITY COUNCIL

Peggy Dunn, Mayor
Debra Filla, Councilmember
Andrew Osman, Councilmember
Lisa Harrison, Councilmember
Jim Rawlings, Councilmember
Chuck Sipple, Councilmember
Julie Cain, Councilmember
James Azeltine, Councilmember
Mary Larson, Councilmember

CITY STAFF

Scott M. Lambers, City Administrator
Dawn Long, Finance Director/Treasurer
Patricia A. Bennett, City Attorney
Debra Harper, City Clerk
David Ley, Public Works Director

BOND COUNSEL

Gilmore & Bell, P.C.
Kansas City, Missouri

MUNICIPAL ADVISOR

George K. Baum & Company
Kansas City, Missouri

No person has been authorized by the City or the Underwriters to give any information or to make any representations with respect to the Notes and Bonds to be issued other than those contained in this Official Statement, and if given or made, such other information or representations not so authorized must not be relied upon as having been given or authorized by the City or the Underwriters.

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All financial and other information presented herein, except for information expressly attributed to other sources, has been provided by the City from its records and is intended to show recent historic information. Such information is not guaranteed as to accuracy or completeness. No representation is made that past performance, as might be shown by such financial and other information, will necessarily continue or be expected in the future. All descriptions of laws and documents contained herein are only summaries and are qualified in their entirety by reference to such laws and documents. Information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale of the Notes and Bonds shall, under any circumstances, create any implication that the information contained herein has remained unchanged since the respective dates as of which such information is given.

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CITY OF LEAWOOD, KANSAS
\$30,370,000*
GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2019-1

\$2,465,000*
TAXABLE GENERAL OBLIGATION REFUNDING BONDS
SERIES 2019-A

INTRODUCTORY STATEMENT

General

The purpose of this Official Statement is to present certain information concerning the City of Leawood, Kansas (the "City"), and the issuance of its General Obligation Temporary Notes, Series 2019-1 (the "Notes") and its General Obligation Refunding and Improvement Bonds, Series 2019-A (the "Bonds"), both dated August 29, 2019. The Notes are being issued to provide construction period funding for certain capital improvements within the City. The Bonds will be used to refund the callable portion of the City's outstanding Series 2011-A bond issue. See THE FINANCING PLAN herein.

The Notes and the Bonds and interest thereon constitute general obligations of the City and are payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all taxable tangible property within the territorial boundaries of the City. The Notes and interest thereon are further payable from proceeds of future general obligation bonds or notes of the City. The Series 2017-B Bonds and interest thereon are further payable from special assessments levied against certain benefited properties. See THE NOTES - "Security" and THE BONDS - "Security" herein.

APPENDIX C, containing selected financial data relating to the City, is an integral part of this Official Statement and should be read in its entirety.

All financial and other information presented herein has been compiled by the Financial Advisor, George K. Baum & Company, Kansas City, Missouri. Such information has been provided by the City and other sources deemed to be reliable. The presentation of information herein is intended to show recent historic information and is not intended to indicate future or continuing trends in the financial position or other affairs of the City. Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel, has not assisted in the preparation of this Official Statement, except for the sections titled "INTRODUCTORY STATEMENT", "THE NOTES", "THE BONDS", "LEGAL MATTERS", "TAX MATTERS", and "APPENDIX B" and, accordingly, expresses no opinion as to the accuracy or sufficiency of any other information contained herein.

Definitions

Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the resolution of the governing body of the City authorizing the Notes (the "Note Resolution"). Copies of the Note Resolution are available upon request to the City.

Additional Information

Additional information regarding the City, the Notes or the Bonds may be obtained from George K. Baum & Company, 4801 Main Street, Suite 500, Kansas City, Missouri 64112, telephone 816/474-1100.

*Preliminary; subject to change

THE NOTES

Authority

The Notes are issued pursuant to and in full compliance with the Constitution and statutes of the State of Kansas, including [____], all as amended and supplemented from time to time (collectively the "Act"), and a resolution adopted by the governing body of the City on [____], 2019, 2019 (the "Note Resolution").

Security

The Notes shall be general obligations of the City payable as to both principal and interest from the proceeds of the City's general obligation bonds, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the City. The full faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Notes as the same become due.

Description

The Notes shall consist of fully registered book-entry-only notes in the denomination of \$5,000 or any integral multiples thereof (the "Authorized Denomination") and shall be numbered in such manner as the Note Registrar shall determine. All of the Notes shall be dated August 29, 2019 (the "Dated Date"), shall become due in the amount on the Stated Maturity, subject to redemption and payment prior to the Stated Maturity, and shall bear interest at the rate per annum set forth on the cover page of this Official Statement. The Notes shall bear interest (computed on the basis of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner hereinafter set forth.

Redemption Provisions

The Notes are not subject to optional redemption and payment prior to maturity.

Registration and Transfer

As long as any Note remains outstanding, the Note Paying Agent will maintain a note register in which all transfers and exchanges of the Notes will be registered. All Notes presented for transfer or exchange must be accompanied by a written instrument of transfer or authorization for exchange in a form and with guarantee of a signature satisfactory to the Note Paying Agent. Notes may be exchanged for Notes in the same aggregate principal amount upon presentation to the Note Paying Agent, and upon payment of any tax, fee or other governmental charge required to be paid with respect to any such registration, exchange, or transfer. The foregoing provisions for the registration transfer and exchange of the Notes will not be applicable to Beneficial Owners of the Notes so long as the Notes are subject to the DTC or other book-entry only system.

THE BONDS

Description

The Bonds will be issued in separate series in the principal amounts shown on the cover page hereof, will be dated the Dated Date, and will consist of fully registered bonds without coupons. When issued, the Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Purchases of the Bonds will be made in book-entry only form as described herein (without certificates) in the denomination of \$5,000 or any integral multiple thereof. The Bonds will mature, subject to optional redemption as described herein in the case of the Bonds, on September 1 in the years and in the principal amounts set forth on the inside cover page of this Official Statement. Interest on the Bonds will be payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2020. Interest will be paid on the basis of a 360-day year consisting of twelve 30-day months. Principal will be payable upon presentation and surrender of the Bonds by the registered owners thereof at the office of the State Treasurer of the State of Kansas in Topeka, Kansas (the "Bond Paying Agent"). Interest shall be paid to the registered owners of such Bonds as shown on the registration books maintained by the Bond Paying Agent as of the fifteenth day of the month next preceding the date on which the interest is payable (the "Record Date") by check or draft mailed by the Bond Paying Agent to the address of such registered owner shown on the registration books; provided that, payment of principal of and interest on the Bonds registered in the name of Cede & Co. shall be payable in same-day funds on each payment date (or the equivalent under existing arrangements with the City and the Bond Paying Agent). So long as the Bonds are registered in the name of Cede & Co., principal and interest payments on the Bonds shall be made to DTC for disposition as hereinafter described. (See "BOOK-ENTRY ONLY SYSTEM" herein).

Redemption Provisions

Optional Redemption. The Bonds are not subject to redemption and payment prior to maturity.

Selection of Bonds to be Redeemed. Bonds called for optional redemption in advance of their stated maturities may be selected by the City as it determines in its sole discretion. In the event of a partial redemption of Bonds of a given maturity, the Bonds to be redeemed will be selected in such manner as the Bond Paying Agent acting on behalf of the City may deem equitable. Bonds will be redeemed in integral multiples of \$5,000. If fewer than all Bonds of a given maturity are called for redemption, the City and the Bond Paying Agent shall, in the case of Bonds in denominations greater than \$5,000, treat each \$5,000 of face value as though it were a separate Bond.

Notice and Effect of Redemption. If the City elects to call any Bonds for optional redemption and payment prior to the maturity thereof, the City will give the Bond Paying Agent written notice of its intention to redeem said Bonds on a specified date, the same being described by number and maturity. The Bond Paying Agent will notify holders of the Bonds of such call by mailing, or causing to be mailed, the notice of call to the bondholders by first class mail at least thirty days prior to the redemption date. Interest on any Bond so called for redemption and payment will cease from and after the date for which such call is made, provided funds are available for payment thereof.

So long as DTC is effecting book-entry transfers of the Bonds, the Bond Paying Agent shall provide the notices specified above to DTC. It is expected that DTC will, in turn, notify the DTC Participants and that the DTC Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of DTC or a DTC Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Bond Paying Agent, a DTC Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Registration and Transfer

As long as any Bond remains outstanding, the Bond Paying Agent will maintain a bond register in which all transfers and exchanges of the Bonds of each series will be registered. All Bonds presented for transfer or exchange must be accompanied by a written instrument of transfer or authorization for exchange in a form and with guarantee of a signature satisfactory to the Bond Paying Agent. Bonds may be exchanged for Bonds of the same series in the same aggregate principal amount and maturity upon presentation to the Bond Paying Agent, and upon payment of any tax, fee or other governmental charge required to be paid with respect to any such registration, exchange, or transfer. The foregoing provisions for the registration, transfer and exchange of the Bonds will not be applicable to Beneficial Owners of the Bonds so long as the Bonds are subject to the DTC or other book-entry only system.

Authority

The Bonds are issued pursuant to and in full compliance with the Constitution and statutes of the State of Kansas, including particularly [____], each as amended, and an ordinance and related resolution (the "Bond Resolution") adopted by the governing body of the City on [____], authorizing the issuance of the Bonds.

Security

The Bonds and interest thereon constitute general obligations of the City and are payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all taxable tangible property within the territorial boundaries of the City. The Bonds and interest thereon are further payable from special assessments levied against certain benefited properties, but any part of such special assessments not so paid will be payable from ad valorem taxes which may be levied without limitation as to rate or amount upon all taxable tangible property within the territory boundaries of the City. The full faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal and interest on the Bonds as the same becomes due.

BOOK-ENTRY ONLY SYSTEM

1. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each scheduled maturity of the Bonds, and will be deposited with DTC.

2. DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard &

Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

4. To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

6. Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Paying Agent, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. A Beneficial Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to the Paying Agent, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Bonds, on DTC's records, to the Paying Agent. The requirement for physical delivery of the Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Bonds to the Paying Agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City or Paying Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof

THE FINANCING PLAN

The Note Projects

Proceeds from the sale of the Notes will be used to provide initial, additional or renewal construction period financing for storm sewer improvements, improvements to certain residential streets and major thoroughfares, construction of a new fire station, burying of powerlines, design costs for a new park maintenance facility and to pay for costs associated with the issuance of the Notes (the "Note Projects").

The Refunding Plan – Bonds

Proceeds from the sale of the Bonds will be used to redeem the callable portion of the City's outstanding Taxable General Obligation Improvement Bonds, Series 2011-A (the "Refunded Bonds"). The Refunded Bonds will be called for redemption on September 1, 2019 at a price equal to the par value thereof. The regularly scheduled payment of principal and interest due on the Series 2011-A Bonds on September 1, 2019 will be made by the City as scheduled for budgeted funds.

SOURCES AND USES OF FUNDS

The following is a list of the sources and uses of funds associated with the Financing Plan, exclusive of accrued interest.

	Series 2019-1 <u>Notes</u>	Series 2019-A <u>Bonds</u>
Sources:		
Par Amount		
Reoffering Premium		
Other Available Funds		
Total Sources of Funds		
Uses:		
Payment of Series 2019-1 Notes		
Deposit to Improvement Fund		
Issuance Costs		
Underwriting Discount		
Total Application of Funds		

RISK FACTORS AND INVESTMENT CONSIDERATIONS

A PROSPECTIVE PURCHASER OF THE SECURITIES DESCRIBED HEREIN SHOULD BE AWARE THAT THERE ARE CERTAIN RISKS ASSOCIATED WITH THE SECURITIES WHICH MUST BE RECOGNIZED. THE FOLLOWING STATEMENTS REGARDING CERTAIN RISKS ASSOCIATED WITH THE OFFERINGS SHOULD NOT BE CONSIDERED AS A COMPLETE DESCRIPTION OF ALL RISKS TO BE CONSIDERED IN THE DECISION TO PURCHASE THE SECURITIES. PROSPECTIVE PURCHASERS OF THE SECURITIES SHOULD ANALYZE CAREFULLY THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT AND ADDITIONAL INFORMATION IN THE FORM OF THE COMPLETE DOCUMENTS SUMMARIZED HEREIN, COPIES OF WHICH ARE AVAILABLE AND MAY BE OBTAINED FROM THE ISSUER OR THE UNDERWRITERS.

Legal Changes

Various state and federal laws, regulations and constitutional provisions apply to the obligations created by the Securities. There is no assurance that there will not be any change in, interpretation of, or addition to such applicable laws, provisions and regulations which would have a material effect, either directly or indirectly, on the City or the taxing authority of the City.

Limitations on Remedies Available to Owners of Securities

The enforceability of the rights and remedies of the owners of Securities, and the obligations incurred by the City in issuing the Securities, are subject to the following: the federal Bankruptcy Code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect; usual equity principles which may limit the specific enforcement under state law of certain remedies; the exercise by the United States of America of the powers delegated to it by the United States Constitution; and the reasonable and necessary exercise, in certain unusual situations, of the police power inherent in the State of Kansas and its governmental subdivisions in the interest of serving a legitimate and significant public purpose. Bankruptcy proceedings, or the exercise of powers by the federal or state government, if initiated, could subject the owners of the Securities to judicial discretion and interpretation of their rights in bankruptcy and otherwise, and consequently may involve risks of delay, limitation or modification of their rights.

Taxation of Interest on the Securities

An opinion of Bond Counsel dated as of the Date of Delivery will be obtained to the effect that interest earned on the Notes is excludable from gross income for federal income tax purposes under current provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and applicable rulings and regulations under the Code; however, an application for a ruling has not been made and an opinion of counsel is not binding upon the Internal Revenue Service. There can be no assurance that the present provisions of the Code, or the rules and regulations thereunder, will not be adversely amended or modified, thereby rendering the interest earned on the Notes includable in gross income for federal income tax purposes.

Notes. The City has covenanted in the Note Resolution and in other documents and certificates to be delivered in connection with the issuance of the Notes to comply with the provisions of the Code, including those which require the City to take or omit to take certain actions after the issuance of the Notes. Because the existence and continuation of the excludability of the interest on the Notes depends upon events occurring after the date of issuance of the Notes, the opinion of Bond Counsel described under "TAX MATTERS" assumes the compliance by the City with the provisions of the Code described above and the regulations relating thereto. No opinion is expressed by Bond Counsel with respect to the excludability of the interest on the Notes in the event of noncompliance with such provisions. The failure of the City to comply with the provisions described above may cause the interest on the Notes to become includable in gross income as of the date of issuance.

Bonds. The interest on the Bonds is included in gross income for federal income tax purposes, in accordance

with an owner's normal method of accounting, but is excluded from the computation of Kansas adjusted gross income for Kansas income tax purposes.

Kansas Public Employees Retirement System

As described in "APPENDIX A – FINANCIAL INFORMATION – Pension and Employee Retirement Plans," the City participates in the Kansas Public Employees Retirement System ("KPERS"), as an instrumentality of the State to provide retirement and related benefits to public employees in Kansas. KPERS administers three statewide defined benefit retirement plans for public employees which are separate and distinct with different membership groups, actuarial assumptions, experience, contribution rates and benefit options. The City participates in the Public Employees Retirement System – Local Group and the Police and Firemen's Retirement System ("KP&F") (the "Plan"). Under existing law, employees make contributions and the City makes all employer contributions to the Plan; neither the employees nor the City are directly responsible for any unfunded accrued actuarial liability ("UAAL"); however, Plan contribution rates may be adjusted by legislative action over time to address any UAAL. According to KPERS' Valuation Report, dated as of December 31, 2017, the Local Group had an UAAL of \$1.458 billion and KP&F had an UAAL of \$772 million.

No Additional Interest or Mandatory Redemption upon Event of Taxability

The Note Resolution does not provide for the payment of additional interest or penalty on the Notes, or the mandatory redemption thereof if the interest thereon becomes includable in gross income for federal income tax purposes. Neither the Note Resolution nor the Bond Resolution provide for the payment of any additional interest or penalty on the Notes, if the interest thereon becomes includable in gross income for Kansas income tax purposes.

Suitability of Investment

The tax exempt feature of the Notes is more valuable to high tax bracket investors than to investors who are in low tax brackets, and so the value of the interest compensation to any particular investor will vary with individual tax rates. Each prospective investor should carefully examine this Official Statement, including the Appendices hereto, and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Notes are an appropriate investment.

Market for the Securities

Ratings. The Securities have been assigned the financial ratings set forth in the section hereof titled "RATINGS." There is no assurance that a particular rating will remain in effect for any given period of time or that it will not be revised, either downward or upward, or withdrawn entirely, if in the judgment of the agency originally establishing such rating, circumstances so warrant. Any downward revision or withdrawal of any rating may have an adverse affect on the market price of the Securities.

Secondary Market. There is no assurance that a secondary market will develop for the purchase and sale of the Securities. Prices of the Securities traded in the secondary market, though, are subject to adjustment upward and downward in response to changes in the credit markets. From time to time it may be necessary to suspend indefinitely secondary market trading in the Securities as a result of the financial condition or market position of broker-dealers, prevailing market conditions, lack of adequate current financial information about the City, or a material adverse change in the financial condition of the City, whether or not the Securities are in default as to principal and interest payments, and other factors which may give rise to uncertainty concerning prudent secondary market practices.

Recent Legislative Proposals

Congress and the President periodically consider proposals to increase income taxes and to reduce tax deductions and expenditures. These discussions have made it clear that the tax exemption of municipal bonds is considered a tax expenditure and as such there is no guaranty that the tax exempt status of municipal bonds will remain unchanged as a result of these discussions. If a legislative change is enacted which results in all, or a portion, of the interest on the Notes being subjected to Federal income taxes, such legislation or proposals could affect the value or marketability of the Notes. Prospective purchasers of the Securities should consult their own tax advisers regarding the impact of any change in law on the Securities.

LEGAL MATTERS

Legal matters incident to the authorization, issuance, and sale of the Securities by the City and the tax-exempt status thereof are subject to the approval of Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel, whose approving opinion accompanies the Securities. The opinion is to the effect that the Securities are valid general obligations of the City and that, under existing laws and regulations, assuming continued compliance with the covenants contained in the Ordinances, the interest on the Securities is exempt from federal income taxation, except with respect to certain taxpayers (see TAX EXEMPTION herein). The opinion is dated and given on and speaks only as of the date of original delivery of the Securities. Bond Counsel has not participated in the preparation of this Official Statement except for the sections titled INTRODUCTORY STATEMENT, THE NOTES, THE BONDS, LEGAL MATTERS, TAX EXEMPTION, ABSENCE OF MATERIAL LITIGATION, and CONTINUING DISCLOSURE.

TAX MATTERS

The following is a summary of the material federal and State of Kansas income tax consequences of holding and disposing of the Securities. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of holders subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Securities as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Kansas, does not discuss the consequences to an owner under state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Securities in the secondary market at a premium or a discount. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Securities.

TO ENSURE COMPLIANCE WITH TREASURY DEPARTMENT CIRCULAR 230, OWNERS OF THE SECURITIES ARE HEREBY NOTIFIED THAT: (A) ANY DISCUSSION OF FEDERAL TAX ISSUES IN THIS OFFICIAL STATEMENT RELATING TO THE SECURITIES IS NOT INTENDED OR WRITTEN TO BE RELIED UPON, AND CANNOT BE RELIED UPON, BY OWNERS OF THE SECURITIES FOR THE PURPOSE OF AVOIDING PENALTIES THAT MAY BE IMPOSED ON THOSE OWNERS UNDER THE INTERNAL REVENUE CODE; (B) THE DISCUSSION OF FEDERAL TAX ISSUES IN THIS OFFICIAL STATEMENT RELATING TO THE SECURITIES WAS WRITTEN IN CONNECTION WITH THE PROMOTION OR MARKETING OF THOSE SECURITIES; AND (C) OWNERS OF THE SECURITIES SHOULD SEEK ADVICE FROM AN INDEPENDENT TAX ADVISOR BASED ON THEIR PARTICULAR CIRCUMSTANCES.

The Notes

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under the law existing as of the issue date of the Notes:

Federal and Kansas Tax Exemption. The interest on the Notes is excludable from gross income for federal income tax purposes and is not included in the computation of Kansas adjusted gross income.

Alternative Minimum Tax. The interest on the Notes is not an item of tax preference for purposes of computing the federal alternative minimum tax imposed on individuals and corporations, but is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations.

The Bonds

No Federal Tax Exemption. The interest on the Bonds is included in gross income for federal income tax purposes, in accordance with an owner's normal method of accounting.

Kansas Tax Exemption. In the opinion of Gilmore & Bell, P.C., Bond Counsel, under the law existing as of the issue date of the Bonds, the interest on the Series 2017-B Bonds is not included in the computation of Kansas adjusted gross income.

No Bank Qualification

The Notes and the Bonds have not been designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

No Other Opinions. Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Securities, except as expressly provided herein. Purchasers of the Securities should consult their tax advisors as to the applicability of these tax consequences and other income tax consequences of the purchase, ownership and disposition of the Securities, including the possible application of state, local, foreign and other tax laws.

Bond Counsel's opinions are provided as of the date of the original issue of the Securities, subject to the condition that the City complies with all requirements of the Code that must be satisfied subsequent to the issuance of the Notes in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Notes in gross income for federal income tax purposes retroactive to the date of issuance of the Notes.

Other Tax Consequences – The Notes

[Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a Notes over its stated redemption price at maturity. The issue price of a Note is generally the first price at which a substantial amount of the Notes of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt bonds amortizes over the term of the Note using constant yield principles, based on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the Note and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Note prior to its maturity. Even though the owner's basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.]

[Original Issue Discount. For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of the Notes over its issue price. The issue price of the Notes is generally the first price at which a substantial amount of the Notes have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of the Notes during any accrual period generally equals (1) the issue price of the Notes, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield the Notes (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual

period), minus (3) any interest payable on the Notes during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner's tax basis in the Notes. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.]

Other Tax Consequences – The Bonds

[Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a the Bonds over its stated redemption price at maturity. The issue price of the Bonds is generally the first price at which a substantial amount of the Bonds of that maturity have been sold to the public. Under Section 171 of the Code, the owner of a the Bonds having bond premium may elect to amortize the premium over the term of the Bond using constant yield principles, based on the purchaser's yield to maturity. An owner of a Bond amortizes bond premium by offsetting the qualified stated interest allocable to an accrual period with the bond premium allocable to that accrual period. This offset occurs when the owner takes the qualified stated interest into income under the owner's regular method of accounting. If the premium allocable to an accrual period exceeds the qualified stated interest for that period, the excess is treated by the owner as a deduction under Section 171(a)(1) of the Code. As premium is amortized, the owner's basis in the Bonds will be reduced by the amount of amortizable bond premium properly allocable to the owner. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.]

Other Tax Consequences – The Securities

Sale, Exchange or Retirement of Securities. Upon the sale, exchange or retirement (including redemption) of a Security, an owner of the Security generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the Security (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Security. To the extent a Security is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Security has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Securities, and to the proceeds paid on the sale of the Securities, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Securities should be aware that ownership of the Securities may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Securities. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Securities should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Securities, including the possible application of state, local, foreign and other tax laws.

General Matters

State and Local Taxation. Except with respect to Kansas income taxation, the discussion above does not address the tax consequences of purchase, ownership or disposition of the Securities under any state or local tax law. Investors should consult their own tax advisors regarding state and local tax consequences.

Other Tax Consequences. The foregoing is not intended to be a complete description of all Federal or Kansas income tax consequences associated with an investment in the Securities, and except as described under "Opinion of Bond Counsel," Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Securities should consult their own tax advisors regarding the particular tax consequences to them of an investment in such Securities.

RATINGS

The Notes and the City's other outstanding general obligation notes have received a rating of "[]" from Moody's Investors Service. The Notes and the City's other outstanding general obligation temporary notes have received a rating of "MIG-1" from Moody's. There is no assurance that the ratings will remain for any given period of time or that it may not be lowered or withdrawn entirely by the rating service if, in its judgment, circumstances so warrant. Any such downward change in or withdrawal of the ratings may have an adverse effect on the market price of the Notes. Appropriate periodic credit information will be provided by the City to the rating agency.

MUNICIPAL ADVISOR

George K. Baum & Company, Kansas City, Missouri, has acted as Municipal Advisor to the City in connection with the sale of the Notes. The Municipal Advisor has assisted the City in the preparation of this Official Statement and in other matters relating to the issuance of the Notes. The fees of the Municipal Advisor are contingent upon the issuance of the Notes.

UNDERWRITING

The Notes were purchased at public sale on August 12, 2019, by [] (the "Notes Underwriter") at a price equal to the par amount of the Notes, plus a bid [premium/discount] of \$[].

The Bonds were purchased at public sale on August 12, 2019, by [] (the "Bonds Underwriter") at a price equal to the par amount of the Bonds, plus a bid [premium/discount] of \$[].

The Notes Underwriter and the Bonds Underwriter are collectively referred to herein as the "Underwriters".

ABSENCE OF MATERIAL LITIGATION

The Transcript of Proceedings will contain a certificate of non-litigation dated as of the closing date and executed by the City to the effect that there is no controversy, suit, or proceeding of any kind pending or, to the knowledge of the City, threatened wherein or whereby any question is raised, or may be raised, questioning, disputing, or affecting in any way the legal organization of the City or its boundaries or the legality of any official act shown to have been done regarding the issuance of the Notes or the constitutionality or validity of the obligation represented by the Notes or the means provided for the payment of the Notes.

CONTINUING DISCLOSURE – TO BE UPDATED

The Securities and Exchange Commission (the "SEC") has promulgated amendments to Rule 15c2-12 (the "Rule"), requiring continuous secondary market disclosure for issues sold on or after July 3, 1995. In the Note Resolution and the Continuing Disclosure Undertaking, the City has covenanted to provide annually certain financial information and operating data and other information necessary to comply with the Rule, and to transmit the same or cause the same to be transmitted to the Municipal Securities Rulemaking Board, via the Electronic Municipal Market Access system ("EMMA"). This covenant is for the benefit of and is enforceable by the owners of the Notes. See APPENDIX B for further details concerning continuing disclosure requirements.

The City believes it has complied during the past five years with its prior undertakings under the Rule, except as follows:

1. For the fiscal year ended December 31, 2013, the City failed to file certain operating data related to sales tax receipts. The amount of county-wide sales tax received by the City was not included in the annual operating data filing. City-wide sales tax receipts and aggregate receipts were included in operating data filing. The county-wide sales tax receipts were included, however, in official statements posted on EMMA related to the City's general obligation bonds and/or notes offered each year.
2. For the fiscal years ended December 31, 2013, the City failed to include the "Financial Overview" page of its official statement in the annual operating data filing. The "Financial Overview" page includes a summary of certain debt and tax base information and ratios. The debt and tax base information could be found elsewhere in the annual operating data filing. The ratios could be calculated based on information contained within the annual filing. The "Financial Overview" was included, however, in official statements posted on EMMA related to the City's general obligation bonds and/or notes offered each year.
3. During the past five years, the City has failed to file material event notices related to certain bond calls and defeasances. The redemption of all such bonds has occurred. The City believes this information was disseminated or available through other sources.

CERTIFICATION OF THIS OFFICIAL STATEMENT

The preparation and distribution of this Official Statement has been authorized by the City. This Official Statement is hereby duly approved by the governing body of the City as of the date on the cover page hereof. The Transcript of Proceedings will contain a certificate dated as of the closing date and executed by the City to the effect that the Official Statement contains no untrue statement of material fact or no omission of material fact.

THE CITY OF LEAWOOD, KANSAS

By /s/ _____
Mayor

ATTEST:

/s/ _____
City Clerk

APPENDIX A

FINANCIAL OVERVIEW OF THE CITY

2018 Estimated Actual Valuation (1)	\$ 7,685,132,775
2018 Assessed Valuation	\$ 1,048,433,559
Outstanding General Obligation Bonds	\$ 53,815,000
Population (2018 City Estimate)	35,101
General Obligation Debt Per Capita	\$ 1,533
Ratio of General Obligation Debt to Estimated Actual Valuation	0.70%
Ratio of General Obligation Debt to Estimated Assessed Valuation	5.13%
Outstanding Temporary Notes (2)	\$ 53,840,000
Outstanding State Loans	\$ 0
Outstanding Lease Purchase Obligations	\$ 1,469,164
Outstanding Revenue Bonds	\$ 0
Overlapping General Obligation Debt (3)	\$ 142,573,814
Direct and Overlapping General Obligation Debt (4)	\$ 250,228,814
Direct and Overlapping Obligation Debt Per Capita	\$ 7,129
Ratio of Direct and Overlapping Debt to Estimated Actual Valuation	3.26%
Ratio of Direct and Overlapping Debt to Estimated Assessed Valuation	23.87%

(1) For further details of how estimated actual value has been calculated see the section titled FINANCIAL INFORMATION – “Estimated Actual Valuation”.

(2) Includes the Notes. Does not include notes to be redeemed with proceeds from the sale of the Notes or Bonds. See THE FINANCING PLAN.

(3) Includes general obligation bonds of overlapping jurisdictions. Does not include temporary notes, revenue bonds, lease obligations, or no fund warrants of overlapping jurisdictions. For further details see DEBT STRUCTURE OF THE CITY – “Overlapping Debt”.

(4) Includes outstanding general obligation bonds, temporary notes and state loans of the City and overlapping general obligation bonded indebtedness.

GENERAL INFORMATION CONCERNING THE CITY

Location and Size

The City is located approximately 10 miles southwest of downtown Kansas City, Missouri, and occupies 14.7 square miles of land in eastern Johnson County, Kansas. The City estimated its 2018 population to be 35,101. Johnson County encompasses 476 square miles and with a 2018 estimated population of 597,740 is the most populous county in the State of Kansas.

Between 1980 and 2010, the City had one of the fastest growing populations in the state of Kansas and was considered one of the top growth areas in the country. The City is bounded to the east by the Kansas-Missouri state line and on all other sides by incorporated cities of Johnson County. In recent years, the City's population growth has slowed as available land for new residential development has diminished. The City's land area is currently approximately 88% developed, with much of the remaining land planned for future commercial or mixed-use development.

Government

The City was incorporated as a city of the third class in 1948, with slightly more than 1,000 inhabitants. On December 31, 1998 the City became a city of the first class. The City operates under a Mayor-Council form of government with a city administrator. The mayor is elected on an at-large, non-partisan basis and serves a four-year term. The eight council members are elected (non-partisan) by ward and serve four-year staggered terms of office. Every other year in the odd numbered years, an election for council members is held with one council member from each of the four wards being chosen at each election.

The City Administrator is appointed by the Mayor and City Council as the chief administrative officer of the City and is charged with the efficient and effective administration of the City. The following tables list the principal elected and appointed executive officers of the City.

Elected Officials

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Peggy Dunn	Mayor	January 2020
Debra Filla	Councilmember	January 2022
Andrew Osman	Councilmember	January 2020
Jim Rawlings	Councilmember	January 2020
Chuck Sipple	Councilmember	January 2022
Julie Cain	Councilmember	January 2022
James Azeltine	Councilmember	January 2020
Lisa Harrison	Councilmember	January 2020
Mary Larson	Councilmember	January 2022

City Staff

<u>Name</u>	<u>Title</u>	<u>Employed Since</u>
Scott M. Lambers	City Administrator	09-24-01
Dawn Long	Finance Director/Treasurer	11-10-03
Debra Harper	City Clerk	03-06-00
David Ley	Public Works Director	06-24-91
Patricia Bennett	City Attorney	09-30-99

Employee Relations

The City has 261 full time employees and the Human Resources Department describes its relationship with the City's employees as good. The City does not recognize any organized bargaining units.

Population

According to the City, the following table shows the historic population of the City and Johnson County.

<u>Year</u>	<u>Leawood</u>	<u>Johnson County</u>
2018 ⁽¹⁾	35,101	597,740
2017 ⁽¹⁾	34,926	591,178
2016 ⁽¹⁾	32,807	584,451
2015 ⁽¹⁾	32,644	581,396
2014 ⁽¹⁾	32,483	574,272
2013 ⁽¹⁾	32,321	566,933
2012 ⁽¹⁾	32,160	559,070
2011 ⁽¹⁾	32,000	552,342
2010 ⁽²⁾	31,867	544,179
2000 ⁽²⁾	27,656	451,086
1990 ⁽²⁾	19,693	355,054
1980 ⁽²⁾	13,360	270,069

(1) City Estimates

(2) Census Bureau

Police and Fire Protection

Currently, the Leawood Police Department is budgeted for 62 commissioned police officers operating out of approximately 51 police vehicles, as well as 22 support staff. Planning is essential in managing the 11,731 calls for service received by the Police Department in 2018. In addition, the Department issued approximately 11,122 traffic citations, investigated over 1,038 cases, and registered approximately 1,128 arrest reports.

The City has three fire stations. The Fire Department has a staff of 53 full-time equivalent fire fighters and a support staff providing round-the-clock fire protection from six fire apparatus and four fire support vehicles.

Education

The City is served by Shawnee Mission Unified School District No. 512 and Blue Valley Unified School District No. 229, with a combined total of four elementary schools and two middle schools located within the city limits. Other schools in both districts are located nearby in adjacent communities.

Currently, there are three parochial schools serving grades K-8, one each located in the northern, central, and southern portions of the City.

A wide variety of high level educational opportunities are available in communities surrounding the City. Johnson County Community College is less than four miles west of the city limits. The junior college, located on a 234-acre campus, is the largest of 19 community colleges in Kansas and is the third largest institution of higher education in the state, with more than 35,000 students enrolled in credit and continuing education classes each semester.

The University of Kansas operates a Regents Center approximately five miles west of the City, offering a

variety of undergraduate and graduate classes. Numerous additional private and public colleges and universities such as Avila University, Rockhurst University, and the University of Missouri - Kansas City, are all located in the Kansas City metropolitan area within ten miles of the City.

