



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Monday, October 21, 2019
Council Chamber
4800 Town Center Drive
Leawood, KS 66211
7:30 P.M.

OCTOBER 2019							NOVEMBER 2019						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

AGENDA

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

Mayor Peggy Dunn

Councilmembers

<u>Ward One</u>	<u>Ward Two</u>	<u>Ward Three</u>	<u>Ward Four</u>
Debra Filla	Jim Rawlings	Chuck Sipple	Julie Cain
Andrew Osman	Mary Larson	Lisa Harrison	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

World Polio Day- Leawood, October 24, 2019

5. PRESENTATIONS/RECOGNITIONS

County Update by Commissioner Fast

6. SPECIAL BUSINESS

- A. Resolution approving and authorizing the Mayor to execute a Subsidy Agreement between the City and Ring, LLC, in an amount not to exceed \$15,000.00, pertaining to a Subsidy Program for Leawood Residents to purchase Ring products [Project # 76051]
- B. Approve Budget Amendment in the amount of \$15,000, for RING Doorbell/Spotlight Rebate Program [Project # 76051]

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. 2019-40 and 2019-41
- B. Accept minutes of the October 7, 2019 Governing Body meeting

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at www.leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

- C. Accept minutes of the September 10, 2019 Parks and Recreation Advisory Board meeting
- D. Accept minutes of the September 4, 2019 Public Works Committee meeting
- E. Approve Change Order No. 1 in the amount of \$70,000 to G-B Construction LLC, pertaining to the 2019 Residential Street Reconstruction, Phase II [Project # 80219]
- F. Approve 4th and Final Pay Request in the amount of \$500.00 to McAnany Construction, pertaining to the 2019 Residential Thin Asphalt Overlay Project [Project # 70026]
- G. Approve 7th and Final Pay Request in the amount of \$9,965.00 to O'Donnell & Sons Construction, pertaining to the 2018 Thin Lift Overlay Program [Project Nos. # 70024, 72029, 72030 & 72031]
- H. Approve purchase in the amount of \$28,238.18 from Professional Turf Products pertaining to Ironhorse Golf Course equipment
- I. Approve Revised Kansas Department of Transportation [KDOT] Bureau of Local Projects 'Project Programming Request' for the Program Year 2022, Funding Program STP [Surface Transportation Program] for Mission Road Improvement Project from 133rd Street to 143rd Street [Project # 80175]
- J. Approve Change Order No. 1 in the amount of \$1,798.34 to US Engineering, Co., pertaining to the replacement of HVAC Equipment located at Fire Station No. 2, 12701 Mission Road, [Project # 74046] and Fire Station No. 3, 14801 Mission Road [Project # 74081]
- K. Resolution approving a Revised Final Plat for Carriage Crossing – Replat of Tract C and Lot 2 – located south of 130th Terrace and west of Roe Avenue. (PC Case 79-19) [from the September 24, 2019 Planning Commission meeting]
- L. Resolution approving a Revised Final Plat for the Enclave at Highland Villas, 6th Plat, located south of 143rd Street and east of Nall Avenue (PC Case 94-19) [from the September 24, 2019 Planning Commission meeting]
- M. Police Department Monthly Report
- N. Fire Department Monthly Report
- O. Municipal Court Monthly Report

8. MAYOR'S REPORT

9. COUNCILMEMBERS' REPORT

10. CITY ADMINISTRATOR REPORT

11. STAFF REPORT

City Clerk Deb Harper; Introduction of future City Clerk, Kelly Varner

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[from the August 27, 2019 Planning Commission meeting]

- A. Resolution approving a Final Plan for Parkway Plaza - Kiddi Kollege Office/Daycare Addition, located south of 134th Street and east of Briar Street. (PC Case 86-19) – ***CONTINUED FROM THE SEPTEMBER 16, 2019 GOVERNING BODY MEETING***

- B. Resolution approving a Revised Final Sign Plan for Ranch Mart Shopping Center – Revised Sign Criteria, located north of 95th Street and east of Mission Road. (PC Case 76-19) –***CONTINUED FROM THE SEPTEMBER 16, 2019 AND OCTOBER 7, 2019 GOVERNING BODY MEETINGS—CONTINUED TO THE JANUARY 6, 2020 GOVERNING BODY MEETING***

[from the September 24, 2019 Planning Commission meeting]

- C. Resolution approving a Revised Final Plan for Town Center Plaza – Tempur-pedic – Awnings and Modifications to the Sign Criteria for Town Center Plaza, located north of 117th Street and east of Nall Avenue. (PC Case 93-19)
- D. Ordinance amending Sections 16-4-3.6 and 16-4-3.7, of the Leawood Development Ordinance [LDO] respectively entitled “Conditions” and “Special Uses Designated” and repealing existing Sections 16-4-3.6 and 16-4-3.7 and other sections in conflict herewith. (PC Case 89-19) **[ROLL CALL VOTE]**

13. OLD BUSINESS

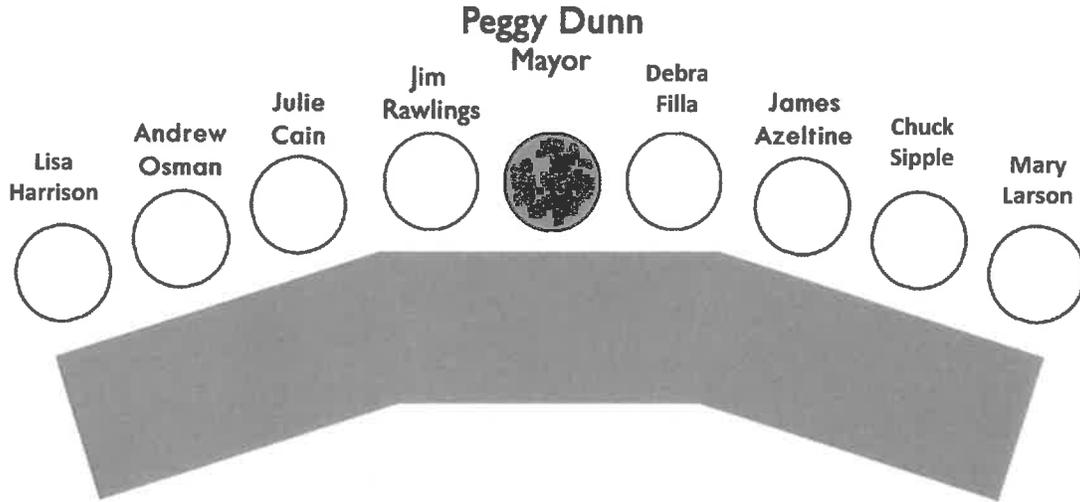
14. OTHER BUSINESS

- A. Schedule Governing Body meeting on November 4, 2019 at 7:30 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]

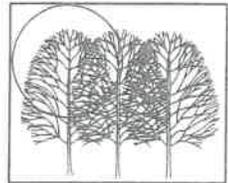
Charter Ordinances: 2/3 of members-elect of Governing Body [6]

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.

2019 WORK SESSION AND SPECIAL MEETINGS / EVENTS SCHEDULE			
DATE	TIME	SUBJECT	LOCATION
October 21		NO WORK SESSION	
November 4	6:00 P.M. To 6:45 P.M.	Review Chamber of Commerce's Annual Economic Plan	Main Conf. Room
November 4	6:45 P.M.	Executive Session: consult with attorney regarding matters subject to the attorney-client privilege; discuss matters relating to possible acquisition of real property	Main Conf. Room
November 18	6:00 P.M.	Holiday Lighting Ceremony	Courtyard



City of Leawood, Kansas

Proclamation

WHEREAS, Rotary International founded on February 23, 1905 in Chicago, Illinois, is the world's first and one of the largest non-profit service organizations. Currently, there are over 1.2 million Rotary club members comprised of professional and business leaders in over 35,000 clubs in countries and geographical areas; and

WHEREAS, the Rotary motto "Service Above Self" inspires members to provide humanitarian service, encourage high ethical standards, and promotes good will and peace in the world; and

WHEREAS, Rotary in 1985, launched Polio Plus and spearheaded the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill and Melinda Gates Foundation to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date Rotary has contributed more than \$1.8 billion and countless volunteer hours to the protection of more than two and a half billion children in 122 countries. Rotary is currently working to raise an additional \$50 million per year, which would be further leveraged for maximum impact by an additional \$100 million annually from the Bill and Melinda Gates Foundation; and

WHEREAS, these efforts are providing much needed operational support, medical personnel, laboratory equipment and educational materials for health workers and parents; and

WHEREAS, in addition Rotary has played a major role in decisions by donor governments to contribute more than \$8 billion to the effort.

NOW, THEREFORE, I, Peggy J. Dunn, Mayor of the City of Leawood, Kansas, on behalf of the Leawood City Council, hereby proclaim, Thursday, October 24, 2019 as

WORLD POLIO DAY- LEAWOOD

and urge all citizens to join in this observance.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leawood to be affixed this 21st day of October, 2019.

Peggy J. Dunn, Mayor

Johnson County Government

Becky Fast

District 1 Commissioner



CONTACT JOHNSON COUNTY

Contact Me

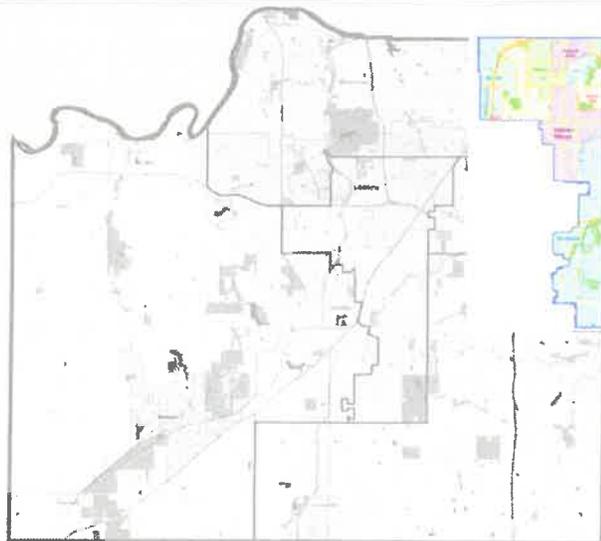
becky.fast@jocogov.org

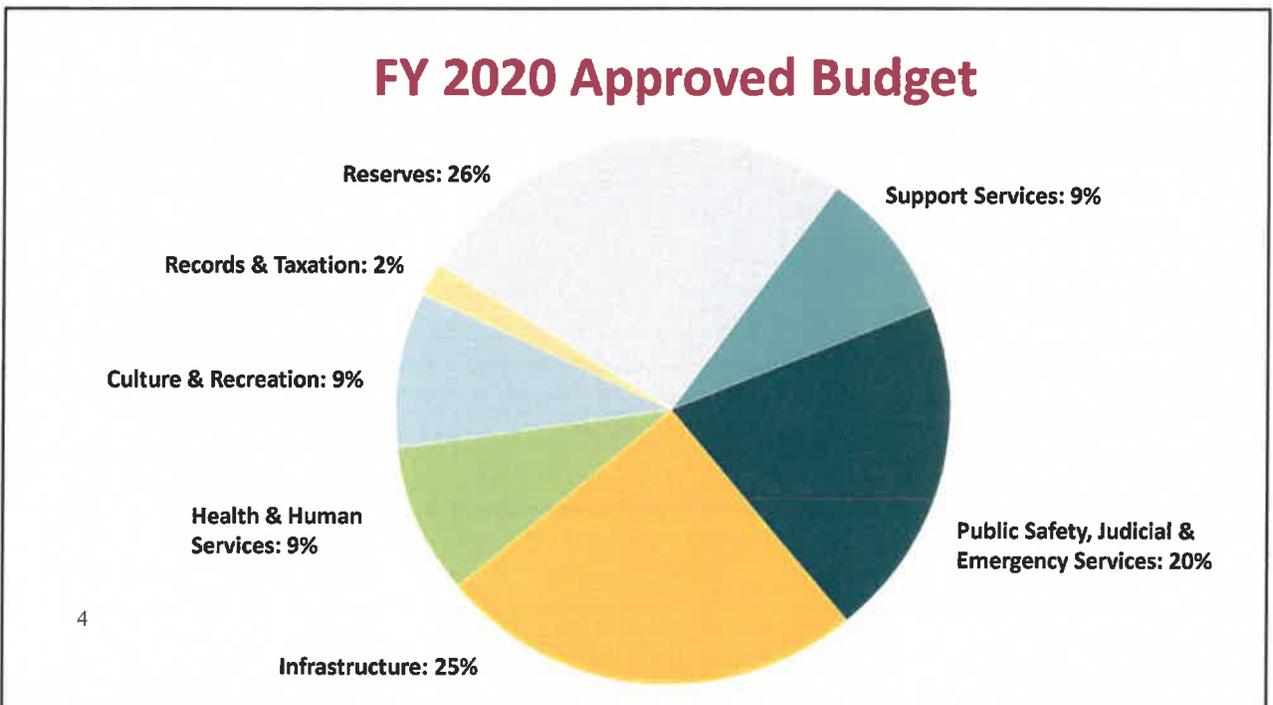
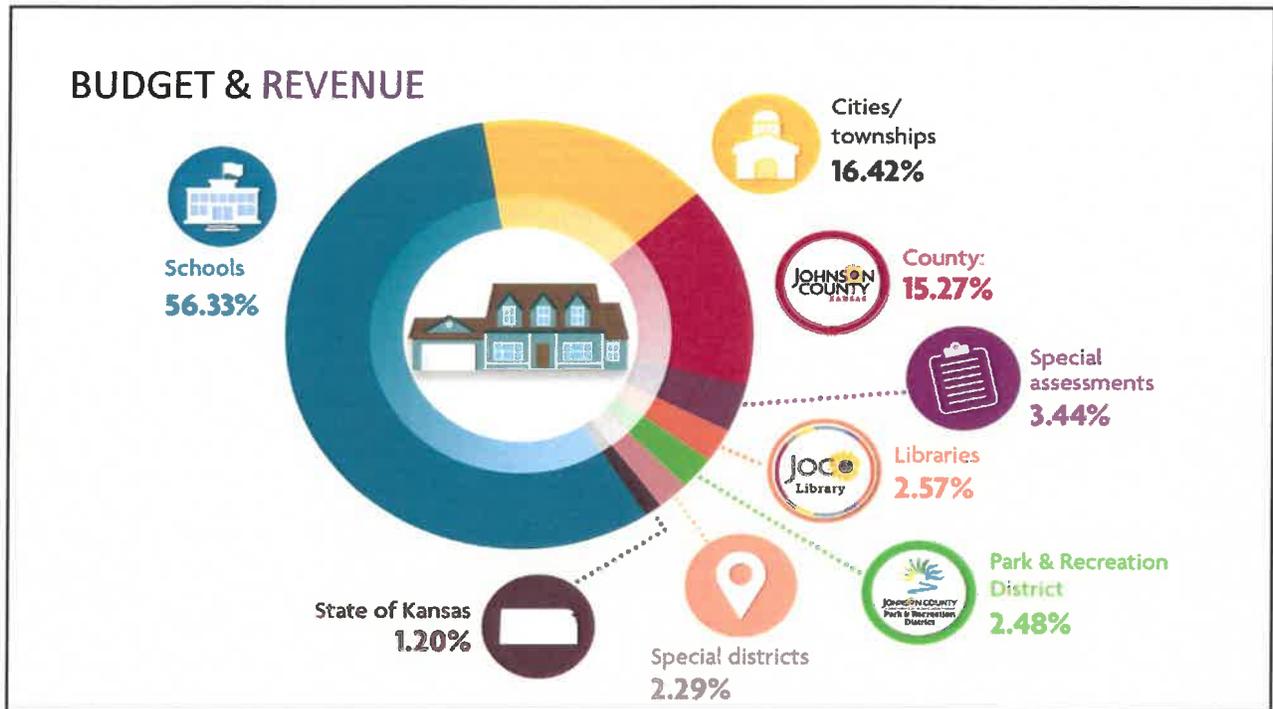
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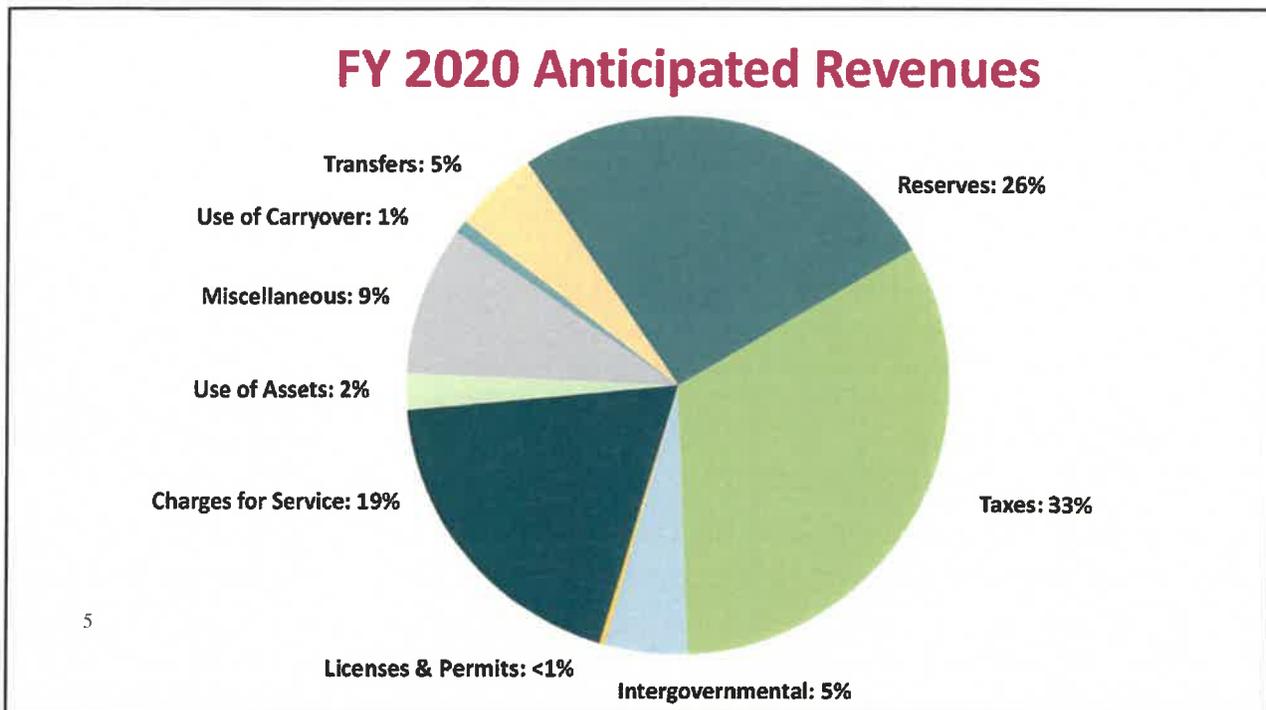
Contact Johnson County

jocogov.org

913-715-5000









CARS PROGRAM

2019 Funding Sources

Funding Source	Amount
"Gas Tax" (SCCHF)	\$12,392,863
County Support (0.343 mills)	\$3,526,199
Use of CARS Reserves	\$140,938
Total	\$16,060,000

- Funds 50% of eligible construction costs
- Projects are funded on major and minor arterial road network



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CARS PROGRAM

2019 Projects		
Sponsor(s)	Project	Proposed Funding
Leawood	Lee Blvd: 95 th St to 103 rd St	\$888,000
Merriam	67 th St: Antioch Rd to West City Limits	\$996,000
Mission	Broadmoor Dr: Johnson Dr to Martway	\$453,000
Prairie Village	Roe Ave: 63 rd St to 67 th St	\$673,000
Roeland Park	50 th Ter: Roe Blvd to Cedar St; Cedar St: 50 th Ter to 51 st St	\$104,000

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STORMWATER MANAGEMENT

Stormwater Management Strategic Plan

- Change from emphasis on city needs to watershed
- Cities can continue to submit projects
- New asset management system
 - 2019 program will fund data collection
 - Future funding will be allocated to infrastructure replacement projects

BOCC recently approved storm water inspection service agreements with Merriam, Mission, Mission Hills, Westwood, and Westwood Hills



STORMWATER MANAGEMENT

Program funding

- Stormwater Management Program is funded through a 1/10 of 1% sales tax
- Total planned expenditure for 2019: \$18,300,000
- Over 97% of 2019 funding is allocated to flood damage reduction design/construction projects

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STORMWATER MANAGEMENT

2014 – 2019 SMP Funded projects

No.	City	Location	SMP Share
1	Fairway	Lockton Lane to Cherokee Drive Improvements	\$ 495,075
2	Leawood	Leawood Heritage Stormwater Improvements	\$ 1,881,375
3	Leawood	Patrician Woods Stormwater Improvements	\$ 1,317,350
4	Leawood	Leawood South Subdivision Stormwater Improvements	\$ 3,247,098
5	Leawood	Waterford Subdivision Stormwater Improvements	\$ 1,660,069
6	Merriam	Shawnee Creek - Switzer to Farley	\$ 1,687,500
7	Merriam	Antioch Park Creek Improvements	\$ 2,115,075
8	Prairie Village	95th Street and Roe Avenue Stormwater Improvements	\$ 2,888,768
9	Prairie Village	84th & Reinhardt Stormwater Improvements	\$ 1,732,605
10	Prairie Village	Delmar/Fontana Low Water Crossing Removal and Stormwater Improvements	\$ 3,579,083

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TOMAHAWK CREEK



Construction began
March 2018

\$280 million allocated

Treat wastewater by
October 2021

Innovative Sustainability Efforts
Biosolids land application



WASTEWATER MANAGEMENT

Nelson Wastewater Treatment Plant Improvements

- Facility Plan expected to be complete by the end of 2019
- Currently have placeholders in Capital Improvement Plan for:
 - Design engineer selection – 2020
 - Public engagement 2020-2021
 - Alternative delivery contractor selection – 2021/22
 - Construction 2024 – 2029