Transportation

Interstate 435, which circles the greater Kansas City area, bisects the City and provides direct access to other U.S., Interstate, and State highways in the metropolitan area. Kansas City International Airport (MCI) is located about 25 miles north of the City and is easily accessible via the interstate system. The County operates Johnson County Industrial Airport and New Century Air Center, both located less than 15 miles southwest of the City. The New Century Air Center is FAA certified with full instrument control approach systems. Johnson County provides daily bus service for city commuters to and from downtown Kansas City through its "Jo" bus system.

Utilities

The City is served by Johnson County Water District No. 1 which provides water for all of northeast Johnson County from its well fields in the Kansas River Valley and water supply intakes on the Kansas River and Missouri River. Johnson County Wastewater District now serves all areas of the City. Private hauling companies serve specific areas through contractual arrangements with homes associations for handling solid waste disposal.

Kansas City Power & Light Company provides electricity for the City as well as the majority of the greater Kansas City metropolitan area. Kansas City Power & Light is tied into a major regional power network designed to augment electrical capacity and lessen the potential for power outages and brownouts. Ample electricity is available to meet the City's future needs. The City receives its natural gas supply from Kansas Gas Service.

Telephone, internet and cable services are supplied by a wide variety of land line and cellular companies.

Financial Institutions

According to the Kansas Bank Directory, two banks are headquartered in the City with total deposits of \$2.808 billion as of December 2018, fifteen additional banks, savings and loans and savings banks with a total of seventeen locations are also located within the City.

Churches

There are currently ten churches located in the City including seven Protestant churches and three Catholic churches. The City is home to the United Methodist Church of the Resurrection, one of the largest and fastest growing churches in the nation. The church was founded in 1989 and has grown to a current membership of over 25,000. In 2017, the church opened a new 3,500 seat sanctuary as part of a \$83 million improvement project on its 76-acre campus.

Christ Community Evangelical Free Church also serves the City with a 72,000 square foot facility on its 21-acre campus.

Medical Facilities

Menorah Medical Center, a division of HCA Midwest, is a full-service, acute care hospital on the corner of 119th and Nall, immediately outside the city limits in the eastern part of Overland Park, Kansas. Saint Joseph Medical Center, a full-service, privately owned facility, sits immediately outside city limits in the western part of Kansas City, Missouri. Shawnee Mission Medical Center operates a 504-bed acute care facility located approximately 3-1/2 miles

northwest of the City. St. Luke's South is a 125-bed acute care facility located in south Overland Park approximately one mile west of the City. Overland Park Regional Medical Center, also a division of HCA Midwest is a 343-bed, acute care facility located approximately four miles west of the City on I-435. All hospitals offer a full range of medical services including 24-hour emergency care.

Johnson County Med-Act provides emergency medical assistance with Type I equipment and personnel training to Leawood residents.

Recreation and Cultural Facilities

The City currently maintains six municipal park facilities encompassing a total of 486 acres. Leawood City Park at 10601 Lee Boulevard includes an aquatic center, picnic shelters, soccer and tee-ball/coach pitch fields, tennis and basketball courts, sand volleyball courts, trails and open green space. Several pieces of public art also enhance the park including "Llloopi", "Run Red Run", and "For the Goal". The park also includes an all-inclusive playground.

An off-leash dog park (Leawood), is located at the far east side of Leawood City Park, across the pedestrian bridge. The approximate five-acre park is enclosed by a wooden fence with a bullpen entry area for removal of dog leashes. The area also includes benches with shade structures, water fountains, and pet waste stations. It currently connects to the existing Indian Creek trail with plans for a trail connection from the dog park to College Blvd.

I-Lan Park at 126th & Nall Ave. is a neighborhood park that is dedicated to Leawood's sister city of I-Lan, Taiwan. The 13-acre facility features two shelter houses, a Taiwanese garden, a playground, public art entitled "Cloud Gate", rest rooms, and an open play area. The park also includes a loop trail that connects to the City's trail system east to Tomahawk Park and west to the Overland Park trails.

Gezer Park, located at 133rd and Mission Road, is dedicated to the sister city of the Gezer Region of Israel. The unique park design reflects the contours of Israel, replicated by a wadi that represents the river Jordan with the Sea of Galilee on one end and the Dead Sea on the other. Other amenities within the 10-acre site include two shelters, a Havdalah garden, a celebratory fire pit, a playground with a fossil dig site and two pieces of public art: "Stones and Steps" and "Harvest Tablet".

Ironwoods Park, located at 147th and Mission Road, has 115 acres of mixed open space. The facilities include the Prairie Oak Nature Center, the Lodge at Ironwoods, and the Historic Oxford schoolhouse. Also is a challenge course, a climbing wall, a low ropes course, four unique cabins with a restroom/shower facility, a shelter, an outdoor amphitheater, a fishing pond, a playground and two miles of trails.

Tomahawk Park is located on 119th St between Mission Rd & Tomahawk Creek Pkwy. The 8.5-acre park is part of the 148-acre greenway trail system with a baseball field, a shelter, a rain garden and a playground as well as open space, with a loop trail that connects to the City's trail system both east and west bound.

Brook Beatty Park, named after Leawood's first Fire Chief, is located at 87th & Lee Blvd. The .51-acre pocket park includes a small playground, a public art bench entitled "Faith" and the City's first rain garden.

The Ironhorse Golf Course, a City-owned facility, is located at the southern edge of the City at 154th and Mission Road. The facility includes an 18-hole championship course, an expanded and updated clubhouse with full service food and beverage banquet facilities, a retail golf shop, a par three First Tee Learning Center and a state of the art practice facility with range, putting and chipping greens. The City contracts with a professional golf management company, Troon Golf, to oversee the daily operations and maintenance of the course. The course has received several awards recognizing it as one of the best courses in the country and is rated 4 stars by Golf Digest.

In 2008, the City began "The Green Initiative Citizen Task Force" to raise awareness of recycling to residents and establish the City's responsibilities for recycling and waste. The collaboration later became known as "The Green Team" and now as the Sustainability Advisory Board (SAB). Like the evolution of its name, so has the board's purpose and responsibilities. Involvement now includes many types of recycling, conservation and waste management

education programs as well as an annual Sustainability Summit for Homes Associations with the intent of furthering the resources available to Leawood residents. Their mission is to lead, motivate and collaborate with citizens to increase recycling, encourage conservation, and promote 'green' mobility in the City. Under the guidance of the SAB, the City now has a Bike/Walk Pedestrian Plan that enhances opportunities via designated routes and educational programs for walking and biking to support healthy living. In addition, the City has established a Bike/Walk committee to further the endeavors to create healthy modes of transportation for its residents.

The City plans to acquire an additional 6 to 7 acres of parkland at 89th and Sagamore streets. The space will include an interior trail that leads to a connection with State Line Road, along with open space.

City residents enjoy access to many cultural and recreational programs, in and around the greater Kansas City metro area. Sports enthusiasts have access to a number of programs sponsored by the Leawood Parks and Recreation Department and the Blue Valley Recreation Commission including sports leagues, tournaments, instructional, enrichment and educational classes, outdoor recreation education and multiple community special events.

For many years, Leawood has been considered the model for arts programming in the metropolitan area, making Leawood a premier suburban city. The long-standing reputation for arts excellence is a point of pride for the residents of the community. Quality cultural art events are offered to the public, with increases in quantity and participation each year. Leawood has been very active in selecting and displaying art pieces throughout the City; and currently has 26 pieces of three-dimensional art in its collection, including the recent addition of a walking woman, which has been installed on Tomahawk Creek Pkwy, north of 119th St. in the sculpture garden

Media

In addition to the numerous area publications available to City residents, two community newspapers are distributed within the City. Information about City events can also be obtained via the Internet by logging on to the City's own web-site: <http://www.leawood.org>.

Pension and Employee Retirement Plans

The City participates in the Kansas Public Employees Retirement System ("KPERS") established in 1962, as an instrumentality of the State, pursuant to K.S.A. 74-4901 et seq., to provide retirement and related benefits to public employees in Kansas. KPERS is governed by a board of trustees consisting of nine members each of whom serve four-year terms. The board of trustees appoints an executive director to serve as the managing officer of KPERS and manage a staff to carry out daily operations of the system.

As of December 31, 2017, KPERS serves approximately 311,000 members and approximately 1,500 participating employers, including the State, school districts, counties, cities, public libraries, hospitals and other governmental units. KPERS administers the following three statewide, defined benefit retirement plans for public employees:

- (a) Kansas Public Employees Retirement System;
- (b) Kansas Police and Firemen's Retirement System; and
- (c) Kansas Retirement System for Judges.

These three plans are separate and distinct with different membership groups, actuarial assumptions, experience, contribution rates and benefit options. The Kansas Public Employees Retirement System is the largest of the three plans, accounting for approximately 95% of the members. The Kansas Public Employees Retirement System is further divided into two separate groups, as follows:

- (a) State/School Group - includes members employed by the State, school districts, community colleges, vocational-technical schools and educational cooperatives. The State of Kansas makes all employer

contributions for this group, the majority of which comes from the State General Fund.

(b) Local Group - all participating cities, counties, library boards, water districts and political subdivisions are included in this group. Local employers contribute at a different rate than the State/School Group rate.

KPERS is currently a qualified, governmental, § 401(a) defined benefit pension plan, and has received IRS determination letters attesting to the plan's qualified status dated October 14, 1999 and March 5, 2001. KPERS is also a "contributory" defined benefit plan, meaning that employees make contributions to the plan. This contrasts it from noncontributory pension plans, which are funded solely by employer contributions. The City's employees currently annually contribute 6% of their gross salary to the plan if such employees are KPERS Tier 1 members (covered employment prior to July 1, 2009), KPERS Tier 2 members (covered employment on or after July 1, 2009), or KPERS Tier 3 members (covered employment on or after January 1, 2015).

The City's contribution varies from year to year based upon the annual actuarial valuation and appraisal made by KPERS, subject to legislative caps on percentage increases. The City's contribution is 8.89% of the employee's gross salary for calendar year 2019. The City's contribution is projected to change to 8.61% of gross compensation for calendar year 2020. In addition, the City contributes 1% of the employee's gross salary for Death and Disability Insurance for covered employees.

According to the Valuation Report as of December 31, 2017 (the "2017 Valuation Report") the KPERS Local Group, of which the City is a member, carried an unfunded accrued actuarial liability ("UAAL") of approximately \$1.458 billion at the end of 2017. The amount of the UAAL in 2017 changed from the previous year's amount due to the factors discussed in the 2017 Valuation Report; such report also includes additional information relating to the funded status of the KPERS Local Group, including recent trends in the funded status of the KPERS Local Group. A copy of the 2017 Valuation Report is available on the KPERS website at kpers.org/about/reports.html. The City has no means to independently verify any of the information set forth on the KPERS website or in the 2017 Valuation Report, which is the most recent financial and actuarial information available on the KPERS website relating to the funded status of the KPERS Local Group. The 2017 Valuation Report sets the employer contribution rate for the period beginning January 1, 2020, for the KPERS Local Group, and KPERS' actuaries identified that an employer contribution rate of 8.61% of covered payroll would be necessary, in addition to statutory contributions by covered employees, to eliminate the UAAL by the end of the actuarial period set forth in the 2017 Valuation Report. The statutory contribution rate of employers currently equals the 2017 Valuation Report's actuarial rate. As a result, members of the Local Group are adequately funding their projected actuarial liabilities and the UAAL can be expected to diminish over time. The required employer contribution rate may increase up to the maximum statutorily allowed rate, which is 1.2% in fiscal year 2017 and thereafter.

The City has established membership in the Kansas Police and Fire Retirement System ("KP&F") for its police and fire personnel. KP&F is a division of and is administered by KPERS. Annual contributions are adjusted annually based on actuarial studies, subject to legislative caps on percentage increases. According to the 2017 Valuation Report, KP&F carried an UAAL of approximately \$860 million at the end of 2017. For KP&F, the City's employees currently annually contribute 7.15% of their gross salary to the plan. For the year beginning January 1, 2019, the City contributes 21.13% of employees' gross compensation. Beginning January 1, 2020, the City's contribution is projected to change to 21.93% of gross compensation for calendar year 2020.

The City is required to implement GASB 68 – Accounting and Financial Reporting for Pensions. KPERS produces a Schedule of Employer and Nonemployer Allocations and Schedules of Pension Amounts by Employer and Nonemployer (the "GASB 68 Report") which provides the net pension liability allocated to each KPERS participant, including the City. The GASB 68 Report is available on the KPERS website at kpers.org/about/reports.html. The City has no means to independently verify any of the information set forth on the KPERS website or in the GASB 68 Report. It is important to note that under existing State law, the City has no legal obligation for the UAAL or the net pension liability calculated by KPERS, and such figures are for informational purposes only.

ECONOMIC INFORMATION CONCERNING THE CITY

Socioeconomic Characteristics

The City's socioeconomic profile can be characterized by high levels of income, educational attainment, and home values. The City attracts many upper-middle to high-income families moving into the area for the first time or from surrounding cities. The City is home to the State's wealthiest zip code, 66211. The following is a list of certain socioeconomic characteristics of the City and other areas based on the 2010 U.S. Census, unless otherwise noted:

	<u>City of Leawood</u>	<u>Johnson County</u>	<u>Kansas City MSA</u>	<u>State of Kansas</u>	<u>United States</u>
Population (2018)	35,101	597,740	2,340,000	2,911,505	327,167,434
Population (2010)	31,867	544,179	1,776,062	2,853,129	308,758,105
Population Change (2010-2018)	8.8%	9.8%	1.9%	2.0%	6.0%
Median Household Income (2013-2017)	\$151,446	\$81,121	\$38,749	\$55,477	\$57,652
Percent of Adult Population with at Least a Bachelor's Degree	76.0%	54.6%	15.8%	32.3%	30.9%
Average Appraised Home Value (TBU)	\$513,423*	\$327,577*	-	-	-

*Source: Johnson County Appraiser's Office

Economic Development

The City of Leawood continued to have strong development activity through 2018. Over the last year, Leawood issued permits for retail, office, residential and educational uses. As a result, there were a number of new entries into the Leawood business community. Some of the new businesses announced in 2018 included: Ranchmart welcomed Duck Donuts and Mathnasium will debut in March 2019; Camelot Court added Pareto Health, Diamonds Direct and Ika Sushi & Grill opened early in 2019; Camden Woods brought in Dennis C. Ayers, DDS; Town Center Plaza added Power Life, Artisan 119, Tao Reflexology, Vitality Bowls, Blade & Timber, Brow Studio, the return of Coldwater Creek, OneWealth Partners and Barefoot Beach Bums; Town Center Crossing opened Tuft & Needle; Park Place was augmented with Breakout KC and the Ainsworth restaurant; Parkway Plaza saw openings for SERC Physical Therapy, Clothology; 135 and Tilted Core Pilates KC; Plaza Pointe's additions included Arora Periodontics, Precise Fitness and The Retirement Planning Group; Market Square added B&P Nails, Code Ninjas, WHC Worldwide and Z-Trip; Nall Valley Shops welcomed Burg & Barrel; Leawood Plaza celebrated the announcement of Barstow School's expansion which will open in 2019 as well as the Allstate Insurance, Morrison Agency; Village of Seville brought in The Breakfast Spot; and Ironhorse Center added Woof Gang Bakery & Grooming.

In addition to these numerous newcomers to our community, there was other construction activity as well. Park Place has started on the 50,000-square-foot office building that will be the headquarters for Tortoise Capital Advisors. Directly west, the construction of an 81-unit apartment building that wraps a parking garage is under construction providing 249 parking spaces for the apartment and office building. In Cornerstone at 135th Street and Nall Avenue, erection of the Element Hotel has begun which will have 110 rooms and encompass 73,000 square feet. In Town Center Plaza, On the Border Mexican Grill & Cantina was razed to make room for two new retail buildings to be completed in 2019, including a much-anticipated Shake Shack restaurant. The construction of the new Tomahawk Creek Wastewater Treatment Plant broke ground in the spring of 2018. The plant consists of 12 buildings and a KCP&L substation. Construction is scheduled to be completed in 2022. The City's Public Works Maintenance Facility at 143rd & Kenneth Road will soon complete its expansion with two new bays being added to the building. A major remodeling of the office building at 114th and Tomahawk Creek Parkway consisted of 84,000 square feet of upgrades for the new CROSSfirst Bank headquarters. Two schools, Leawood Elementary and Prairie Star Elementary, both had major mechanical upgrades. The new Brookwood Elementary, located on 103rd Street, is 76,000 square feet and will reopened in the spring of 2019.

On the residential side of construction, Hallbrook East Village is underway consisting of 33 single-family

villas on approximately nine acres between Overbrook Road and State Line Road. The Hills of Leawood at 151st and Mission Road broke ground on the first phase, which consists of 40 lots on 25 acres. Construction also continues on the 16 acres of Village of Leawood near 89th and Lee Boulevard on 24 turnkey, single-family homes.

In 2018, total construction value for 2018 was \$150 million, up from \$148 million in 2017. This consisted of 139 commercial building permits, with a construction valuation of \$86 million, the same as 2017. Residential construction realized 57 new single-family home permits, including 13 re-builds. There was one multi-family permit for 81 units issued in 2018 with a construction value of \$19 million. Total residential construction value was \$64 million, up \$2 million from 2017.

Johnson County, Kansas

Originally developed as a suburban community to Kansas City, Missouri, Johnson County has experienced tremendous growth in population, wealth, and industry over the past 60 years. From a 1960 population of 143,792 to the 2017 estimated Census Bureau population of 591,178, few counties in the country have experienced such a rapid rate of growth. Between 1980 and 2000, U.S. Census Bureau data reports that the number of business establishments located in Johnson County increased more than 76% from 6,539 firms to 11,550. Correspondingly, the total employment in the County increased over 78% from 101,769 to 181,606. The main types of industries in the County are retail trade, financial, professional services, and health related, in descending order of employment.

Johnson County currently maintains “AAA”, “Aaa” and “AAA” general obligation bond ratings by Standard & Poor’s, Moody’s Investors Service and Fitch, respectively.

Major Employers

The following is a list of some of the largest employers within the City of Leawood.

<u>Employer</u>	<u>Product/Business</u>	<u>Est. Full Time Employment</u>
AMC Theaters Support Center	Leisure	670
Reece & Nichols	Realtors/Real Estate	568
American Academy of Family Physicians	Professional Assn	381
Ascend Learning	On-Line Professional	367
Unified School District No. 229*	Public School District	343
City of Leawood	Government	261
Murphy-Hoffman Co.	Trucking	250
CrossFirst Bank	Banking	207
Nueterra Holdings Co.	Healthcare Mgmt	200
Bukaty Companies	Insurance/Benefits	185

*Represents employees at two elementary schools and one middle school located in the City.
Source: Leawood Chamber of Commerce

Employment and Labor Force

According to the Kansas Department of Labor, the following table shows the unemployment figures in the years indicated for the City, Johnson County, and the State of Kansas.

<u>Year</u>	<u>City of Leawood</u>		<u>Johnson County</u>		<u>State of Kansas</u>	
	<u>Unemployment Rate</u>	<u>Labor Force</u>	<u>Unemployment Rate</u>	<u>Labor Force</u>	<u>Unemployment Rate</u>	<u>Labor Force</u>
2019 (Apr)	2.6%	17,582	2.7%	336,257	3.1%	1,466,206
2018	2.7	17,592	2.9	336,677	3.4	1,482,220
2017	2.8	17,506	3.0	332,197	3.6	1,478,783
2016	3.1	17,293	3.3	325,758	4.2	1,484,001
2015	3.0	17,310	3.4	325,010	4.2	1,499,009
2014	3.5	15,258	4.0	300,964	4.4	1,486,306
2013	2.7	15,796	3.8	296,265	4.5	1,481,285
2012	3.6	15,969	5.0	300,603	5.7	1,489,443
2011	4.1	15,965	5.8	301,247	6.5	1,498,872

*As of April 2018

DEBT SUMMARY OF THE CITY

Current Indebtedness

The following is a presentation of the debt structure of the City. Figures shown do not include bonds that will be paid from funds provided by previously established irrevocable escrow accounts. As of the dated date of this Official Statement, the outstanding indebtedness of the City will be as follows:

General Obligation Bonds:

<u>Project</u>	<u>Dated Date</u>	<u>Series</u>	<u>Original Par Amount</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>
Refunding	08-29-19	2019-A	\$2,465,000	09-01-26	\$2,465,000
Refunding & Improvement	08-29-18	2018-A	12,930,000	09-01-33	12,930,000
Refunding	08-30-17	2017-B	1,095,000	09-01-23	900,000
Improvement	08-30-17	2017-A	18,190,000	09-01-32	16,975,000
Refunding	08-24-16	2016-A	9,765,000	09-01-28	6,920,000
Refunding & Improvement	08-26-15	2015-A	9,370,000	09-01-30	6,795,000
Refunding & Improvement	08-28-14	2014-A	9,705,000	09-01-29	5,495,000
Refunding & Improvement	08-15-12	2012-A	4,685,000	09-01-24	1,040,000
Improvement	08-15-11	2011-A	5,155,000	09-01-26	2,760,000
Total					\$53,815,000

Outstanding Revenue Bonds: None

Temporary Notes:

<u>Series</u>	<u>Project</u>	<u>Dated Date</u>	<u>Maturity Date</u>	<u>Outstanding Amount</u>
2019-1	Various Improvements	08-29-19	09-01-20	\$30,370,000 ⁽¹⁾
2018-1	Various Improvements	08-29-18	09-01-19	\$23,470,000 ⁽²⁾
				\$53,840,000

⁽¹⁾Preliminary; subject to change

⁽²⁾To be redeemed with proceeds from the sale of the Notes. See "THE FINANCING PLAN".

Lease Purchase Obligations (as of December 30, 2018): The City periodically finances certain equipment acquisition and capital improvements with lease purchase agreements.

<u>Item</u>	<u>Year Issued</u>	<u>Initial Principal Amount</u>	<u>Amount Outstanding</u>	<u>Year of Final Payment</u>
Fire Pumpers	2011	\$1,190,486	\$ 407,192	2021
Fire Truck	2016	1,112,199	904,355	2026
Golf Carts	2017	234,927	<u>157,617</u>	2020
Total			\$1,469,164	

Overlapping Debt

The following table shows the outstanding general obligation bonded debt for jurisdictions whose boundaries overlap those of the City and the amount of such debt that is applicable to the taxpayers of the City. The percentage of debt applicable to the taxpayers of the City is determined by the Johnson County Clerk’s Office and is calculated by dividing the assessed valuation of that part of the City which overlaps another jurisdiction with the total assessed valuation of such jurisdiction. Debt is shown as of the closing date of the Notes unless otherwise indicated.

<u>Jurisdiction</u>	<u>Net Debt to Nearest Date</u>	<u>Percent Applicable</u>	<u>Amount Applicable to Leawood</u>
Johnson County (as of 12/31/18)	\$544,361,000	9.10%	\$49,531,762
Johnson County Parks and Recreation	420,000	9.10	38,216
Johnson County Community College	3,770,000	9.10	343,070
Unified School District No. 229, Blue Valley	344,890,000	22.63	17,328,385
Unified School District No. 512, Shawnee Mission	332,900,000	5.02	<u>75,332,381</u>
Total			\$142,573,814

Source: Johnson County Clerk’s Office, George K. Baum & Company and recent bond issue official statements.

Annual Debt Payments

The following is a list of annual debt service requirements for the City’s currently outstanding general obligation bonded indebtedness as of the date of this Official Statement. All amounts are rounded to the nearest whole dollar.

<u>Year</u>	<u>Outstanding Bonds</u>		<u>Series 2019-A Bonds</u>
	<u>Principal</u>	<u>Interest</u>	
2019	6,985,000	2,038,210	
2020	6,855,000	1,764,152	
2021	6,260,000	1,471,498	
2022	5,530,000	1,248,180	
2023	5,080,000	1,019,200	
2024	4,065,000	815,640	
2025	3,835,000	645,667	
2026	3,170,000	482,418	
2027	2,365,000	371,900	
2028	2,360,000	289,500	
2029	2,300,000	207,200	
2030	1,910,000	142,737	
2031	1,440,000	88,463	

2032	1,435,000	48,287
2033	<u>225,000</u>	<u>6,750</u>
	\$53,815,000	\$10,639,802

TDD Special Obligation Bonds

Transportation Development Districts (“TDD”) have been created in the City to assist in financing certain utility and infrastructure improvements within new commercial developments. TDD bonds were issued to provide funding for the improvements. The TDD bonds are repaid solely from special sales taxes and/or special assessments paid by the owners of property benefited. The bonds are considered special obligations of the City and are not a general obligation of the City.

<u>Series</u>	<u>Project</u>	<u>Dated Date</u>	<u>Original Principal Amount</u>	<u>Maturity Date</u>	<u>Amount Outstanding</u>
2006	Church of the Resurrection Project	08-01-06	\$ 170,000	09-01-21	\$ 45,000
2006	Cornerstone Commercial Project	08-01-06	490,000	09-01-21	123,219
2007	Villaggio Project	12-01-07	835,000	09-01-22	<u>435,000</u>
					\$603,219

Historical General Obligation Debt Information

<u>Year</u>	<u>Bonds Outstanding December 31</u>	<u>Debt to Assessed Valuation</u>	<u>Debt to Estimated Actual Valuation</u>	<u>Debt Per Capita</u>	<u>Bonds Outstanding Less Debt Service Fund Balance</u>
2018	\$53,815,000	5.13%	0.70%	\$1,551	\$44,439,585
2017	58,550,000	5.81	0.80	1,776	50,937,081
2016	46,475,000	4.85	0.67	1,417	38,494,603
2015	52,805,000	5.82	0.80	1,618	44,864,930
2014	51,450,000	5.97	0.82	1,584	44,201,336
2013	51,180,000	6.23	0.86	1,583	43,948,918
2012	56,435,000	6.97	0.95	1,755	49,157,826
2011	61,000,000	7.53	1.03	1,906	54,000,344

Future Debt

The City regularly finances, on a temporary basis, the costs of improvement projects under construction through the issuance of temporary notes. The City customarily conducts a public sale of its general obligation bonds to finance completed improvement projects payable from ad valorem taxes or special assessments. The City also periodically enters into lease agreements for equipment and other assets. The following table lists the anticipated future bonding requirements of the City based on the City’s 2019-2024 Capital Improvements Program (C.I.P.). All amounts and dates listed below represent current estimates and are subject to additions, deletions, or revisions in accordance with future planning efforts of the City.

<u>Project Year</u>	<u>Estimated City At-Large Bonding Requirement*</u>
2019	\$0
2020	8,295,000
2021	21,708,598
2022	12,891,300
2023	7,753,400
2024	<u>17,341,375</u>
	\$67,989,673

*The current C.I.P. does not include any transportation development district or special benefit district funded projects.

Legal Debt Limits

Cities within Kansas are permitted to issue bonds in an aggregate amount not to exceed 30% of the total assessed valuation of the city (Assessed valuation figures as of August 25 are typically estimates used for budgeting purposes and maybe slightly different than final valuation figures shown herein). Bonds issued: (a) for the purpose of improving, acquiring, enlarging, or extending municipal utilities including storm sewers; (b) to pay the cost of improvements to intersections and streets in front of city or school district property; (c) for bridges as authorized by a vote of the electors of a city; (d) to refund outstanding bonds; and (e) payable from revenue sources other than the general taxing authority of the city, are not included in total aggregate debt for purposes of computing a city's debt limitation.

Debt Payment Record

The City has always met principal and interest payments on all outstanding bonds when due and payable.

FINANCIAL INFORMATION CONCERNING THE CITY

Accounting, Budgeting and Auditing Procedures

The City follows a modified accrual basis of accounting for all tax supported funds of the City, including the General Fund.

An annual budget of estimated receipts and disbursements for the coming calendar year is required by statute to be prepared for all funds (unless specifically exempted). The budget is prepared utilizing the modified accrual basis which is further modified by the encumbrance method of accounting. For example, commitments such as purchase orders and contracts, in addition to disbursements and accounts payable, are recorded as expenditures. The budget lists estimated receipts by funds and sources and estimated disbursements by funds and purposes. The proposed budget is presented to the governing body of the City prior to August 1, with a public hearing required to be held prior to August 15, with the final budget to be adopted by a majority vote of the governing body of the City prior to August 25 of each year (or October 1 if the City must conduct an election to increase property taxes above the tax lid described below). Budgets may be amended upon action of the governing body after notice and public hearing, provided that no additional tax revenues may be raised after the original budget is adopted.

The City may levy taxes in accordance with the requirements of its adopted budget. Property tax levies are based on the adopted budget of the City and the assessed valuations provided by the County appraiser. The Kansas Legislature passed legislation in 2015 and 2016 that, among other things, imposes an additional limit on the aggregate amount of property taxes that may be imposed by cities and counties, without a majority vote of qualified electors of the city or county (the "Tax Lid"). The Tax Lid is effective on January 1, 2017, and provides that, subject to certain exceptions, no city or county may approve an appropriation or budget which provides for funding by property tax revenues in an amount exceeding that of the immediately prior year, as adjusted to reflect the average changes in the consumer price index for the preceding five calendar years and provided that such average shall not be less than zero, unless approved by a majority vote of electors. The Tax Lid does not require an election in the following situations:

“(1) Increased property tax revenues that, in the current year, are produced and attributable to the taxation of:

(A) The construction of any new structures or improvements or the remodeling or renovation of any existing structures or improvements on real property, which shall not include any ordinary

maintenance or repair of any existing structures or improvements on the property;

- (B) increased personal property valuation;
- (C) real property located within added jurisdictional territory;
- (D) real property which has changed in use;
- (E) expiration of any abatement of property from property tax; or
- (F) expiration of a tax increment financing district, rural housing incentive district, neighborhood revitalization area or any other similar property tax rebate or redirection program.

(2) Increased property tax revenues that will be spent on:

- (A) Bond, temporary notes, no fund warrants, state infrastructure loans and interest payments not exceeding the amount of ad valorem property taxes levied in support of such payments, and payments made to a public building commission and lease payments but only to the extent such payments were obligations that existed prior to July 1, 2016;
- (B) payment of special assessments not exceeding the amount of ad valorem property taxes levied in support of such payments;
- (C) court judgments or settlements of legal actions against the city or county and legal costs directly related to such judgments or settlements;
- (D) expenditures of city or county funds that are specifically mandated by federal or state law with such mandates becoming effective on or after July 1, 2015, and loss of funds from federal sources after January 1, 2017, where the city or county is contractually obligated to provide a service;
- (E) expenses relating to a federal, state or local disaster or federal, state or local emergency, including, but not limited to, a financial emergency, declared by a federal or state official. The board of county commissioners may request the governor to declare such disaster or emergency; or
- (F) increased costs above the consumer price index for law enforcement, fire protection or emergency medical services.

(3) Any increased property tax revenues generated for law enforcement, fire protection or emergency medical services shall be expended exclusively for these purposes but shall not be used for the construction or remodeling of buildings.

(4) The property tax revenues levied by the city or county have declined:

- (A) In one or more of the next preceding three calendar years and the increase in the amount of funding for the budget or appropriation from revenue produced from property taxes does not exceed the average amount of funding from such revenue of the next preceding three calendar years, adjusted to reflect changes in the consumer price index for all urban consumers as published by the United States department of labor for the preceding calendar year; or
- (B) the increase in the amount of ad valorem tax to be levied is less than the change in the consumer price index plus the loss of assessed property valuation that has occurred as the result of legislative action, judicial action or a ruling by the board of tax appeals."

The Tax Lid also provides that "[w]henver a city or county is required by law to levy taxes for the financing of the budget of any political or governmental subdivision of this state that is not authorized by law to levy taxes on its own behalf, and the governing body of such city or county is not authorized or empowered to modify or reduce the amount of taxes levied therefore, the tax levies of the political or governmental subdivision shall not be included in or considered in computing the aggregate limitation upon the property tax levies of the city or county."

Because of ambiguities in the Tax Lid, it is unclear how the various exceptions will be interpreted and how the provisions will be implemented. As a result, it is unclear how the Tax Lid will impact the City.

However, as described above, the Tax Lid provides a specific exception for "[b]ond, temporary notes, no fund warrants, state infrastructure loans, and interest payments not exceeding the amount of ad valorem property taxes levied in support of such payments" as well as certain lease payments. Therefore, the City is permitted under the Tax Lid to levy unlimited ad valorem taxes as necessary to pay principal of and interest on the Notes, as required by the Note Resolution.

The City cannot predict the impact of the Tax Lid on the ratings on the Notes, or the general rating of the City. A change in the rating on the Notes or a change in the general rating of the City may adversely impact the market price of the Notes in the secondary market.

Kansas law prohibits governmental units from creating indebtedness unless there are funds on hand in the proper accounts and unencumbered by previous action with which to pay such indebtedness. An exception to this cash-basis operation is made where provision has been made for payment of obligations by bonds or other specific debt obligations authorized by law.

The financial records of the City are audited annually by a firm of independent certified public accountants in accordance with generally accepted auditing standards. In recent years, the annual audit has been performed by RubinBrown, LLP, Certified Public Accountants & Business Consultants, Overland Park, Kansas. Copies of the audit reports for the past five (5) years are on file in the Clerk's office and are available for review. The audit for the Fiscal Year ended December 31, 2018 is attached hereto as APPENDIX B.

The City has historically prepared a Comprehensive Annual Financial Report, which includes audited financial statements and other pertinent credit information. Appropriate periodic credit information necessary for maintaining the ratings on the Notes will be provided by the City to the rating agencies rating the Notes.