SOLID WASTE MANAGEMENT

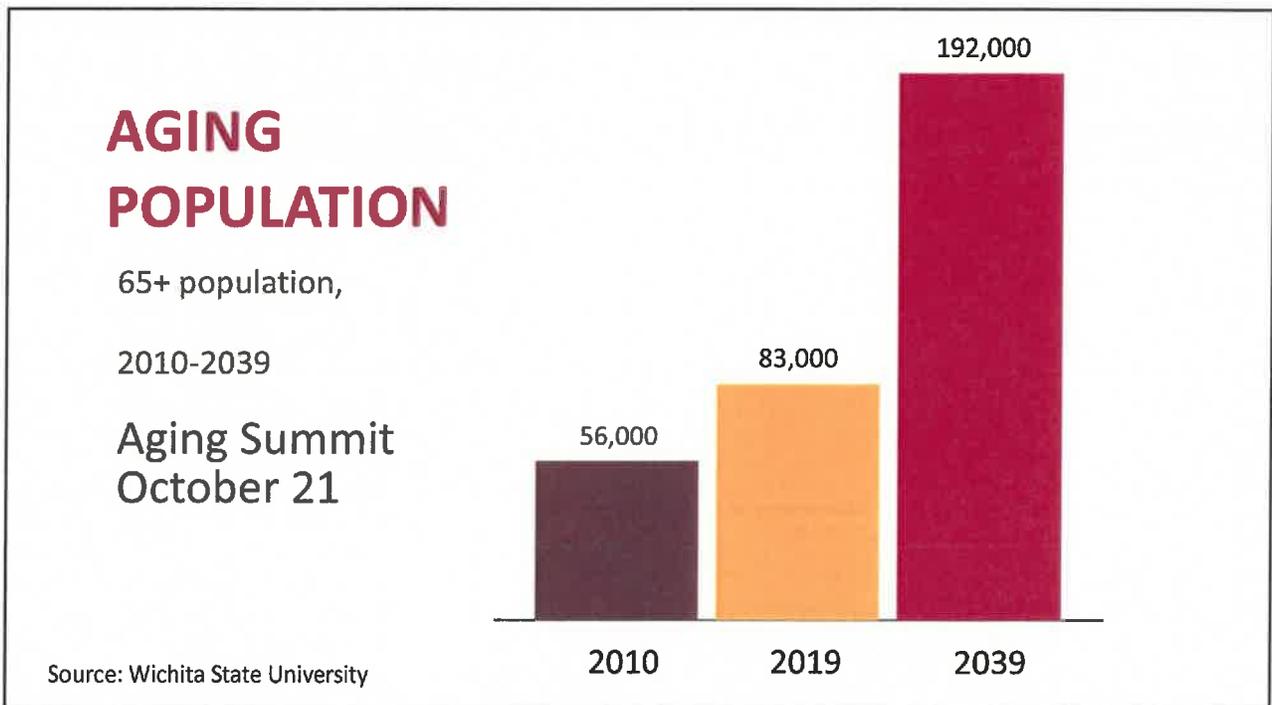
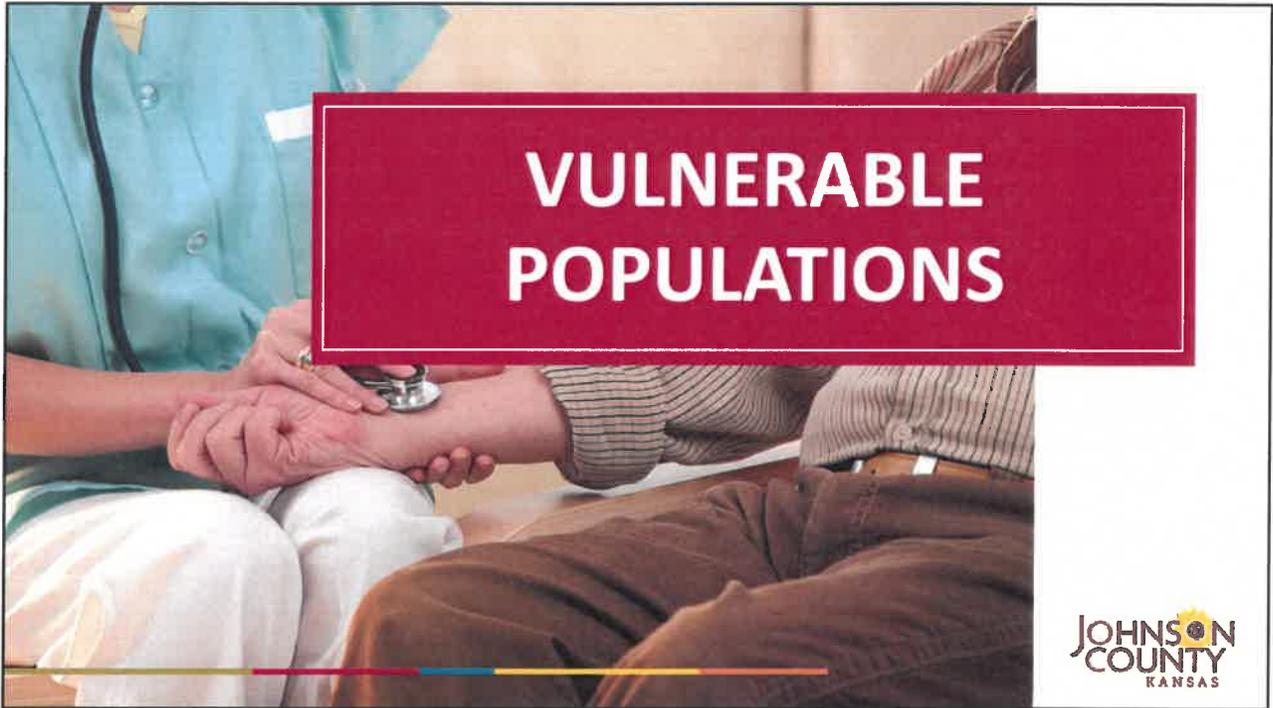
New Solid Waste Management Plan 2020-2025

- License commercial hauling companies
- Evaluate organic management infrastructure in Johnson County and region
- Maximize and improve recycling effort
- Encourage food waste diversion at large generators

Features of Previous SWM Plan

- Yard waste separation for composting

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MENTAL HEALTH & AGING SERVICES

New Mental Health positions - 2020 Budget

- After hours clinician
- Mobile crisis response team clinician
- Case manager
- Deaf services clinician
- Case managers for Family Focus (2)

On the horizon

- United Community Services countywide housing study
 - County will pay 50% of costs, cities will jointly fund the other 50%



JAIL POPULATION

JCADC Average Daily Population



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JAIL POPULATION

City jail fees in counties across our region

- Johnson County: \$35/day (\$50/day in 2020)
- Miami County: \$40/day
- Jackson County: \$54/day
- Wyandotte County: \$85.75/day
- Douglas County: \$74/day

Average cost per day is \$157.00 to house an inmate

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APPRAISAL CHALLENGES

Board of Tax Appeals (BOTA)

- Home Depot 2016 and 2017
- Costco 2016 and 2017
- Nordstrom
- JC Penney
- Macy's
- Best Buy 2016 and 2017
- Scheel's 2016 - 2018
- Walmart/Sam's Club 2018
- Kohl's 2015 - 2017

Kansas Court of Appeals

- CVS 2015 and 2016
- Walgreen's 2015 and 2016
- Bass Pro 2017

Kansas Supreme Court

- Target 2015 and 2016

Cases stayed at BOTA

- Walgreen's
- CVS
- Target 2017 and 2018

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APPRAISAL CHALLENGES

BOTA potential revenue loss (2011-2019 appraisal years)

School districts	\$29 million
State	\$14.6 million
Cities	\$13.8 million
County General fund	\$13 million
JoCo Library	\$2.2 million
JoCo Parks	\$2.1 million
Total	\$82 million

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SALES TAX UPDATE

Johnson County Countywide Sales Tax 2018 vs 2019 YTD				
County/City	Tax	Jan-Aug 2018	Jan-Aug 2019	% Change
JOCO Local/PS1/PS2	1.000%	\$35,476,571	\$34,601,668	-2.5%
Stormwater	0.100%	\$8,051,166	\$7,858,721	-2.4%
Research Triangle*	0.125%	\$10,063,809	\$9,823,257	-2.4%
JOCO Public Safety 3	0.250%	\$12,648,614	\$12,278,189	-2.9%
Sum	1.475%	\$ 66,240,160	\$ 64,561,835	-2.5%

*Pass through sales tax immediately distributed to the JOCO Education Research Triangle

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**How can we
better work
together?**



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Memo

To: Mayor Dunn and Members of the City Council
CC: City Administrator Scott Lambers
From: Chief Troy Rettig
Date: October 21st, 2019
Re: Contract with Ring L.L.C.

At the September 3rd meeting approval was given to spend up to \$15,000.00 in a collaboration with Ring to incentivize the purchase of Ring cameras by Leawood residents. The arrangement would provide for the City to provide \$50.00 towards the resident's purchase of a Ring camera. This amount would be matched by Ring with residents being responsible for the remaining balance.

We are now seeking your approval of this contract with Ring to move ahead with this initiative.

Let me know if you have any questions.

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A SUBSIDY AGREEMENT BETWEEN THE CITY AND RING LLC, IN AN AMOUNT NOT TO EXCEED \$15,000.00, PERTAINING TO A SUBSIDY PROGRAM FOR LEAWOOD RESIDENTS TO PURCHASE RING PRODUCTS. [PROJECT #76051]

WHEREAS, the City desires to establish a subsidy program whereby City residents can purchase Ring LLC security devices for use in the City to enhance security and safety in the community;

WHEREAS, Ring LLC offers such equipment and services and is willing to collaborate with the City to establish a subsidy program; and

WHEREAS, the parties desire to execute a Subsidy Agreement to establish a subsidy program for Leawood residents to purchase Ring products.

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 a Subsidy Agreement between the City and Ring LLC, 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 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

SUBSIDY PROGRAM AGREEMENT

This Subsidy Program Agreement (“Agreement”) is made and entered into as of the last signature date set forth below, by and between the The City of Leawood (“City”) and Ring LLC, a Delaware limited liability company (“Ring”). City and Ring are sometimes hereinafter individually referred to as “Party” and hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, Ring produces security cameras, video doorbells and alarm systems for residential use which link smartphone users to their devices.

WHEREAS, with this technology, the homeowner has the capability to see, hear and speak to visitors through their smartphones, tablets or desktops.

WHEREAS, the City desires to collaborate with Ring to establish a subsidy program whereby City residents can purchase Ring’s security cameras, video doorbells and alarm systems for use at residences within the City at a discounted price to enhance security and safety in the community.

WHEREAS, the subsidy program will be operated on a first-come-first-served basis.

WHEREAS, the subsidy program will be administered separate and apart from any other program or agreement between Ring and the City (or any agency or subdivision thereof), including, without limitation, any law enforcement agency's participation in Ring's Neighbors application.

WHEREAS, the City finds that the dedication of public funds under this Agreement will serve the safety of City residents, an issue of important public purpose.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals are Part of Agreement.** The preceding Recitals are part of this Agreement.
2. **Ring Obligations.** Ring agrees to do the following in furtherance of this Agreement:
 - a. Ring will collaborate with the City on the distribution and marketing of the Ring Video Doorbell Pro, , Ring Spotlight Cam Wired, Ring Spotlight Cam Battery, Ring Floodlight Cam, Ring Alarm, Ring Spotlight Cam Solar, Ring

Stick Up Cam Wired and Ring Stick Up Cam Battery (each, a “Product” and collectively, the “Products”) to residents of City (“Residents”).

- b. During the Subsidy Period (as defined below), Ring will directly provide 300 unique subsidy codes (“Subsidy Codes”) to Residents with a \$100.00 discount off the sales price for one (1) of the Products at checkout. Each Resident is entitled to only one Subsidy Code. Each Subsidy Code may only be used once per household. Only codes sent to the resident through Ring communications channels will be valid. Subsidy Codes shall only be redeemable for Products being sold at full price, and may not be redeemed for Products that are on sale or are otherwise being offered at a discount. Subsidy Codes may not be combined with any other offer.
- c. During the Subsidy Period, the Subsidy Code may be redeemed for a discount of \$30.00 per product to apply towards the purchase of any additional Products with a limit of 2 additional Products per checkout. During the Subsidy Period, the Subsidy Code may be redeemed for a 20% discount towards any accessory listed on the company’s website with a limit of 2.00 accessories at checkout. Such discounts shall only be redeemable for Products being sold at full price, and may not be redeemed for Products that are on sale or are otherwise being offered at a discount.
- d. Ring will fulfill orders for Products when Residents provide information and payment required using the information required for Ring to complete delivery of the Product (including name, address, email address, etc.). Standard delivery shall be in accordance with Ring’s then-existing shipping policies. Ring will use commercially reasonable efforts to ship the Products within three (3) business days from date the order was placed.
- e. Ring will provide product and user support to Residents who purchase Products, including warranty for the security device(s) and, if the resident chooses to, the option to hire someone to install the device(s). These options will be provided at checkout at the user’s expense.
- f. Ring will provide marketing support and materials for City to distribute to Residents, such as brochures and flyers.
- g. Ring shall contribute \$50.00 of the \$100.00 discount specified in section 2.b above.
- h. Within thirty days after the end of the Subsidy Period, Ring will provide the City with an accounting statement (the “Accounting Statement”) setting forth the number of Products purchased using the Subsidy Code during the Subsidy Period and such other information reasonably requested by City to enable the Parties to determine the City’s required City contribution amount, as specified in Section 3.a below.

3. **City Obligations.** The City agrees to do the following in furtherance of this Agreement:
 - a. Within thirty (30) days of its receipt of the Accounting Statement from Ring, City shall pay Ring an amount equal to \$50.00 of the \$100.00 discount specified in section 2.b above for the first Product sold to each Resident household during the Subsidy Period using a Subsidy Code. No other Product is eligible for a City contribution. The maximum contribution payable by the City to Ring under this Agreement shall not exceed \$15,000 (the "Maximum Contribution").
 - b. During the Subsidy Period, the City agrees to make reasonable efforts to promote the program provided in this Agreement on the City's website, social media platforms, such as Facebook and Twitter; issue press release(s), and/or have brochures and flyers available at City Hall for the public. The Parties shall agree to a joint press release to be mutually agreed upon by the Parties. The City agrees it shall not issue any press release related to the program without Ring's prior written consent. All press releases issued by the City shall be made available to the public on the City's website, social media platform, or other platform as approved by Ring.
 - c. The City shall be responsible for verifying the residency and eligibility of Residents. Notwithstanding the foregoing, in no event shall the City impose any requirements or restrictions on any Resident's use of the Products (*e.g.*, City shall not require Residents provide recordings captured by the Products to the City or any agency or subdivision thereof, including local law enforcement), whether as part of a Resident's eligibility or otherwise.
4. **Subsidy Period.** The "Subsidy Period" shall commence on a date mutually agreed by the Parties and shall expire upon the earlier of the following:
 - a. Forty-five (45) days after the commencement of the Subsidy Period; or
 - b. The Maximum Contribution has been reached.
5. **Termination.** Each of the City and Ring reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party, except that where termination is due to the fault of the non-terminating party, the period of notice may be such shorter time as may be determined by the terminating party.
6. **Indemnification.**

Ring shall indemnify, defend and hold harmless the City, its officers, officials, employees and volunteers from and against any third party claims, allegations, lawsuits, proceedings, losses, liabilities, damages, judgments, settlements costs or expenses, arising out of Ring's negligence or willful misconduct in connection with performance of this Agreement.

Subject to and only to the extent allowed by law, the City shall indemnify, defend and hold harmless Ring, its officers and employees from and against any third party claims, allegations, lawsuits, proceedings, losses, liabilities, damages, judgments, settlements costs or expenses, arising out of City's negligence or willful misconduct in connection with performance of this Agreement.

7. **Limitation of Liability.** In no event will (a) either Party be liable for any loss of data, loss of profits, cost of cover or other special, incidental, consequential, indirect, punitive, exemplary or reliance damages arising from or in relation to this Agreement, however caused and regardless of theory of liability and (b) either Party's aggregate liability for damages or indemnification under this Agreement exceed the Contribution Cap.
8. **Independent Contractor.** Neither the City nor any of its employees shall have any control over the manner, mode or means by which Ring, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Ring's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Ring shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Ring shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Ring in its business or otherwise or a joint venturer or a member of any joint enterprise with Ring.
9. **Governing Law.** This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of Delaware. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the state and federal courts located in New Castle County, Delaware, or any other appropriate court in such county, and Ring covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the District of Delaware.
10. **Notices.** Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and sent by email, in the case of the City, to Police Captain Kirt Yoder at kirty@leawood.org and in the case of Ring, to August

Cziment at a@ring.com and legal@ring.com. Either party may change its email address by notifying the other party of such change.

11. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.
12. **Integration; Amendment.** This Agreement is the entire, complete and exclusive expression of the understanding of the Parties. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by Ring and by the City. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.
13. **Assignment.** City will not assign this Agreement, in whole or in part, without Ring's prior written consent. Any attempt to assign in violation of this section is void in each instance. Ring may assign this Agreement (or any of its rights and obligations under this Agreement) with prior written notice to City: (a) to any of its affiliates; or (b) in connection with any merger, consolidation, reorganization, sale of all or substantially all of its assets or any similar transaction. All the terms and conditions of this Agreement will be binding upon, will inure to the benefit of, and will be enforceable by the Parties and their respective successors and permitted assigns.
14. **Severability.** In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.
15. **Corporate Authority.** The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

The City of Leawood

By: _____

Name: Peggy J. Dunn

Title: Mayor

Date:

ATTEST:

Debra Harper, City Clerk CMC

APPROVED AS TO FORM:

Marcia L. Knight, Assistant City Attorney

RING:

RING LLC

By: _____

Name:

Title:

Date:

Address: 1523 26th Street, Santa Monica CA 90404

Memo

To: Mayor Peggy Dunn and Councilmembers

From: Scott Lambers, City Administrator
Troy Rettig, Police Chief
Dawn Long, Finance Director

Date: October 21, 2019

Re: Budget Amendment – RING “Doorbell/Spotlight” Rebate Program

As discussed at the September 16th City Council meeting, the Police Department has requested the City's participation in a RING Doorbell equipment purchase incentive program. The total reimbursement amount of \$15,000 will be funded from the City's Public Safety Fund (13220.22110.611000). A project, #76051, will be set up to capture the program costs.

Upon your approval on October 21, 2019, the funds will be added to the project #76051 in the Public Safety Fund. Please contact any of us should you have any questions or need additional information.

CITY OF LEAWOOD
Check Date 10/09/2019
Ordinance 2019-40

Final Check List

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103572	KUNERT, ANDREW	TRAVEL ADVANCE - A.KUNERT	200.00	200.00
103573	ROBINSON, JEFFREY	TRAVEL ADVANCE - J.ROBINSON	200.00	200.00
103574	3M COMPANY	MATERIALS & SUPPLIES MATERIALS & SUPPLIES	420.00 251.25	671.25
103575	ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SERVICES FOR 2019	3,346.42	3,346.42
103576	AMERICAN EQUIPMENT COMPANY	MATERIALS & SUPPLIES REPLACE HITCH/PULL-PLATE ON PUBLIC	908.22 4,796.00	5,704.22
103577	BERNIE ELECTRIC WHOLESALE INC	EQUIP. MAINT. SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES	15.45 337.49 395.66	748.60
103578	BLACK & MCDONALD	BUILDING/GROUNDS MAINT.	819.00	819.00
103579	BLUE VALLEY GOODYEAR	VEHICLE OPERATIONS MAINT.	504.76	504.76
103580	BRIGGS TURF FARM	SOD	39.75	39.75
103581	C & C GROUP DIVISIONS	BUILDING MAINTENANCE REPAIRS	335.00	335.00
103582	CARQUEST AUTO PARTS	VEHICLE OPERATIONS MAINT.	7.56	7.56
103583	CARTER WATERS LLC, THE	MATERIALS & SUPPLIES	104.82	104.82
103584	CENTRAL SALT	ROAD SALT FOR WINTER SEASON ORDERING ROAD SALT FOR WINTER SEASON ORDERING	1,501.22 4,772.94 4,657.29 1,505.25 6,260.36	18,697.06

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103585	CHALLENGER SPORTS	CHALLENGER SPORTS SUMMER SOCCER CAMF	1,812.50	1,812.50
103586	CHETS LOCK & KEY	BUILDING KEYS	130.32	130.32
103587	CITY OF FAIRWAY	SUPER PASS SALES REVENUE	3,287.60	3,287.60
103588	CITY OF MISSION	REVENUE SHARE SUPERPASS 2019	565.01	565.01
103589	CORPORATE HEALTH KU MEDWEST	J.CARROLL/W.CHANCE HEP B VACCINES KU MEDWEST - DOT DS & PRE EMPLOYMENT	130.00 1,352.00	1,482.00
103590	CROFT TRAILER SUPPLY INC	EQUIP. MAINT. SUPPLIES	346.86	346.86
103591	DREXEL TECHNOLOGIES	ANNUAL SERVICE FOR CUTTER-PLOTTER,	118.73	118.73
103592	ECKROAT, RYAN	REIMB VERIZON AUG & SEP19	127.04	127.04
103593	ELLIOTT EQUIPMENT COMPANY	EQUIP. MAINT. SUPPLIES	197.26	197.26
103594	EMERGENCY MEDICAL PRODUCTS IN	PATROL SUPPLIES	231.30	231.30
103595	EMPLOYERS RESOURCE LLC	EMPLOYER'S RESOURCE - TEAM COACHING AN	1,300.00	1,300.00
103596	FACTORY MOTOR PARTS CO	VEHICLE PARTS VEHICLE PARTS	132.11 132.11	264.22
103597	FAMILY CONSERVANCY, THE	ALCOHOL TAX FUND ALLOCATION	1,758.75	1,758.75
103598	FASTENAL COMPANY	POWERMATIC 1610086K JOINTER	2,635.14	2,635.14
103599	FORCE AMERICA LLC	PILOT FEE FOR GPRS USA	90.00	90.00
103600	FORENSIC PSYCHOLOGY ASSOC	PD PRE-EMPLOYMENT PSYCH	900.00	900.00
103601	FORSYTHE, JOHN	"WOMEN OF THE WORLD"	1,500.00	1,500.00
103602	FRANKEL, ASHLEY	TRAVEL ADVANCE - A.FRANKEL	231.00	231.00
103603	GALLS LLC	UNIFORM SHIRTS/PANTS	167.15	167.15
103604	GEAR FOR SPORTS	UNIFORM-SHERIDAN	58.03	58.03

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103605	GEORGE BUTLER ASSOCIATES INC	2019 WATERFORD STORMWATER ENGINEERING	35,076.80	35,076.80
103606	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	408.75	
		BUILDING MAINTENANCE SUPPLIES	306.83	715.58
103607	HELENAAGRI ENTERPRISES LLC	BLDG/GROUND SUPPLIES	584.00	584.00
103608	HEN HOUSE BALLS FOOD STORES	TRAINING ROOM SUPPLIES	55.90	55.90
103609	HOBART CONSERVATION	PUBLIC ART ANNUAL MAINTENANCE	4,180.00	4,180.00
103610	HUNTER BROTHERS LANDSCAPE LLC	MOWING SERVICES	97.50	97.50
103611	ICE MASTERS LLC	ICE MACHINE RENTAL SERVICES	157.00	
		ICE MACHINE RENTAL SERVICES	67.00	
		ICE MACHINE RENTAL	172.00	396.00
103612	INTERSTATE ALL BATTERY CENTER	PATROL SUPPLIES	347.00	347.00
103613	J M FAHEY CONSTRUCTION CO	BLANKET PO FOR 2019 ASPHALT -	1,916.68	1,916.68
103614	JO CO COMMUNITY COLLEGE	CONTINUING EDU CLASS AT JCCC FOR	349.00	
		BASIC POLICE ACADEMY TRAINING	7,395.20	7,744.20
103615	JO CO DEPT OF CORRECTIONS	ALCOHOL TAX FUND ALLOCATION	793.25	793.25
103616	JO CO MENTAL HEALTH CENTER	ALCOHOL TAX FUND ALLOCATION	36,178.75	36,178.75
103617	KANSAS CITY FREIGHTLINER SALES	EQUIP. MAINT. SUPPLIES	93.20	93.20
103618	KC BOBCAT INC	EQUIP. MAINT. SUPPLIES	65.95	65.95
103619	KC POWER & LIGHT CO	POWER SERVICE	3.12	3.12
103620	KELLER FIRE & SAFETY	KC H&D SERVICES	239.93	
		KC-H&D SERVICES	296.14	536.07
103621	KIESLER POLICE SUPPLY INC	SIMUNITION ROUNDS	514.00	514.00
103622	KING, MICHAEL	THE FIRST TEE FALL SESSION	187.50	187.50
103623	KITCHEN SOLUTIONS, FILTA ENVIRON	FILTAFRY SERVICE	45.00	45.00