The Governmental Accounting Standards Board (GASB) issued Statement No. 34, Basic Financial Statements—and Management’s Discussion and Analysis—for State and Local Governments in June 1999 (“Statement 34”), which established new requirements for the annual financial reports of state and local governments. Among the major changes embodied in Statement 34, governments will now be required to: (a) report on the overall state of the government’s financial health, not just its overall “funds” in a newly required Management’s Discussion and Analysis (MD&A), (b) provide the most complete information available about the cost of delivering services to their citizens in the annual report which will now also include financial statements prepared using full accrual accounting for all of the government’s activities, (c) include information about the government’s public infrastructure assets – such as bridges, roads and storm sewers, and (d) prepare an introductory narrative section analyzing the government’s financial performance. The City has implemented Statement No. 34 in its financial statements.

The financial information contained in the Appendices to this Official Statement are an integral part of this document and are intended to be read in conjunction herewith.

Financial Reporting

The City has established a uniform system of accounting maintained in accordance with the laws of the State of Kansas and generally accepted accounting principles. The accounts are maintained on the modified accrual basis for all budgetary funds and on the accrual basis for all other funds. An independent post audit of the City’s accounts has been conducted each year and an unqualified opinion has been issued for each year. A portion of the latest audit and opinion has been included as part of this Official Statement.

The following is a summary of the combined revenues, expenditures, and fund balances for the City’s General Fund over the last five years as shown in the City’s General Purpose Financial Statements. This summary has not been prepared or reviewed by the City’s auditor.

	<u>Audited</u> <u>2014</u>	<u>Audited</u> <u>2015</u>	<u>Audited</u> <u>2016</u>	<u>Audited</u> <u>2017</u>	<u>Audited</u> <u>2018</u>
Revenues:					
Taxes	\$26,598,068	\$26,220,707	\$27,622,585	\$29,817,643	\$27,420,847
Licenses and Permits	1,760,045	1,784,135	1,451,244	1,706,226	1,805,154
Intergovernmental	7,825,510	8,052,367	8,098,239	8,998,214	9,504,191
Charges for Services	2,566,759	2,499,008	2,491,008	2,770,531	2,930,520
Fines and Forfeitures	1,462,528	1,587,760	1,743,936	1,516,598	1,280,402
Interest	55,872	28,070	80,513	156,144	205,392
Other	<u>211,985</u>	<u>154,578</u>	<u>224,609</u>	<u>259,668</u>	<u>384,729</u>
Total Revenues	\$40,480,767	\$40,326,625	\$41,712,134	\$45,225,024	\$43,531,235

Expenditures:					
General Government	\$ 6,318,459	\$ 6,673,278	\$6,754,899	\$6,787,987	\$6,974,313
Public Safety	14,625,143	15,329,378	15,538,284	15,207,620	16,234,348
Public Works	5,922,054	5,940,349	6,053,506	6,049,012	6,211,707
Parks & Recreation	5,774,887	5,874,771	6,280,969	6,512,523	6,418,917
Debt Service:	<u>146,703</u>	<u>251,910</u>	<u>251,910</u>	<u>377,072</u>	<u>353,700</u>
Total Expenditures	\$33,092,742	\$34,069,686	\$35,991,766	\$35,169,140	\$36,192,985
Excess of Revenues Over					
(Under) Expenditures	\$7,388,025	\$6,256,939	\$5,720,368	\$10,055,884	\$7,338,250
Other Financing Sources (Uses)	<u>(5,770,994)</u>	<u>(6,596,335)</u>	<u>(5,339,208)</u>	<u>(6,934,464)</u>	<u>(12,031,091)</u>
Net Changes in Fund Balances	\$ 1,617,031	(\$339,396)	\$381,160	\$3,121,420	(\$4,692,841)
Fund Balance January 1	<u>13,216,611</u>	<u>14,833,642</u>	<u>14,494,246</u>	<u>14,875,406</u>	<u>17,996,826</u>
Fund Balance December 31	\$14,833,642	\$14,494,246	\$14,875,406	\$17,996,826	\$13,303,985

Assessed Valuation

Assessed valuation information for tax roll purposes is released in November each year and is used to calculate tax levies to fund the following year's budget. The following table shows a breakdown of the November equalized assessed valuation of the City (unless otherwise noted) for the years indicated. Motor vehicle valuations are released in January of each year for the preceding year.

<u>Levy/ Budget Year</u>	<u>Real Property</u>	<u>Personal Property</u> ⁽¹⁾	<u>State Assessed Utilities</u>	<u>Motor/ Recreational Vehicles</u>	<u>Equalized Assessed Value</u>
2019/20 ⁽²⁾	\$1,014,669,191	\$2,498,914	\$8,534,505	\$87,720,176	\$1,113,422,786
2018/19	949,977,116	2,797,795	8,215,953	85,601,079	1,046,591,943
2017/18	911,435,862	2,879,015	7,909,291	85,601,079	1,007,825,247
2016/17	866,259,543	3,142,599	7,522,042	82,058,958	958,983,142
2015/16	816,290,245	3,521,444	7,398,079	79,870,159	907,079,927
2014/15	774,847,227	4,087,234	7,209,112	75,690,571	861,834,154
2013/14	737,569,632	4,778,738	7,148,950	72,655,631	822,152,951
2012/13	728,226,705	5,346,482	7,039,023	69,551,891	810,164,101
2011/12	730,282,905	5,643,192	7,116,199	67,226,596	810,268,892
2010/11	734,409,862	6,249,693	7,655,929	68,055,736	816,371,220
2009/10	761,494,540	7,801,915	7,800,453	67,975,900	845,072,808
2008/09	756,413,919	10,455,746	7,945,694	70,141,946	844,957,305

⁽¹⁾ Legislation passed in 2006 impacted personal property valuations in subsequent years. See FINANCIAL INFORMATION "Property Assessment Rates" herein.

⁽²⁾ Estimate provided by the City Clerk's office and used for budgeting purposes; final valuations will be released in November.

Source: Johnson County Clerk's Office

Real Property Composition

The following table provides a breakdown by classification for the City’s November 2018 Real Property assessed valuation.

<u>Classification</u>	<u>Real Property Assessed Valuation</u>	<u>% of Total Equalized Assessed Valuation</u>
Residential	\$719,804,390	68.66%
Commercial and Industrial	223,277,929	21.30%
Agricultural Land	43,535	0.00%
Vacant Lots	5,401,826	0.52%
Not-for-Profit	965,332	0.09%
All Other	<u>196,650</u>	<u>0.02%</u>
Total	\$949,689,662	90.58%

Source: Johnson County Clerk’s Office

Estimated Actual Valuation

Based on assessment percentages provided by Kansas Statutes and appraised real estate valuations provided by the Johnson County Clerk’s Office, the following table provides actual valuations for the City of Leawood in the years indicated.

<u>Levy/ Budget Year</u>	<u>Actual Valuation</u>
2019/20*	\$8,166,347,021
2018/19	7,685,132,775
2017/18	7,360,331,719
2016/17	6,972,494,085
2015/16	6,624,667,462
2014/15	6,265,673,265
2013/14	5,998,955,928
2012/13	5,930,595,224
2011/12	5,940,828,044
2010/11	6,000,006,551
2009/10	6,196,925,878
2008/09	6,225,221,145

* Estimated valuation

Major Taxpayers

According to the 2018 tax rolls maintained by the Johnson County Clerk’s Office, the following is a list of the largest property tax payers, real and personal, in the City and their assessed valuations.

<u>Taxpayer</u>	<u>Property Use</u>	<u>Assessed Valuation</u>
Leawood TCP, LLC	Shopping Center	\$30,045,750
119 th Street Development	Shopping Center	13,250,751
Park Place Village	Mixed Use	11,665,251
Hallbrook Office Center	Offices	7,469,752
Villa Milano, LLC	Residential	5,923,765
Academy 1740, Inc.	Offices	5,698,001
Camelot Court	Shopping Center	5,572,766

CDOR KCI Loft LLC	Offices	4,975,250
CP Gal Leawood, LLC	Sporting Goods Store	4,136,750
Mission 106 LLC		3,805,046
Kansas City Orthopedic	Doctors Office	3,367,446
Pinnacle Bld III LLC	Offices	<u>3,280,000</u>
		\$99,190,528

Special Assessments

The City has pursued a policy of utilizing special benefit districts to assign the cost of certain improvement projects that directly benefit private property. Kansas statutes allow for the creation of special benefit districts to pay for the cost of a variety of improvements including street construction, storm water drains, sanitary sewer system improvements, street lighting, water system improvements, recreational facilities, flood control projects, bridges, and parking facilities. The City has typically utilized special benefit districts to pay for the costs associated with street improvements in new or expanding developments within the City.

The creation of special benefit districts, the determination of property benefited, and the method of allocating the cost of the improvement is at the discretion of the City subject to applicable law. Property owners have the ability to suggest improvements to be made through a petition process and to comment on the final amount of their assessment. The City may or may not participate in the cost of the special benefit district improvement. Generally, all property owners have the option to pay their portion of the improvement cost with a one-time payment during a thirty-day assessment prepayment period or pay in annual installments with interest over a certain number of years.

Upon completion of the special benefit district improvement projects and expiration of a thirty-day prepayment period, the City issues general obligation bonds to provide for permanent project financing. The payment of the principal of and interest on such bonds is paid from the special assessments levied annually on the benefited property owners. Special assessments are paid at the same time and in the same manner as ad valorem property taxes. If at any time the special assessments received from the property owners are insufficient to provide for the payment of the principal of and interest on the bonds, the City is obligated to provide for the balance of such payments through its ability to levy unlimited ad valorem property taxes across the City.

The City has also periodically levied special assessments associated with improvements to property located within certain transportation development districts created within the City. Such assessments are pledged to the repayment of the TDD special obligation bonds. TDD special obligation bonds do not represent a general obligation of the City.

Property Tax Collections

Real estate property tax statements are mailed November 1 each year and may be paid in full or one-half on or before December 20 with the remaining one-half due on or before May 10 of the following year. Taxes that are unpaid on the due dates are penalized at the rate of 8% per annum (pro-rated monthly) until paid or until the property is sold for taxes. Real estate bearing unpaid taxes is advertised for sale in July of each year and is sold to the County for taxes and all legal charges on the first Tuesday in September. Properties that are sold to the County and not redeemed by the delinquent taxpayer within two years after the tax sale are subject to foreclosure sale, except properties defined as "homesteads" under the Kansas Constitution, which are subject to sale after three years.

Personal property taxes are assessed, due and may be paid in the same manner as real estate taxes. Motor vehicle property taxes are based on valuations provided by the Kansas Department of Revenue and the county average tax rate for the county in which the vehicle is registered. Motor vehicle taxes are payable to the county treasurer at the time of the vehicle's annual registration. Vehicle registration dates are assigned by the State in a manner such as to equal registration over a twelve-month period. Motor vehicle taxes are distributed by the county to the state, city and other taxing jurisdictions based on their proportionate tax levies. Delinquent personal and

motor vehicle taxes are penalized at the same rate as delinquent real property taxes.

If personal or motor vehicle taxes are not paid in full within approximately 30 days of their respective due dates, warrants are issued and placed in the hands of the Sheriff for collection. If taxes remain uncollected after a certain period, legal judgment is entered and the delinquent tax becomes a lien on all taxable tangible property of the delinquent taxpayer, except property defined as “homesteads” under the Kansas Constitution. Unenforced liens expire after five years.

<u>Budget Year</u>	<u>Taxes Levied</u>	<u>Current Collections</u>		<u>Current & Delinquent Collections</u>	
		<u>Amount</u>	<u>%</u>	<u>Amount</u>	<u>%</u>
2018 for 2019*	\$23,558,960	\$22,944,527	97.4%	\$23,037,197	97.8%
2017 for 2018	22,528,081	22,386,564	99.4	22,459,116	99.7
2016 for 2017	21,448,464	21,276,527	99.2	21,462,849	100.1
2015 for 2016	20,233,618	20,058,450	99.1	20,269,040	100.2
2014 for 2015	19,105,302	18,959,596	99.2	19,151,348	100.2
2013 for 2014	18,324,277	18,169,881	99.2	18,310,173	99.9
2012 for 2013	18,014,374	17,861,771	99.2	17,889,243	99.3
2011 for 2012	17,952,637	17,758,139	98.9	17,916,475	99.8
2010 for 2011	18,095,209	17,863,489	98.7	18,202,640	100.6
2009 for 2010	18,756,996	18,369,886	97.9	18,559,858	98.9

*Collections as of May 17, 2019

Note: Figures above include levies for ad valorem taxes and miscellaneous charges and fees.

The following table shows the total special assessments payable within the City for the years indicated and the associated collections thereon:

<u>Budget Year</u>	<u>Amount</u>	<u>Current Taxes</u>	
	<u>Assessed</u>	<u>Amount</u>	<u>%</u>
2018 for 2019 ⁽¹⁾	\$1,909,796	\$849,948	44.5%
2017 for 2018	2,234,169	1,705,951	76.4
2016 for 2017	2,366,984	1,796,045	75.9
2015 for 2016 ⁽²⁾	2,433,185	1,818,349	74.7
2014 for 2015	2,525,644	2,402,567	95.1
2013 for 2014	2,609,989	2,517,415	96.5
2012 for 2013	2,679,623	2,600,313	97.0
2011 for 2012	2,746,900	2,628,778	95.7
2010 for 2011	2,229,071	2,083,100	93.5
2009 for 2010	1,837,770	1,612,561	87.7

⁽¹⁾Collections as of May 17, 2019

⁽²⁾In 2015 or 2016, a large tract of property which is subject to special assessments was sold and the new owners have not paid the annual assessments since that time. The City has provided for the payment of outstanding general obligation bonds payable from such assessments despite these delinquencies.

Note: The figures shown above represent special assessment that are collected by the City and used to provide for the payment of a portion of the City’s outstanding general obligation bonds. These figures do not include other special assessments that are collected by the City and used to provide for the payment of special revenue bonds issued by certain transportation development districts created within the City. TDD special revenue bonds do NOT represent a general obligation of the City.

Source: Johnson County Treasurer’s Office

Tax Levies

The City may levy taxes in accordance with the requirements of its adopted budget. The County Clerk determines property tax levies based on the assessed valuation provided by the appraiser and spreads the levies on the tax rolls. Property owners within the City pay taxes to either Unified School District No. 512 (Shawnee Mission) or Unified School District No. 229 (Blue Valley).

The following tables give the total tax levy for all taxing jurisdictions serving the City for the last five years. One mill equals \$1 in taxes per \$1,000 of assessed valuation.

Taxpayers within U.S.D. No. 512 - Shawnee Mission

<u>Jurisdiction</u>	2014	2015	2016	2017	2018
	Mill Levy				
	for	for	for	for	for
	2015	2016	2017	2018	2019
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
State of Kansas	1.500	1.500	1.500	1.500	1.500
Johnson County	17.764	19.582	19.590	19.318	19.024
City of Leawood	24.492	24.508	24.513	24.517	24.524
Johnson County Library	3.157	3.912	3.915	3.921	3.901
Johnson County Parks	2.349	3.101	3.102	3.112	3.088
Community College	9.461	9.469	9.473	9.503	9.266
U.S.D. No. 512	<u>55.911</u>	<u>54.059</u>	<u>54.940</u>	<u>53.663</u>	<u>52.427</u>
Total	114.634	116.131	117.033	115.534	113.730

Note: Figures do not include sewer charges levied by the County.

Taxpayers within U.S.D. No. 229, located in the southern portion of the City, have experienced the following levies over the same time period:

Taxpayers within U.S.D. No. 229 - Blue Valley

<u>Jurisdiction</u>	2014	2015	2016	2017	2018
	Mill Levy				
	for	for	for	for	for
	2015	2016	2017	2018	2019
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
U.S.D. No. 229	67.939	67.889	66.255	66.614	64.999
Blue Valley Parks & Rec.	2.201	2.200	2.200	2.199	3.088
Other Jurisdictions (same as above)	<u>58.723</u>	<u>62.072</u>	<u>62.093</u>	<u>61.871</u>	<u>61.303</u>
	128.863	132.161	130.548	130.684	129.390

Source: Johnson County Clerk's Office

Sales and Use Tax

The State of Kansas is responsible for collection and distribution of all sales and use tax. Citywide local option taxes are distributed directly to the City each month. Countywide local option taxes are allocated and distributed monthly by the State to the County and all incorporated cities within the County based on population and relative property tax levies. Statewide taxes are retained by the State and not distributed to local municipalities.

Currently, the City has a citywide local option sales tax rate of 1.125%. Of this amount, 1.00% is a permanent tax dedicated for general purposes and 0.125% is dedicated to street and stormwater projects. In November, 2014, voters approved the 0.125% tax for street and stormwater projects to 2021.

Currently, total sales and use tax in the City is 9.10-cents, or 9.10% of cost, which includes a 1.475% countywide local option sales and use tax, a 6.50% state sales and use tax, and the 1.125% citywide local option sales and use tax.

The following table shows receipts for citywide and the City’s portion of the countywide local option sales tax in recent years.

<u>Year</u>	<u>Citywide Sales and Use Tax Receipts</u>	<u>City’s Portion of Countywide Sales and Use Tax Receipts</u>	<u>Combined Sales & Use Tax Receipts</u>
2019*	\$1,521,963	\$1,043,243	\$2,565,206
2018	11,010,375	7,392,912	18,236,175
2017	10,516,023	7,000,849	17,516,872
2016	10,085,310	6,170,232	16,255,542
2015	9,723,757	6,078,765	15,802,522
2014	9,697,733	5,964,272	15,662,005
2013	9,153,330 (3)	5,447,001	14,600,331
2012	9,407,138	5,236,136	14,643,274
2011	9,178,330 (1)	5,157,657	14,335,987
2010	10,543,365	4,474,876	15,018,241
2009	10,204,502 (2)	4,593,935	14,798,434

*As of April 2019

- (1) A City 0.4% sales tax ended on March 31, 2011. The purpose of this voter-approved sales tax was to provide for public safety improvements. It began on April 1, 2007 and was to end on March 31, 2012 or when a total of \$10 million had been collected, whichever was achieved first. This tax ended one year earlier than expected.
- (2) In 2009 and 2010, the City had to refund certain tax collections received from a large telecommunications company that had misfiled its use tax payments. Absent these refunds, the amount of sales and use tax collections in 2009 and 2010 would have been approximately equal to 2008.
- (3) The 2013 Citywide Sales and Use Tax Receipts were lower due to a correction made at the state level. Leawood received City Compensation Use Tax payments in 2012 from a retailer whom was actually located in Overland Park, KS. The correction to return the revenue to Overland Park occurred in 2013.

In 2016, the ten largest remitters of local option sales tax in the City generated approximately [57]% of total collections and consisted of grocery stores, utilities, retail stores, and restaurants. The single largest category remitter comprised approximately 58% of total collections.

The City currently has four Transportation Development Districts (TDD), two of which impose a 1.00% sales tax in which the total sales tax charged is 10.10%.

In addition to sales and use tax, the City also collects an 8% transient guest tax. The City’s first hotel opened in late summer of 2009, the aloft Hotel, located in the Park Place development area. The City began receiving this

revenue in late 2009.

Building Permits

The following table shows the number, type and estimated new construction costs of building permits issued by the City during the last five years.

<u>Year</u>	<u>Commercial Construction</u>		<u>Residential Construction</u>	
	<u>Number of Permits*</u>	<u>Estimated Cost</u>	<u>Number of Permits*</u>	<u>Estimated Cost</u>
2018	139	\$85,966,215	1,830	\$64,361,182
2017	113	86,759,383	1,716	62,018,442
2016	126	38,144,108	1,671	54,812,486
2015	158	134,477,682	1,805	56,314,297
2014	160	61,168,019	2,062	66,058,312
2013	161	98,768,573	1,784	83,545,071
2012	163	100,352,809	1,813	56,611,075
2011	199	64,294,950	3,330	73,943,045

*Permits include new construction, additions, alterations and modifications.

Property Assessment Rates

In order to determine the assessed valuation of a parcel of property for taxation purposes, the county appraiser multiplies the appraised value of the parcel by the applicable assessment rate. Current property assessment rates were established in 1986, effective in 1989, and slightly modified in 1992. The most significant 1992 modifications involved lowering the assessment rate on commercial and industrial real property from 30% to 25% and on residential property from 12% to 11.5%. The following table shows the current assessment rates for the different classes of taxable tangible property within the State of Kansas.

<u>Real Property:</u>	
Residential	11.5%
Commercial and Industrial- Real Property	25.0
Agricultural Land (1)	30.0
Agricultural Improvements	25.0
Vacant Lots	12.0
Not-for-Profit (2)	12.0
All Other	30.0
<u>Personal Property: (3)</u>	
Mobile Homes	11.5%
Mineral Leaseholds (large)	30.0
Mineral Leaseholds (small)	25.0
Commercial & Industrial Machinery & Equipment	25.0
All Other	30.0
<u>Utilities:</u>	
Railroads	federally mandated rate
All Other Public Utilities	33.0%
<u>Motor Vehicles:</u>	20.0%
<u>Property Exempt:</u>	

Property used for the following purposes, or portions thereof, are exempt from taxation provided certain statutory requirements are met: religious, educational, literary, scientific,

benevolent, alumni associations, veterans' organizations, or charitable purposes, including parsonages and community service organizations providing humanitarian services.

- (1) Agricultural land is valued based on the productivity value of the property and not estimated market valuation.
- (2) A bill passed by the Kansas Legislature in 1994 clarified this class of property to include all property owned and operated by not-for-profit organizations not subject to federal income taxation pursuant to paragraphs (2), (3), (4), (7), (8), or (10) of Subsection C of Section 501 of the federal internal revenue code. This bill specifically established that private, not-for-profit country clubs would be assessed at 12% for all land that does not accommodate buildings or improvements.
- (3) The 2006 Kansas Legislature exempted from all property or ad valorem property taxes levied under the laws of the State, all commercial, industrial, telecommunications, and railroad machinery and equipment acquired by qualified purchase or lease after June 30, 2006 or transported into the State after June 30, 2006 for the purpose of expanding an existing business or creation of a new business.

Equalization Ratios

Annually, the Property Valuation Division of the Kansas Department of Revenue conducts a study to compare the assessed valuation of real property to estimated market value based on property sale prices. The study derives an equalization ratio which, when divided into assessed valuation, provides a means to approximate actual market value. According to the 2017 Preliminary Kansas Appraisal/Sales Ratio Study, in Johnson County the equalization ratio for residential real property has been set to 10.81% and commercial and industrial real property to 21.68%.

APPENDIX B

Continuing Disclosure Undertaking

APPENDIX C

Financial Statements

The following is a copy of a portion of the report on examination of the City of Leawood, Kansas, for the fiscal year ended December 31, 2018, prepared by the firm of RubinBrown, LLP, Certified Public Accountants & Business Consultants, Overland Park, Kansas.

Staff Review

Fact Sheet

**SUBJECT: REQUEST APPROVAL OF ORDINANCE VACATION OF A DRAINAGE AND UTILITY EASEMENT LOCATED IN BI-STATE BUSINESS PARK, SECOND PLAT
July 1, 2019**

DISCUSSION

On June 3rd, 2019 Council approved a Resolution calling for a public hearing to consider the vacation of a Drainage and Utility Easement, in Lot 34, Bi-State Business Park, Second Plat; more commonly known as 1900 W 142nd Street.

The easements were dedicated to the City of Leawood with the original plat of the Bi-State Development. With the last expansion of the building at 1900 W 142nd, the easements were not necessary and are now inside the building.

Utility companies have been contacted regarding the request. KCPL, Johnson County Wastewater, Kansas Gas Service, Water One of Johnson County, Charter Spectrum, and AT&T have all responded that they have no objection to the drainage and utility easement vacation.

It is the recommendation of the Public Works Department that the City Council approves the Ordinance and authorizes the vacation of the easements.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Ordinance for Easement Vacations.

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

None

COSTS

Recording fees only

FUND SOURCES

n/a

DRAFT

ORDINANCE NO. _____

ORDINANCE VACATING A DRAINAGE AND UTILITY EASEMENT, LOCATED AT OR ABOUT 1900 W. 142ND STREET, LOT 34, BI-STATE BUSINESS PARK, SECOND PLAT, WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS [PETITIONER: HIGH LIFE SALES COMPANY]

WHEREAS, the City of Leawood, has received a Petition requesting the vacation of a drainage and utility easement within the limits of Leawood, Kansas;

WHEREAS, pursuant to said Petition, the City has caused Notice of Hearing to be published in the official City newspaper according to K.S.A. 12-504 and amendments thereto; and

WHEREAS, the Governing Body of the City has held a hearing and said Petition and evidence has been presented, and the Governing Body of the City has determined that due and legal notice has been given by publication as required by statute, that there will be no public inconvenience or harm as a result of the vacation of said easement, and that no private rights will be injured or endangered, that in justice to the petitioners the vacation ought to be granted, and that no interested parties have protested against said vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the following described real estate as previously dedicated as a drainage and utility easement should be and is hereby vacated, to wit:

LEGAL DESCRIPTION

All that part of a 15 foot wide drainage and utility easement lying in Lot 34, BI-STATE BUSINESS PARK, SECOND PLAT, in the City of Leawood, Johnson County, Kansas, filed with BI-STATE BUSINESS PARK, FIRST PLAT, in Book 68 at Page 4, being more particularly described as follows:

Commencing at the most Southerly corner of aforesaid Lot 34, also being a point on the North right-of-way of 143rd Street, as now established; thence North 00°03'47" East along

the West line of said Lot 34, a distance of 34.64 feet to a point on the Westerly line of aforesaid 15 foot wide drainage and utility easement; thence North 12°46'73" East, along the Westerly line of said 15 foot wide drainage and utility easement, a distance of 211.59 feet to the Northwest corner of said 15 foot wide drainage and utility easement; thence North 90°00'00" East, along the North line of said 15 foot wide drainage and utility easement, a distance of 11.98 feet to the Point of Beginning of the 15 foot wide drainage and utility easement to be vacated; thence continuing North 90°00'00" East, along the North line of said 15 foot wide drainage and utility easement, a distance 119.56 feet to the Northeast corner of said 15 foot wide drainage and utility easement; thence South 00°00'00" East along the East line of said 15 foot wide drainage and utility easement, a distance of 15.00 feet to the Southeast corner of said 15 foot wide drainage and utility easement; thence North 90°00'00" West, along the South line of said 15 foot wide drainage and utility easement, a distance of 119.56 feet; thence North 90°00'00" East, a distance of 15.00 feet to the Point of Beginning.

Containing 1,793 square feet, more or less.

SECTION TWO: The City of Leawood, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of real estate hereby vacated for the purpose of repairing, installing, constructing, or reconstructing any public utility in use and existence at the time of vacation.

SECTION THREE: That the City Clerk is hereby directed to certify a copy of this Ordinance to the Register of Deeds of Johnson County, Kansas, and that a notation be made on said recorded plat of the vacation, all according to K.S.A. 12-504 et. seq. and amendments thereto.

PASSED by the Governing Body this 1st day of July, 2019.

SIGNED by the Mayor this 1st day of July, 2019.

[SEAL]

Peggy J. Dunn, Mayor

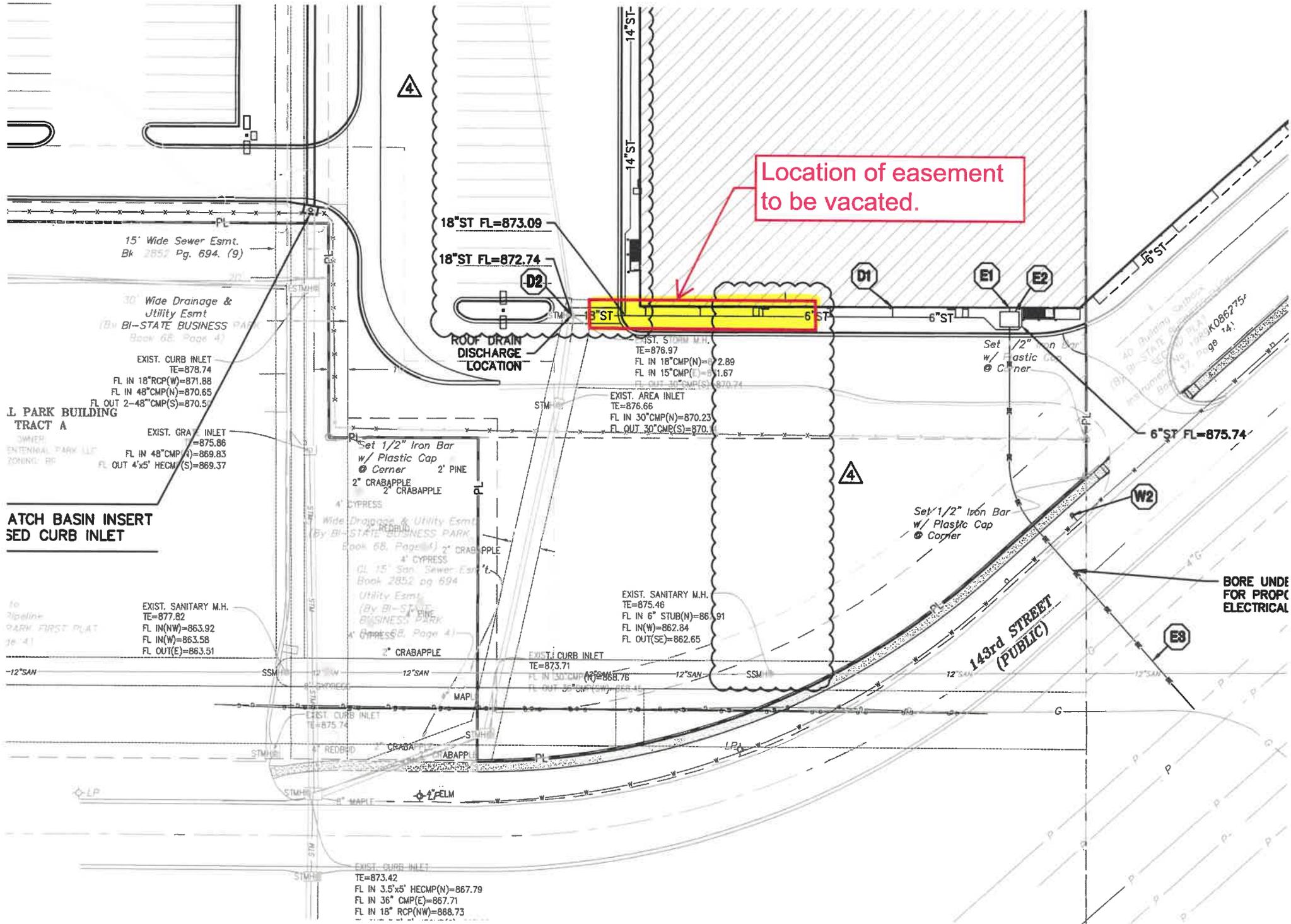
ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

Location of easement to be vacated.



15' Wide Sewer Esmt.
Bk 2852 Pg. 694. (9)

30' Wide Drainage & Utility Esmt
(By BI-STATE BUSINESS PARK
Book 68, Page 4)

L PARK BUILDING TRACT A

SMITH ENTERPRISE PARK LLC
ZONING: RP

ATCH BASIN INSERT
SED CURB INLET

EXIST. SANITARY M.H.
TE=877.82
FL IN(NW)=863.92
FL IN(W)=863.58
FL OUT(E)=863.51

-12'SAN

LP

18"ST FL=873.09

18"ST FL=872.74

ROOF DRAIN DISCHARGE LOCATION

EXIST. SANITARY M.H.
TE=876.97
FL IN 18" CMP(N)=872.89
FL IN 15" CMP(E)=871.67
FL OUT 30" CMP(S)=870.74

EXIST. AREA INLET
TE=876.66
FL IN 30" CMP(N)=870.23
FL OUT 30" CMP(S)=870.1

Set 1/2" Iron Bar w/ Plastic Cap @ Corner
2' PINE
2" CRABAPPLE
4' CYPRESS

Wide Drainage & Utility Esmt
(By BI-STATE BUSINESS PARK
Book 68, Page 4)

EXIST. SANITARY M.H.
TE=875.46
FL IN 6" STUB(N)=866.91
FL IN(W)=862.84
FL OUT(SE)=862.65

EXIST. CURB INLET
TE=873.71
FL IN 30" CMP(N)=868.76
FL OUT 30" CMP(S)=868.41

EXIST. CURB INLET
TE=873.42
FL IN 3.5'x5' HECMP(N)=867.79
FL IN 36" CMP(E)=867.71
FL IN 16" RCP(NW)=868.73

Set 1/2" Iron Bar w/ Plastic Cap @ Corner

Set 1/2" Iron Bar w/ Plastic Cap @ Corner

BORE UNDER FOR PROPOSED ELECTRICAL

143rd STREET (PUBLIC)

Property address is 1900 W 142nd Street, Leawood, KS
Here's aerial map. Blue is the property. The easement is approximately the area in red.



PETITION FOR VACATION OF DRAINAGE AND UTILITY EASEMENT

COMES NOW HIGH LIFE SALES COMPANY, and files this petition with the City Clerk of the City of Leawood, Kansas praying for vacation of the dedicated right of way legally described as follows:

TO WIT:

[See attached Exhibit "A"]

Petitioner further states that, after publication by the Governing Body of the City of Leawood at least once 20 days prior to the date of hearing in a newspaper of general circulation in the vicinity, then this petition shall be presented to the Governing Body of the City of Leawood, Kansas, for a hearing thereon, and that at such time and place, all persons interested can appear and be heard under the petition.

Dated this 15th day of April, 2019.

PETITIONER:

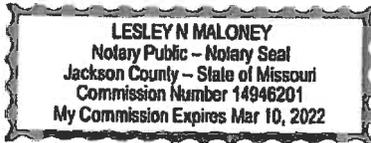
Steph M. Noz Pres.

VERIFICATION

STATE OF KANSAS]
] ss.
COUNTY OF JOHNSON]

BE IT REMEMBERED, that on this 16th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, came Stephen G. Mas, who is known to me to be such officer and who is known to me to be the same person who executed the within Instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IT WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.



Lesley N Maloney
Notary Public

My Commission Expires: March 10th 2022

May 23, 2019

Partial Drainage & Utility Easement Vacation

All that part of a 15 foot wide drainage and utility easement lying in Lot 34, BI-STATE BUSINESS PARK, SECOND PLAT, in the City of Leawood, Johnson County, Kansas, filed with BI-STATE BUISNESS PARK, FIRST PLAT, in Book 68 at Page 4, being more particularly described as follows:

Commencing at the most Southerly corner of aforesaid Lot 34, also being a point on the North right-of-way of 143rd Street, as now established; thence North 00°03'47" East along the West line of said Lot 34, a distance of 34.64 feet to a point on the Westerly line of aforesaid 15 foot wide drainage and utility easement; thence North 12°46'73" East, along the Westerly line of said 15 foot wide drainage and utility easement, a distance of 211.59 feet to the Northwest corner of said 15 foot wide drainage and utility easement; thence North 90°00'00" East, along the North line of said 15 foot wide drainage and utility easement, a distance of 11.98 feet to the Point of Beginning of the 15 foot wide drainage and utility easement to be vacated; thence continuing North 90°00'00" East, along the North line of said 15 foot wide drainage and utility easement, a distance 119.56 feet to the Northeast corner of said 15 foot wide drainage and utility easement; thence South 00°00'00" East along the East line of said 15 foot wide drainage and utility easement, a distance of 15.00 feet to the Southeast corner of said 15 foot wide drainage and utility easement; thence North 90°00'00" West, along the South line of said 15 foot wide drainage and utility easement, a distance of 119.56 feet; thence North 90°00'00" East, a distance of 15.00 feet to the Point of Beginning.

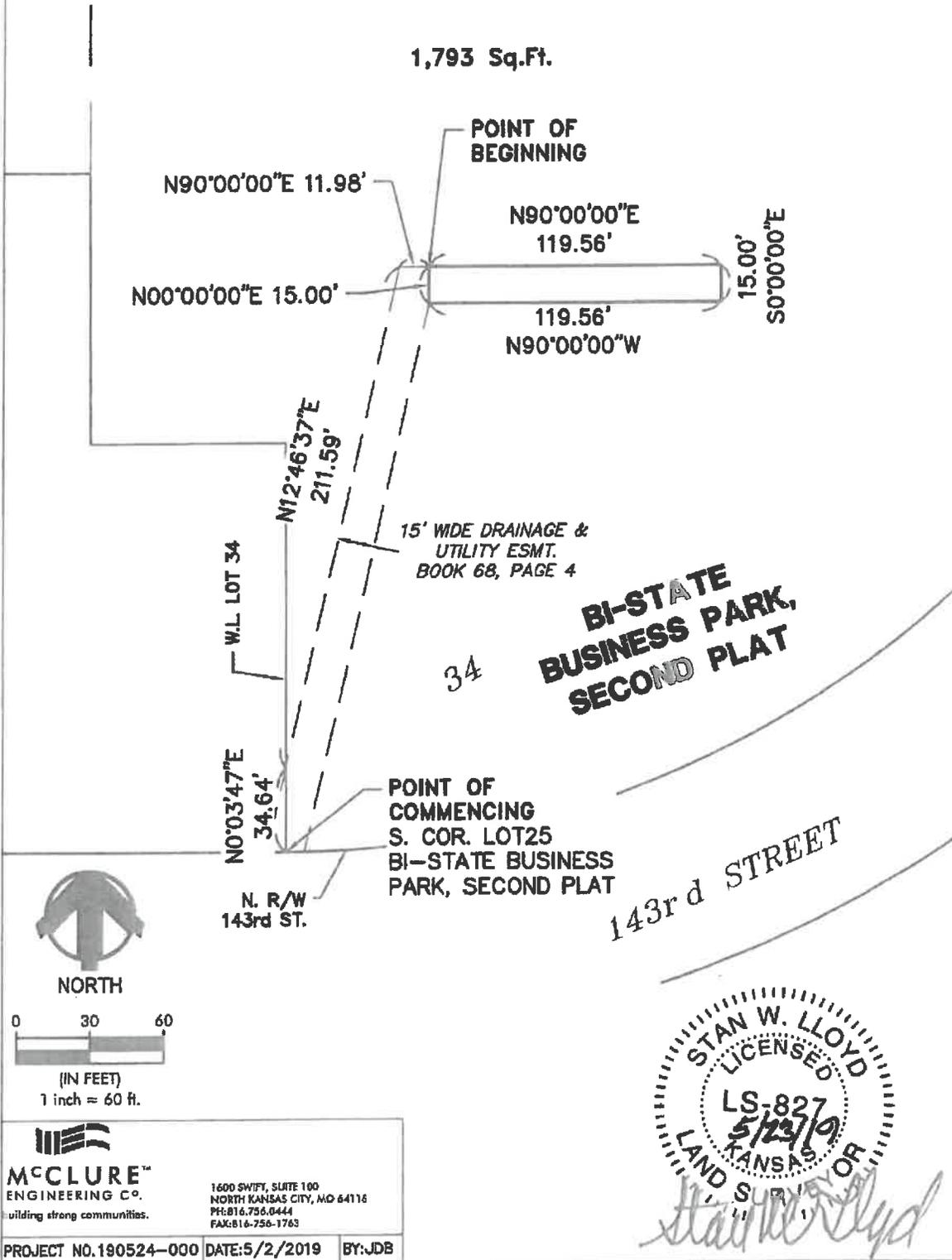
Containing 1,793 square feet, more or less.



McClure Engineering Company
11250 Corporate Avenue
Lenexa, Kansas 66219
www.mecresults.com

EASEMENT EXHIBIT

1,793 Sq.Ft.



McCLURE™
ENGINEERING CO.
uilding strong communities.

1600 SWIFT, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816.756.0444
FAX: 816-756-1763

PROJECT NO. 190524-000 DATE: 5/2/2019 BY: JDB

PETITION FOR VACATION OF RIGHT OF WAY

COMES NOW High Life Sales Company, and files this petition with the City Clerk of the City of Leawood, Kansas praying for vacation of the dedicated right of way legally described as follows:

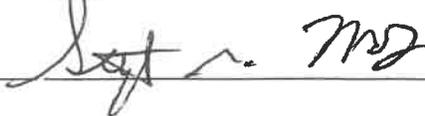
TO WIT:

[See attached Exhibit "A"]

Petitioner further states that, after publication by the Governing Body of the City of Leawood at least once 20 days prior to the date of hearing in a newspaper of general circulation in the vicinity, then this petition shall be presented to the Governing Body of the City of Leawood, Kansas, for a hearing thereon, and that at such time and place, all persons interested can appear and be heard under the petition.

Dated this 5th day of June, 2019

PETITIONER:

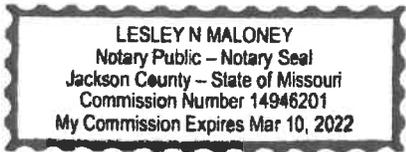


VERIFICATION

STATE OF KANSAS]
] ss.
COUNTY OF JOHNSON]

BE IT REMEMBERED, that on this 5th day of June, 20 19,
before me, the undersigned, a Notary Public in and for said County and State,
came Stephen G. Mos, who is known to me to be
such officer and who is known to me to be the same person who executed the
within instrument on behalf of said company, and such person duly
acknowledged the execution of the same to be the act and deed of said
company.

IT WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal the day and year last above written.



Lesley N Maloney
Notary Public

My Commission Expires: March 10th 2022

May 23, 2019

Partial Drainage & Utility Easement Vacation

All that part of a 15 foot wide drainage and utility easement lying in Lot 34, BI-STATE BUSINESS PARK, SECOND PLAT, in the City of Leawood, Johnson County, Kansas, filed with BI-STATE BUSINESS PARK, FIRST PLAT, in Book 68 at Page 4, being more particularly described as follows:

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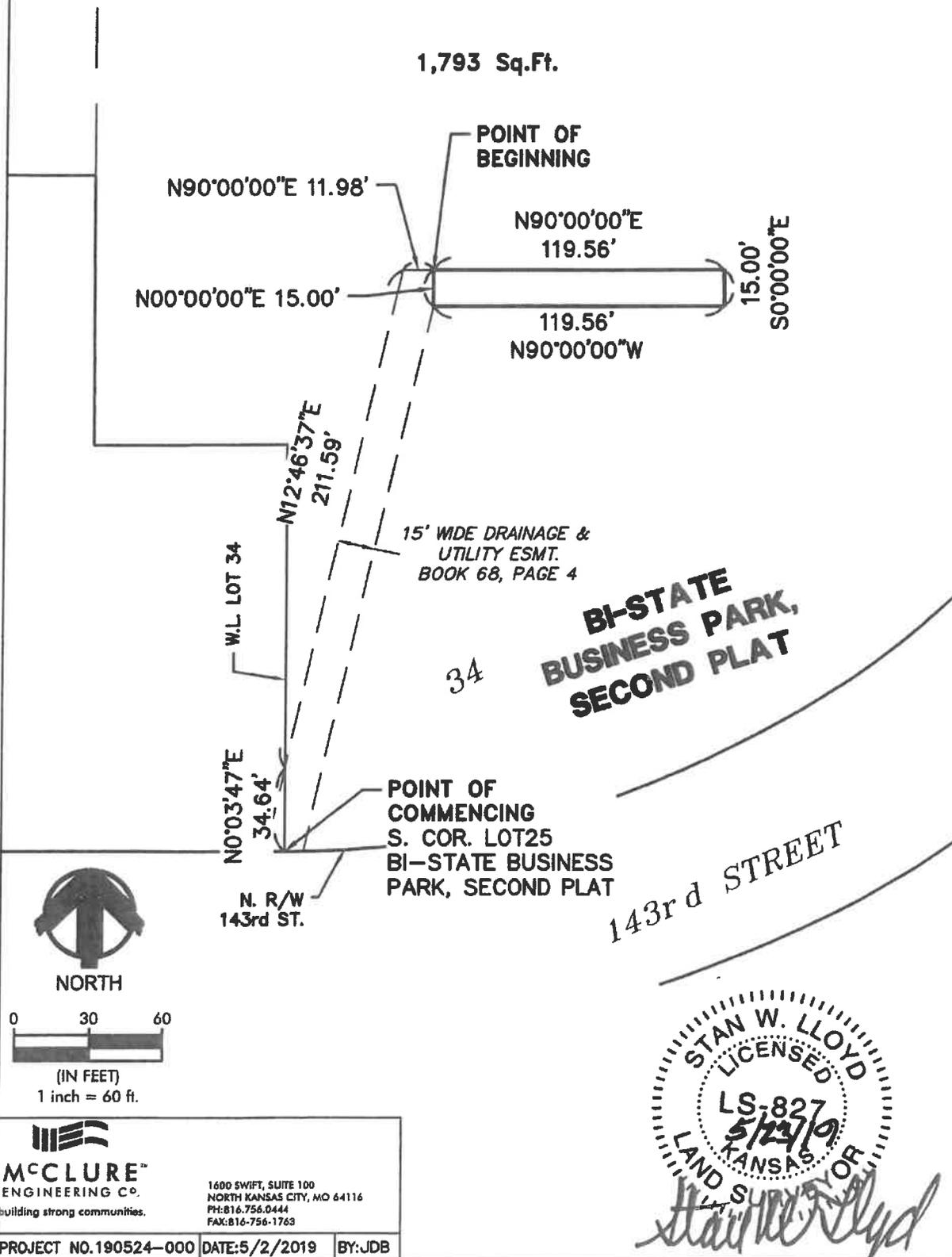
Containing 1,793 square feet, more or less.



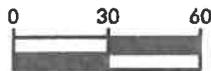
McClure Engineering Company
11250 Corporate Avenue
Lenexa, Kansas 66219
www.mecresults.com

EASEMENT EXHIBIT

1,793 Sq.Ft.



NORTH



(IN FEET)
1 inch = 60 ft.

MCCCLURE
ENGINEERING CO.
building strong communities.

1600 SWIFT, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-756-0444
FAX: 816-756-1763

PROJECT NO. 190524-000 | DATE: 5/2/2019 | BY: JDB



Stan W. Lloyd

CITY OF LEAWOOD
Check Date 06/19/2019
Ordinance 2019-24

Final Check List

Page: 1

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
101757	3M COMPANY	MATERIALS & SUPPLIES	125.03	
		MATERIALS & SUPPLIES	150.00	
		MATERIALS & SUPPLIES	20.00	295.03
101758	ACROSS THE STREET PRODUCTIONS	TRAINING	385.00	385.00
101759	ACUSHNET CO - TITLEIST	PROSHOP MERCHANDISE	1,440.00	
		PROSHOP MERCHANDISE	238.94	
		PROSHOP MERCHANDISE	1,557.27	
		PROSHOP MERCHANDISE	1,056.60	4,292.81
101760	ALLIED OIL & TIRE COMPANY	55 GL 10W30	1,214.80	1,214.80
101761	AMERICAN MICRO COMPANY	SCANNING SERVICES	6,505.68	6,505.68
101762	ANTHONY PLUMBING HEATING/COOL	BD-19-00800 PERMIT REFUND	123.20	123.20
101763	APAC KANSAS INC	LANDFILL FEE	176.00	
		LANDFILL FEE	264.00	
		LANDFILL FEE	264.00	704.00
101764	APEX ENVIROTECH INC	2019 FUEL TANK REMOVAL PROJECT	13,881.40	13,881.40
101765	AT&T	PHONE SERVICE	169.31	169.31
101766	AT&T	PHONE SERVICE	129.14	129.14
101767	AT&T	AT&T PHONE SERVICE (CLERK)	313.32	313.32
101768	AT&T INTERNET	AT&T U-VERSE INTERNET & TV	180.55	180.55
101769	AT&T INTERNET	CABLE	99.83	99.83
101770	AXON ENTERPRISES INC	ITEM 44203	3,594.00	3,594.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
101771	BASSE, DAVID	CITY LIGHT CONCERT	700.00	700.00
101772	BERNIE ELECTRIC WHOLESALE INC	BUILDING & GROUNDS	50.00	
		BUILDING & GROUNDS	165.21	
		BUILDING & GROUNDS	28.47	
		BUILDING & GROUNDS	31.20	274.88
101773	BLACK & MCDONALD	2019 STREET LIGHT AND TRAFFIC SIGNAL	320.00	
		2019 STREET LIGHT AND TRAFFIC SIGNAL	18,224.34	18,544.34
101774	BLUE CROSS BLUE SHIELD OF KC	JUNE 2019 HEALTH PREMIUM	328,777.09	328,777.09
101775	BLUE VALLEY LABORATORIES INC	CONTRACT INVOICE	450.00	
		POND MAINATENANCE	225.00	675.00
101776	BLUE VALLEY SCHOOL DISTRICT	ALCOHOL TAX FUND ALLOCATION	2,763.00	2,763.00
101777	BRIGGS TURF FARM	SOD	29.15	
		SOD	66.25	
		SOD	7.95	103.35
101778	C & C GROUP DIVISIONS	BUILDING MAINTENANCE REPAIR	485.00	485.00
101779	CDW GOVERNMENT INC	FIREWALL RENEWAL	14,975.00	14,975.00
101780	CENTRAL POWER SYSTEMS & SER	VEHICLE MAINT.	35.85	35.85
101781	CITY OF OVERLAND PARK	INTERGRAPH MAINTENANCE FEE	24,596.52	24,596.52
101782	CITY OF SHAWNEE	TRAINING~	450.00	450.00
101783	CLERK OF THE SUPREME COURT	2019 KANSAS ATTORNEY REGISTRATION	175.00	175.00
101784	COMMERCIAL AQUATIC SERVICES	POOL CHEMICALS	3,533.86	
		SAFETY SWITCH	70.96	
		LINE STRAINER ASSEMBLY	10.00	
		SUPPLIES	480.43	4,095.25
101785	CONCRETE MATERIALS INC	CONCRETE	395.00	395.00

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101786	CONRAD FIRE EQUIPMENT INC	VEHICLE OPS MAINT.	1,566.13	1,566.13
101787	CONSOLIDATED COMMUNICATION	COMMUNICATIONS	453.68	453.68
101788	CONTINENTAL CONSULTING ENGNRS	ENGINEERING FOR 2019 RES. RECON-CONTINE PURCHASE/INSTALL PVC STAKES FOR	22,428.05 405.48	22,833.53
101789	CORPORATE HEALTH KU MEDWEST	KU MEDWEST: SEASONAL POST-OFFER TESTS KU MEDWEST: POST-OFFER TESTS FOR POST OFFER TESTS (REGULAR & SEASONAL)	1,286.00 1,329.00 664.00	3,279.00
101790	DELL MARKETING LP DELL USA LP	GENETEC ARCHIVE SERVER STORAGE SERVER	4,775.59 4,951.59	9,727.18
101791	DISCOUNT TIRE	TIRES TIRES LABOR	20.00 36.00 10.00	66.00
101792	DISH NETWORK	SATELLITE SERVICE	84.76	84.76
101793	DOCUMART INC	CITIZEN SURVEY CARDS	120.00	120.00
101794	E EDWARDS WORK WEAR INC	UNIFORM/CLOTHING	1,318.46	1,318.46
101795	ECOLAB PEST ELIMINATION	PEST CONTROL	102.41	102.41
101796	EXCEL LINEN SUPPLY	LINEN CLEANING MATERIALS	275.94 18.14	294.08
101797	FAGAN COMPANY, THE	5/28 - LIEBERT FAULT/IT ROOM 5/28 - LIEBERT FAULT/IT ROOM CITY FACILITY MAINT	1,610.00 1,534.68 2,203.00	5,347.68
101798	FITZGERALD, COLIN	TRANSPORTATION	118.32	118.32
101799	GALLS LLC	UNIFORMS	36.00	36.00
101800	GEAR FOR SPORTS	CLOTHING	353.11	353.11
101801	HASTY AWARDS	SWIM TEAM AWARDS	1,733.62	1,733.62

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101802	HEN HOUSE BALLS FOOD STORES	SUPPLIES	8.98	
		SUPPLIES	4.99	13.97
101803	HOA WINDOW CLEANING INC	WINDOW CLEANING INSIDE AND OUT OF ALL	2,348.00	2,348.00
101804	HOPKINS, JOSHUAH	TRAINING~	558.00	558.00
101805	HUNTER, GENE	TRAINING~	140.00	140.00
101806	IAM STARGUARD ELITE	LIFEGUARD LICENSES	1,740.00	1,740.00
101807	ICE MASTERS LLC	RENTAL EQUIP.	114.00	114.00
101808	IMPRINT PLUS USA INC, IMPRINT PLU	MATERIALS & SUPPLIES	575.25	575.25
101809	INTERSTATE ELECTRICAL SUPPLY	MATERIALS & SUPPLIES	280.00	280.00
101810	IPROMOTEU INC	GROCERY TOTES	880.66	880.66
101811	J M FAHEY CONSTRUCTION CO	BLANKET PO: 2019 ASPHALT FOR STREETS	3,239.44	3,239.44
101812	JO CO EMERGENCY COMM CTR	ADMIN CONTRACTURAL EXPENSE	12,000.00	12,000.00
101813	JO CO SHERIFFS OFFICE	LAB ANALYSIS	400.00	400.00
101814	JO CO WASTEWATER	WASTEWATER SERVICE	148.81	
		WASTEWATER SERVICE	60.11	
		WASTEWATER SERVICE	47.23	
		WASTEWATER SERVICE	50.27	
		WASTEWATER SERVICE	77.82	
		WASTEWATER SERVICE	183.84	
		WASTEWATER SERVICE	72.24	640.32
101815	JOHNSTONE SUPPLY	BUILDING & GROUNDS	47.83	47.83
101816	KC BANNER	BANNER INSTALLATION	13,192.06	13,192.06
101817	KERIT-EASTERN REGION INSURANCE	KERIT PAYMENT: 2ND HALF 2019	120,519.00	120,519.00
101818	KEY EQUIPMENT & SUPPLY CO	VEHICLE OPERATIONS/MAINT	83.47	83.47

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101819	KIERL-LATENSER, MARY	INSTRUCTOR FEES	300.00	300.00
101820	KINCAID READY MIX	CONCRETE	687.00	
		CONCRETE	319.00	
		CONCRETE	433.50	1,439.50
101821	KISSICK CONSTRUCTION CO	2018 CMP PROGRAM	351,032.90	351,032.90
101822	KNIFE MAN, THE	KNIFE SERVICE	45.00	45.00
101823	LASER CYCLE INC	MATERIALS & SUPPLIES	359.96	359.96
101824	LATHROP & GAGE LLP	LEGAL FEES - LOAD ACQUISITION	525.50	525.50
101825	LAWN-CORPS, INC	TOP SOIL	270.00	
		TOP SOIL	270.00	540.00
101826	LAWSON PRODUCTS INC	MATERIALS & SUPPLIES	386.85	386.85
101827	LEGAL RECORD	PUB RESO 5201	36.01	
		POB RESO 5205	64.30	100.31
101828	LENNOX INDUSTRIES INC	MATERIALS & SUPPLIES	27.52	27.52
101829	LOGAN CONTRACTORS SUPPLY INC	MATERIALS & SUPPLIES	161.60	
		MATERIALS & SUPPLIES	210.00	371.60
101830	MAHER OIL CO	DIESEL FUEL	489.48	
		DIESEL FUEL	717.35	1,206.83
101831	MAIL IT	MATERIAL & SUPPLIES	13.51	13.51
101832	MICRO CENTER AR	MATERIALS & SUPPLIES	131.98	
		MATERIALS & SUPPLIES	299.99	
		MATERIALS & SUPPLIES	299.99	731.96
101833	MIDWEST RADIATOR	VEHICLE OPS MAINT	2,330.00	2,330.00
101834	MO TURF PAINT & FIELD GRAPHICS	STRIPE PROJECT	233.79	233.79
101835	MOBILFONE WIRELESS	COMMUNICATION	155.71	155.71

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101836	NATIONAL SIGN COMPANY INC	SIGN MATERIALS	81.65	81.65
101837	OBIJI, MISHEA	CLEANING CLEANING	50.00 150.00	200.00
101838	O'REILLY AUTO PARTS	SUPPLIES	60.78	60.78
101839	PEPSI BEVERAGES COMPANY	BEVERAGES	587.43	587.43
101840	PEPSI BEVERAGES COMPANY	PEPSI PRODUCTS FOR AQUATIC CENTER	309.44	309.44
101841	PLAY WELL TEKNOLOGIES	LEGO MATERIAL COURSE HARRY POTTER COURSE	700.00 645.00	1,345.00
101842	PLEASANT LINE CORPORATION	REIMBURSEMENT TO MICHAEL STUTZ	193.41	193.41
101843	PRECISION SMALL ENGINE CO INC	EQUIPMENT PARTS	35.92	35.92
101844	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	48.00	48.00
101845	PROFESSIONAL TURF PRODUCTS	MATERIALS & SUPPLIES	187.40	187.40
101846	PROFESSIONAL TURF PRODUCTS	TIRE	121.45	121.45
101847	RANCH MART ACE HARDWARE	EQUIP MAINT SUPPLIES	599.50 31.96	631.46
101848	RANCHVIEW FLORAL & INTERIORS	RETIREMENT SUPPLIES	30.00	30.00
101849	REEVES WIEDEMAN COMPANY	COMMUNICATION MATERIALS & SUPPLIES	224.14 233.00	457.14
101850	REINDERS INC	SUPPLIES	366.30	366.30
101851	REINHART FOODSERVICE	PREPARED FOOD	896.00	896.00
101852	ROBBINS, BRAD	TRAVEL ADVANCE - B. ROBBINS	2,922.46	2,922.46
101853	ROMA BAKERY	PREPARED FOOD PREPARED FOOD	27.92 44.64	72.56
101854	S PLATTE FIRE PROTECTION	TRAINING	2,769.98	2,769.98

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101855	SCNS SPORTS FOOD INC	PREPARED FOOD	79.20	79.20
101856	SHRED-IT USA LLC	SHREDDING SERVICE	345.80	345.80
101857	SIMPLOT PARTNERS	21-0-0 AMMONIUM SULFATE	1,357.00	1,357.00
101858	SKC COMMUNICATION PRODUCTS LL	DISPATCH HEADSETS CA12CD-S	686.97	686.97
101859	SPRONG, HUNTER NIXON	KISS ME KATE DIRECTOR	400.00	400.00
101860	STALLARD TECHNOLOGIES INC	MATERIALS & SUPPLIES	160.00	
		MATERIALS & SUPPLIES	175.00	335.00
101861	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	32.92	
		OFFICE SUPPLIES	33.23	
		OFFICE SUPPLIES	45.72	
		OFFICE SUPPLIES	56.57	
		OFFICE SUPPLIES	86.68	
		OFFICE SUPPLIES	30.51	
		MATERIAL & SUPPLIES	227.86	
		MATERIAL & SUPPLIES	491.14	
		MATERIAL & SUPPLIES	258.03	
		CREDIT MEMO INV 3414940793	-23.92	
		OFFICE SUPPLIES	68.81	1,307.55
101862	SUBURBAN LAWN & GARDEN INC	SUPPLIES	37.09	
		MULCH	103.84	
		ANNUAL VEGETABLE FLAT	61.05	
		2019 MISSION ROAD (127TH TO 119TH) LANDS	500.00	
		2019 MISSION ROAD (127TH TO 119TH) LANDS	1,000.00	1,701.98
101863	SYSCO FOOD SERVICE OF KC INC	PREPARED FOOD	442.16	442.16
101864	TEES PLEASE INC	MATERIALS & SUPPLIES	415.12	415.12
101865	TG TECHNICAL SERVICES	EQUIPMENT MAINT	216.38	216.38
101866	THOMSON REUTERS - WEST	DATA SEARCH SERVICES	546.84	
		WEST INFORMATION CHARGES ~	646.89	1,193.73

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101867	TIDE DRY CLEANERS	UNIFORM CLEANING	12.71	
		UNIFORM CLEANING	6.36	19.07
101868	TIME WARNER CABLE	CABLE	53.46	
		CABLE	33.07	86.53
101869	TORO COMPANY - NSN, THE	EQUIP MAINT & SUPPLIES	187.20	187.20
101870	TOWN & COUNTRY BLDG SERVICES	CLEANING SERVICES AT JC-JUN	4,950.00	4,950.00
101871	TRACKER DOOR SYSTEMS	CITY FACILITY MAINT	1,147.50	1,147.50
101872	TRAVELERS	DEDUCTIBLE SCOTT LEGAL FEES	3,265.45	3,265.45
101873	US FOODS	US FOODS	1,147.27	1,147.27
101874	VALIDITY SCREENING SOLUTIONS	PD CREDIT REPORT (POST-OFFER)	20.00	
		POST OFFER BACKGROUND-SEASONALS	921.70	
		ANNUAL MVRS (EMPLOYEES)	353.00	1,294.70
101875	VANCE BROS INC	BLANKET PO: 2019 ASPHALT FOR STREETS	2,164.50	
		STREET MAINTENANCE	702.00	2,866.50
101876	VERIZON WIRELESS	PHONE SERVICE	4,658.27	4,658.27
101877	WALKER TOWEL & UNIFORM SERVICE	MAT CLEANING	99.54	99.54
101878	WALKER TOWEL & UNIFORM SERVICE	MAT CLEANING	49.63	49.63
101879	WASTE MANAGEMENT OF KANSAS INC	TRASH DISPOSAL	559.99	559.99
101880	WATCHGUARD INC	WATCHGUARD IN-CAR WIRELESS KIT	3,850.00	3,850.00
101881	WATER DISTRICT 1 JO CO	WATER SERVICE	113.38	
		WATER SERVICE	269.51	
		WATER SERVICE	162.94	
		WATER SERVICE	25.58	
		WATER SERVICE	24.73	
		WATER SERVICE	151.18	
		WATER SERVICE	76.64	823.96

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101882	WESTLAKE HARDWARE	MATERIALS & SUPPLIES	77.96	77.96
101883	WINFIELD SOLUTIONS LLC	GREENS SYSTEMIC PALLET PACK 28-0-10 FERTILIZER FOR ROUGH	7,720.00 3,452.00	11,172.00
101884	WORK ZONE INC, THE	SIGN	165.00	165.00
101885	WORLD FUEL SERVICES INC	BLANKET PO FOR 2019 FUEL EXPENSES:	16,559.17	16,559.17
101886	YELLOW PAGE DIRECTORY	YELLOW PAGE LISTING	365.00	365.00
101887	ZAHNER METAL CONSERVATION	REPAIR OF "FAITH" BY WENDELL CASTLE	19,320.00	19,320.00
310619	KC POWER & LIGHT CO	POWER SERVICE	77.59	77.59
620619	KC POWER & LIGHT CO	POWER SERVICE	226.45	226.45
1690619	KC POWER & LIGHT CO	POWER SERVICE	29.43	29.43
1820619	KC POWER & LIGHT CO	POWER SERVICE	159.00	159.00
5230619	KC POWER & LIGHT CO	POWER SERVICE	104.24	104.24
5650619	KC POWER & LIGHT CO	POWER SERVICE	197.04	197.04
7190619	KC POWER & LIGHT CO	POWER SERVICE	90.62	90.62
9060619	KC POWER & LIGHT CO	POWER SERVICE	78.48	78.48
5280619	KC POWER & LIGHT CO	POWER SERVICE	88.92	88.92
6610619	KC POWER & LIGHT CO	POWER SERVICE	164.95	164.95
6800619	KC POWER & LIGHT CO	POWER SERVICE	98.18	98.18
!0060619	KC POWER & LIGHT CO	POWER SERVICE	70.40	70.40
!0470619	KC POWER & LIGHT CO	POWER SERVICE	50.45	50.45
!0840619	KC POWER & LIGHT CO	POWER SERVICE	141.75	141.75
!1150619	KC POWER & LIGHT CO	POWER SERVICE	101.21	101.21

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12680619	KC POWER & LIGHT CO	POWER SERVICE	69.12	69.12
13010619	KC POWER & LIGHT CO	POWER SERVICE	89.50	89.50
16440619	KC POWER & LIGHT CO	POWER SERVICE	63.33	63.33
16700619	KC POWER & LIGHT CO	POWER SERVICE	66.87	66.87
10330619	KC POWER & LIGHT CO	POWER SERVICE	51.29	51.29
10810619	KC POWER & LIGHT CO	POWER SERVICE	94.11	94.11
11660619	KC POWER & LIGHT CO	POWER SERVICE	100.21	100.21
12220619	KC POWER & LIGHT CO	POWER SERVICE	62.38	62.38
13740619	KC POWER & LIGHT CO	POWER SERVICE	58.45	58.45
17760619	KC POWER & LIGHT CO	POWER SERVICE	5,520.44	5,520.44
11560619	KC POWER & LIGHT CO	POWER SERVICE	70.49	70.49
13240619	KC POWER & LIGHT CO	POWER SERVICE	159.16	159.16
13510619	KC POWER & LIGHT CO	POWER SERVICE	1,304.21	1,304.21
16160619	KC POWER & LIGHT CO	POWER SERVICE	70.59	70.59
17610619	KC POWER & LIGHT CO	POWER SERVICE	50.73	50.73
10870619	KC POWER & LIGHT CO	POWER SERVICE	197.97	197.97
12440619	KC POWER & LIGHT CO	POWER SERVICE	77.88	77.88
12720619	KC POWER & LIGHT CO	POWER SERVICE	78.90	78.90
12760619	KC POWER & LIGHT CO	POWER SERVICE	101.86	101.86
13130619	KC POWER & LIGHT CO	POWER SERVICE	42.24	42.24
13810619	KC POWER & LIGHT CO	POWER SERVICE	7,037.22	7,037.22
14120619	KC POWER & LIGHT CO	POWER SERVICE	201.60	201.60

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i5550619	KC POWER & LIGHT CO	POWER SERVICE	147.76	147.76
i9580619	KC POWER & LIGHT CO	POWER SERVICE	216.94	216.94
i0700619	KC POWER & LIGHT CO	POWER SERVICE	139.27	139.27
i1670619	KC POWER & LIGHT CO	POWER SERVICE	99.99	99.99
i2070619	KC POWER & LIGHT CO	POWER SERVICE	174.70	174.70
i2940619	KC POWER & LIGHT CO	POWER SERVICE	100.91	100.91
i3100619	KC POWER & LIGHT CO	POWER SERVICE	228.48	228.48
i4140619	KC POWER & LIGHT CO	POWER SERVICE	105.06	105.06
i5300619	KC POWER & LIGHT CO	POWER SERVICE	133.51	133.51
i5390619	KC POWER & LIGHT CO	POWER SERVICE	312.60	312.60
i7600619	KC POWER & LIGHT CO	POWER SERVICE	66.98	66.98
i9630619	KC POWER & LIGHT CO	POWER SERVICE	67.24	67.24
'7660619	KC POWER & LIGHT CO	POWER SERVICE	215.59	215.59
i4880619	KC POWER & LIGHT CO	POWER SERVICE	87.41	87.41
i5030619	KC POWER & LIGHT CO	POWER SERVICE	35.19	35.19
i6420619	KC POWER & LIGHT CO	POWER SERVICE	143.35	143.35
i6760619	KC POWER & LIGHT CO	POWER SERVICE	188.76	188.76
i9590619	KC POWER & LIGHT CO	POWER SERVICE	58.83	58.83
i7130619	KC POWER & LIGHT CO	POWER SERVICE	21.17	21.17
i8740619	KC POWER & LIGHT CO	POWER SERVICE	84.44	84.44

188 checks in this report.