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103624	KNIFE MAN, THE	KNIFE SERVICE	45.00	45.00
103625	KONICA MINOLTA BUSINESS SOL	COPY MACHINE MAINTENANCE	1,855.60	
		COPY MACHINE MAINTENANCE	55.97	1,911.57
103626	LASER CYCLE INC	MATERIALS & SUPPLIES	279.99	279.99
103627	LAWN-CORPS, INC	BRUSH DROP OFF	30.00	
		YARD WASTE DROP OFF	30.00	
		YARD WASTE DROP OFF	30.00	
		YARD WASTE DROP OFF	40.00	
		YARD WASTE DROP OFF	40.00	
		YARD WASTE DROP OFF	30.00	
		BRUSH DROP OFF	30.00	
		BRUSH DROP OFF	30.00	
		YARD WASTE DROP OFF	35.00	
		YARD WASTE DROP OFF	35.00	
		BRUSH DROP OFF	20.00	
		YARD WASTE DROP OFF	40.00	390.00
103628	LEAGUE OF KS MUNICIPALITIES	L.HARRISON - LEAGUE CONFERENCE ONE DAY	175.00	175.00
103629	LEAWOOD CHAMBER OF COMMERCE	MEMBERSHIP DUES	695.00	695.00
103630	LEAWOOD CHAMBER OF COMMERCE	P.DUNN - 10.8.2019 BREAKFAST	24.00	
		L.HARRISON - 10.8.2019 BREAKFAST	24.00	48.00
103631	LEGAL RECORD	ORDINANCE PUBLICATIONS	389.55	
		ORDINANCE PUBLICATIONS	163.95	
		ORDINANCE PUBLICATIONS	320.03	
		ORDINANCE PUBLICATIONS	61.65	935.18
103632	LOWES	HARDWARE SUPPLIES	215.34	215.34
103633	MAHER OIL CO	DIESEL FUEL	870.64	
		UNLEADED FUEL	676.21	1,546.85
103634	MAIS, TIMOTHY	TRAVEL ADVANCE - T.MAIS	219.00	219.00

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103635	MCCLURE ENGINEERING CO	2017-2018 PROF.SVS FOR TM-04-008 LW S. S	28,561.05	28,561.05
103636	MICRO CENTER AR	MATERIALS & SUPPLIES	989.82	
		MATERIALS & SUPPLIES	108.94	1,098.76
103637	MID-AMERICA PUMP LLC	VACUUM PUMP REPLACEMENT AT BLUE RIVER	1,908.57	1,908.57
103638	MULTIPLE SERVICES EQUIPMENT CO	MATERIALS & SUPPLIES	169.00	
		POSTBASE 45 POSTAGE MACHINE	550.00	719.00
103639	NEW DIRECT BEHAVIORAL HEALTH	NDBH - EAP, Q4 2019	1,374.11	1,374.11
103640	NEXT TO NATURE LANDSCAPE LLC	LANDSCAPE ON 135TH STREET	7,933.33	
		PARKS TRAFFIC MEDIAN MOWING CONTRACT	11,470.00	19,403.33
103641	NIGROS WESTERN STORE # 2	UNIFORM/CLOTHING	219.96	219.96
103642	O'REILLY AUTO PARTS	VEHICLE OPERATIONS/MAINT.	48.60	
		MATERIALS & SUPPLIES	-20.72	
		VEHICLE SUPPLIES	55.46	83.34
103643	PET CREMATION SERVICES	ANIMAL CREMATIONS	270.00	270.00
103644	PHILLIPS 66-CONOCO-76	TRAINING FUEL	95.91	95.91
103645	PHILLIPS PINWOOD MULCH INC	5 LOADS OF KIDDIE KUSHION	2,010.00	2,010.00
103646	POMP'S TIRE SERVICE INC	GALAXY TURF SPECIAL	712.58	712.58
103647	PRAXAIR DISTRIBUTION INC 493	INDUSTRIAL ACETYLENE	380.40	380.40
103648	PRECISION SMALL ENGINE CO INC	IDLER RETRO FIT ASSY	328.48	328.48
103649	PROFESSIONAL TURF PRODUCTS	PUMP & COMM. SURGE	168.39	168.39
103650	Q4 INDUSTRIES LLC	MATERIALS & SUPPLIES	299.60	
		MATERIALS & SUPPLIES	601.19	900.79
103651	RAMAIR INC	HVAC FILTERS AT JC	118.12	118.12

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103652	RANCH MART ACE HARDWARE	EQUIP. MAINT. SUPPLIES	51.98	
		MATERIALS & SUPPLIES	14.97	
		MATERIALS & SUPPLIES	-37.95	
		MATERIALS & SUPPLIES	37.95	
		MATERIALS & SUPPLIES	27.96	
		MATERIALS & SUPPLIES	32.33	
		MATERIALS & SUPPLIES	19.99	
		MATERIALS & SUPPLIES	43.46	
		MATERIALS & SUPPLIES	33.99	224.68
103653	REEVES WIEDEMAN COMPANY	MATERIALS & SUPPLIES	183.57	183.57
103654	REGAL AWARDS	MATERIALS & SUPPLIES	325.23	325.23
103655	REGIONAL JUSTICE INFORMATION	WEB SUBSCRIPTION FEES	2,535.01	2,535.01
103656	REINDERS INC	TURF SUPPLIES	477.28	
		BLDG/GROUND SUPPLIES	72.54	549.82
103657	ROB SIGHT FORD	VEHICLE SUPPLIES	42.20	
		VEHICLE PARTS	242.13	
		VEHICLE SUPPLIES	51.74	336.07
103658	ROBERTS, DAVID	TRAVEL RECONCILIATION - D.ROBERTS	143.90	143.90
103659	ROMA BAKERY	PREPARED FOOD	27.78	27.78
103660	SAFE KIDS WORLDWIDE	CERTIFICATION RENEWAL~	95.00	95.00
103661	SANTA FE DISTRIBUTING INC	EQUIP. MAINT. SUPPLIES	45.84	45.84
103662	SCHROEDER, MATT	TRAVEL ADVANCE - M.SCHROEDER	125.00	125.00
103663	SCHUTTE LUMBER CO	MATERIALS & SUPPLIES	32.24	
		MATERIALS & SUPPLIES	64.49	96.73
103664	SHRED-IT USA LLC	SHREDDING SERVICE	319.20	319.20
103665	SILBER SPOONS LLC	SPECIAL EVENTS - 10.3.2019	165.00	165.00

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103666	SINGLE SOURCE	FALL SIGNS WITH STAKES	87.50	87.50
103667	STANDARD BATTERY INC	BATTERY BATTERIES	27.80 83.40	111.20
103668	STAPLES BUSINESS ADVANTAGE	MATERIALS & SUPPLIES MATERIALS & SUPPLIES TRAINING SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES MATERIALS & SUPPLIES	42.38 29.91 46.24 172.74 -14.24 30.61 26.88 56.57 56.88	447.97
103669	SUBURBAN LAWN & GARDEN INC	MATERIALS & SUPPLIES MATERIALS & SUPPLIES YARD WASTE TIP FEE YARD WASTE TIP FEE YARD WASTE TIP FEE BLDG/GROUND SUPPLIES BLDG/GROUND SUPPLIES BLDG/GROUND SUPPLIES BLDG/GROUND SUPPLIES	125.32 134.70 20.00 13.00 35.00 63.26 198.49 104.57 243.11	937.45
103670	SUMMIT TRUCK GROUP	EQUIP. MAINT. SUPPLIES	99.54	99.54
103671	SUNFLOWER PEST SOLUTIONS INC	PEST SERVICES	105.00	105.00
103672	SYSCO FOOD SERVICE OF KC INC	PREPARED FOOD	567.23	567.23
103673	THYSSENKRUPP ELEVATOR	CITY HALL ELEVATOR MAINTENANCE.	1,093.23	1,093.23
103674	TIME WARNER CABLE	CABLE	33.07	33.07
103675	TOMPKINS INDUSTRIES INC	MATERIALS & SUPPLIES	60.51	60.51

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103676	TOWN & COUNTRY BLDG SERVICES	OCTOBER CLEAN - LOWER LEVEL	950.00	
		OCTOBER CLEANING SERVICES	695.00	
		BLANKET PO TO COVER ANNUAL BUILDING	1,280.00	
		CLEANING SERVICES @ JC	4,950.00	7,875.00
103677	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL INVESTIGATIVE SERVICES	50.00	50.00
103678	TROON GOLF LLC	MANAGEMENT FEES - TROON 2019	9,292.24	
		CENTRALIZED SERVICES TROON 2019	1,129.27	
		COOP MKTG & SERVICES TROON 2019	1,625.00	12,046.51
103679	US TOY COMPANY INC	MATERIALS & SUPPLIES	77.88	77.88
103680	VAN-WALL EQUIPMENT INC	EQUIPMENT SUPPLIES	14.93	14.93
103681	WALKER TOWEL & UNIFORM SERVICE	MAT CLEANING	104.71	
		MAT CLEANING	57.96	162.67
103682	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	49.00	
		TRASH DISPOSAL	331.05	
		TRASH DISPOSAL	557.65	
		TRASH DISPOSAL	265.74	
		TRASH DISPOSAL	283.77	
		TRASH DISPOSAL	49.00	
		TRASH DISPOSAL	174.51	1,710.72

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103683	WATER DISTRICT 1 JO CO	WATER SERVICE	898.78	
		WATER SERVICE	25.10	
		WATER SERVICE	53.46	
		WATER SERVICE	31.42	
		WATER SERVICE	257.45	
		WATER SERVICE	25.10	
		WATER SERVICE	52.90	
		WATER SERVICE	19.48	
		WATER SERVICE	47.43	
		WATER SERVICE	33.15	
		WATER SERVICE	1,935.54	
		WATER SERVICE	214.94	
		WATER SERVICE	64.90	
		WATER SERVICE	1,018.45	
		WATER SERVICE	3,046.11	
		WATER SERVICE	14.20	7,738.41
103684	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	429.69	429.69
103685	WEX BANK	MOTORCYCLE FUEL	102.87	102.87
2601019	KC POWER & LIGHT CO	POWER SERVICE	34.04	34.04
3141019	KC POWER & LIGHT CO	POWER SERVICE	36.73	36.73
3381019	KC POWER & LIGHT CO	POWER SERVICE	293.74	293.74
5091019	KC POWER & LIGHT CO	POWER SERVICE	153.92	153.92
6041019	KC POWER & LIGHT CO	POWER SERVICE	61.22	61.22

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0102019	COMMERCE BANK			
	AMAZON.COM	BOXING GLOVES	89.94	
	AMAZON.COM	PUB GLASSES	55.98	
	AMAZON.COM	LEADERSHIP BOOKS FOR STAFF	17.57	
	AMAZON.COM	BATTERY REPLACEMENT PANASONIC TOUGH B	81.98	
	AMAZON.COM	DRIVES,ADAPTER CABLE	106.71	
	AMAZON.COM	VANTEC 2.5" HDD/SSD BRACKET	52.16	
	AMAZON.COM	SWITCH CABLE KITS	85.70	
	AMAZON.COM	COLLAPSIBLE UTILITY WAGON	139.96	
	AMAZON.COM	COMPACT MICRO FORM FACTOR	131.98	
	AMAZON.COM	IPHONE CASE	29.98	
	AMAZON.COM	PENS,BINDERS,RULER	59.02	
	AMAZON.COM	ENVELOPES	39.00	
	AMAZON.COM	COFFEE DECANTER	28.00	
	AMAZON.COM	BLUE WATER TUBULAR WEBBING	119.95	
	AMAZON.COM	CLEANING SUPPLIES	78.60	
	AMAZON.COM	MEDICAL SUPPLY TRAINING SUPPLIES	33.90	
	AMAZON.COM	CREDIT REFUND	-17.85	
	AMAZON.COM	MULTIFOLD TOWELS	48.00	
	AMAZON.COM	FINISH DISHWASHER CLEANER	17.35	
	AMAZON.COM	QUICKSILVER VEHICLE SUPPLIES	73.89	
	AMAZON.COM	MULTIFOLD TOWELS	72.00	
	AMAZON.COM	EIPEN,MASKS-TRAINING MATERIALS	78.95	
	AMAZON.COM	PHONE CASE-BOWEN	15.98	
	AMAZON.COM	SCHOOL SUPPLIES	100.47	
	AMAZON.COM	STORAGE CONTAINERS-RANGE SUPPLIES	120.22	
	AMERICAN PUBLIC WORKS ASSOC	PW CHAP DINNER & MEETING-ROBERTS	50.00	
	AMERICAN SOCIETY OF CONSULTING	MEMBERSHIP AND LATE FEE DUES/ANDERSON	565.00	
	APPLE STORE	HANDY POD MOBILE KIT	39.95	
	APPLE/ITUNES	ICLOUD STORAGE	2.99	
	APPLE/ITUNES	ICLOUD STORAGE	0.99	
	APPLE/ITUNES	OFFICE 365 SUBCRPTION FEE	7.63	
	APPLE/ITUNES	ICLOUD STORAGE	2.99	
	ASCE MEMBERSHIP	SIGHT DISTANCE WEBINAR	249.00	
	ASCE MEMBERSHIP	ASCE MEMBERSHIP DUES/LEY	260.00	