Grand Total All Checks: 1,105,277.70

CITY OF LEAWOOD
Check Date 06/26/2019
Ordinance 2019-25

Final Check List

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101888	ACCU-SCREEN INC	POST ACCIDENT (FANNING)	184.24	184.24
101889	AMERICAN SAFETY & HEALTH INST	COMBO DIGITAL CERTIFICATION	159.20	159.20
101890	AMERICAN TRAILER & STORAGE	DOUBLE DOOR STORAGE CONTAINER	521.50	521.50
101891	ARTHUR J GALLAGHER RISK MGMNT	NOTARY BOND (J A STASI) ENDORSEMENT - INSPIRATION ART	50.00 34.00	84.00
101892	ARTISTS HELPING THE HOMELESS	ALCOHOL TAX FUND ALLOCATION	1,099.25	1,099.25
101893	AW LOGIC LLC	LASER GRADE P1, 4 BLUE TEE, 5 BLUE TEE,	1,900.00	1,900.00
101894	BRUNGARDT HONOMICHL & CO PA	2019 LEE BLVD. DESIGN	1,048.00	1,048.00
101895	CALLAWAY GOLF CO	PROSHOP MERCHANDISE	321.00	321.00
101896	CHETS LOCK & KEY	BUILDING & GROUNDS	209.00	209.00
101897	COLLIER, CHRISTIE	INSTRUCTOR FEES INSTRUCTOR FEES	37.00 37.00	74.00
101898	COMMERCIAL AQUATIC SERVICES	SERVICE CALL	95.00	95.00
101899	CONRAD FIRE EQUIPMENT INC	CAPTIAL IMPROVEMENT	5,987.55	5,987.55
101900	CORPORATE HEALTH KU MEDWEST	POST OFFER TEST	436.00	436.00
101901	DELAQUILA, NICHOLAS	SUMMER SESSION JUNE 10-20/2019	610.00	610.00
101902	DOCUMART INC	OFFICE SUPPLIES	121.77	121.77
101903	DOVER SOD FARMS INC	TURF FESCUE	250.00	250.00
101904	ELLIS, HERSH	DIRECTOR FOR "KISS ME KATE"	800.00	800.00

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101905	EMERGENCY MEDICAL PRODUCTS IN	MEDICAL SUPPLIES	225.93	225.93
101906	ENTENMANN-ROVIN CO	UNIFORM BADGES	214.50	214.50
101907	EXCEL LINEN SUPPLY	LINEN CLEANING	36.79	36.79
101908	FAGAN COMPANY, THE	CITY FACILITY MAINT.	1,181.65	1,181.65
101909	FEDEX	SHIPPING	422.91	422.91
101910	FILTA ENVIRONMENTAL SOLUTIONS	FRYER SERVICE	45.00	45.00
101911	FUN SERVICES OF KC LLC	FUN SERVICES	2,462.50	2,462.50
101912	GAG BAG, THE	4TH OF JULY FACE PAINTING	1,092.50	1,092.50
101913	GALLS LLC	UNIFORM SHIRTS	161.01	161.01
101914	GALLS LLC	SHIRTS	19.70	19.70
101915	GEAR FOR SPORTS	PROSHOP MERCHANDISE	834.78	834.78
101916	GOVERNMENT SOLUTIONS LLC, MCK	PATROL SUPPLIES SUPPLIES	90.87 28.54	119.41
101917	GREAT PLAINS SPCA	ANIMAL BOARDING FEES-MAY2019	950.00	950.00
101918	GUNTER PEST MANAGEMENT INC	PEST CONTROL SERVICE	50.00	50.00
101919	H2O WINDOW CLEANING LLC	WINDOW CLEANING	137.00	137.00
101920	HARVEST PRODUCTIONS INC	SOUNDS AND LIGHTING FOR "KISS ME KATE" SOUNDS AND LIGHTING FOR "KISS ME KATE"	4,826.50 4,779.08	9,605.58
101921	HEN HOUSE BALLS FOOD STORES	FULL DAY CAMP	23.62	23.62
101922	HINCKLEY SPRINGS	BOTTLED WATER	79.76	79.76
101923	HINMAN, JOHN	John Hinman: Tuition Reimbursement	607.50	607.50
101924	HOA WINDOW CLEANING INC	JUSTICE CENTER WINDOW CLEANING INSIDE	6,987.00	6,987.00

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101925	HUNTER BROTHERS LANDSCAPE LLC	MISC MOWING & LAWN MAINTENANCE SERVICE	5,925.00	5,925.00
101926	INGRAM / FIRE & RESCUE, JERRY	UNIFORMS	135.00	135.00
101927	J M FAHEY CONSTRUCTION CO	BLANKET PO: 2019 ASPHALT FOR STREETS	2,458.22	2,458.22
101928	JO CO EMERGENCY COMM CTR	ADMIN CONTRACTUAL EXPENSE	3,418.76	3,418.76
101929	JO CO WASTEWATER	WASTEWATER SERVICE	208.68	
		WASTEWATER SERVICE	134.63	
		WASTEWATER SERVICE	133.65	
		WASTEWATER SERVICE	86.89	
		WASTEWATER SERVICE	82.34	646.19
101930	JUST FRAME IT	CITIZENS ACADEMY SUPPLIES	500.00	500.00
101931	KA COMM INC	EXPENDABLE EQUIP	1,698.46	1,698.46
101932	KC ARBORIST INC	2 GRAPPLE LOADS	1,000.00	
		HAUL GRAPPLE LOAD OF DEBRIS	500.00	1,500.00
101933	KC BOBCAT INC	EQUIPMENT PARTS	226.86	
		EQUIPMENT PARTS	181.70	408.56
101934	KONICA MINOLTA PREMIER FINANCE	2019 COPY MACHINE LEASE	4,582.77	4,582.77
101935	KOTULIC, ROSITA	INSTRUCTOR FEES	107.25	107.25
101936	LEVEL 3 COMMUNICATIONS LLC	INTERNET SERVICE	2,586.44	2,586.44
101937	LEWIS, ROBIN A	PUBLIC DEFENDER	660.00	
		PUBLIC DEFENDER	660.00	1,320.00
101938	LIGHT BULBS ETC	SUPPLIES	33.26	33.26
101939	LINCOLN NATIONAL LIFE INSUR	LIFE, LTD, VSTD PREMIUM	10,133.01	10,133.01
101940	LOTS OF DOTS	FOOD & BEV EXPENSE	530.40	530.40
101941	M & M GOLF CARS LLC	EQUIPMENT	310.13	
		EQUIPMENT	97.42	407.55

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101942	MAHER OIL CO	FUEL	631.02	
		DIESEL FUEL	551.22	
		DIESEL FUEL	207.28	1,389.52
101943	MCKEEVERS PRICE CHOPPER	FOOD	29.53	
		FOOD	14.32	43.85
101944	MURPHY TRACTOR & EQUIPMENT CC	EQUIPMENT PARTS	27.80	
		EQUIPMENT PARTS	26.32	54.12
101945	MUSIC THEATRE INTERNATIONAL	WEST SIDE STORY VOCAL BOOKS	292.84	292.84
101946	MYSIDEWALK INC	DASHBOARD SUBSCRIPTION	500.00	500.00
101947	NEEDLEMAN, MICHAEL	MIKEY NEEDLEMAN	2,550.00	2,550.00
101948	OLSSON INC	ON CALL DESIGN ENG SERIVCES PLAN	5,087.53	5,087.53
101949	PEPSI BEVERAGES COMPANY	BEVERAGES	871.12	871.12
101950	PETTY CASH - CITY OF LEAWOOD	PETTY CASH - JULY 4 STARTUP	1,500.00	1,500.00
101951	POMP'S TIRE SERVICE INC	VEHICLE OPS MAINT	1,672.20	
		ROADSIDE SERVICE -FLAT REPAIR	150.00	1,822.20
101952	PRIME INDUSTRIAL PRODUCTS INC	ASSEMBLY	191.86	191.86
101953	PROFESSIONAL SPORT PUBLICATION	ADVERTISING	400.00	400.00
101954	PROGRESSIVE ELECTRONICS INC	BUILDING & GROUNDS	84.00	84.00
101955	RAYTOWN SCREEN PRINTING	CLOTHING	188.50	188.50
101956	REEVES WIEDEMAN COMPANY	CITY FACILITY MAINT.	1,324.00	
		EQUIPMENT SUPPLIES	456.52	
		MATERIALS & SUPPLIES	310.75	
		BUILDING & GROUNDS	39.50	
		MATERIALS & SUPPLIES	24.95	2,155.72
101957	REINDERS INC	BUILDING GROUNDS/MAINT	672.00	672.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
101958	REINHART FOODSERVICE	PREPARED FOOD	946.35	
		PREPARED FOOD	781.13	1,727.48
101959	ROMA BAKERY	PREPARED FOOD	69.24	
		PREPARED FOOD	55.68	124.92
101960	SINGLE SOURCE	ADVERTISING	416.25	416.25
101961	SITEONE LANDSCAPE SUPPLY LLC	SUPPLIES	80.17	80.17
101962	SOD SHOP	INNOVATION ZOYSIA GRASS TO SOD 4 BLUE,	3,924.00	3,924.00
101963	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	310.18	
		OFFICE SUPPLIES	49.76	
		OFFICE SUPPLIES	48.79	
		OFFICE SUPPLIES	11.15	419.88
101964	STERLING CUT GLASS CO INC	PROSHOP MERCHANDISE	1,833.50	1,833.50
101965	SUMMIT TRUCK GROUP	DUCT ASSEMBLY	209.84	209.84
101966	TIDE DRY CLEANERS	UNIFORM CLEANING	19.07	
		UNIFORM CLEANING	6.36	
		UNIFORM CLEANING	6.36	31.79
101967	TIME WARNER CABLE	CABLE	254.08	254.08
101968	TORO COMPANY - NSN, THE	EQUIP MAINT & SUPPLIES	65.00	65.00
101969	TRIANGLE SALES INC	EQUIPMENT	170.00	170.00
101970	TURN KEY MOBILE INC	EQUIPMENT	133.27	
		EQUIPMENT	52.52	185.79
101971	UNUM LIFE INSURANCE CO	JUNE 2019 LTC PREMIUM	999.60	999.60
101972	US FOODS	AQUATIC CENTER CONCESSIONS	955.51	955.51
101973	VERIZON WIRELESS	CELL PHONE SERVICE	78.58	78.58
101974	WATCHGUARD INC	HOLSTERS	240.00	240.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
101975	WATER DISTRICT 1 JO CO	WATER SERVICE	132.52	
		WATER SERVICE	108.93	241.45
101976	WESTERN CHANDELIER CO	SUPPLIES	25.00	25.00
101977	WESTLAKE HARDWARE	SUPPLIES	5.00	5.00
101978	WINFIELD SOLUTIONS LLC	SUPPLIES	965.65	965.65
101979	WISE SAFETY ENVIRONMENTAL	EXPENDABLE EQUIP	26,375.00	
		EXPENDABLE EQUIPMENT	2,110.00	28,485.00
101980	WW NORTH AMERICA HOLDINGS INC	WEIGHT WATCHERS: ONSITE WORKSHOPS	3,534.00	3,534.00
1070619	KC POWER & LIGHT CO	POWER SERVICE	239.87	239.87
3300619	KC POWER & LIGHT CO	POWER SERVICE	97.85	97.85
6262019	KANSAS GAS SERVICE	GAS SERVICE - 15300 MISSION RD	2,010.23	2,010.23
7280619	KC POWER & LIGHT CO	POWER SERVICE	73.87	73.87
7360619	KC POWER & LIGHT CO	POWER SERVICE	122.14	122.14
8810619	KC POWER & LIGHT CO	POWER SERVICE	142.18	142.18
9400619	KC POWER & LIGHT CO	POWER SERVICE	127.17	127.17
9990619	KC POWER & LIGHT CO	POWER SERVICE	1,549.12	1,549.12
0670619	KC POWER & LIGHT CO	POWER SERVICE	132.68	132.68
11510619	KC POWER & LIGHT CO	POWER SERVICE	186.34	186.34
2170619	KC POWER & LIGHT CO	POWER SERVICE	78.72	78.72
3260619	KC POWER & LIGHT CO	POWER SERVICE	37.55	37.55
7060619	KC POWER & LIGHT CO	POWER SERVICE	278.02	278.02
7130619	KC POWER & LIGHT CO	POWER SERVICE	79.77	79.77

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
7900619	KC POWER & LIGHT CO	POWER SERVICE	107.85	107.85
8030619	KC POWER & LIGHT CO	POWER SERVICE	251.57	251.57
8190619	KC POWER & LIGHT CO	POWER SERVICE	122.19	122.19
8840619	KC POWER & LIGHT CO	POWER SERVICE	173.14	173.14
8970619	KC POWER & LIGHT CO	POWER SERVICE	149.75	149.75
10400619	KC POWER & LIGHT CO	POWER SERVICE	3,143.98	3,143.98
10820619	KC POWER & LIGHT CO	POWER SERVICE	197.36	197.36
10860619	KC POWER & LIGHT CO	POWER SERVICE	56.37	56.37
12110619	KC POWER & LIGHT CO	POWER SERVICE	20.45	20.45
13160619	KC POWER & LIGHT CO	POWER SERVICE	172.49	172.49
15640619	KC POWER & LIGHT CO	POWER SERVICE	48.07	48.07
15750619	KC POWER & LIGHT CO	POWER SERVICE	133.30	133.30
15850619	KC POWER & LIGHT CO	POWER SERVICE	113.31	113.31
16330619	KC POWER & LIGHT CO	POWER SERVICE	230.62	230.62
16450619	KC POWER & LIGHT CO	POWER SERVICE	123.58	123.58
16760619	KC POWER & LIGHT CO	POWER SERVICE	18.14	18.14
16790619	KC POWER & LIGHT CO	POWER SERVICE	78.48	78.48
16870619	KC POWER & LIGHT CO	POWER SERVICE	225.87	225.87
18590619	KC POWER & LIGHT CO	POWER SERVICE	35.21	35.21
19170619	KC POWER & LIGHT CO	POWER SERVICE	133.93	133.93
10360619	KC POWER & LIGHT CO	POWER SERVICE	106.30	106.30
11460619	KC POWER & LIGHT CO	POWER SERVICE	276.08	276.08

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
2040619	KC POWER & LIGHT CO	POWER SERVICE	290.81	290.81
2870619	KC POWER & LIGHT CO	POWER SERVICE	183.58	183.58
4670619	KC POWER & LIGHT CO	POWER SERVICE	1,260.53	1,260.53
5180619	KC POWER & LIGHT CO	POWER SERVICE	158.63	158.63
5640619	KC POWER & LIGHT CO	POWER SERVICE	168.52	168.52
5650619	KC POWER & LIGHT CO	POWER SERVICE	141.40	141.40
5720619	KC POWER & LIGHT CO	POWER SERVICE	78.39	78.39
6120619	KC POWER & LIGHT CO	POWER SERVICE	43.21	43.21
7140619	KC POWER & LIGHT CO	POWER SERVICE	128.27	128.27
9070619	KC POWER & LIGHT CO	POWER SERVICE	52.83	52.83
9110619	KC POWER & LIGHT CO	POWER SERVICE	87.30	87.30
9350619	KC POWER & LIGHT CO	POWER SERVICE	40.12	40.12
9780619	KC POWER & LIGHT CO	POWER SERVICE	50.05	50.05
10980619	KC POWER & LIGHT CO	POWER SERVICE	76.30	76.30
1480619	KC POWER & LIGHT CO	POWER SERVICE	19.63	19.63
3650619	KC POWER & LIGHT CO	POWER SERVICE	1,726.30	1,726.30
4830619	KC POWER & LIGHT CO	POWER SERVICE	4,258.95	4,258.95
5420619	KC POWER & LIGHT CO	POWER SERVICE	30.36	30.36
5720619	KC POWER & LIGHT CO	POWER SERVICE	33.97	33.97
10970619	KC POWER & LIGHT CO	POWER SERVICE	400.91	400.91
1660619	KC POWER & LIGHT CO	POWER SERVICE	46.94	46.94
4940619	KC POWER & LIGHT CO	POWER SERVICE	43.34	43.34

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
5270619	KC POWER & LIGHT CO	POWER SERVICE	266.40	266.40
7210619	KC POWER & LIGHT CO	POWER SERVICE	138.96	138.96
7230619	KC POWER & LIGHT CO	POWER SERVICE	84.72	84.72
8310619	KC POWER & LIGHT CO	POWER SERVICE	46.08	46.08
8540619	KC POWER & LIGHT CO	POWER SERVICE	314.88	314.88
9110619	KC POWER & LIGHT CO	POWER SERVICE	267.00	267.00
9740619	KC POWER & LIGHT CO	POWER SERVICE	228.13	228.13
2960619	KC POWER & LIGHT CO	POWER SERVICE	209.38	209.38
3870619	KC POWER & LIGHT CO	POWER SERVICE	220.08	220.08
5720619	KC POWER & LIGHT CO	POWER SERVICE	249.68	249.68
6270619	KC POWER & LIGHT CO	POWER SERVICE	45.51	45.51
6290619	KC POWER & LIGHT CO	POWER SERVICE	173.59	173.59
6720619	KC POWER & LIGHT CO	POWER SERVICE	75.81	75.81
7500619	KC POWER & LIGHT CO	POWER SERVICE	77.12	77.12
8840619	KC POWER & LIGHT CO	POWER SERVICE	49.59	49.59
0800619	KC POWER & LIGHT CO	POWER SERVICE	69.19	69.19
3400619	KC POWER & LIGHT CO	POWER SERVICE	172.56	172.56
3730619	KC POWER & LIGHT CO	POWER SERVICE	111.36	111.36
5300619	KC POWER & LIGHT CO	POWER SERVICE	163.22	163.22
8300619	KC POWER & LIGHT CO	POWER SERVICE	215.12	215.12
8420619	KC POWER & LIGHT CO	POWER SERVICE	149.81	149.81
9560619	KC POWER & LIGHT CO	POWER SERVICE	32.91	32.91

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
'9980619	KC POWER & LIGHT CO	POWER SERVICE	269.85	269.85
0370619	KC POWER & LIGHT CO	POWER SERVICE	70.63	70.63
0920619	KC POWER & LIGHT CO	POWER SERVICE	132.54	132.54
13410619	KC POWER & LIGHT CO	POWER SERVICE	162.24	162.24
15880619	KC POWER & LIGHT CO	POWER SERVICE	104.73	104.73
15950619	KC POWER & LIGHT CO	POWER SERVICE	79.36	79.36
19350619	KC POWER & LIGHT CO	POWER SERVICE	187.04	187.04
19740619	KC POWER & LIGHT CO	POWER SERVICE	123.84	123.84
19990619	KC POWER & LIGHT CO	POWER SERVICE	124.76	124.76
13940619	KC POWER & LIGHT CO	POWER SERVICE	31.96	31.96
14310619	KC POWER & LIGHT CO	POWER SERVICE	155.89	155.89
15690619	KC POWER & LIGHT CO	POWER SERVICE	74.32	74.32
16470619	KC POWER & LIGHT CO	POWER SERVICE	47.71	47.71
17540619	KC POWER & LIGHT CO	POWER SERVICE	386.68	386.68
18900619	KC POWER & LIGHT CO	POWER SERVICE	130.85	130.85
19380619	KC POWER & LIGHT CO	POWER SERVICE	119.90	119.90
19500619	KC POWER & LIGHT CO	POWER SERVICE	232.00	232.00
19910619	KC POWER & LIGHT CO	POWER SERVICE	103.74	103.74
11006191	KC POWER & LIGHT CO	POWER SERVICE	98.01	98.01

192 checks in this report.

Grand Total All Checks: **164,715.31**

Regular Meeting

THE LEAWOOD CITY COUNCIL

June 17, 2019

Minutes

DVD No. 443

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, 7:00 P.M. on Monday, June 17, 2019. Mayor Peggy Dunn presided.

Councilmembers Present: Julie Cain, Chuck Sipple, James Azeltine, Debra Filla and Jim Rawlings

Councilmembers Absent: Andrew Osman, Mary Larson and Lisa Harrison

Staff Present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chris Claxton, Parks & Recreation Director	Captain Kirt Yoder, Police Department
Ross Kurz, Info. Services Director	Dawn Long, Finance Director
Richard Coleman, Comm. Dev. Director	Debra Harper, City Clerk
David Ley, Public Works Director	Cindy Jacobus, Assistant City Clerk
Mark Klein, Planning Official	

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 was amended to add a request for referral to the Public Works Committee from Mr. Lambers under Agenda Item 10. City Administrator Report.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 5-0.

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.

Ms. Leah Maugans, 9320 Lee Court, stated appreciation for the opportunity to present concerns about flooding of yards and basements in her neighborhood that has occurred over the past two years and is ongoing. Neighbors who experienced issues were unable to attend tonight's meeting. Ms. Maugans stated she discussed the issue two years ago a City Engineer. She understands property owners are to manage water in their yard and that many residents throughout Leawood are experiencing flooding issues. The two issues are abundance of water

and a storm drain that cannot handle the volume, and water is coming closer and closer to homes. She hopes the City could review and help to address flooding, possibly as part of other work in the area, including the future addition of bike lanes. She believes the water comes from 95th street and Lee Boulevard, and house construction and removal of brush has increased water flow. She has spoken with City Engineer Brian Scovill, who has been helpful.

Mayor Dunn thanked Ms. Maugans for presenting, and asked Mr. Ley the situation merited referral to the Stormwater Management Committee for review.

Mr. Ley stated the City's engineer hired to design Phase 2 of Lee Boulevard could look at the potential to construct a roadside ditch on the east side of Lee Boulevard, to reduce water flowing towards homes. He supported referral to the Stormwater Management Committees meeting on Wednesday, August 28.

Councilmember Azeltine asked for an estimate of homes impacted by flooding. Ms. Maugans stated at least three homes have experienced full basement flooding, and she was confident there were more. Councilmember Azeltine pointed that projects in the area and the referral could possibility could possibly have a positive impact on the situation.

Mayor Dunn pointed out residents are welcome to attend the Stormwater Management Committee meeting on August 28, 2019, that starts at 7:30 A.M. Mr. Lambers stated as many neighbors as possible should attend the meeting. Mr. Ley confirmed that notice of the meeting would be provided.

A motion to approve referral to the August 28, 2019 Stormwater Management Committee for review of flooding issues in the area of 9320 Lee Court was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 5-0.

4. **PROCLAMATIONS** – None

5. **PRESENTATIONS/RECOGNITIONS** **Recognition of Kaitlin & Laurin Stotts on donations raised for Kansas City area tornado & flood victims from operations of neighborhood lemonade stand**

Mayor Dunn invited Ms. Kaitlin Stotts and Ms. Laurin Stotts to approach the dais. She read the recognition award for Laurin, the youngest, then read the recognition award for Kaitlin, and presented the "Mayor's Awards" to each. Mayor Dunn thanked the sisters for their great ongoing efforts and hard work, noting this was their fourth fundraising event.

Ms. Kaitlin Stotts stated for the past four years they have raised money. The first year was for Kansas City, Kansas, Police Captain Dave Melton, the second year was for Wayside Waifs, the third year was for two officers killed in the line of duty [Wyandotte County Deputies Theresa King and Patrick Rohrer], and the fourth year was for tornado and flood victims. She was pleased to do this because it feels sad to be up when others are down, and you just want to help. They raised about \$900.

Ms. Laurin Stotts agreed with her sister, and thanked the City for the awards. She stated they were so sad to see the news and really wanted to help with another lemonade stand.

Mayor Dunn stated the girls' efforts make everyone very proud. She wished there were more young people who would feel and behave the same way; the community and world would be a much better place. A round of applause followed.

Mayor Dunn thanked the girls for allowing the City to recognize them, and thanked their parents for their support and for attending the meeting.

6. SPECIAL BUSINESS

- A. **Public Hearing** Park Place Development Improvement District Assessments [Project # 83196]

Mayor Dunn opened the public hearing. No one was seen or heard to speak.

A motion to close the public hearing was made by Councilmember Filla; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 5-0.

- B. **Ordinance No. 2946**, levying assessments for tax year 2020 for improvements within the Park Place Development pursuant to K.S.A. § 12-6a01, et seq., and the City's Home Rule authority of Article 12, Section 5 of the Kansas Constitution [Project 83196] [ROLL CALL VOTE]

Councilmember Sipple asked for receipt of funds and bond payment transaction schedules. Ms. Long stated a large portion of property tax payments are received in January, but payments are received throughout the year. Bond payments are made in two installments, March 1st and September 1st.

Ms. Long confirmed to Councilmember Filla that data for Fiscal Years 2011 to 2017 is not shown on the "Record of Bond and Interest Maturities" table. She stated total 2020 payment of \$431,077.50 is comprised of \$345,000.00 principal and \$87,055.50 interest.

A motion to pass Agenda Item 6.B. was made by Councilmember Rawlings; seconded by Councilmember Sipple. The motion was approved with a unanimous roll call vote of 5-0.

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. 2019-22 and 2019-23
- B. Accept minutes of the June 3, 2019 Governing Body meeting
- C. Accept minutes of the April 9, 2019 Parks and Recreation Advisory Board meeting
- D. Accept minutes of the April 2, 2019 Leawood Foundation meeting
- E. Accept minutes of the March 12, 2019 Historic Commission meeting
- F. Accept minutes of the March 7, 2019 Ironhorse Advisory Board meeting
- G. Accept minutes of the February 4, 2019 I-Lan Sister City Committee meeting
- H. Approve 2nd and Final Pay Request in the amount of \$13,881.40, to APEX Envirotech, Inc., pertaining to the 2018 Underground Storage Tank Removal Project, located at 2008 W. 104th Street [Project # 74095]
- I. Approve purchase in the amount of \$50,000.00 from Challenge Teamwear for uniforms

- J. **Resolution No. 5209**, requesting Johnson County, Kansas to participate in the City of Leawood's Five-Year Capital Improvement Program through 2020-2024 County Assistance Road System [CARS] Program
- K. **Resolution No. 5210**, accepting a Temporary Construction Easement from F. Richard and Regina Y. Bernasek, for property located at 3020 W. 84th Place, Lot 99, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]
- L. **Resolution No. 5211**, accepting a Temporary Construction Easement from Tom Sullivan and Helen Lindquist, for property located at 3023 W. 84th Terrace, Lot 91, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]
- M. **Resolution No. 5212**, approving a Revised Final Sign Plan for Leawood Square – Revised Sign Criteria, located north of Blue Ridge Boulevard and west of State Line Road. (PC Case 42-19) *[from the May 28, 2019 Planning Commission meeting]*
- N. **Resolution No. 5213**, approving a Final Plan for the Manfield Multi-tenant Building – Lighting and Sign Criteria, located south of 103rd Street and west of State Line Road. (PC Case 44-19) *[from the May 28, 2019 Planning Commission meeting]*
- O. **Resolution No. 5214**, approving a Revised Final Plat for Plaza Pointe, 6th Plat, located south of 135th Street and east of Briar Street. (PC Case 46-19) *[from the May 28, 2019 Planning Commission meeting]*
- P. Police Department Monthly Report
- Q. Fire Department Monthly Report
- R. Municipal Court Monthly Report

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

Councilmember Cain requested Consent Agenda Item 7.E. be pulled.

Mayor Dunn requested Consent Agenda Item 7.P. be pulled for comment

A motion to approve the remainder of the Consent Agenda was made by Councilmember Azeltine; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 5-0.

7.A. Accept Appropriation Ordinance Nos. 2019-22 and 2019-23

Councilmember Filla referred to payment for polygraph tests on Appropriation Ordinance No. 2019-22, and asked which department requests the tests and the reason. Police Captain Yoder stated all Police Department pre-hires undergo polygraph testing as part of conditional offer. Testing cost is part of Police budget.

A motion to accept Consent Agenda Item 7.A. was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 5-0.

7.E. Accept minutes of the March 12, 2019 Historic Commission meeting

Councilmember Cain noted the suggestion stated in 6. New Business of the minutes, regarding a survey to ascertain if residents would be interested in having a placard on their homes, and she inquired what the placards would state. She stated this has been done in Hyde Park.

Ms. Alice Hawk, 2841 W. 118th Terrace, stated her belief it was decided at the March 12 meeting the placards were not a feasible option. It had been discussed that placards would contain the date the house was constructed. Ms. Hawk stated residents may do this on their own and the Commission discussed providing information about placards to Home Owner Associations for residents to pursue if they wished, but this would not be a Commission effort.

A motion to accept Consent Agenda Item 7.E. was made by Councilmember Cain; seconded by Councilmember FILLA??Azeltine. The motion was approved with a unanimous vote of 5-0.

7.J. **Resolution No. 5209**, requesting Johnson County, Kansas to participate in the City of Leawood's Five-Year Capital Improvement Program through 2020-2024 County Assistance Road System [CARS] Program

Councilmember Filla inquired about the date of anticipated announcement of request results. Mr. Ley stated a recommendation has been made for the City to receive funding. Final approval is pending, but expected in July.

A motion to approve Consent Agenda Item 7.J. was made by Councilmember Filla; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 5-0.

7.P. Police Department Monthly Report

Mayor Dunn stated she pulled the report to highlight the gun locks offer on Page 2 of the report. Gun locks have been of interest in other cities. She offered congratulations to Leawood's Police Department for planning this initiative in conjunction with "Project ChildSafe." This offer is also posted on the City's website. Police Captain Yoder stated he hopes this will help mitigate unfortunate tragedies in homes. Cost is minimal and money well spent. The department does not track recipient names, but approximately 10 locks have been provided to-date.

Councilmember Filla asked if the offer was posted on other social media platforms such as NextDoor. Captain Yoder stated his belief that NextDoor had been utilized.

Captain Yoder confirmed to Councilmember Cain the locks, which fit through handles, could be used on many other types of guns such as revolvers, rifles and shotguns, not just on hand guns. He stated assistance with the locks is available to the public. Mayor Dunn expressed appreciation for this initiative.

8. MAYOR'S REPORT

A. Attended the June meeting of the Johnson & Wyandotte Counties Council of Mayors hosted by Shawnee Mayor Michelle Distler for mayors and Johnson and Wyandotte County legislators. Discussion was held on recent session accomplishments and bills that will need to be on the next year's agenda. The recent news that the Kansas Supreme Court has ruled that school funding is now "adequate" was not yet known. This news is a welcome relief to most everyone.

- B. Attended the Kansas State Affairs Legislative Wrap-Up & Move Forward Luncheon, sponsored by the Greater Kansas City Chamber of Commerce and held at Leawood's Hereford House. A review of the 2019 legislative session / 2020 perspectives was provided by Ron Ryckman, Speaker of the House; Tom Sawyer, House Minority Leader; and Will Lawrence, Chief-to-Staff to Governor Laura Kelly. Legislative "report card" handout was provided to the Council in the meeting packet for information.
- C. Police Chief Troy Rettig hosted a great retirement celebration for Detective John Freeman honoring his 29 total years in law enforcement, 22 years of those in Leawood. We congratulate him and wish him well with his next endeavors.
- D. My thanks to Finance Director Dawn Long, Budget Manager Kathy Byard, City Administrator Scott Lambers, all Department Heads and entire Budget & Finance Committee for a great effort on our 2020 Budget Work Session. The 2020 Budget will be on a future Council Meeting agenda for approval.
- E. Councilmembers Jim Rawlings and Chuck Sipple joined me along with Community Development Director Richard Coleman, members of his department and some Planning Commissioners at the 23rd Annual MARC Regional Assembly and Leadership Awards. Congratulations to former Johnson County Commissioner and Prairie Village Mayor Ron Schaffer who received the Distinguished Board Service Award.
- F. Attended the Leawood Rotary Annual Dinner where Councilmember Rotarians Jim Rawlings and Chuck Sipple were honored with "Community Service Awards" recognizing their work with Rotary service projects. Congratulations to both!

9. COUNCILMEMBERS' REPORT – None

10. CITY ADMINISTRATOR REPORT

Referral to Public Works Committee – Design Consultant, Lee Boulevard Phase 2

Mr. Lambers requested referral to the Public Works Committee for consideration of utilizing the same design consultant for Phase 2 of Lee Boulevard as was used for Phase 1, to expedite project timing. Mr. Ley stated Phase 2 section of Lee Boulevard is atypical and the consultant is familiar and would be able to apply prior experience. Referral could be placed on the agenda of the August 7, 2019, Public Works Committee meeting.

A motion to approve the referral for Public Works Committee consideration of using the same design consultant for Phase 2 that was used for Phase 1 of the Lee Boulevard project was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 5-0.

11. STAFF REPORT – None

COMMITTEE RECOMMENDATIONS

12. LEAWOOD FOUNDATION

[[from the June 4, 2019 Leawood Foundation meeting]

Request for matching City funds for upcoming Foundation fundraising drive for bathroom on Tomahawk Creek Parkway walking trail

Mayor Dunn stated the request had been discussed at the June 4, 2019, Foundation meeting.

Ms. Alice Hawk, 2841 W. 118th Terrace, Leawood Foundation Chair, introduced other Foundation members in attendance representing the Board: Ken Selzer, Charles Lusk and Marc Elkins. She stated the Board is excited about the project, noting that Parks & Recreation Director Chris Claxton made an excellent presentation to the Foundation on the project. The Board unanimously approved the motion to proceed, as well as the motion to ask the City to partner with the Foundation on this important project. Ms. Hawk pointed out restrooms are a part of desired trail improvements. The Foundation asks for the City's assistance with this project.

Mr. Lambers confirmed to Mayor Dunn that City monies would be from the Special Parks Fund through Alcohol Tax collections. There are sufficient funds to do the project. If approved, a budget amendment would be needed this year as well as next year.

Ms. Claxton confirmed to Councilmember Azeltine the model photograph provided in the meeting documentation does not depict custom options, which are proposed to include stone wainscoting on the lower portion of the building and 30-year shingle roof rather than metal roof.

Councilmember Sipple asked if acceptance of exploration of this project/partnership would exclude a restroom at South Lake or in Tomahawk Creek Park, or discussion of other possible sites. He stated as you move south, there are less public restroom facilities.