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
	BASS PRO SHOP	EQUIPMENT MAINT	42.47	
	BEST BUY STORES	PHONE CASE-R.JONES	49.99	
	BLUE CHIP COOKIES AT TC	I-LAN MEETING	43.99	
	BLUE SHIELD TACTICAL SYSTEMS	USE OF FORCE FROM THE STEET/ROBERTS	115.00	
	BROBECKS BARBEQUE	PSAP MEETING/DAMRON	129.65	
	CARDSDIRECT.COM	HOLIDAY GREETING CARDS/PERSONALIZED PW	97.54	
	CHEWY.COM	K-9 SUPPLIES	122.48	
	CLAMPITT PAPER CO KANSAS	PAPER	79.20	
	CORELOGIC	LIGHTNING STRIKE REPORT	95.00	
	CORNER BAKERY	BREAKFAST/PW COMMITTEE MEETING	157.50	
	CORNER BAKERY	BREAKFAST/STORMWATER COMIITTEE MEETIN	168.50	
	CORNER BAKERY	GEZER PARK DONOR DEDICATION	110.10	
	CORNER BAKERY	MEETING EXPENSE	320.00	
	COSTCO	BOTTLED WATER	7.99	
	CROWNE PLAZA-SEATTLE	LODGING DURING PBX CONGRESS IN SEATTLE	1,020.64	
	DECCAN	DECCAN TRAINING-HAWLEY	400.00	
	DOLLAR TREE	VASES	8.00	
	DREAMSTIME	GRAPHICS PURCHASE	25.00	
	DUNKIN' DONUTS	STAFF MEETING	33.97	
	ENABLE IT (PAY-PAL)	WATERPROOF GIGABIT POE EXTENDER	553.00	
	ENVATO	CLIP ART AND FONTS SUBSCRIPTION	198.00	
	ENVELOPES.COM	ENVELOPES FOR LUNAR NEW YEAR INVITATION	57.10	
	FACEBOOK	FOOD TRUCK FESTIVAL AD	75.00	
	FLUKER FARMS	CRICKETS FOR NATURE CENTER REPTILES	30.71	
	FS.COM	FIBER OPTIC PATCH CABLES	134.60	
	GRAND HYATT SEATTLE	GRAND HYATT SEATTLE-HOTEL FOR DAVID LEY	1,113.12	
	HEART OF AMERICA GOLF COURSE	MEMBERSHIP DUES/KENNEDY	180.00	
	HEN HOUSE	I-LAN MEETING	34.24	
	HEREFORD HOUSE - LEAWOOD	CITY MANAGER LUNCH	13.00	
	HILTON HOTEL	ACCOM/BROKAW	319.92	
	INDEED.COM	EMPLOYMENT AD	253.96	
	INTERCONTINENTAL KC	FLORAL ARRANGEMENT/HARPER	65.76	
	JERSEY MIKES	STAFF LUNCH	61.81	
	JOE'S KANSAS CITY BBQ	OFFICER ORAL BOARDS	61.40	
	JOE'S KANSAS CITY BBQ	PARK BOARD MEETING	170.88	

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
	JOE'S KANSAS CITY BBQ	PC MEETING EXPENSE	201.51	
	KANSAS APCO	TRAINING	320.00	
	KANSAS CITY REGEIONAL SAFE, ROU	SAFE ROUTES SCHOOL SUMMIT/ROOD,JENNINC	50.00	
	KANSAS TURNPIKE AUTHORITY	TOLL CHARGES	1.25	
	KANSAS TURNPIKE AUTHORITY	TOLL CHARGES	6.30	
	KC BUSINESS JOURNAL, THE	SUBSCRIPTION RENEWAL	98.19	
	KC STAR	SUBSCRIPTION RENEWAL	142.45	
	KCI AIRPORT	AIRPORT PARKING FEES	37.50	
	MARGARITA RESORT	ACCOM/RETTIG	208.06	
	MARGARITA RESORT	ACCOM/RETTIG-TAX	11.06	
	MO SOCIETY PROF ENGINEERS	DINNER MEETING/SCOVILL	40.00	
	PALTOWN DEVELOPMENT FOUNDATI	DONATION IN HONOR OF THERESA KIPPER	200.00	
	PARISI COFFEE & CAFE	GOVERNING BODY EXEC.SESSION	245.67	
	PICKLEMANS GOURMET CAFE	BZA MEETING EXPENSE	131.88	
	SAFE KIDS KANSAS	TECH RECERTIFICATION FEE-CROCKETT	55.00	
	SAMUEL FRENCH INC	SCRIPTS	27.75	
	SHERATON SEATTLE HOTEL	HOTEL FOR PBX CONFERENCE IN SEATTLE WA,	1,066.88	
	SHRMJC	ANNUAL MEMBERSHIP/MCDONALD	75.00	
	SIRCHIE FINGER PRINT LAB INC	NARK II FIELD DRUG TEST KITS	94.75	
	SOUND TRANSIT	TRANSPORTATION TO HOTEL	6.00	
	ST. JUDE'S CHILDREN'S RESEARCH, (DONATION-J.JOHNSON MOTHER REMEMBERAN	100.00	
	STORAGEMART 0130	SEPTEMBER RENTAL FEE	399.99	
	STREET COP TRAINING	ACTIVE PATROL TACTICS/TOMPKINS	249.00	
	TARGET	WATER(4)	21.28	
	TOTUSOFT INC	LAN SPEED TEST V4 5PK	45.00	
	TRADER JOE'S	FLOWERS FOR CENTER PIECES	10.97	
	TRANSDUCERS DIRECT	WIRELESS ELECTRONIC PRESSURE GUAGE	218.45	
	UBER	TRANSPORTATION HOTEL TO AIRPORT	33.57	
	UNITED WAY	UNITED WAY	125.00	
	UPS STORE, THE	SHIPPING CHARGES	6.20	
	US POSTMASTER	STAMPS	110.00	
	VIEW FROM THE TOP	TRAINING/WILLIAMS-BRIEFING ON HEALTH	35.00	
	WASHBURN UNIVERSITY	CAREER FAIR REGISTRATION-BUTLER	150.00	
	WHITE HOUSE CUSTOM CLR INC	LUNAR NEW YEAR INVITES	330.55	14,041.77

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
10112019	COMMERCE BANK			
	AMAZON.COM	ETHERNET	238.00	
	AMAZON.COM	HOOK-LOOP CABLE	11.43	
	AMAZON.COM	CABLE TIES	29.98	
	AMAZON.COM	COMMERCIAL SQUEEGEE	57.00	
	AMAZON.COM	OIL CHANGE AND FILTER KIT	43.00	
	AMAZON.COM	BATHROOM CLEANER	64.44	
	AMAZON.COM	CLEANING SUPPLIES	207.58	
	AMAZON.COM	DO NOT CROSS TAPE	45.36	
	AMAZON.COM	COFFEE DECANTER	44.52	
	AMAZON.COM	RANGE SUPPLIES-SHOOTING GLASSES X10	66.00	
	AMAZON.COM	OTTERBOX IPHONE CASE	89.90	
	AMAZON.COM	FULL COVERAGE SHOOTING GLASSES/EARMUF	120.99	
	AMAZON.COM	NASAL TRAINING DEVICE	22.70	
	AMERICAN PUBLIC WORKS ASSOC	PRINTING/PUBLIC OUTREACH SUPPLIES	153.04	
	APWA	CHAPTER DINNER MEETING	50.00	
	ASCE MEMBERSHIP	SCHOOL ZONE WEBINAR	249.00	
	ASSOCIATED RADIO COMMUNICATIO	BASE ANT.,DBL SHIELD FLEX COAX,CRIMP	285.88	
	CENTER FOR PUBLIC SAFETY EXCEL	TRAINING MANUALS	324.95	
	CORNER BAKERY	DOCENT TRAINING	41.01	
	CORNER BAKERY	DOCENT TRAINING	9.28	
	CREATIVE PUBLISHING NETWORK, CI	CREATIVE PRO CONFRENCE	1,995.00	
	CRUSHED RED	PC WORK SESSION	10.00	
	DUNKIN' DONUTS	SAFETY TRAINING MEETING	15.98	
	EMPLOYMENT PRACTICES NETWORK	SEPTEMBER MEETING/MCDONALD & MOORE	70.00	
	FASTSPRING POWERED TEMPLATE	POWER POINT TEMPLATE SUBSCRIPTION	24.95	
	FLUKER FARMS	CRICKETS FOR NATURE CENTER REPTILES	30.71	
	HEREFORD HOUSE - LEAWOOD	JO.CO CHIEFS MEETING	15.00	
	HEXIGON PUBLIC SAFETY GROUP	HEXAGON CONFERENCE-BROKAW,DAMRON	731.91	
	HOLIDAY INN	ACCOM/BRANICK	633.16	
	HOLIDAY INN	ACCOM/BRANICK	633.16	
	HOULIHAN'S	LUNCH WITH MAYOR BOEHM	32.00	
	HYVEE FOOD STORE	SUPPLIES/SWEARING IN CEREMONY	64.99	
	IHS GLOBAL	SAFETY CODES/ELEVATOR	365.00	
	INGRAM'S MAGAZINE	SUBSCRIPTION	49.27	

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
	JASON'S DELI	LERA MEETING SUPPLIES	300.70	
	JO CO DISTRICT COURT	FILING FEE-STATUTORY BOND 143RD ST	40.95	
	JO CO DISTRICT COURT	FILING FEE-STATUTORY BOND STATE LINE	40.95	
	JO CO DISTRICT COURT	FILING FEE-STATUTORY BOND RESIDENTAL	40.95	
	JOE'S KANSAS CITY BBQ	MEETING EXPENSE	201.13	
	JOE'S KANSAS CITY BBQ	ACADEMY GRADUATION	46.73	
	KC CAJUN	STAFF EVENT	12.00	
	KCI AIRPORT	AIRPORT PARKING	37.50	
	LEAWOOD CHAMBER OF COMMERCE	LUNCH MEETING-FINGER	30.00	
	MIDWAY USA	FULL COVERAGE SHOOTING GLASSES X3	19.66	
	MO PARK AND RECREATION ASSN	JOB POSTING (FACILITY&COMMUNITY EVENTS	125.00	
	NATIONAL RECREATION & PARKS	JOB POSTING(FACILITY AND COMMUNITY	199.00	
	OFFICE MAX/DEPOT	PORTABLE WHITE BOARD	53.69	
	OLATHE ANIMAL HOSPITAL INC	MEDICINE-BEARDED DRAGON	18.00	
	OLATHE PET SHOP	SUPPLIES FOR NATURE CENTER ANIMALS	114.29	
	ORIENTAL TRADING CO	SUPPLIES FOR PUBLIC OUTREACH-CHILDREN'S	72.11	
	PHOKUS RESEARH GROUP	WOUND CUBE X3-TRAINING AID	390.00	
	R&R PASEO GRILL	STAFF EVENT	10.20	
	RECREATION & PARK ASSOCIATION, I	JOB POSTING(FACILITY AND COMMUNITY	50.00	
	SAFARILAND LLC	BALLISTIC SHIELD INSTRUCTOR	395.00	
	SHAWNEE MISSION EDUCATION	FALL BREAKFAST	300.00	
	SKILLPATH SEMINARS	TRAINING/LINZ,PEOPLES,DUNN,~	679.01	
	SOUTHWEST AIRLINES	AIRFARE/HAWLEY	340.97	
	SOUTHWEST AIRLINES	EARLY BOARDING FEE	25.00	
	SOUTHWEST AIRLINES	EARLY BOARDING FEE	25.00	
	SOUTHWEST AIRLINES	AIRFARE/DAMRON	381.95	
	SOUTHWEST AIRLINES	AIRFARE/BROKAW	381.95	
	SURVIVING THE FIRE	TRAINING-ESTOPARE	35.00	
	SURVIVING THE FIRE	FF HEALTH SCIENCE CLASS/REED,PARKER	70.00	
	UNIVERSITY CAREER CENTER, KANS.	CREDIT-KU JOB FAIR	-100.00	
	UPS STORE, THE	SHIPPING-FORESTY SUPPLY RETURN	14.60	
	US FLEET TRACKING	MONTHLY CHARGES	39.95	
	US POSTMASTER	POSTAGE	61.85	
	WHITE HOUSE CUSTOM CLR INC	GEZER DONOR DEDICATION INVITE	105.15	
	YING'S THAI FOOD	STAFF EVENT	25.09	
				11,408.57