Ms. Claxton assured the project would not preclude the potential for other sites. City Park hosts quite a few large events and the proposed flush restroom location would be close to midway between North Lake and South Lake. She displayed a map showing existing sanitary sewer connection within 200 ft., and stated that per Leawood Development Ordinance connection would be required. The short side of the building would be visible for an attractive layout. The buildings overall appearance would be aesthetically appropriate for a highly visible location, obviously better than portable toilets. The vendor is eco-friendly. For Tomahawk Creek Park, a vendor that could provide both tank and flush options is desired.

Ms. Claxton confirmed to Councilmember Sipple existing park restrooms automatically lock by timers after parks close; 10 :00 P.M. in Winter and 11:00 P.M. in Summer. This restroom might lock at dusk in the Summer, about 9:00 P.M. or 9:30 P.M.

Councilmember Rawlings expressed concern that the structure would be built in the flood plain and questioned how it would look after a major flood. Ms. Claxton stated elevation would need to be raised about four or five ft. A preliminary engineering study conducted by Olsson Associates confirmed the restroom would have no negative impact on flooding in the area. Mr. Ley stated Public Works was also concerned about flooding and the building elevation would be set two ft. above the 100-year flood plain. The 100-year flood plain mapping has been accurate to-date.

Mayor Dunn inquired if the item should be reviewed by the Parks & Recreation Advisory Board and then come before Council. Ms. Claxton agreed, stating there had been some preliminary discussion by the Board, but no motion, and desire to first approach the Council for consideration of a partnership. This is a potential late Fall 2020 project.

Mayor Dunn she had attended the Foundation meeting, as did Councilmember Azeltine. She expressed belief in the importance for the public dollars to partner with private dollars when a very special amenity is needed. The partnership is sensible, provides a project the Foundation can embrace and because the need is necessary and vital, fundraising may be less challenging.

Ms. Hawk shared the “count me in” enthusiasm for the project that was stated to her by a weekend Hen House shopper.

Mr. Lambers stated in follow-up to Councilmember Sipple’s question about site location, the proximity and ability to connect to the sanitary sewer was the driving factor for decision. Other sites would not have that luxury. There is odor associated with holding tanks. For other future sites, the City may want to explore possible, but expensive, extension of nearby sewers for connection. There are no sanitary sewer lines in close proximity for tie-in at Tomahawk Park.

Mayor Dunn thanked Foundation members for all their support. The City looks forward to the project.

A motion to approve Agenda Item 13. was made by Councilmember Filla; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 5-0.

13. PLANNING COMMISSION

[from the May 28, 2019 Planning Commission meeting]

Ordinance. No. 2947, approving a Rezoning, Revised Preliminary Plan, Revised Final Plan and Special Use Permit [SUP] for Homestead of Leawood Assisted Living Facility – Addition, located south of 127th Street and west of State Line Road (PC Case 45-19) [ROLL CALL VOTE]

Applicant Ms. Lauren Fitzpatrick, Schwerdt Design Group, 2231 SW Wanamaker Road, Suite 303, Topeka, stated she would not make a formal presentation, but would answer any Council questions on meeting packet information.

Mayor Dunn noted Staff recommendation that the proposed plan include an emergency shelter meeting FEMA standards on Page 6 of the Staff Report. Ms. Fitzpatrick stated a shelter is not planned for the facility and not required by Code. The facility owner does not feel it is necessary at this time to make extreme and costly revisions to the existing facility. Processes are currently in place to ensure resident safety and exit. There are designated zones fire walls for fires, and designated central areas for tornadoes.

Ms. Fitzpatrick confirmed to Councilmember Cain the existing building is slab on grade, without basement. Councilmember Cain stated she has visited the facility, which is nice and does great work. She is not thrilled to see a need for expansion, but acknowledged the City is fortunate to have the facility. Mayor Dunn stated she has also visited residents in the facility and it is a wonderful, loving environment. Ms. Fitzpatrick stated she would pass along comments. She stated the business is local and family-run, and owner is proud to provide quality care. They have a total of 60 facilities.

Councilmember Sipple requested reason for expansion, and if because of a long waiting list, would the expansion satisfy space needs. He asked for the project timeline. Ms. Fitzpatrick stated current residents are requesting larger units and updates to units built in the 1990s. The expansion will offer several additional unit sizes and finish options, to address requests. The plan is phased and goal is to disturb current residents as little as possible. The facility is not at capacity and some open units would be used as alternate housing as needed for current residents during construction. Construction would start in the Fall of this year and the facility open by Fall of next year.

A motion to pass Agenda Item 13. was made by Councilmember Cain; seconded by Councilmember Sipple. The motion was approved with a unanimous roll call vote of 5-0.

14. OLD BUSINESS – None

15. OTHER BUSINESS

Schedule Governing Body meeting on July 1, 2019 at 7:00 P.M.

A motion to approve Agenda Item 15. was made by Councilmember Rawlings; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 5-0.

16. NEW BUSINESS

A. **Ordinance No. 2948C**, amending § 1-206 of the Code of the City of Leawood, Kansas, 2000, entitled ‘Organizational Meeting,’ and repealing existing § 1-206 and other sections in conflict herewith [ROLL CALL VOTE]

Ms. Bennett stated because of prior State legislation, term of office and installation of elected officials was required to be the second Monday in January, following Johnson County certification of election results. This change was inconvenient for many cities including Leawood, since Leawood Governing Body meetings are held on the first and third Mondays of the month. Legislation was changed to now allow this to occur any time before the second Monday in January, following County certification. The proposed ordinance would revised City Code accordingly. The proposed resolution is required by Kansas Statute to establish the revised date.

Mayor Dunn expressed appreciation for Ms. Bennett’s work in this regard.

A motion to pass Agenda Item 16.A. was made by Councilmember Azeltine; seconded by Councilmember Filla. The motion was approved with a unanimous roll call vote of 5-0.

16.B. **Ordinance No. 2949C**, amending § 6-101 of the Code of the City of Leawood, Kansas, 2000, entitled ‘City Elections; Term of City Offices; Officer Qualifications’ and repealing existing § 6-101 and other sections in conflict herewith [ROLL CALL VOTE]

Councilmember Azeltine questioned if “elected City Officers” is used in City Code, and suggested this may imply Staff. Ms. Bennett affirmed the Code uses “elected City Officers”, but this could be revised to state “Officials”, if desired. Councilmember Azeltine stated he was comfortable with the initial proposed amendment.

A motion to pass Agenda Item 16.B. was made by Councilmember Filla; seconded by Councilmember Sipple. The motion was approved with a unanimous roll call vote of 5-0.

16.C. **Resolution No. 5215**, establishing date for commencement of regular term of members of the Governing Body

Ms. Bennett confirmed to Councilmember Sipple that Johnson County certification of election results is usually complete by December 1st. Mayor Dunn pointed out the City has never a recount or any certification issues.

A motion to approve Agenda Item 16.C. was made by Councilmember Filla; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 5-0.

16.D. Schedule an Executive Session on Tuesday, September 3, 2019 at 6:00 P.M., for a Non-Elected Personnel Matter

Mayor Dunn stated the proposed Executive Session would be for the City Administrator's six-month review.

A motion to approve Agenda Item 16.D. was made by Councilmember Cain; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 5-0.

16.E. Schedule a Governing Body Work Session on Monday, November 4, 2019 at 6:00 P.M., to Review Chamber of Commerce's Annual Economic Plan

Mr. Jeffries confirmed to Mayor Dunn the date selected was acceptable and he planned to attend.

A motion to approve Agenda Item 16.E. was made by Councilmember Cain; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 5-0.

ADJOURN

There being no further business, the meeting was adjourned at 7:59 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk

Work Session - 2020 Annual Budget Presentation**THE LEAWOOD CITY COUNCIL****June 10, 2019****Minutes**

The Budget and Finance Committee of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, June 10, 2019. Mayor Peggy Dunn presided.

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

Councilmembers Absent: Lisa Harrison and Jim Rawlings

Staff Present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Richard Coleman, Comm. Dev. Director	Dawn Long, Finance Director
Kathy Byard, Budget Manager	Chief Dave Williams, Fire Dept.
Chief Troy Rettig, Police Department	Chris Claxton, Parks & Rec. Director
Ross Kurz, Information Services Director	David Ley, Public Works Director
Nic Sanders, Human Resources Director	Cindy Jacobus, Assistant City Clerk
Debra Harper, City Clerk	

Budget & Finance Committee Members Present: Anab Abdulahi
Jim Morris

Budget & Finance Committee Members Absent: Linda Hanson

Others Present: None

2020 ANNUAL BUDGET PRESENTATION**Welcome by the Mayor**

Mayor Dunn called the meeting to order, thanked attendees and introductions with affiliation were made. She expressed appreciation to Ms. Long and Ms. Byard for their excellent budget documentation, noting the exceptional photographs used throughout. She stated answers to some questions asked throughout the years have been incorporated, most of the questions being from Councilmembers Azeltine and Sipple. In her review of comparison data provided for other cities, only Olathe stood out because of age in regard to percentages.

Mr. Lambers stated a great job had been done producing a balanced budget. He invited attendees to enjoy their review.

Ms. Byard distributed replacement handouts for budget Pages 12, 13, 30 and 31. She stated color-coded copies of the presentations to be reviewed were located behind Tab 12 in the Budget Manual.

2020 Annual Budget – Budget Manager Kathy Byard

2020 Policy Highlights

Ms. Byard reviewed policy highlights of the three main components of the City's mission.

Sustaining Financial Stability

- Reserves for all operating funds are budgeted at 45% of expenditures, above the 11% policy minimum.
- Debt service levels remain at 35% or above throughout the financial planning period.
- The 2020 Budget includes a mill levy of 24.524.
- Assessed Valuation growth of 5.83%
- Sales tax growth of 2.95% for all areas.
- Continuation of the City's Aaa bond rating.

Reserves for all operating funds were budgeted at 39% last year. Assessed Valuation growth was 3.18% last year.

Sustaining Service Levels

- Maintain equitable and competitive employee compensation.
- Mandates and operating costs of capital are funded.
- Provide 1.7 commissioned officers per 1,000 citizens.
- Coverage of 651 residents per 1 firefighter.
- Maintain City streets at an average Pavement Condition Index [PCI] of 81.4.

Service levels remain almost the same as prior, except for increase to 651 residents per 1 firefighter, up from 614 residents per 1 firefighter, mostly based on population change. The average Pavement Condition Index changed from 79.9 last year to 81.4.

Sustaining Efficient Delivery of Services

- Continuation of employee training and certifications.
- Performance measures are linked to resources needed to meet expected performance levels.
- Improved productivity and service levels with technology, fiber and communications systems.

2019/2020 Budget Changes

- No Mill Levy increase is planned for 2020; remains at 24.524.
- The 2020 Budget reflects a total of 295.06 FTEs; 261 full-time positions. No new positions.
- No new General Obligation debt issuance is planned for 2019. In 2020, \$8.3 Million in new General Obligation debt will be issued. The City's financial advisors are reviewing the current debt to determine if a debt refunding is feasible in 2019.

- Inclusion of \$1,250,000 in 2019 and \$1,025,000 in 2020 for park improvements; the majority funded with Special Parks/Recreation Fund, the Park Impact Fee Fund, and the balance with General Fund transfers.
- The 2020 Budget includes a maximum 3.9% merit increase for all employees. Additionally, a market adjustment of 2% to 3% has been included for Police Officer I, Police Officer II and Communications I positions. Payment of all wages (FT, PT, CS, overtime and others) will increase by 2.9% over the 2019 estimated budget wage base. The health insurance benefit grows by 5.2% from 2019; and all other benefits by 2.7%.
- A total of \$377,500 in Decision Packages in 2020; Citywide training, policy and tracking system; Fire professional credentialing; Fire inflatable safety house and robot; Police license plate cameras; Public Works tree limb removal funds; Public Works brine system and saddle tanks; irrigation booster pump at Gezer Park; and silt removal at Ironwoods Park Lake; \$25,000 for contractual park trail repairs; and \$5,000 additional for July 4th fireworks.
- Expenses of \$957,000 in 2019 from the Public Safety Fund (mobile command vehicle; Fire EMS equipment and radio replacement; and Police Records management system and radios). In 2020, a total of \$110,000 is planned for a Police CAD system upgrade and radios.
- Transfers of \$1,119,300 each to the Public Safety and Economic Development Funds in 2020.

Next increase in positions is in 2021. The 261 FTEs in the 2020 Budget includes reclassification of two part-time Parks Maintenance positions into two full-time Parks Maintenance positions. No other debt issuance except for General Obligation debt is planned. Some park funds are being carried forward because some parks projects were not completed in 2018. Health insurance increase was 10%, but compared to 2019 estimate the net was 5.2%. The \$15,000 Decision Package for tree limb removal was based on winter storms experience. There will be \$2,500 additional funds in 2019 and \$5,000 additional funds in 2020 for July 4th fireworks.

Councilmember Osman stated residents were very appreciative of the winter storm debris removal, but pointed out the City spent significantly more on the removal than the \$15,000 tree limb removal Decision Package. He questioned if the Decision Package amount should be increased based on this experience. Mr. Ley stated winter storm debris removal cost the City \$180,000. Two years prior, tree limb removal cost the City \$8,000. The \$15,000 Decision Package is for emergency situations such as trees in the public roadway that a contractor is tasked to remove immediately, and any extra needed brought to the Council. Ms. Byard confirmed if the funds are not used, they will be carried forward to the General Fund. Mayor Dunn stated the Decision Package was a great idea and hopefully the City would not routinely need to use. She stated Governor Laura Kelly has asked for additional monies from the Federal Government in this regard.

Councilmember Azeltine expressed concern the maximum 3.9% merit wage increase could quickly equate to a large amount of money based on the number of employees that receive the maximum. He asked for the average merit wage increase awarded in the past, and the total number of merit increases awarded. Mr. Sanders stated the average merit increase is about 3%. About 260 merit wage increases are awarded out of 261 employees. Employees with average job performance receive an increase of about 2.0% to 2.5%; exceptional performance is 3.9%. Employees receiving less than a 2.0% merit increase are likely on a Performance Plan. The City does not provide Cost of Living Adjustment [COLA].

Mr. Morris inquired how the City determines pay scales are reasonable as compared to other area communities of similar size. Mr. Sanders stated the City makes inquiries to other cities; the public sector is more willing to exchange this information. The City has occasionally conducted a salary survey as compared to the private sector. In addition, to obtain the right person for a position the pay scale offered can be adjusted through consultation with Mr. Lambers.

2020 Budgeted Revenue

Revenue projection of \$63.1 Million for all budgeted funds is distributed between Property Taxes 40%, All Other 29%, and Sales & Use Taxes 31%. Last year Property Taxes was 38%, All Other was 32% and Sales & Use Taxes was 30%. All Other. All Other revenue consists of Franchise 6%, Other Taxes 8%, Grants 2%, Licenses/Permits 2%, Fines and Forfeitures 2%, Charges for Services 5% and Others 4%.

Revenue by Source

Changes were seen in revenues by source in Grants and Fines & Forfeitures as compared to last year. The largest was Grants which decreased because of less CARS and SMAC funding. Some larger projects will complete in 2019 and no SMAC project money is expected in 2020. All Other revenue decreased because Special Benefit District debt has continued to decrease over the past few years; no other Special Benefit District debt has been issued.

Councilmember Azeltine asked if the decrease in Grants was because of changes to the SMAC program. Mr. Ley stated the City is doing numerous projects in 2019, but further decrease in grants is anticipated because SMAC will focus on funding stormwater projects at 50%.

Ms. Byard confirmed to Councilmember Cain that police ticket fees are part of Fines & Forfeitures, which is down 13.3% in the 2020 Budget as compared to 2019 estimate, and only 1.5% of the total budget. Mr. Lambers stated Fines & Forfeitures revenue has been relatively static for seven or eight years, and has not generated a lot amount of revenue for the City over the past 15 years.

Mayor Dunn asked Chief Rettig if the department had been contacted in regard to a survey on number of tickets and percentages. Chief Rettig stated he had not been contacted, and he does not know percentages. The last survey was in the late 1990s/early 2000s, when Sid Mitchell was Police Chief.

Revenue Increase (Decrease)

Changes from 2019 estimated revenue include a project 5.83% increase in Assessed Valuation resulting in \$1,372,139 more in property tax revenue; a 2.95% increase, or \$553,375, in Sales Tax for all categories; and \$3,923,150 decrease in reimbursements from Johnson County and other entities for capital projects planned for completion in 2019, as well a \$134,728 decrease in Special Assessment collection payments.

Councilmember Sipple asked for details in regard to \$134,728 decrease in Special Assessment collection payments. Ms. Byard stated these are special assessments on parcels added to property taxes in Park Place, not from Transportation Development Districts such as Town Center Crossing, Special Benefit Districts or from Community Improvement Districts. Mayor Dunn pointed out the addition of a third lane on 135th Street and burial of utility lines are examples of SBD. Ms. Byard added that sometimes SBDs can be traffic-calming districts such as 83rd Street, paid for by residents.

2018 Mill Levy Comparisons

Leawood has the third lowest property tax rate of the 27 cities of the First Class in Kansas, down from the second lowest property tax rate last year. Olathe has the second lowest property tax rate. The rate for Prairie Village includes Johnson County Consolidated Fire District #2, for level comparison.

Assessed Valuation & Mill Levy

Assessed valuation and mill levy growth 3-year average is 5.0%, 5-year average is 5.3% and 10-year average is 3.5%. There has been no voter-approved mill levy increase since 2003. Mill levy fluctuations are from Johnson County to balance our budget.

Average Appraised Value

Data is presented for the average, not median, appraised value of a Leawood home, \$559,380, which is up 7.4% since 2018.

Councilmember Azeltine stated he had requested median values be provided before realizing the difference between average and median values for a Leawood home is negligible, which is a good thing.

Where Your Property Tax Dollars Go

The average Leawood resident living in the Blue Valley School District pays \$19 of \$100, or 19%, in property tax payments to the City of Leawood. Slightly less is paid by residents living in the Shawnee Mission School District. The highest percentage of a paid tax dollar goes to schools.

Average Residential Property Tax/Monthly Property Tax

The average Leawood resident located in the Blue Valley School District pays approximately \$1,578 per year, or \$131 per month, in property taxes to the City. This is an increase of \$8.52 per month, over \$123 per month last year.

Councilmember Sipple inquired if in the long-term, 25 years in the future, a decrease in the amount schools receive might be anticipated. Mr. Lambers stated no decrease would be anticipated unless the school districts would stop construction of new expensive high schools, decreasing their bond payments, and go into maintenance mode. Personnel cost is 90% of a school district's budget.

Budgeted Expenditures/Expenditures by Department

The decrease in total expenditures from 2019 to 2020 of \$9 Million was largely due to Public Works working to complete Capital projects in 2019.

Comparison of expenditures by department is based on 2019 data, as some cities do not have 2020 information available. Since many cities do not include Community Development in Administration, an average value was calculated for this and used in the comparison with Overland Park, Shawnee, Lenexa and Olathe. All of Leawood's expenditures were close to the average by department. It was noted that Olathe manages their own utilities such as water, sewer and trash.

Mr. Lambers stated the 9.1% for Olathe's Administration/Community Development shows the benefit of being able to cost allocate general operating expenses for utilities, likely by 50%. This is why Olathe's Public Works expenditures are high at 61%.

Councilmember Azeltine stated he is pleased that Leawood has been proactive about infrastructure. Mr. Lambers reminded he had distributed an email to the Governing Body in regard to Shawnee budgeting \$140 Million to deal with rusting corrugated metal stormwater piping. Leawood has only had to budget \$35 Million. Mayor Dunn pointed out that Olathe, the County Seat, is 160 years old and they have infrastructure issues.

Expenditures Increase/Decrease; Expenditures by Department

Page 13 provides details of the \$9 Million decrease in expenditures for 2020 from 2019 estimate, by department. Decrease in Generation Ops is due to transfer of Transient Guest Tax monies to the Economic Development Fund; decrease in Administration is due to completion of the final phase of fiber project, and a decrease of \$7.3 Million in Public Works is due to the higher expenses in the Arterial & Residential Street programs in 2019 and the completion of several stormwater projects.

Budgeted Expenditures/Expenditures by Category

Page 15 presents budgeted expenditures by all funds, by categories Debt, Personnel, Capital and Operating for 2019 and 2020. Personnel was the large expenditure in 2019 and 2020. Capital budget expenditures decreased from 27% in 2019 to 17% in the 2020 Budget.

Comparison of expenditures with Overland Park, Shawnee, Lenexa and Olathe for the categories Personnel, Contractual Services, Commodities, Capital and Debt Service is based on 2019 data. Leawood's values are on track with calculated averages.

Councilmember Sipple inquired why Overland Park commodities, bulk salt and sand, were high. Ms. Byard stated she would research. Mr. Lambers postulated this may be due to the geographical size and their miles of streets for snow removal, but this does not to be the case for Olathe.

Councilmember Azeltine inquired if there was a difference in cost by using chip and seal street surfacing as compared to regular seal. Mr. Lambers stated the cost difference is minimal. Because Overland Park is so large, their use of chip and seal is less expensive. Overland Park used chip and seal when he worked there, and they received many complaints. Leawood does not use chip and seal.

Expenditure Increase/Decrease

As mentioned previously, Personnel expenditure increased from 2019 to 2020 due to rises to planned wage and benefit increases, and a 2% to 3% for wage adjustments for Police I, II and Communication I Officer positions. Operating expenditure decreased due to the planned transfer of Transient Guest Tax receipts to the Economic Development Fund in 2019. Capital expenditure decreased \$8 Million due to higher costing Arterial & Residential Street programs in 2019, the completion of several stormwater projects, and the final phase of the fiber technology project.

Mr. Lambers stated Leawood competes with other cities for Police Officers, so the salaries for these positions were increased, using Overland Park's salary as a guide.

Councilmember Sipple asked if Police Officers are leaving the City and if Leawood offers sign-on bonuses. Mr. Lambers stated the salary increase is for entry-level officers only. The increase will allow the City's salary to be above the lowest in the area. The City has been trying to catch-up and will try to maintain this standing. Many cities are considering sizeable salary increases for law enforcement positions. Chief Rettig stated Overland Park and Shawnee offer sign-on bonuses. Police Departments have had mixed results with lateral programs and sign-on bonuses.

Councilmember Sipple asked if retention was an issue. Chief Rettig stated the City is now in a cycle of retirements and personnel that leave the department do not go to work at other cities. Mr. Lambers stated retirements indicate, once hired, they stay with the City. Entry-level positions is where the City needs to improve. Mayor Dunn pointed out the many positive comments made at retirement celebrations.

Ms. Abdulahi stated because of Leawood's relative safety, the City should be able to attract the best Police Officers. Mayor Dunn noted the City has received several awards and honors for being one of the safest cities in Kansas.

Mr. Lambers confirmed to Mr. Morris the only City Capital dollars contributed to the massive Johnson County Waste Water treatment Plant expansion project in City Park was to pay a portion of the traffic light signal. Johnson County had planned to utilize a temporary signal and a cost-sharing agreement was executed for a permanent signal instead. Mayor Dunn stated the County paid 60% of the cost for the permanent signal. Mr. Ley added the County will pay to raise part Lee Boulevard out of the flood plain. Mr. Lambers stated the project will cost \$400 Million over four years. Councilmember Cain added the KCP&L substation located there will be modified.

Mayor Dunn pointed out that if all wastewater effluent would keep going to Kansas City, Missouri, there would be no plant construction on the site and the property would all have been a beautiful park. Mr. Lambers stated Johnson County had rejected his suggestion that the City would cost-share in reclamation, and moved forward with the plant.

Mr. Lambers reminded he had distributed an email about the timing of the upcoming work on the plant's treatment digester to the Governing Body. The work is scheduled for Sunday beginning at 7:00 A.M. This work is quite unpleasant, and what is removed is to be applied to farm land that is now flooded. Councilmember Sipple pointed out Johnson County has scheduled the digester work so that it does not interfere with other work being done Monday through Saturday.

2020 Personnel

There are 261 full-time employees and 295.06 FTE in the 2020 Budget, with two part-time Parks Maintenance positions becoming two full-time positions. Several titles of vacant positions were changed. Mr. Lambers stated as had been discussed months ago, the City did not fill the part-time Parks Maintenance positions; the City needs to attract candidates and fill full-time positions.

2020 PAYG Capital Budget

The 2020 Pay-As-You-Go [PAYG] Budget is presented by all funds, by department, by category and funding source. Specific PAYG projects were discussed in the recent Capital Improvement Program Governing Body Work Session.

The 2019 PAYG Capital Budget was larger than that for 2020, because the City is trying to complete projects in 2019. Funding sources for PAYG projects are the General Fund, Grants, Gasoline Tax, Sales Tax, Alcohol Tax, and All Other.

Reserves – Operating Funds

Reserves of 39% in 2019 and 45% in 2020 are well above the policy of 11%.

Councilmember Sipple inquired about the reserve percentage/policy of other cities. Ms. Byard stated she would research.

Reserves – Debt Service Fund

Debt service fund payments are decreasing because of less issuance of debt. The City's forecasting policy is to keep 35% reserve in the Debt Service Fund, and the amount of debt reserve has always greatly exceeded policy. Any overage above 35% is forced into the General Fund.

Ms. Byard confirmed to Mr. Morris that reserve data is presented as a percentage of next year's debt service.

2020 Budget Calendar

- June 15, 2019: County Clerk releases valuation information used in the levy limit calculation.
- July 1, 2019: Deadline to notify the County Clerk if an election is desired.
- July 15, 2019: Resolution calling for a public hearing on August 12, 2019.
- July 23, 2019: Publication of the August 23, 2019 public hearing notice.
- August 12, 2019: Public hearing on the 2020 Budget; and 2020 Budget approval.
- August 25, 2019: Deadline to file the 2020 Budget with the County Clerk, if no election is needed.
- September 20, 2019: Date of Mail Ballot Election, if an election is needed.
- October 1, 2019: 2020 Budget due to County Clerk, if an election is needed.

Since June 15, 2019 is a Saturday, the City should receive valuation information from the County used in the levy limit calculation on Friday, June 14.

Ms. Byard confirmed to Councilmember Sipple the budget is published in the Legal Record for public notice, and the budget would be posted on the City's website by July 15. Councilmember Sipple inquired if the number of times the budget was viewed on the website as known. Ms. Long stated no one had ever called to ask for the budget.

Councilmember Azeltine asked if rounding was applied to the mill levy. Ms. Byard stated no rounding is expected; the budget is set to keep the mill levy at 24.524. A budget resolution/ordinance in this regard is no longer required, due to legislature change. Mr. Lambers stated his belief the reason for reduction of Olathe's mill levy is because of lower debt.

General Operations and Administration Departments – Finance Director Dawn Long **2020 Budgeted Expenditures**

General Operations is 9% and Administration 10% of the total 2020 budgeted expenditures.

General Operations

Page 3 presents the funding and functions of General Operations. Operations is 78% of the General Operations by fund and Citywide Grants/Services is 21% of General Operations by Function.

General Operations, All Funds

Funds within General Operations include the Alcohol Program, \$395,000; Economic Development Fund, \$1,119,300; Citywide Personnel Costs, \$785,000; Citywide Insurance, \$513,900; Citywide Grants/Services, \$1,237,400; Citywide Operating, \$484,700; Public Safety Fund Transfer, \$1,119,300; and Debt, \$291,381.

Citywide Personnel Costs include Council salaries, Citywide Insurance includes cost for liability insurance, Citywide Grants includes Human Resource-type grants, Citywide Operating includes postage, and Debt is for City Hall.

Administration

Page 5 presents the programs and funding for the Administration Departments. Programs within the Administration Department are City Administration, Finance, Information Services, Human Resources, Legal Services, Court and Community Development. The largest function, 78%, of the Administration Department is Personnel.

Page 6 presents budget, \$6.6 Million, and positions, 43.68, which have remained fairly consistent for many years. No personnel have been added in the 2020 Budget.

Program Accomplishments

Highlights of accomplishments include:

- Implementation of GASB 75 accounting and reporting for post-employment benefits.
- Training and implementation of a new timekeeping system solution throughout the City for employees.
- Deployment of a new, more powerful and faster server cluster; installation of remote desktop deployment of new Police laptops; and deployment of 10 gigabit switches to facilitate a new high-speed network.
- Launch of citywide physical demands analysis for all City positions.
- Assisted in the purchase of property for the future Parks Maintenance facility.
- Updated the City's Comprehensive Plan with a new format and graphics.
- Added "Sketch-Up" software to help illustrate mixed-use developments.

GASP 75 was implemented as part of the audit process. The ADP time system is 99% complete and going well.

Councilmember Sipple inquired if the City had been party to litigation in regard to physical demands. Mr. Sanders stated the main purpose of the physical demands analysis was for risk mitigation. The City wants to ensure new hires and current employees can perform job tasks, especially in the Police Department, and to avoid becoming responsible for prior issues. There are no prior issues in regard to physical demands.

Councilmember Filla inquired about the City being honored with the "Silver Breastfeeding Employees Support Award" from the Kansas Breastfeeding Coalition. Mr. Sanders stated the City has a lactation/storage room in City Hall and a room to be installed in the Justice Center. Rooms can be used to feed and express breastmilk, by scheduling the room and using the provided refrigerator.

Council Priorities

- 17.4% ratio of administrative employees to direct service employees (overhead).
- Aaa bond rating and GFOA awards.
- \$2.6 Million total revenue from Administration programs.
- 100% of inspections performed on time.
- Approximately 14,300 neighborhood and code inspections per year.

Ms. Long stated all priorities are ranked green for continued positive movement.

Ratio of Administrative Employees to Direct Service Employees

Since 2011, the ratio of administrative employees to direct service employees has remained relatively consistent for 10 years; this is a 17.4% in the 2020 Budget. The 2020 Budget includes 295.06 FTEs of which 43.68 are considered Administrative employees in the City Administration, City Clerk, Human Resources, Information Services, Legal, Municipal Court, Finance and Community Development Departments.

Ratio of Administrative Employees to Direct Service Employees – Comparison to Other Cities

The golden yellow bars of this chart depict the ratio percentages for Administrative Employees without Community Development and the red bars are with inclusion of Community Development, for Leawood, Overland Park, Shawnee, Lenexa and Olathe. Some cities do not include Community Development positions in Administration.

Councilmember Azeltine noted Leawood's ratios are low, calculated either way. Mr. Lambers stated Leawood is the only First Class Johnson County city that does not have an Assistant City Administrator. Not having an Assistant City Administrator keeps him engaged, in more direct with citizen issues, and saves the City money.

Administration Departments by Program, All Funds

Decreases were seen from 2019 estimate to 2020 Budget in City Administration Services, 6%, and Information Services, 38%, due to completion of fiber project. All other Administration Departments remained consistent from prior.

Administration Departments by Function, All Funds

Changes from 2019 estimate to 2020 Budget include Personnel, 3% increase, due to increased cost of planned wage/benefit changes; Operating, 3% decrease, due to year-to-year fluctuations in replacement of expendable equipment; and Capital, 81% decrease, due primarily to completion of fiber.

Administration Departments by Function, Change from 2019 Estimated (\$710,000)

Page 14 presents another graph of data with reasons for changes from 2019 estimate to 2020 Budget.

Councilmember Azeltine asked several questions in regard to the budget message letter found in Tab 1 of 2020 Budget book, as follows:

Page 5, Second Bullet, Operating Expenses. Operating expense includes a decrease of \$1.7 Million and a large offset due to proposed transfer of \$2.2 Million in Transient Guest Tax receipts. How does a Transient Guest Tax receipts transfer to Economic Development Fund decrease operating expenses?

Ms. Byard stated Transient Guest Tax receipts are now a Contractual Services Line Item, and plan is to move these into the Economic Development Fund as a transfer expense out of Contractual.

Page 5, Third Bullet. What is the reason for 45% decrease in Capital costs?

Ms. Byard stated the Capital decreased due to completion of the Patrician Woods and Waterford projects, and from completion of large SMAC projects.

Page 7, \$448,000 for building/facility projects that include Justice Center Heat Pump Replacement; follow-up to his comments at the Capital Improvement Program Work Session.

Mr. Ley stated there have been issues with the Justice Center rooftop unit operation for the first four years, which caused burn-out of heat pumps. The City worked with Titan Construction to get the rooftop units to function properly when the Justice Center project was finalized last year. Replacements are in the budget and should last 15 years. Unfortunately, heat pumps will need to be pulled from the ceilings of each office.

Ms. Byard stated the \$448,000 cost includes other items besides heat pump replacements at \$25,000 to \$40,000 per year, such as overlay of parking lot for \$65,000, overhead doors at \$65,000 and appliances at \$150,000. Chief Rettig confirmed to Mayor Dunn the Justice Center opened six years ago, in November.

Page 9, Second Bullet. Decrease in Kansas Employees Public Retirement System [KPERs] and Kansas Police & Fire [KP&F] funding in 2020, but a small increase in systems funded ratio is stated, and overall funding is still below target.

Mr. Lambers stated the decreased KPERs and KP&F funding is for the State to save money. Employee contribution rates remain the same.

Page 9, Third Bullet. City received dividend from Kansas Eastern Region Insurance Trust [KERIT], but City payments for Workers Compensation to increase by 20%. Why reward and then increase in premium?

Mr. Lambers stated Workers Compensation insurance premiums are based on experience three to five years ago; cases take a long time to close. Once the system experiences a good year, the City will receive a check from KERIT, but the forecast is for the system to come up short. The City is a star-performer and the largest contributor to KERIT. He has protested rates as utilities are involved in a high number of cases, and Leawood does not provide utilities. In 2004 an analysis was done to determine if the City could self-insure, most large cities are self-funded, but thereafter rates declined. Anytime rates increase, could revisit. Besides being part of KERIT or self-insurance, there are no other options.

Mayor Dunn recalls there was some underlying reason, not just financial, for continued participation in KERIT. After analysis, it was thought best for the City to participate. Mr. Lambers stated it would be devastating to KERIT if Leawood did not participate.

Councilmember Filla asked how the proposed \$2.2 Million transfer to the Economic Development Fund compared to the Public Safety and Sales Tax Funds. Ms. Byard stated Transient Guest Tax sits and accumulates, while Sales Tax funds auto-transfer.

Police Department – Chief Troy Rettig

2020 Budgeted Expenditures

Police is 17%, or \$11,644,300, of the 2020 Budget.

Police

Overall budget for the department has increased from \$11.4 Million in 2019 to \$11.6 Million in 2020. The number of overall positions, 84.23, remained the same. The position of the retired Alarm Coordinator was made into a Police Officer position.

Program Accomplishments

Chief Rettig reviewed highlights of accomplishments, as follows:

- Phased out previous body cam and car camera systems and transitioned to a new HD-quality integrated system.
- Further streamlining of the Officer hiring process; eliminated two weeks of applicant processing. Hired 10 officers in 2018.
- Hosted two Citizen Academy classes in 2018 for the first time in 10 years.
- The Investigations Unit assisted in all of the County's Officer-involved shooting incidents.
- Suspects involved with the South American Theft Group (SATG) were apprehended and prosecuted.
- Joined the International Association of Chief of Police One-Mind Campaign to further develop the department's ability to respond/assist in a mental health emergency.
- The number of crashes, injury crashes and reported violent crimes all declined.

To move cameras off belts and have all audio from the chest-mount is a huge upgrade. Captain Kirt Yoder did an excellent job decreasing applicant processing time. In 2018, 10 officers were hired, but with an announcement received Friday there are now eight open officer positions.

Councilmember Azeltine inquired if applications and turnover were consistent with other agencies, and for how many of the 10 hires were still with the department. Chief Rettig stated two of the 10 hires left. Some decide the work is not of interest after completing the Police Academy. In the future, they will be exposed to radio traffic, review challenging aspects of the job that can be found YouTube, and ride-along with Officers.

Chief Rettig pointed out an alert citizen assisted with stopping the purse theft at Trader Joe's. The number of crimes ebb and flow; violent crimes are typically of a domestic nature, and their decline and the decline in the number of crashes is largely due to patrol in the right areas. Mayor Dunn added the scheme involved multiple parties distracting shoppers from their cart.

Councilmember Filla asked about the benefits to the Police from new body cameras, and if their use positively impacted Court cases. Chief Rettig stated cameras are the best tool available. Officers do not want to perform duties without cameras, which can save both Police and Prosecutor time. He confirmed to Mayor Dunn that old cameras are donated to a small town in Kansas.

Councilmember Cain inquired about license plate readers and their use. Chief Rettig stated Kansas does not allow readers to be used to generate citations for vehicles that run red traffic lights. Vehicle-mounted license plate readers can return information in five seconds. Readers come with a Memorandum of Understanding [MOU] with other entities to share data. Unfortunately, vehicles used are often stolen. He stated the Opticom units mounted on street lights are used to facilitate response by Fire Department/Emergency Services.

Councilmember Sipple asked for more detail in regard to Animal Officers' participation in chemical capture training. Chief Rettig stated this training was taught by the State and involves the use of chemicals/tranquilizers on animals only.

Councilmember Filla asked for an example of the benefits of sharing resources in regard to mental health. Chief Rettig stated Leawood is one of only eight or nine agencies in the State participating in the "One-Mind Campaign". The department has partnered with mental health organization and modeled a policy. Training taking about one week remains to be done and is hoped to be done by next year.

Councilmember Osman inquired about the status and timeframe for the City's transition from services provided by State Line Animal Hospital to the SPCA. Chief Rettig stated he was not aware of any complications. Mayor Dunn stated the change of provider had been extremely positive financially. Chief Rettig concurred, stating the City only pays for services and pet owners are responsible for paying for pet costs. Councilmember Sipple stated prices at State Line Animal Hospital increased after the business was sold.

Council Priority

- 3:15 minute average response times for emergency calls.
- Crime rate – 29.6 (per 1,000 residents).
- 83% of survey respondents feel safe in their neighborhood.
- 11,112 traffic citations issued.
- 80% of survey respondents rating dispatch services good or better.
- 173 active cases cleared.
- 76% of respondents satisfied with police service.
- 66% of DARE [Drug Abuse Resistance Education] funded by the Alcohol Tax.
- 2,162 children benefited from the DARE program; 301 children completed the program in 2018.
- Total department overtime usage is 9% of salaries.
- 11,010 case management entries processed.
- 1284 Animal Control calls.

Chief Rettig stated priority listing remains consistent from year to year. Priorities ranked yellow rather than green, were in regard to resident survey conducted when there was an active crime group in the City last Summer.

Chief Rettig confirmed to Councilmember Cain that a new priority in regard to suicide violence needed to be developed once a mental health co-responder is hired.

Councilmember Sipple inquired about the number of cold cases and the number of solved cases. Chief Rettig stated the majority of unsolved cases are because of limited Investigator resource time and those without good suspects. Focus is on personal and high dollar crimes.

Councilmember Sipple noted overtime percentage remains the same as last year, although there are fewer officers. Chief Rettig stated that officers choose comp time rather than receive overtime pay. Time off seems to drive the younger generation. He stated the one-quarter hour of shift overlap each day to facilitate the exchange of information is scheduled overtime.

Average Response Time – Emergency Calls

Chief Rettig stated the 10-year average response time of 3.33 minutes speaks to officers being where they need to be, not to speed. Officers are doing a great job being available.

Average Response Time Comparison – Emergency Calls

Page 9 presents average response time for emergency calls for Leawood, Olathe, Overland Park and the Johnson County Sheriff for 2016, 2017 and 2018.

Mayor Dunn and Councilmember Cain stated the comparison shows Leawood has a great Police Department and a great response time, despite the long and skinny geographical layout of the City. Councilmember Osman pointed out a comparison to Kansas City would be revealing.

Councilmember Filla asked if speed reduction signs along Lee Boulevard were helpful. Chief Rettig stated there bit of hangover from traffic coming up to 96th and Lee Boulevard. Mr. Ley stated Public Works conducts a traffic-calming study before installation of signs. He confirmed speed limit has been reduced by 5 miles per hour at locations on Belinder from 83rd to Somerset, on Lee Boulevard from 81st to Somerset and on 97th Street, east of Lee Boulevard. The signs on Lee Boulevard are on poles; others are temporary.

Police

Patrol & Traffic employs the greatest number of people in the department and accounts for the largest portion of departmental expenditures. Expenditures are highly-driven by personnel costs [81%].

Ms. Byard confirmed to Mr. Morris that Capital costs for the department of only 5% consists of Police vehicles and cameras. Chief Rettig stated cameras cost about \$1,000 for body and \$4,500 to \$5,000 for vehicle.

Police Department by Program/Police Department by Function – All Funds

Increase from 2019 estimated to 2020 Budget is largely due to increase in wages, and replacement of vehicles.

Chief Rettig confirmed to Councilmember Cain that Animal Control has one truck which is staffed with two officers, depending on shift overlap.

Police Department by Function

Page 13 depicts change by function from 2019 estimate to 2020 Budget. The department is excited about the license plate readers, which will add to the number in use in the Kansas City area. The City has a combination traffic trailer and reader unit.

Mayor Dunn stated there is much negative news presented in the national media, but she hears positive comments about the City's Police Department. She thanked Chief Rettig for his leadership.

Fire Department – Chief Dave Williams

2020 Budgeted Expenditures

The Fire Department comprises 13%, or \$8,771,435, of the 2020 Budget.

Fire

The department has a budget of \$8.8 Million and 54.49 positions, covering Administration, Operations and Prevention & Investigation.

Program Accomplishments

Many of the accomplishments listed on Pages 4 and 5, are the same as previous. Highlights are as follows:

- Completed the annual reporting requirement to the Commission on Fire Accreditation International.
- A total of 628 students received CPR or CPR/AED/First Aid Training.
- Certified department technicians installed 111 child/infant car seats.
- Completed the Fire/Police/Public Works/Parks Tornado tabletop exercise.
- Established a Peer Support program and sent five Peer Support personnel to training.
- Developed an additional policy regarding firefighter and equipment post-fire decontamination as part of a continued risk reduction effort to reduce occupational hazards related to cancer.
- First cardiac arrest save by a Leawood Paramedic in 2018; two additional firefighters began paramedic training.

2019 is the last in a series of annual reports for accreditation. Application for accreditation will once again be required for submission in 2020. The department has started internal strategic planning for submission.

Councilmember Sipple inquired about the number of hours that are needed in regard to accreditation. Chief Williams estimated about 100 to 200 hours a year, mostly for recordkeeping. Since this will be the second submission, the department knows the data required and the process. Chief Williams confirmed to Mayor Dunn face-to-face presentation before the Commission would be in Phoenix in August, not in Atlanta.

Councilmember Sipple asked for revision of typographical errors of “Bordeaux” and “Partricipated” on Page 4.

Councilmember Filla asked for details of the tornado notification process. Chief Williams stated outdoor sirens are activated by Johnson County Emergency Management, not by cities. About 20 years ago, all sirens across the entire area would be activated, but now select sirens are activated based on a “polygon” algorithm used by the County. National Weather service issues watches and warnings, as appropriate. All sirens have a battery back-up for 72 hours and provide notification when batteries are have issues.

Councilmember Sipple requested details of the citywide participation in the Johnson County “Civil Unrest” full-scale exercise. Chief Williams stated the hypothetical exercise covered a police-involved shooting, and public riot and protest, in Overland Park. The drill was very interesting and conducted for preparedness.

Chief Williams stated the Peer Support program, in use for about one year, is for early recognition of issues faced by First Responders such as emotional or financial, and to help obtain professional resources with expertise in Fire and Police. The program is not intended to provide actual treatment; just identification by peers. Unfortunately, suicide happens too often to Military, Police and Fire personnel. Currently, the department debriefs after stressful calls, to talk through and attempt to let go of negativity.

Mayor Dunn questioned if there should be a similar program throughout all City departments, in light of recent Virginia Beach shootings. Mr. Sanders acknowledged the Council objective to have a suicide prevention program, with key staff members in each department tasked with identification. Sometimes there are no signs. The City offers an Employee Assistance Program, in case an employee might be more comfortable speaking with an external party rather than to a co-worker or Human Resources. ACTIVE Violence/Survival Training [Alert, Lockdown, Inform, Counter and Evacuate] was offered to employees few years ago, and this training will likely be offered again soon.

Councilmember Cain asked for details in regard to staff and equipment decontamination, and if water from decontamination flows into the public wastewater system. Chief Williams stated the department started following policies on cleanup and trucks in 2018. Signs posted on all station doors state bunker gear cannot be worn inside the station. All gear must be washed and bagged before staff departs. A firetruck with a “clean cab” system will be ordered. Unfortunately, all contamination cannot be truly eliminated.

Councilmember Azeltine asked if there were any other special decontamination methods, other than showering. Chief Williams stated after brush-down and gear removal, an extractive washer is used at Fire Station No. 3. An extractive washer is included in the design of new Fire Station No. 1. An extractive washer spins at a high-rate of speed to remove as many contaminants as possible, and is water discharges into the public wastewater system. Chief Williams stated a great deal of debris goes into the stormwater system at the site of a fire.

Chief Williams stated the paramedic training program three or four years ago, and the program truly saves lives. Since implementation, a save was made on a trail user, brought back before MedAct arrived. Councilmember Cain inquired about the timing of the 9-1-1 call/response. Chief Williams stated the location was close to a parking lot. Mayor Dunn stated she her belief someone called for assistance, not the victim.

Council Priority

- Each firefighter protects an average of 656 residents.
- Realized a turnout time on all calls [90th%] of 1:30 minutes.
- First unit on scene travel time [90th%] of 5:25 minutes.
- Effective response force time [90th%] of 10:23 minutes.
- 100% of the City sirens tests are in working condition.
- The 2020 budget expenditure per citizen for Fire/EMS protection is \$247.

- An average of 19 hours of training per firefighter, per month, occurred in 2018.
- 7% overtime as a percent of regular salaries.

Yellow-rankings for firefighter protection of an average of 656 residents increased from 616 residents last year was due to 0.5% population growth, and an average of 19 hours of training decreased from 24 hours last year was due to time coding errors. Training hours are expected to fluctuate from year to year.

Travel Time [90th%], 1st Unit on Scene – Emergency Incidents

Average travel time of 5:29 minutes was greatly impacted by work on 143rd Street. Work on Mission Road impacts response times for Fire Station No. 2. Next year Fire Station No. 1 response time will be impacted by work on Lee Boulevard, directly in front of the Fire Station. Travel time is also impacted by time of day and traffic.

Chief Williams confirmed to Mayor Dunn that mutual aid agreements are up-to-date. Chief Williams thanked Mr. Shawn Johnson, City Senior Construction Inspector, for proactive notification of alternate routes.

Average Travel Time Comparison

Page 9 presents a chart comparing the first unit-emergency responses only for Leawood, Lenexa, Olathe and Shawnee for 2016, 2017 and 2018. Leawood average travel time is slightly lower than others.

Mayor Dunn noted that Overland Park was not listed, but they have far more fire stations. Chief Williams stated a late inquiry was made to Overland Park. Ms. Byard pointed out the data is for the 90th percentile and Overland Park's data was not available in the requested format.

Fire Department Funds, by Program, by Function

At 82%, Fire Operations is the largest program. At 84%, Personnel is the largest function. Capital is down 71% from 2019 estimate to 2020 Budget due to fewer planned replacement purchases in 2020.

Chief Williams confirmed to Councilmember Sipple and Mr. Morris, the new “clean cab” fire truck, to replace the Quint Fire Truck, is not part of the 2020 Budget. The truck will be ordered and paid for in 2019; estimated cost of this 75-ft. ladder truck is \$900,000. Mayor Dunn pointed out the cost is part of debt-service; Ms. Long stated the truck will have a 10-year lease.

Fire Department by Function

Change from 2019 estimate to 2020 Budget of \$175,528 includes increases for planned wage and benefit changes, and a new addition in 2020 for funds for the commission for professional credentialing and the purchase of an inflatable safety house, and a robot for public education. Budgeted replacement cost of a storm siren and ATV were considerably lower than planned in 2019.

Chief Williams stated \$4,000 for professional credentialing is important for officers. The inflatable house and robot will provide updated methods to interact with the public; the current methods have been used for the last 10 years. The robot offers voice cueing from up to 100 ft. away. Cost for the new items is \$20,000; other cities are incurring high costs for similar items.

Mayor Dunn thanked Chief Williams for an outstanding job.

Public Works Department – Director David Ley**2020 Budgeted Expenditures**

Public Works comprises 34%, or \$22,472,397, of the 2020 Budget.

Public Works

The department consists of 49.71 positions, with only one change from last year. The Fleet Facilities Supervisor position was moved to a Project Engineer position, with City Administrator approval, to assist with stormwater projects and administer building projects.

Program Accomplishments

Highlights of accomplishments include:

- Completed the design of 143rd Street, Phase II.
- Successfully hired a City Engineer.
- Began construction on the \$1 Million Public Works Maintenance Facility Bay expansion.
- Continued work with Fire Department on the FEMA Flood of 2017.
- Placed over 1,200 temporary no parking signs.
- Rebuilt three cul-de-sacs and one street island.
- Began the \$3 Million Stormwater Improvement project which includes replacement of 7,900 linear feet of corrugated metal pipe.
- Completed the College Boulevard retaining wall replacement at \$920,000.
- Designed and installed signs along the 10-mile North Bike Loop route.
- Responded to two illicit discharges.
- Oversight of several building projects: caulking of the Justice Center parking lot, car wash heater replacement at the Public Works Facility, HVAC replacements at Fire Stations No. 2 and 3, painting of Ironwoods Lodge, and painting projects at the Public Works Facility.

Completion of the 143rd Street project has been delayed to 2020 due to issues with obtaining easements. Maintenance Bay expansion has been delayed by weather; metal sheeting is now being erected. Illicit discharges were at Gates and one on 135th Street. The Department also worked with Parks & Recreation and Finance on FEMA flooding.

Councilmember Sipple noted an additional \$50,000 had been added to cost of Maintenance Bay expansion. Mr. Ley stated this includes a change order for budgeted replacement of existing heaters by Bruner and also the car wash heaters. There will be a change order for storm sewer extension to downspouts on the two new bays and one existing bay; currently water from rooftop goes directly to ground and ices over in winter. Extension of others would require removal of concrete and are hoped to be addressed within five years. Mayor Dunn stated this was a good addition.

Mr. Ley confirmed to Councilmember Cain that Public Works is tasked with erection and removal of temporary no parking signs. Nine-hundred signs were erected/removed over one weekend this year, and a large number of signs are erected/removed for July 4th. Residents can remove and stack signs awaiting pick-up if they wish. Mayor Dunn noted the Police often get credit for this work, as they are the point of contact for requests.

Councilmember Filla inquired how much corrugated metal pipe replacement can be done in conjunction with stormwater projects. Mr. Ley estimated 10% and there might be the opportunity for more once SMAC gets setup for stormwater. One reason for switch from a Fleet Facilities Supervisor position to Project Engineer was to better facilitate stormwater work.

Councilmember Cain asked who performs shaving the height of sidewalks. Mr. Coleman stated the resident would be typically be responsible for this, and the City does not make contractor recommendations. If the City is asked, residents are told that most concrete companies offer this service; KC Coring is one of these. Councilmember Larson stated Home Owners Associations might coordinate this in an entire subdivision.

Council Priority

- \$6,751 annual maintenance expenditures per mile.
- 6.0 average annual street sweepings per street.
- Potholes repaired on average within one day of request.
- 452 lane miles rated at an average of 81.4 PCI [Pavement Condition Index].
- 98.7% street light outages with 48-hour response.
- Two illicit discharges.
- Average age of vehicles is 5.2 years.
- \$4,188 maintenance expense, per vehicle.
- Responded to 345 requests for service, per Facility Worker.
- 63% of eligible Public Works employees maintain professional certifications.
- \$0.38 utility cost per square foot of buildings.

The City will have two street sweepers with the addition of new \$200,000 street sweeper. Average annual sweepings per street should likely increase from 6.0 to 10.0. Equipment issues have been experienced with the current sweeper. Maintenance expense of \$4,188 per vehicle includes fuel, which may be removed from maintenance expense next year.

Mr. Ley confirmed to Mr. Morris that snow removal was more expensive this year due to a large amount of overtime; the City almost ran out of salt. Ms. Byard stated that overtime was in the budget. Cost of salt is estimated at \$200,000 to \$250,000 per year, and there had been leftover from the three prior years. Mr. Lambers stated the City has a January to December fiscal budget year rather than a July to June fiscal budget year, so cost to City is spread over two years.

Councilmember Sipple asked how many streetlights had been converted to LEDs. Mr. Ley stated about 20% and estimated it would take about 20 years to complete all. Residential LEDs are installed only in conjunction with residential street projects. KCP&L streetlight conversion is more costly due to rewiring. Payback on other streetlights is expected in six to seven years.

Overall Pavement Condition Index

Street Pavement Condition Index [PCI] is slightly increasing. In 2016/2017, the City switched from slurry seal to one inch mill and overlay. About 8% of residential streets receive one inch mill and overlay each year.

Mayor Dunn shared that chip and seal was used on a cul-de-sac of a family member home in Prairie Village, and afterwards gravel from the chip and seal project was found throughout the home.

Councilmember Sipple asked how Leawood's PCI compared to other cities. Mr. Ley stated Overland Park uses a different ranking method. Councilmember Azeltine stated it would be helpful to see a comparison and would like to have this information.

Councilmember Larson complimented the Public Works Department on pothole repair, which is impressive especially this year.

Ms. Abdulahi asked when the condition of State Line Road would be addressed. Mr. Ley stated overlay is planned for State Line Road from Carondelet Drive to just south College Boulevard to address pavement condition in that area. Leawood maintains the southbound lane of State Line Road and Kansas City, Missouri maintains the northbound lane of State Line Road. Per agreement, Leawood maintains street lights and signals on State Line Road north of Interstate 435 and Kansas City, Missouri, maintains street lights on State Line Road south of Interstate 435. When mill and overlay is applied, cost is typically split 50/50. Leawood has similar agreements with Overland Park for Nall. Mr. Lambers pointed out that State Line Road does not actually follow the State Line between Missouri and Kansas. Mayor Dunn pointed out part of Culver's parking lot at 79th and State Line Road is in Leawood.

Councilmember Cain stated that some of the red bricks used in crosswalks in 151st Street Shops at Ironhorse Center are beat up; Mayor Dunn agreed. Mr. Coleman stated there are different qualities of brick, the best being City of Duluth brand, vibrated into mastic sand.

Councilmember Sipple asked if the City should require high quality bricks, pointing out plows can catch the edges of the bricks during snow removal. Mr. Coleman stated the City does not have exact specifications in regard to bricks, but has moved towards use of tinted scored concrete instead of bricks. Even with proper installation, bricks and scored concrete will last about the same time. The bricks in old downtown Overland Park are 30 years old.

Mr. Ley added City of Duluth bricks were used at 127th and Roe about two years ago, and ultimately 10% to 20% of bricks were broken and \$40,000 spent to repair the crosswalk originally built in 2002. Mayor Dunn pointed out the costly repairs for bricks used in the City Hall Courtyard, which has pedestrian-only traffic.

Councilmember Filla shared the condition of Ward Parkway in Missouri was so deteriorated that residents had erected their own orange cones at potholes. She stated that J.M. Fahey is doing nice quality work on Ward Parkway. Mr. Lambers stated Kansas City, Missouri, is behind in pothole repair and is putting white paint around potholes so they are visible at night.

Public Works Department Funds, By Program, By Function

Of the \$22.5 Million Public Works budget, 23% goes towards street maintenance and 50% goes towards street rehabilitation, a total of 73%. Capital accounts for 30% of the department's budget by function.

Public Works Department Funds by Function

Operating expenses were higher in 2019 year because of the \$180,000 for winter storm debris removal and timing of Mission Road construction moved to 2019. Beginning in 2020, \$15,000 will be included annually in the budget for storm debris removal.

Councilmember Filla inquired if the department had a fund to be used for gullies and swales, as well as funds for erosion control riprap and gabions. Mr. Ley stated cost for gully and swale work would be the responsibility of the adjacent property owners. The budget includes \$75,000 annually for stormwater maintenance in City easements.

Councilmember Filla asked for details of the covered brine system mentioned on Page 12. Mr. Ley stated outdoor temperature must be above 15 degrees to apply brine. Currently, staff must continually test the mixture being made in one large tank. With the new brine system, the process will be automated and brine sent to a holding tank used to fill saddle tanks on a truck. Truck code numbers will be entered to track usage.

Mr. Ley confirmed to Councilmember Sipple the City maintains 460 lane miles.

Councilmember Osman provided comments and asked the following questions:

1. Indian Creek flooding continues to worsen. The City is working with FEMA. Kansas City, Missouri, and other municipalities are looking at five-to-seven year long-term plans. Should the City begin to budget in similar regard for Indian Creek?

Mr. Ley stated that once SMAC converts to funding watershed projects, the City will approach them about a study.

2. In regard to flooding, the U.S. Army Corps of Engineers would like each municipality to pay their share. Should the City budget for this cost?

Mr. Ley stated the City will work on this over the next couple of months. The Corps of Engineers will focus first north of Interstate 435. We would like them to start further upstream at City Park. The City will work with SMAC first to determine if they will pay a portion of City's cost, then the City will work with the Corps of Engineers.

3. He and Councilmember Filla have received complaints in the past two years about the number of homes with excessive discharge of water to the storm sewers or towards another home. Are contractors doing something to homes that negatively impact flooding issues? Does the City review plans with such concerns in mind and how can the City address the issue?

Mr. Ley stated if a 400 sq. ft. home addition is planned, the City will review the plan to ensure 35% detention and survey is required to look at area 40 ft. beyond the property lot. Most new homes in the north have detention.

4. Prior to flooding, many silt fences were knocked down at construction sites.

Mr. Coleman stated the amount of rain is far head of the 1999 record. Teardowns/rebuilds are prohibited from cut or fill of 1 ft. of lot grade without a stormwater control plan. Sump pumps and/or detention basins may be required. Leawood has a lot of ground water problems. The type of soil is of great impact; clay soil does not absorb water.

5. Has the City considered use of vacuum trucks to suck up tree leaves swept to the curb, similar to what Prairie Village does in the Fall?

Mr. Ley stated use of vacuum trucks was reviewed about 25 years ago and the City tried doing this for one year; it was found to be too time-consuming and many complaints were received.

6. He receives a number of street speed limit complaints about Lee Boulevard and side streets. Positive comments on the reduced speed on Lee Boulevard. Does the City have a template or criteria as to what can be done about speed limits?

Mr. Ley stated the City has a traffic-calming policy that can be provided. He stated residents on Manor Road were interested in a review of sight distance.

7. What methods have been used by the City to communicate with residents about Mission Road closures from 119th Street to 127th Street? Does this include email?

Mr. Ley stated the project contractor is to place placards on doorknobs or communicate directly with home owners. Councilmember Sipple stated that Public Works Administrative Services Manager Julie Stasi sends notices to the Home Owner Associations in the neighborhood.

Mayor Dunn stated all Department Heads do an outstanding, thorough job in communicating with the public; Public Works has an inordinate amount and follow-through takes a great deal of time. She thanked Mr. Ley for all his hard work.

Parks & Recreation Department – Director Chris Claxton

2020 Budgeted Expenditures

Department budget comprises 17%, or \$11,151.587, of the 2020 Budget, which is fairly consistent from last year.

Parks and Recreation

Budget increased from \$10.4 Million last year to \$11.2 Million. The number of positions remained the same except for conversion of two part-time Parks Maintenance positions into two full-time Parks Maintenance positions. This was done in regard to the challenge of a large amount of competition for seasonal job candidates.

Program Accomplishments

Highlights of accomplishments include the following:

- Installation of “Dancers” art piece and site work for future “Walking Woman” art piece.
- Participated in the Selection Committee for the new City banners.
- Collaborated with Flood Group on FEMA work on the 2017 flood.
- Developed, distributed and reviewed RFP for 96th/Lee future park with Task Force.
- Worked with Troon to optimize golf shop inventory procedures.
- Partnered with Genesis Health Club to provide adult and youth tennis lessons.
- Partnered with The First Tee of GKC (Golf Lessons); and Challenger Sports [Soccer Camps).
- The overall revenue for Vista 154 facility, for non-golf usage, exceeded \$100,000.
- Recorded over 26,630 rounds of golf at Ironhorse course; highest since 2010.

The department is working on two additional art piece projects. Many compliments have been received on the fun and tasteful new City banners; thanks to Councilmember Cain for her work. It is hoped a contractor will be on board in late August/early September for the future 96th and Lee Park, although construction will not begin soon. Monthly Task Force meetings are planned. Interviews with four or five companies will be scheduled for later this month.

Mr. Morris expressed appreciation for what has been done to provide Pickleball. There are 20 to 30 players at the courts every morning. Unfortunately, nets need to be set-up and taken down on the courts each day. The current situation is wonderful compared to prior, but is not dedicated. Mayor Dunn stated she had received a nice note in this regard. Mr. Morris Meadowbrook in Prairie Village is installing regulation, lit, Pickleball courts.

Mayor Dunn pointed out that in Parks & Recreation Advisory Board meeting minutes Barstow School in the former HyVee shopping Center may offer indoor courts, and some other Parks & Recreation programming as well. Hallbrook Country Club now offers Pickleball, but has not seen much use. Mr. Morris stated tennis membership at Hallbrook is mainly younger; interest in Pickleball could be based on age.

Ms. Claxton wanted to draw attention to the department has done to create community partnerships, such as with Genesis, First Tee and no-cost use of a Burns & McDonnell facility for “An Enchanted Evening.” Mayor Dunn stated a great job is done to procure grants.

Councilmember Cain inquired if Vista 154 usage and revenue of \$100,000 is on track. Ms. Claxton stated usage was not in-line with her expectations, and she is working with Troon on this. A new search optimization engine tool, that lands a subject at the top of search list, is now being used to help, especially in regard to wedding receptions.

Councilmember Osman asked if cost of Vista 154 use for receptions was on par in regard to other venues. He shared that parents hosting birthday parties at Vista 154 have stated the space was the most economical they have found, and questioned if the space was underpriced. Ms. Claxton stated the largest area of lost revenue is on reception catering. Many things have been tried to resolve, and work continues on other options. In regard to parent comments, to compare with other spaces, the names of the other spaces would need to be known.

Councilmember Azeltine pointed out the budget includes future work on the kitchen in 2020, cost reduced from \$200,000 to \$175,000 by the City Administrator. Mr. Lambers stated the kitchen is for the snack bar, not events. In regard to return on investment, there is no need for an accelerated timetable. The City paid cash for the project, so there is no interest cost. Mayor Dunn stated the anticipated payback was seven years.

Ms. Claxton stated Sykes/Lady Golf Course at 125th and Quivira in Overland Park underwent a remodel at a cost of \$6.2 Million which does not include event space, but has a large kitchen and nice grill area. The City cannot compete with them on event space. If Vista 154 is not available, requestors are referred to The Lodge, and vice-versa. Facility tours are conducted on Wednesday nights.

Ms. Claxton stated the Leawood Stage Company is going strong, evidenced by their long list of accomplishments.

Ms. Claxton shared that as part of the City's July 4th celebration, banner Artist Zach Newton will be present. Also, to acknowledge the 75th Anniversary of D-Day, she is working with Mr. Gary Swanson on a 15-minute recognition by Armed Services.

Council Priority

- 18.6 acres per each Park Maintenance employee.
- 7 days between park mowings.
- 98% customer satisfaction rating – Classes.
- 98% customer satisfaction rate – Aquatic Center.
- 98% program attendance rate – Sports.
- 87% customer satisfaction rating – Golf Course.
- 85% of classes *offered* meet minimum participation requirements.
- 33% - 85% Facility utilization in 2018.
- 47% Golf Course utilization ratio in 2018.
- Sports cost recovery, operating costs 2018 Actual 101% (2017 101%).
- Aquatic cost recovery, operating costs 2018 Actual 85% (2017 76%).
- Programming cost recovery, operating costs 2018 Actual 67% (2017 68%).
- Golf cost recovery, operating costs 2018 Actual 88% (2017 77%).
- Combined cost recovery for all 92%.

The reason for yellow ranking for acres per Park Maintenance employee is because acreage is up from 18.1 to 18.6. The two extra full-time positions in the budget will help.

Mayor Dunn noted there were fewer dandelions seen in Parks grass this year.

Mr. Morris complimented the removal of trees along Tomahawk Creek Parkway across from the Justice Center. The area is now attractive and safer. Ms. Claxton credited Dustin Branick and his horticultural team for this effort.

Cost Recovery, Fee-Based Programs

Cost recovery for programs continues to increase, with average of the four programming types of 84%. Events, historic programming and theater are not cost recovery programs, but the department always strives to do better.

Councilmember Larson expressed the hope that with the terrific new Troon General Manager, an increase would be seen for the golf course.

Mr. Morris stated that despite over 26,000 rounds played, golf course has revenues of \$1.8 Million and expenses of \$2.7 Million. He estimated that \$500,000 would be spent each year on the course, which is challenging to maintain. It costs the City \$1 Million a year to have a golf course, and the City should recognize the course will never break even and there will always be Capital costs. Having a course is a true expense item.

Ms. Claxton stated Troon has been with the City since 2009, and the prior Troon General Manager did a great job. Troon has been asked to develop a capital plan. She is glad to see City subsidy cut in half, from \$400,000 to \$200,000, a step in the right direction. Also, the Pro Shop has now improved handling of inventory.

Mayor Dunn stated she does not receive complaints about the cost of having a golf course. Seventy percent of voters approved, knowing there were large debt-service payments, which have now ended. The golf course is a quality-of-life amenity that sets Leawood apart; Mr. Morris agreed. Councilmember Larson pointed out the intangible benefit of ranking. She stated the course is currently ranked third in Kansas, with stiff competition from other courses. We can all be proud.

Parks and Recreation Department All Funds, By Program, By Function

There are no significant changes since last year. The 2020 Budget includes \$20,000 for sanding, waxing and repainting restoration of the Aquatic Center waterslide, \$30,500 for an irrigation booster pump for Gezer Park so watering does not take all day and can be done before visitors, and \$87,000 to remove silt from the Ironwoods Park lake. Silt will be buried on-site, as before. The department is working on a 20-year trail plan.

Mayor Dunn stated the Parks and Recreation Department provides a “happy feeling” to citizens and she receives many compliments on rewarding activities and on City art. She referenced the recent “Look to Leawood” article featuring Ms. Claxton and parks. Ms. Claxton stated when people hear how few staff the department has and the amount of activities and level of service offered, they are surprised. She expressed appreciation for Council support.

Committee/Other Discussion

Mr. Lambers stated that Mr. Jeffries has requested an increase in the annual allocation. Currently, the City provides \$118,000 for Chamber Economic Development and \$10,000 for KCADC contribution. He would support an increase of \$7,000, increasing the allocation to \$125,000. Mayor Dunn noted a consensus of the Governing Body for the increase.

Mayor Dunn stated the budget meeting tentatively scheduled for tomorrow night was not needed. She thanked the Budget and Finance Committee members for another year of service.

There being no further business, the Work Session was adjourned at 9:17 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk

Staff Review

Fact Sheet

SUBJECT: RESOLUTION APPROVING 10th AND FINAL PAY REQUEST TO PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC. NORTH OF I-435 (MISSION FARMS TO LEE BLVD) July 1, 2019

DISCUSSION

The Public Works Department is requesting approval of the 10th and Final Pay Request in the amount of \$8,512.50 to HDR Engineering, Inc. The Agreement with HDR was originally approved on March 19, 2018, at a cost of \$58,350.00 for a Preliminary Engineering Study. There was one Amendment in the amount of \$11,685.00 to provide appraisals of several homes, revising the contract to \$70,035.00.