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
6241019	KC POWER & LIGHT CO	POWER SERVICE	27.76	27.76
6401019	KC POWER & LIGHT CO	POWER SERVICE	169.04	169.04
6541019	KC POWER & LIGHT CO	POWER SERVICE	37.26	37.26
8381019	KC POWER & LIGHT CO	POWER SERVICE	371.55	371.55
94101019	KC POWER & LIGHT CO	POWER SERVICE	144.45	144.45
96171019	KC POWER & LIGHT CO	POWER SERVICE	223.86	223.86
92031019	KC POWER & LIGHT CO	POWER SERVICE	32.08	32.08
90421019	KC POWER & LIGHT CO	POWER SERVICE	20.90	20.90
98831019	KC POWER & LIGHT CO	POWER SERVICE	57.85	57.85
99121019	KC POWER & LIGHT CO	POWER SERVICE	34.00	34.00
94341019	KC POWER & LIGHT CO	POWER SERVICE	156.93	156.93
95431019	KC POWER & LIGHT CO	POWER SERVICE	35.57	35.57
95521019	KC POWER & LIGHT CO	POWER SERVICE	20.07	20.07
93131019	KC POWER & LIGHT CO	POWER SERVICE	152.85	152.85
96541019	KC POWER & LIGHT CO	POWER SERVICE	49.59	49.59

136 checks in this report.

Grand Total All Checks: 269,413.53

CITY OF LEAWOOD
Check Date 10/16/2019
Ordinance 2019-41

Final Check List

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103686	2448 PRODUCTIONS LLC	SOUTH LOOP FILMING ON 9/26/2019	575.00	575.00
103687	ACUSHNET CO - TITLEIST	GOLF SHOP IMERCHANDISE	679.66	679.66
103688	ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SERVICES FOR 2019	3,389.88	3,389.88
103689	AT&T	PHONE SERVICE PHONE SERVICE	178.84 127.25	306.09
103690	BACKDRAFT OPCO LLC, EMERGENCY REI	MISC. SERVICES	4,588.00	4,588.00
103691	BATTERIES PLUS	MATERIAL & SUPPLIES	46.60	46.60
103692	BERNIE ELECTRIC WHOLESALE INC	BUILDING MAINTENANCE SUPPLIES	274.80	274.80
103693	BLACK & MCDONALD	2019 STREET LIGHT AND TRAFFIC SIGNAL 2019 STREET LIGHT AND TRAFFIC SIGNAL	9,800.99 1,322.60	11,123.59
103694	BLUE VALLEY GOODYEAR	EQUIP. MAINT. SUPPLIES	510.96	510.96
103695	BLUE VALLEY LABORATORIES INC	GOLF HOLE POND MAINTENANCE GOLF HOLE POND MAINTENANCE	450.00 225.00	675.00
103696	BRIGGS TURF FARM	SOD SOD SOD	397.50 265.00 132.50	795.00
103697	BROWN, MONICA	BZA MINUTES 9.25.2019 PLANNING COMMISSION WORK SESSION	225.00 50.00	275.00
103698	BRUNGARDT HONOMICHL & CO PA	2019 ENGINEERING-LEE BLVD.-83RD ST. TO 9 2019 LEE BLVD. DESIGN	15,151.40 686.50	15,837.90
103699	CHARLESWORTH CONSULTING LLC	CONSULTING FEE - INSTALLMENT 10 OF 12	500.00	500.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103700	CHIC ADEES TROPHY	AWARD SUPPLIES NAME PLATE	215.00 15.00	230.00
103701	CONSOLIDATED COMMUNICATION	INTERNET/PHONE	510.96	510.96
103702	CORE & MAIN LP	COURSE SUPPL-HYMAX	205.30	205.30
103703	DESIGN MECHANICAL INC	CITY HALL LOWER LEVEL HOT WATER HEATING BUILDING MAINTENANCE SUPPLIES	914.62 879.75	1,794.37
103704	DOCUMART INC	OFFICE SUPPLIES	616.61	616.61
103705	ECOLAB PEST ELIMINATION	PEST CONTROL	102.41	102.41
103706	EXCEL LINEN SUPPLY	LINEN CLEANING LINEN CLEANING	37.49 36.79	74.28
103707	EZLINKS GOLF LLC	ONLINE TEE TIMES	972.50	972.50
103708	FACTORY MOTOR PARTS CO	VEHICLE PARTS	132.11	132.11
103709	FELD FIRE	EQUIPMENT MAINT.	128.25	128.25
103710	FERRELLGAS	MATERIALS & SUPPLIES	33.90	33.90
103711	FITZGERALD, COLIN	TRANSPORTATION	118.76	118.76
103712	GALLS LLC	UNIFORMS UNIFORMS UNIFORMS UNIFORMS UNIFORMS UNIFORMS UNIFORMS	62.05 42.50 42.50 321.30 147.00 115.60 91.98	822.93
103713	GALLS LLC	UNIFORM DUTY BELT NAME TAGS RETURNED DUTY GEAR UNIFORM SHIRT	67.99 32.16 -66.95 58.26	91.46

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103714	GILMORE & BELL	LEASE 5000102-004 SPECIAL COUNSEL	5,000.00	5,000.00
103715	GRAINGER INC	BUILDING & GROUNDS	140.40	
		BUILDING & GROUNDS	134.60	
		BUILDING & GROUNDS	12.47	
		BUILDING & GROUNDS	8.11	295.58
103716	GUNTER PEST MANAGEMENT INC	PEST SERVICE	60.00	60.00
103717	HEARTLAND REG ASSESSMENT CTR	ALCOHOL TAX FUND ALLOCATION	7,023.25	7,023.25
103718	HEN HOUSE BALLS FOOD STORES	CITIZENS ACADEMY SUPPLIES	41.62	
		MEETING EXPENSE - PARKS	19.01	
		MATERIALS & SUPPLIES	11.84	
		PARK BOARD MTG	4.98	77.45
103719	HINCKLEY SPRINGS	BOTTLED WATER	90.44	90.44
103720	IAFCI	MEMBERSHIP DUES~	110.00	110.00
103721	ICE MASTERS LLC	ADMIN. CONTRACTUAL SERVICED	114.00	114.00
103722	INTERSTATE ALL BATTERY CENTER	EQUIPMENT SUPPLIES	29.42	29.42
103723	J WARREN CO INC	2019 MISSION ROAD STREET LIGHTS (RANCHMA	107,291.00	107,291.00
103724	JO CO GOVERNMENT	NICHE LICENSING	84,347.05	
		RTA - QTRLY ONLINE SUBS SVC FEE	450.00	84,797.05
103725	JO CO WASTEWATER	WASTEWATER SERVICE	16.15	16.15
103726	JOHN KING, JOHN KING ARTS	ONE YEAR LOAN OF "SKY WRITING"	2,500.00	2,500.00
103727	KANSAS STATE TREASURER	COLLECTION BATCH 49699	8,424.00	8,424.00
103728	KANSAS STATE TREASURER	2019 UNCLAIMED PROPERTY	55.00	55.00
103729	KC KANSAS COMMUNITY COLLEGE	TRAINING	1,150.00	
		TRAINING	1,096.00	2,246.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103730	KELLER FIRE & SAFETY	FIRE SUPPRESSION SYSTEM MAINT. BUILDING & GROUNDS	287.11 190.25	477.36
103731	KISSICK CONSTRUCTION CO	2019 LEE BLVD. IMPROVEMENTS-95TH TO 103R	845,173.47	845,173.47
103732	KLEMP ELECTRIC MACHINERY INC	GATE REPAIRS	238.43	238.43
103733	KVC BEHAVIORAL HEALTHCARE INC	ALCOHOL TAX FUND ALLOCATION	1,539.00	1,539.00
103734	LANGUAGE LINE SERVICES	INTERPRETATION SERVICES	19.69	19.69
103735	LASER CYCLE INC	TONER	359.96	359.96
103736	LAWSON PRODUCTS INC	MATERIALS & SUPPLIES	540.10	540.10
103737	LEAWOOD CHAMBER OF COMMERCE	MEMBERSHIP 11/01/19 - 10/31/20	460.00	460.00
103738	LEAWOOD CHAMBER OF COMMERCE	CHAMBER BOARD MTG - P.DUNN	16.50	16.50
103739	LOWES	HARDWARE SUPPLIES	1,265.41	1,265.41
103740	LOWES	HARDWARE SUPPLIES	414.28	414.28
103741	MAISCH SMALL ENGINE REPAIR	EQUIP MAINT/SERVICE	16.00	16.00
103742	MICRO CENTER AR	SUPPLIES & MATERIALS SUPPLIES & MATERIALS MATERIALS & SUPPLIES MATERIALS & SUPPLIES	111.89 79.99 49.98 35.45	277.31
103743	MID AMERICAN SIGNAL INC	SCHOOL SIGNAL SERVICE	625.00	625.00
103744	MOBILFONE WIRELESS	COMMUNICATION	155.71	155.71
103745	MUSCADIN, ARCHANGE PAUL	REIMBURSE FOR CERTIFICATION	20.00	20.00
103746	O REILLY AUTO PARTS, VDR # 011406- LE	VEDHICLE MAINT	24.00	24.00
103747	OBIJI, MISHEA	CLEANING	150.00	150.00

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103748	O'REILLY AUTO PARTS	VEHICLE PARTS	97.48	
		OIL FILTER/BATTERY	69.23	
		THINNER	22.65	
		SPARK TESTER	15.99	
		PARTS	8.49	
		VALVE STEMS	4.48	218.32
103749	PDQ.COM CORPORATION	RENEW - PDQ INVENTORY/DEPLOY ENTERPRISE	900.00	900.00
103750	PEPSI BEVERAGES COMPANY	BEVERAGES	286.22	286.22
103751	PREFERRED FAMILY HEALTHCARE	ALCOHOL TAX FUND ALLOCATION	5,030.00	5,030.00
103752	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	27.98	27.98
103753	PROACTIVE SPORTS	WINE TUMBLERS	400.00	400.00
103754	PROFESSIONAL TURF PRODUCTS	FLEX 35-3134 CONVERSIONS	1,082.22	
		VP TIMING MECH/FACEPLATE ~	830.28	
		CORE-BOARD EXCHANGE	-300.00	1,612.50
103755	Q4 INDUSTRIES LLC	PAPER/SOAP SUPPLIES	410.15	410.15
103756	RANCH MART ACE HARDWARE	MATERIALS & SUPPLIES	93.98	
		BUILDING & GROUNDS	36.99	
		MATERIAL & SUPPLIES	8.98	
		STATION SUPPLIES	5.98	145.93
103757	REEVES WIEDEMAN COMPANY	BUILDING & GROUNDS	374.95	
		MATERIALS & SUPPLIES	75.20	
		CREDIT MEMO	-374.95	75.20
103758	REINDERS INC	ROPE STAKES	216.07	216.07
103759	REINHART FOODSERVICE	PREPARED FOOD	921.33	
		PREPARED FOOD	766.01	
		PREPARED FOOD-CR INV #155369	-45.38	1,641.96
103760	RESCUE ESSENTIALS	PATROL SUPPLIES	183.40	183.40