With this final payment, the amount came to \$70,028.63. Johnson County SMAC is reimbursing this contract in the amount of \$58,526.25 which is 75% of the project cost.

This project did not make the SMAC project list for 2020. Staff will continue to work with Johnson County to obtain funding for construction of this project.

It is the recommendation of the Public Works Department the Governing Body approves the 10th and Final Pay to HDR Engineering in the amount of \$8,512.50 and authorizes the Mayor to sign.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve 10th and Final Pay Request

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position
- No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$8,512.50

FUND SOURCES

Project No. 73004



Invoice

HDR Engineering Inc.
Kansas City, MO 64131-3471

RECEIVED
JUN 17 2019
PUBLIC WORKS

Reference Invoice Number with Payment

HDR Invoice No. 1200196255
Invoice Date 07-JUN-2019
Invoice Amount Due \$8,512.50
Payment Terms 30 NET

TENTH (10th)
FINAL

City of Leawood, Kansas
David Ley
Public Works Director
4800 Town Center Drive
Leawood, KS 66211

Remit To PO Box 74008202
Chicago, IL 60674-8202
ACH/EFT Payments Bank of America ML US
ABA# 081000032
Account# 355004076604

Preliminary Engineering Study for Drainage Improvements
North of I-435 between Mission Farms and Lee Boulevard
Purchase Order #3111.0000806

Purchase Order : PO 3111.0000806

Professional Services
From: 28-APR-2019 To: 25-MAY-2019

Professional Services Summarization		Hours	Billing Rate	Amount
Sr. Project Engineer	Hardee, Ronald B	0.75	150.00	112.50
		0.75		\$112.50
Total Professional Services				\$112.50

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Right of Way Associates			8,400.00
Total Expenses				\$8,400.00

Amount Due This Invoice (USD) \$8,512.50

Aaron J. Bresette, P.E.

Fee Amount	\$70,035.00
Fee Invoiced to Date	\$70,028.68
Fee Remaining	\$6.32

APPROVED BY COUNCIL

Mayor Peggy J. Dunn Date

Contract #
Date Received: 6-17-19
Vendor: HDR Engineering, Inc.
Project Account #: 73004.120.85500
GL Account #:
Amount: \$8,512.50
PO #: 3111.0000.806 Partial <input type="checkbox"/>
Doc #: Complete <input checked="" type="checkbox"/>
Dept. Head Signature _____ Date _____
City Adm Signature _____ Date _____

Invoice

HDR Invoice No. 1200196255
Invoice Date 07-JUN-2019

HDR Internal Reference Only	
Client Number	116988
Cost Center	10072
Project Number	10108373

Invoice

HDR Invoice No. 1200196255
 Invoice Date 07-JUN-2019

Professional Services and Expense Detail				
Project Number:	10108373	Project Description:	Leawood-PES Drainage Mission	
Task Number:	2.0	Task Description:	Preliminary Engineering Study	
Professional Services		Hours	Billing Rate	Amount
Sr. Project Engineer	Hardee, Ronald B	0.75	150.00	112.50
		0.75		\$112.50
		Total Professional Services		\$112.50
			Total Task	\$112.50

Professional Services and Expense Detail				
Project Number:	10108373	Project Description:	Leawood-PES Drainage Mission	
Task Number:	3.0	Task Description:	Sub	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	Right of Way Associates			8,400.00
			Total Subcontractor	\$8,400.00
			Total Task	\$8,400.00

Right of Way Associates

Appraisals . Acquisitions . Consultation . Negotiations

PO 1000100041068

WC# Right of Way Assoc_01_10108373

Rcpt# 142050

Invoice #01

May 8, 2019

Mr. Aaron J. Bresette, *P.E.*
Ms. Andrea Mynatt
HDR Engineering, Inc.
10450 Holmes Road
Kansas City, Missouri. 64131

Aaron.Bresette@hdrinc.com
Andrea.Mynatt@hdrinc.com

Re: Appraisals for 9 single-family residences
Leawood SMAC Project
Vicinity of 105th and Mohawk
Leawood, Kansas
HDR Agreement No. 10108373

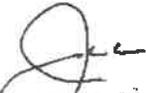
Dear Mr. Bresette and Ms. Mynatt:

The following is our billing for appraisal services for the above referenced project:

28.0 hours @\$300.00 per hour = \$8,400.00

Thank you for the opportunity to be of service.

Sincerely,



John W. Moser, *MAI, SRA*
President
Moser & Associates, Inc.
dba Right of Way Associates

Memo

To: Mayor Peggy Dunn and Councilmembers
Scott Lambers, City Administrator

From: Dawn Long, Finance Director

Date: July 1, 2019

Re: 2020 Budget Public Hearing

Attached is a resolution calling for a public hearing to be conducted on August 12, 2019, at the Governing Body meeting scheduled for that evening. The public hearing gives the public the opportunity to ask questions, make statements, etc., on the proposed 2020 budget, before it is officially adopted the same evening on August 12, 2019.

Please contact me should you have any questions.

RESOLUTION CALLING FOR A PUBLIC HEARING TO BE HELD ON MONDAY, AUGUST 12, 2019, AT 7:00 P.M., OR AS SOON THEEFTER AS MAY BE HEARD, TO CONSIDER THE 2020 FISCAL BUDGET FOR THE CITY OF LEAWOOD, KANSAS

WHEREAS, the City of Leawood, Kansas desires to conduct a Public Hearing to consider the proposed 2020 Fiscal Budget for the City of Leawood, Kansas; and

WHEREAS, the City directs a public hearing to be held on Monday, August 12, 2019, at 7:00 P.M., and publish notice of same in the official city newspaper; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That a public hearing is hereby ordered to be held by the Governing Body of the City of Leawood, Kansas, on Monday, August 12, 2019 at 7:00 P.M., or as soon thereafter as may be heard, at the Leawood City Hall, 4800 Town Center Drive, Leawood, Johnson County, Kansas, for the purpose of considering the proposed 2020 Fiscal Budget.

SECTION TWO: That the City Clerk of Leawood, Kansas, shall give notice of the aforesaid public hearing by publication in the official City newspaper, in accordance with K.S.A. § 75-2929, et seq., attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

PASSED by the Governing Body this 1st day of July, 2019.

APPROVED by the Mayor this 1st day of July, 2019.

Peggy J. Dunn, Mayor

[SEAL]

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO CONSIDER THE PROPOSED 2020 FISCAL BUDGET FOR THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

NOTICE IS HEREBY GIVEN that the Governing Body of the City of Leawood, Kansas, shall meet for the purpose of holding a public hearing in the City Council Chambers at Leawood City Hall, 4800 Town Center Drive, Leawood, Kansas, at 7:00 P.M., or as soon thereafter as may be heard, on Monday, August 12, 2019, to consider the proposed 2020 Fiscal Budget for the City of Leawood, Kansas.

The hearing may be adjourned from time to time, as deemed necessary by the Governing Body. All persons desiring to be heard with reference to the proposed 2020 Fiscal Budget will be heard at said time.

DEBRA HARPER, CMC
CITY CLERK

EXHIBIT "A"

NOTICE OF BUDGET HEARING

2020

The governing body of
City of Leawood

will meet on August 12, 2019 at 7:00 PM at Leawood City Hall for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax. Detailed budget information is available at Finance Department at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2020 Expenditures and Amount of 2019 Ad Valorem Tax establish the maximum limits of the 2020 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual for 2018		Current Year Estimate for 2019		Proposed Budget Year for 2020		
	Expenditures	Tax Rate *	Expenditures	Tax Rate *	Budget Authority for Expenditures	Amount of 2019 Ad Valorem Tax	Estimate Tax Rate *
General	48,471,058	15.056	49,762,800	17.940	60,288,300	19,191,834	18.863
Debt Service	10,288,132	9.461	9,248,300	6.584	17,463,200	5,759,805	5.661
Library							
Special Highway	1,263,438		1,809,800		2,300,900		
Special Alcohol	614,250		662,000		900,700		
Special Parks & Recreation	391,444		648,300		702,300		
Special Law Enforcement	625		6,900		20,900		
Transient Guest Tax			617,900		594,500		
1/8-Cent Sales Tax	567,120		2,425,000		1,108,300		
City Capital Art	79,960		275,500		247,500		
Park Impact Fee			163,900		4,100		
Public Art Impact Fee	218,085		20,000		144,700		
135th St Corridor Impact Fee	72,900				147,900		
City Equipment	2,142,443		2,882,700		11,761,900		
Street Improvements	535,114		2,838,200		3,441,600		
Capital Improvements	1,626,811		3,330,200		7,958,300		
Non-Budgeted Funds-A	14,151						
Non-Budgeted Funds-B	800,823						
Non-Budgeted Funds-C	2,136,462						
Totals	69,222,816	24.517	74,691,500	24.524	107,085,100	24,951,639	24.524
Less: Transfers	13,025,091		6,421,800		9,908,000		
Net Expenditure	56,197,725		68,269,700		97,177,100		
Total Tax Levied	22,610,642		23,561,100		xxxxxxxxxxxxxxxxxxxxxxxxxxxx		
Assessed Valuation	922,377,956		960,713,383		1,017,408,698		
Outstanding Indebtedness, January 1,	2017 46,475,000		2018 58,550,000		2019 53,815,000		
G.O. Bonds	0		0		0		
Revenue Bonds	1,975,000		575,000		460,000		
Other	1,868,531		1,469,164		1,469,164		
Lease Purchase Principal	50,318,531		60,594,164		55,744,164		
Total							

*Tax rates are expressed in mills

0
City Official Title: City of Leawood, KS

Staff Review

Fact Sheet

SUBJECT: RESOLUTION APPROVING INDEPENDENT CONTRACTOR AGREEMENT WITH AMERICAN SENTRY FOR INSTALLATION OF ACCESS SYSTEM/LOCK HARDWARE AT FIRE STATION NO 2 AND NO 3
July 1, 2019

DISCUSSION

The Public Works Department is requesting approval of the Independent Contractor Agreement with American Sentry in the amount of \$30,000.00. This project is identified in the 2019 Capital Routine Repair and Replacement Expenditure to Facilities.

The project includes installing door card readers for Fire Station #2 and Fire Station #3. Included in the \$30,000 contract is \$7,590.60 for a Force Account in case there is additional work on routing of the communication wire.

It is the recommendation of the Public Works Department the City Council approves the Independent Contract with American Sentry in the amount of \$30,000.00 and authorizes the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Resolution & Independent Contract Agreement

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$30,000.00

FUND SOURCES

Pay-As-You-Go Capital Program Funded
11110.22510.623400

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INDEPENDENT CONTRACTOR AGREEMENT IN AN AMOUNT NOT TO EXCEED \$30,000.00, BETWEEN THE CITY AND AMERICAN SENTRY, PERTAINING TO THE INSTALLATION OF ACCESS SYSTEM/LOCK HARDWARE AT FIRE STATION NO. 2, LOCATED AT 12701 MISSION ROAD, AND FIRE STATION NO. 3, LOCATED AT 14801 MISSION ROAD

WHEREAS, the City is in need of services pertaining to the installation of access system/lock hardware at Fire Station No. 2 and Fire Station No. 3;

WHEREAS, American Sentry provides such services; and

WHEREAS, the parties desire to execute an Independent Contractor Agreement to provide such services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute an Independent Contractor Agreement between the City and American Sentry in an amount not to exceed \$30,000.00, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of July, 2019.

APPROVED by the Mayor this 1st day of July, 2019

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

CITY OF LEAWOOD

Independent Contractor Agreement

AGREEMENT BETWEEN the City of Leawood, Kansas ("City"), a Kansas Municipal Corporation located at 4800 Town Center Drive, Leawood, Kansas, and American Sentry Electronic Systems, Inc. ("Independent Contractor"), dated _____.

The Independent Contractor is a (n):

- Individual
- Sole proprietorship
- Partnership
- Corporation

The Independent Contractor is located at:

Address: 8928 Nieman Rd.

City/State/ZIP: Overland Park, KS 66214

Business /Cell Telephone: (913) 829-6325

Email: danmoore@amsentry.com

The Independent Contractor's Social Security or Employer Identification Number is:

_____ or ON FILE

IN CONSIDERATION of the promises and mutual covenants and agreements contained herein, the parties agree as follows:

A. Work to Be Performed

City desires that the Independent Contractor perform, and the Independent Contractor agrees to perform, the following work:

Install 10 Card Access Points to Fire Station #2 (12701 Mission Road, Leawood, Ks. 66211) and Fire Station #3 (14801 Mission Road, Leawood, Ks. 66224) as more specifically set forth on the attached proposal, which is incorporated herein by reference.

Independent Contractor warrants to City that the materials and workmanship provided hereunder shall be free from defect for a period of two years from completion.

Independent Contractor shall provide copies of manufacturers' warranties on all equipment installed and supplied by the Contractor under this agreement.

B. Term of Agreement

The services called for under this Agreement shall commence on **July 8, 2019**, and shall be concluded on or before **July 22, 2019**. All work will be coordinated with City Representative Bill Billings, Superintendent of Leawood Public Works or designee only at times approved by the City.

C. Terms of Payment

City shall pay the Professional the following amounts, according to the following terms and conditions:

The City shall pay Independent Contractor, an amount not to exceed **THIRTY THOUSAND DOLLARS AND NO CENTS (\$30,000.00)** consisting of:

Proposal:	\$22,409.40
Force Acct.:	<u>7,590.60</u>
Total-	\$30,000.00

Provided that the Force Account will be paid for on an extra work basis. Before extra work is performed, the Independent Contractor shall submit his proposed work and price for approval by the City’s Public Works Director, and shall have received written approval from the City’s Public Works Director for the proposed work.

City agrees to remit such payment to Independent Contractor within 30 days of receipt of invoice.

Check if tax exemption is requested. Tax exemption is applicable in State of Kansas for goods only on this project.

D. Reimbursement of Expenses

City shall not be liable to the Independent Contractor for any expenses paid or incurred by the Independent Contractor unless otherwise agreed to in writing.

E. Federal, State, and Local Payroll Taxes

Federal, state, and local income tax and payroll tax of any kind shall not be withheld or paid by the City on behalf of the Independent Contractor or the employees of the Independent Contractor. The Independent Contractor is not an employee and shall not be treated as an employee with respect to the services performed hereunder for federal, state, or local tax purposes.

F. Responsibility for Workers' Compensation and other Insurance

The City will not obtain workers’ compensation insurance covering the Independent Contractor or employees of the Independent Contractor. The Independent Contractor shall comply with the workers' compensation law concerning the Independent Contractor and the employees of the Independent Contractor. Independent Contractor shall also procure sufficient insurance to cover general liability, personal injury and property damage in the following types and amounts as approved by City:

Independent Contractor shall maintain throughout the duration of this Agreement, insurance in, at a minimum, the amounts specified below, unless waived in writing by the City. The City will only accept coverage from an insurance carrier offering proof that the carrier is authorized to do business in Kansas; carries a Best's Policyholder rating of A-:VII or better or is otherwise approved by the City. The Independent Contractor is required to carry insurance while performing the proposed work for the City. The Independent Contractor will furnish a Certificate of Insurance to the City as part of their proposal.

All general and automobile liability insurance shall be written on an occurrence basis unless otherwise agreed to in writing by the City. The Independent Contractor shall name the City as an additional insured in the amount of \$500,000 for all claims determined to be subject to the Kansas Tort Claims Act. The Contractor shall name the City as an additional insured for all other claims set forth below:

1. Commercial General Liability

(a) General Aggregate.....	\$2,000,000.00
(b) Products / Completed Operations Aggregate.....	\$2,000,000.00
(c) Personal and Advertising Injury (Each Person).....	\$1,000,000.00
(d) Each Occurrence.....	\$1,000,000.00

2. Automobile Liability

Policy shall protect the Contractor against claims for bodily injury and/or property damage arising out of the ownership or use of any owned, hired and/or non-owned vehicle and must include protection for either (a) Any Auto; or (b) All Owned Autos, Hired Autos, and Non-Owned Autos.

(a) All autos Combined Single Limits (CSL).....	\$1,000,000.00
(b) Uninsured motorists.....	\$1,000,000.00

Umbrella policy may be used to meet coverage limits.

3. Workers Compensation (includes "all states" insurance)

- (a) Workers Compensation.....Statutory
- (b) Contractor shall also be protected against claims for disease, injury, or death of employees, which, for any reason, may not fall within the provisions of a Workers Compensation Law.
- (c) Employer's Liability:

Bodily Injury by Accident	\$500,000 each accident
Bodily Injury by Disease	\$500,000 policy limit
Bodily Injury by Disease	\$500,000 each employee

4. Subcontractor's Insurance.

If any part of this Agreement is to be sublet, the Contractor shall either:

- (a) Cover all subcontractors under its insurance policies; or

(b) Require each subcontractor not so covered to secure insurance which will protect against applicable hazards or risks of loss as and in the minimum amounts designated herein, unless waived by the City.

5. Notice of Claim Reduction of Policy Limits

The Contractor, upon receipt of notice of any claim in connection with the Proposal, shall promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability.

The Contractor shall promptly notify the City of any reduction in limits of protection afforded under any policy listed in the Certificate in excess of \$100,000.00, whether or not such impairment came about as a result of this Contract.

G. Termination of Agreement

City may terminate this Agreement at any time. Independent Contractor may terminate this Agreement upon 30 days written notice to the City. Notice shall be sufficient either when served personally or when sent by first-class mail addressed to the City at the address set forth in this Agreement. City shall not be liable for, nor shall the Independent Contractor be liable to perform, any services or expenses incurred after the receipt of notice of termination.

H. Independent Contractor Status

The Independent Contractor expressly represents and warrants to City that (1) he/she/it is not and shall not be construed to be an employee of City and that his/her/its status shall be that of an independent contractor for which he/she/it is solely responsible for his/her/its actions and inactions; and (2) the Independent Contractor shall act solely as an Independent Contractor, not as an employee or agent of City; and (3) the Independent Contractor is not authorized to enter into contracts or agreements on behalf of City or to otherwise create obligations of City to third parties.

I. Equal Opportunity

Independent Contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under this Agreement because of race, religion, color, sex, disability, national origin or ancestry; in all solicitations Independent Contractor shall include the phrase, "equal opportunity employer"; if Independent Contractor fails to comply with the manner in which Independent Contractor reports to the commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; if Independent Contractor is found guilty of a violation of the Kansas Act Against Discrimination or any other act banning discrimination or retaliation, under a decision or order of the commission which has become final, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; and Independent Contractor shall include the provisions of this paragraph in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

J. Assignability

This Agreement shall not be transferred or assigned, in whole or in part, by the Independent Contractor without the prior written consent of City.

K. Choice of Law

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Kansas.

L. Agreement

This Agreement supersedes all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties. The Agreement cannot be changed or modified orally. This Agreement may be supplemented, amended, or revised only in writing by agreement of the parties.

M. Title to Works, Trademarks, and Inventions Produced.

Independent Contractor has acquired or shall acquire from each of his/her/its employees, consultants, and subcontractors, if any, the necessary rights to all works, trademarks, copyrights and inventions utilized in the performance of this Agreement.

N. Hold Harmless

Independent Contractor shall indemnify and hold the City harmless from and against any claims, allegations, charges, damages, costs, attorneys' fees or other expenses incurred due to the actions, inactions, fault or negligence, or the claimed actions, inactions, fault or negligence of Independent Contractor or its agents or employees.

O. Lien Waivers

The Independent Contractor will provide the City with a list of any subcontractors or others performing work on this project and the Independent Contractor will not use any other subcontractors or others on the project. The Independent Contractor will provide a lien waiver from any such subcontractor. Such waivers will hold the City free from any liens for work or materials and must be received by the city prior to final payment to the Independent Contractor.

CITY OF LEAWOOD, KANSAS

Peggy J. Dunn, Mayor

Date: _____

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM

Patricia A. Bennett, City Attorney

INDEPENDENT CONTRACTOR

American Sentry Electronic Systems, Inc.

By: _____

Title: _____

Address: _____

Email _____

Date: _____

Proposal

DATE	ESTIMATE #
5/15/2019	20004661

NAME / ADDRESS
City of Leawood Attn: Accounts Payable 4800 Town Center Drive Leawood, KS 66211

American Sentry Electronic Systems, Inc
8928 Nieman Rd
Overland Park, KS 66214
Office: 913-829-6325

				PROJECT
				Rev 2019 Fire Statio...
ITEM	DESCRIPTION	QTY	COST	Total
	This proposal is to install a total of 10 Card Access Points to Fire Stations 2 and 3.			
*Misc Item	IN120 CL33134 IP PZD 626 RH Corbin Russwin Access Control Lock	6	1,134.00	6,804.00
*Misc Item	IN120 CL33134 IP PZD 626 LH Corbin Russwin Access Control Lock	3	1,134.00	3,402.00
*Misc Item	ED5200SN 9134ET N 626 LHR IN120 Panic Exit Door	1	2,130.00	2,130.00
*Misc Item	Open Options WIFI lock license (10 locks per unit)	1	595.00	595.00
Misc Hard	Misc. Hardware, conduit, wiremold	1	75.00	75.00
*Misc Item	IN120 preped cover plates	10	133.00	1,330.00
*Misc Item	Electric Strike for the front door at station 3.	1	168.00	168.00
*Misc Item	HES 504 Wood Faceplate	1	30.80	30.80
*Misc Item	Power supply, battery and release button	1	98.00	98.00
*Misc Item	Primus Cylinders and keying (Chef's)	1	1,876.60	1,876.60
Installation	Labor to install, program and test units	1	5,900.00	5,900.00
<p>Note: Prices are valid for 30 days. Annual price increase is expected the first of June. Allow three weeks for Primus cylinder delivery.</p>				
Total				\$22,409.40

Unless otherwise detailed, all sales are subject to American Sentry Electronic Systems, Inc. standard terms and condition of sales. Proposal valid for 30 days.

Staff Review

Fact Sheet

SUBJECT: RESOLUTION APPROVING AMENDMENT NO. 2 TO ENGINEERING SERVICES AGREEMENT WITH MCCLURE ENGINEERING FOR WORK ON LEAWOOD SOUTH STORMWATER PROJECT
July 1, 2019

DISCUSSION

The Public Works Department is requesting the approval of Amendment No. 2 to an Engineering Services Agreement with McClure Engineering Company, f/k/a Shafer, Kline & Warren, Inc. for work on Leawood South Stormwater Improvement Project in the amount of \$58,350.00.

Amendment No. 2 is for additional services required for sanitary sewer design. Johnson County Wastewater has a blanket easement that was obtained prior to the Right-of-Way being dedicated to the City.

The original contract with McClure Engineering Company, (formerly Shafer Kline & Warren, Inc.) was approved April 3, 2017, at a cost of \$342,930.00. An Amendment No. 1 was approved on May 7, 2018, in the amount of \$29,310.00 for additional services required of surveying, easement documentation and design for three additional areas that revised the contract to \$372,240.00.

With Amendment No. 2, the contract will be revised to \$430,590.00.

This is a SMAC project where Johnson County will reimburse the City 75% of the cost of the design and construction of the sanitary sewer lines because the lines are in conflict with the proposed storm sewer improvements.

It is the recommendation of the Public Works Department the City Council approves Amendment No. 2 to the contract with McClure Engineering Company in the amount of \$58,350.00 and authorizes the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Resolution & Amendment to Contract

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$58,350.00

FUND SOURCES

Leawood Project 80255
Johnson County SMAC TM-04-008

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AMENDMENT NO. 2 TO A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY AND MCCLURE ENGINEERING COMPANY, F/K/A SHAFER, KLINE & WARREN, INC., IN THE AMOUNT OF \$58,350.00, PERTAINING TO THE LEAWOOD SOUTH STORMWATER PROJECT, TM-04-008 [PROJECT #80255]

WHEREAS, the City entered into an Agreement with Shafer, Kline & Warren, Inc. on April 3, 2017 and amended such Agreement on May 7, 2018;

WHEREAS, the parties desire to amend the Agreement to provide for additional services;

WHEREAS, Shafer, Kline & Warren, Inc., is now known as McClure Engineering Company; and

WHEREAS, the parties desire to execute Amendment No. 2 to the Professional Services Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute Amendment No. 2 to the Professional Services Agreement between the City and McClure Engineering Company, f/k/a Shafer, Kline & Warren, Inc. in the amount of \$58,350.00, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of July, 2019.

APPROVED by the Mayor this 1st day of July, 2019

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

AMENDMENT NO 2

THIS AMENDMENT (“Amendment”) is agreed to by and between the City of Leawood, Kansas (“City”) and McClure Engineering Company, f/k/a Shafer, Kline & Warren, Inc. (“Consulting Engineer”).

ARTICLE 1 - APPLICATION

This Amendment amends the Engineering Services Agreement for the Leawood South Stormwater Project, dated April 3rd, 2017, as amended on May 7, 2018 and any work orders, work authorizations, purchase orders or documents of similar effect issued thereunder, between City and Consulting Engineer (the “Agreement”).

ARTICLE 2 – AMENDMENT

The Agreement is hereby amended by adding the following Additional Services:

DESCRIPTION OF ADDITIONAL SERVICES

To design the relocation of the sanitary sewer that conflicts with the proposed storm sewer improvements within the Leawood South Subdivision as listed in the attached “Exhibit A”.

The Agreement is further amended to add the fixed, lump sum fee to be paid to the Consulting Engineer of \$58,350.00 for these Additional Services.

ARTICLE 3 – EFFECT

The effective date of this Amendment is July 2, 2019. All other provisions of the Agreement, to the extent not inconsistent with this Amendment, remain in full force and effect. Any work performed prior to the effective date shall be treated as if performed under this Amendment.

The parties hereto have caused this Agreement to be executed in triplicate
this _____ day of _____, 20__

CITY OF LEAWOOD, KANSAS

By: _____
Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

McClure Engineering Company

By: *Paul R. Parks, Jr.*

Address: 11250 Corporate Avenue

Lenexa, KS 66219

Phone: 913-307-2529

Email: pparks@mecresults.com

Scope of Professional Services, Hours and Fees

Item No.	Task/Description/Scope of Work*	Hourly Rate ==>	MEC- Transportation & Development							MEC-Inspection			MEC-Survey				
			\$210.00/hr	\$160.00/hr	\$160.00/hr	\$160.00/hr	\$110.00/hr	\$70.00/hr	\$70.00/hr	At Cost	\$135.00/hr	\$95.00/hr	At Cost	\$120.00/hr	\$190.00/hr	\$95.00/hr	At Cost
			Principal PIC	Sr. Proj. Mgr. Proj. Mgr. Engr. III	Sr. Proj. Mgr. Proj. Engr. III	Sr. Struct. Engr. Struct. Engr. III	Sr. CAD Tech. CAD Tech. III	Admin. Assist. Typing Administrative	Proj. Acct. Invoicing Administrative	Trans./Dev. Expenses	Obsrv. Mgr. Administrative OSR II	On-Site Rep. Inspection OSR I	Inspection Expenses	Survey Mgr. R.L.S. Surveyor I	2 Man Survey Crew Survey Crew	Survey CAD Tech. Tech. II	Survey Expenses
(#)	(text)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	(hours)	
4.0	Construction Services Phase:																
4.1	Attend pre-construction meeting with JCW staff to answer technical questions related to the construction documents (1 trip x 2 hr mtg x 1 person included, plus mileage).		3.00								\$ 15.00						
4.2	Answer contractor RFI's and issue any necessary change orders (2 RFI's & 2 Change Orders included).			2.00	12.00			24.00									
4.3	Review shop drawings and submittals for general conformance with the plans and specification.			1.00	8.00			8.00									
4.4	Prepare and submit JCW startup letter.			0.50	6.00				2.00								
4.5	Perform construction staking.				1.00			2.00					0.50	4.00		\$ 25.00	
4.6	Provide full-time construction observation (28 construction days included). This task will be performed by the City.																
4.7	Perform as-constructed field survey on completed relocations.			0.50									0.50	4.00		\$ 25.00	
4.8	Prepare as-constructed record documents from the survey and contractors red-lined markups.			0.50	3.00			8.00			\$ 10.00						
4.9	Prepare and submit JCW close out letter.			0.50	4.00				2.00								
4.10	Administration		2.00						1.00		1.00						
4.11	Contract close out.		1.00	2.00													
	Subtotal Construction Services Phase: Hours ==>		3.00	10.00	34.00	0.00	42.00	5.00	2.00		0.00	0.00	1.00	8.00	0.00		
	Subtotal Construction Services Phase: Labor Costs ==>		\$ 630.00	\$ 1,600.00	\$ 5,440.00	\$ -	\$ 4,620.00	\$ 350.00	\$ 140.00		\$ -	\$ -	\$ 120.00	\$ 1,520.00	\$ -		
	Group Subtotal Construction Services Phase: Labor Costs and Expenses ==>								\$ 12,780.00	\$ 25.00		\$ -	\$ -			\$ 1,640.00	\$ 50.00
	Total All Professional Services: Hours ==>		13.00	48.50	111.00	9.00	231.00	12.00	8.00		0.00	0.00	1.00	8.00	0.00		
	Total All Professional Services: Labor Costs ==>		\$ 2,730.00	\$ 7,760.00	\$ 17,760.00	\$ 1,440.00	\$ 25,410.00	\$ 840.00	\$ 560.00		\$ -	\$ -	\$ 120.00	\$ 1,520.00	\$ -		
	Group Total All Professional Services: Labor Costs and Expenses ==>								\$ 56,500.00	\$ 160.00		\$ -	\$ -			\$ 1,640.00	\$ 50.00
	Total All Professional Services ==>																\$ 58,350.00

*Scope of Services Exclusions: The following items are not anticipated nor included in the scope of work:

1. Engineering studies or reports.
2. Additional topographic surveys.
3. Other utility relocations.
4. Geotechnical investigations.
5. Vacuum excavation or potholing.
6. Assistance with city, county, state or federal permitting.
7. Bidding process by JCW staff.
8. Title work or legal descriptions.



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

8.

MEMORANDUM

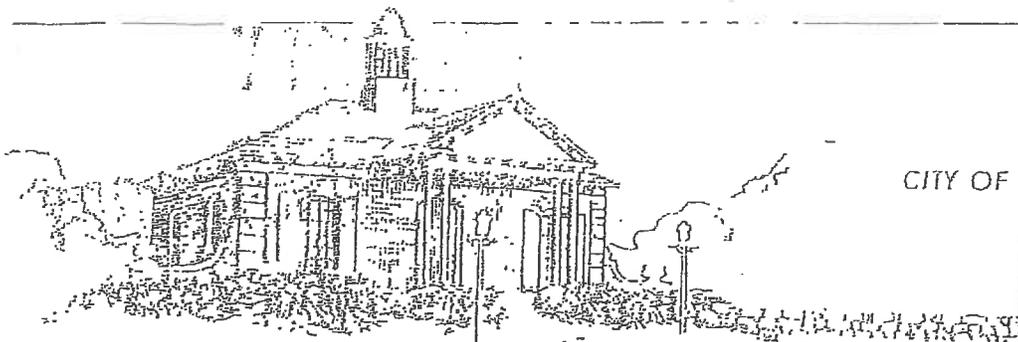
TO : MAYOR PEGGY DUNN
CITY COUNCILMEMBERS
SCOTT LAMBERS, CITY ADMINISTRATOR

FROM : DEB HARPER, CITY CLERK 

RE : AMERICAN REVOLUTION TRICENTENNIAL FUND
CERTIFICATE OF DEPOSIT [CD]; COMMERCE BANK

DATE : JULY 1, 2019

The Leawood American Revolution Bicentennial Committee presented the City with a CD in the amount of \$1,000.00, on July 6, 1976. Last year, it earned \$42.76 in interest on the principal amount of \$8,682.68, which brings the current balance of this CD to \$8,725.44. The new CD yields an interest rate of .49%, and will mature on June 23, 2019.



William M. Eddy
Mayor

CITY OF

Leawood

KANSAS

9615 LEE BOULEVARD 66206
642-5574

July 7, 1976

Members of the Governing Body
City of Leawood

Gentlemen:

On July 6, 1976, the then members of the Governing Body of the City of Leawood accepted custodial care of our City's Tricentennial Savings Certificate.

In order that the Bicentennial celebration of our great country not be forgotten, I am asking that the then Mayor read this letter after his inauguration to the newly assembled Governing Body and make a report as to the amount then on deposit. I am also asking that the terms and conditions set forth in our Bicentennial Committee's letter of transmittal be followed by all future Governing Bodies.

The Certificate and file will be kept by the City Clerk or successor office.

Very truly yours,

William M. Eddy
Mayor

WME/j

RESOLUTION NO. 393

A RESOLUTION CREATING TRICENTENNIAL SAVINGS CERTIFICATE

WHEREAS, on the 6th day of July, 1976, the Mayor and the Governing Body of the City of Leawood, Kansas were presented, by the Leawood American Revolution Bicentennial Committee, a Certificate of Deposit in the amount of One Thousand Dollars (\$1,000.00); and

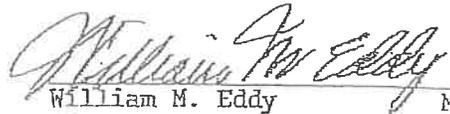
WHEREAS, the Governing Body did on such date formally receive and accept said certificate subject to the conditions requested by said Committee, a copy of which acceptance is attached hereto and made a part hereof; and

WHEREAS, it is the intention of the Governing Body to maintain said savings certificate for the purposes set out in said acceptance and to encourage future governing bodies to maintain said certificate;

NOW, THEREFORE, BE IT RESOLVED, that the Certificate of Deposit bearing the title "City of Leawood, Kansas American Revolution Tri-Centennial Fund" be formally accepted and received by the City with grateful appreciation to the Leawood American Revolution Bicentennial Committee and to those individuals, clubs and organizations contributing to the purchase of said certificate.

Adopted by the Governing Body this 6th day of July, 1976.

(S E A L)


William M. Eddy Mayor

Attest:


J. Oberlander City Clerk