<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
103761	ROYAL CUP INC	PL FANCY GOURMET	231.15	231.15
103762	SCHROEDER, DANIEL	REFUND CABIN RENTAL	260.00	260.00
103763	SCNS SPORTS FOOD INC	PREPARED FOOD	79.20	79.20
103764	SCOVILL, BRIAN	MEETING SUPPLIES	42.00	42.00
103765	SHERWIN WILLIAMS CO	MATERIALS & SUPPLIES	66.90	66.90
103766	SHIRLEY, MICHAEL	SKYWRITING ARTIST VISIT	248.63	248.63
103767	SHRED-IT USA LLC	SHREDDING SERVICE	371.76	371.76
103768	SIMPLOT PARTNERS	2000 LBS FESCUE/BLUE SEED	2,920.00	
		BUILDING/GROUNDS MAINT.	487.50	
		OFFSET FUNGICIDE	260.00	
		BUILDING/GROUNDS MAINT.	195.00	
		QUALI-PRO TEBUCONAZOLE	-487.50	
		BUILDING/GROUNDS MAINT.	-487.50	2,887.50
103769	STAPLES BUSINESS ADVANTAGE	MATERIAL & SUPPLIES	183.14	
		MATERIALS & SUPPLIES	134.40	
		MATERIAL & SUPPLIES	63.06	
		OFFICE SUPPLIES	36.16	
		MATERIALS & SUPPLIES	17.57	434.33
103770	SUBURBAN LAWN & GARDEN INC	MUMS, LIQUID COPPER, BRICK SAND, MISC.	1,301.79	
		BLDG/GROUND SUPPLIES	399.90	
		BLDG/GROUND SUPPLIES	210.49	
		BLDG/GROUND SUPPLIES	173.86	
		BLDG/GROUND SUPPLIES	126.42	
		BLDG/GROUND SUPPLIES	85.82	
		YARD WASTE TIP FEE	30.00	
		YARD WASTE TIP FEE	30.00	
		YARD WASTE TIP FEE	24.00	
		YARD WASTE TIP FEE	18.00	2,400.28
103771	TOPEKA POLICE DEPARTMENT	TRAINING	250.00	250.00

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103772	TORO COMPANY - NSN, THE	EQUIP MAINT/SERVICE	187.20	187.20
103773	TRAVELERS	LEGAL FEES	1,380.50	1,380.50
103774	UMB BANK NA	REIMBURSE CUSIP FEES, 2019-A	349.00	349.00
103775	WARREN MOORE PAINTING LLC	INSTALL WALL PROTECTION & CHAIR RAIL AT	11,050.00	11,050.00
103776	WASTE MANAGEMENT OF KANSAS INC	TRASH DISPOSAL~	195.20	
		TRASH DISPOSAL~	131.53	
		TRASH DISPOSAL~	94.63	421.36
103777	WATER DISTRICT 1 JO CO	WATER SERVICE~	351.39	
		WATER SERVICE~	334.61	
		WATER SERVICE~	59.64	745.64
103778	WESTLAKE HARDWARE	MISC HARDWARE SUPP	187.92	
		TIE-DOWN 15'	17.99	
		RETURNED HARDWARE SUPP	-91.97	113.94
103779	WILKES, ROBERTA	PIANIST FOR FALL INTO ART RECEPTION	150.00	150.00
103780	WINDERS, DAVID	TRAVEL ADVANCE - D.WINDERS	280.00	280.00
103781	WINFIELD SOLUTIONS LLC	SPECTICLE FLO	1,671.25	
		SPECTICLE FLO AGENCY 18FO	246.00	1,917.25
103782	ZAHNER METAL CONSERVATION	REPAIR OF "FAITH" BY WENDELL CASTLE	14,300.00	14,300.00
103783	ZOLL MEDICAL CORPORATION	CAPITAL EXPENSE	142,942.89	
		REPLACEMENT OF 12 AND 3 NEW	22,681.10	165,623.99
10232019	KANSAS GAS SERVICE	GAS SERVICES	1,229.76	1,229.76
37761019	KC POWER & LIGHT CO	POWER SERVICE	5,450.47	5,450.47
53811019	KC POWER & LIGHT CO	POWER SERVICE	5,955.14	5,955.14

101 checks in this report.

Grand Total All Checks: 1,342,886.61

Regular Meeting

THE LEAWOOD CITY COUNCIL

October 7, 2019

Minutes

DVD No. 449

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, October 7, 2019. Mayor Peggy Dunn presided.

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

Councilmembers Absent: None

Staff Present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
David Ley, Public Works Director	Chief Troy Rettig, Police Department
Chris Claxton, Parks & Recreation Director	Dawn Long, Finance Director
Mark Tepesch, Info. Services Specialist III	Ross Kurz, Info. Services Director
Nic Sanders, Human Resources Director	Chief Dave Williams, Fire Department
April Bishop, Cultural Arts Coordinator	Mark Klein, Planning Official
Richard Coleman, Community Dev. Director	Cindy Jacobus, Asst. City Clerk
Debra Harper, City Clerk	

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

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA

Mayor Dunn stated the agenda had been amended to add an update on the Mission Road construction project by Public Works Director David Ley under Agenda Item 11., Staff Report.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 8-0.

The agenda was later amended to add update on sale of residence at 96th Street and Lee Boulevard by Mr. Lambers under Agenda Item 10., City Administrator Report.

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.

Mayor Dunn stated citizens signed in to speak on Agenda Item 12.A. would address the Governing Body when the item was reached on the agenda.

Mr. Rod Richardson, Wallace Saunders Attorney, 10111 W. 87th Street, Overland Park, introduced other members of McDonald's project team, and stated they were here to solicit support and direction to City Staff for an amendment to Section 16-4-6.9 of Leawood Development Ordinance [LDO] to allow new generation outdoor digital menu boards [ODMB] at the 95th Street and Mission and 119th Street restaurant locations. Digital signage is being rolled-out nationwide. Existing internal-illumination menu boards would be replaced with one preview board and one full menu board per drive-through lane. ODMB have already been replaced in five Johnson County cities. The new boards are smaller, easier to read and manage, and energy efficient. It is hoped the Governing Body would direct Staff to consider possible LDO changes to adopt new signs, as old technology signs are obsolete and being phased out. They would be happy to work with Staff in this regard.

Ms. Michelle Freeman, 9015 Kedzie, Evergreen Park, Illinois, Senior Project Manager, Keyser Industries, gave a brief presentation providing comparison data and pictures of existing menu boards and ODMBs. She stated ODMBs are an experience of the future. The signs would be much smaller in size and have a cleaner appearance. Existing four-panel boards are 43 sq. ft. and new ODMB would be 20 sq. ft. Existing single pre-browse boards are 12 sq. ft. to 14 sq. ft. and new would be 10 sq. ft. New boards are LED and have a sensor to naturally adjust to ambient lighting, resulting in less light pollution and are more environmentally sustainable. During the daytime, ODMBs have a white background with black text and for dinnertime menu would switch to a black background with white text. The signs could provide faster service and less queue time. Ms. Freeman displayed a list of other Kansas municipalities that have installed ODMBs.

Mr. Richardson confirmed to Councilmember Osman the restaurant in the area of 87th and Farley in Overland Park undergoing construction would utilize the new ODMBs.

Councilmember Osman asked for the impetus for the request and if this had been previously discussed with Staff. Mr. Richardson stated Ms. Bennett had advised presentation in this manner would be best method. The restaurant at 95th Street and Mission Road will soon be under construction; 119th Street would be second. The direct impetus was Board of Zoning Appeals advice that submitted variance could not be processed per LDO. McDonald's has two facilities in Leawood and no way to pursue.

Mr. Lambers stated the LDO amendment process takes about 90 days, but the City could issue an "at risk" permit to proceed so as to not delay work at the 95th Street and Mission Road project. The amendment could be drafted by City Staff in conjunction with the requestors.

Councilmember Rawlings inquired if Staff would be against for any other reason besides prohibition by the LDO. Mr. Lambers stated the amendment would need to be carefully tailored in regard to how far the City wishes to go. For example, Sonic restaurant menus change every 30 seconds.

Councilmember Osman stated it is very important for the Governing Body to review ever-changing signage technology and trends every few years. Menus at restaurants evolved from boards to revolving boards to electronic boards, which can adapt to special pricing and advertising for a specific restaurant or market. LED lighting is now weather-resistant, and more energy and labor efficient. Signage at Andy's Frozen Custard on the Missouri side of State Line Road flashes and meets Kansas City, Missouri, criteria. Leawood needs to adapt as was done for LED lighting a couple of years ago. He would like time for review and would not be comfortable with amending LDO at this meeting.

Councilmember Sipple requested a copy of the list of McDonald's locations with ODMB so Councilmembers can visit and see the signs in operation.

Councilmember Filla commended McDonald's and City Staff for work on renovation of Ranch Mart, and for choosing sustainability.

A motion for Staff to draft an ordinance to be taken through the planning process was made by Councilmember Azeltine; seconded by Councilmember Osman. The motion was approved with a unanimous vote of 8-0.

4. PROCLAMATIONS

Double Ten Day, October 10, 2019

Mayor Dunn stated the proclamation honors Leawood's I-Lan Sister city relationship and she read the proclamation into the record. The proclamation has been mailed to the Director General of the Taipei Economic and Cultural Office in Denver, Colorado.

**National Arts & Humanities Month,
October, 2019**

Mayor Dunn read the proclamation into the record and presented to Ms. April Bishop, with thanks for all Ms. Bishop does to make the City vibrant.

**Reentry and Returning Citizens' Month,
October, 2019**

Mayor Dunn read the proclamation into the record, noting it had been requested on behalf of the Greater Kansas City Chamber of Commerce and Reaching Out from Within, [ROFW] event, spearheaded by Prairie Village resident Ms. SuEllen Fried. Mayor Dunn's husband is attending a ROFW benefit this evening.

5. PRESENTATIONS/RECOGNITIONS – None

6. SPECIAL BUSINESS – None

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

- A. Accept Appropriation Ordinance Nos. 2019-37, 2019-38 and 2019-39
- B. Accept minutes of the September 16, 2019 Governing Body meeting
- C. Approve payment in the amount of \$84,347.05, to Johnson County Information Management System [JIMS] for the RMS-NICHE Police Records Management System
- D. Approve Mid-America Council of Public Procurement [MACPP] Co-op bid in the amount of \$81,708.00, from Kansas City Freightliner, for [1] 2020 Freightliner 108SD Dump Truck for PW
- E. Approve revised request in the amount of \$26,550.00, [original amount was \$23,080.00] from Overbilt Trailer Company, to purchase for [1] Trailer

- F. Approve purchase in the amount of \$26,255.00 from Electronic Technology, Inc. [ETI] to purchase [3] mounted license plate reader cameras
- G. Approve Change Order. No. 1, in the amount of \$161,830.00, to Kissick Construction Company, pertaining to the Lee Boulevard Improvement Project from 95th Street to 103rd Street [Project # 72066]
- H. **Resolution No. 5258**, approving and authorizing the Mayor to execute 2020 Employee Benefit Plan documents
- I. **Resolution No. 5259**, designating holidays for the year 2020, in accordance with the personnel rules and regulations of the City of Leawood, Kansas
- J. **Resolution No. 5260**, approving and authorizing the Mayor to execute Amendment No. 1 to that certain Design Engineering Agreement, dated September 16, 2019, in the amount of \$29,930.00, between the City and Brungardt, Honomichl & Company [BHC Rhodes] for a drainage study, Lee Boulevard to Lee Court from 93rd Street to 95th Street, and culvert extension/wingwall replacement at 9117 Boulevard [Phase II] [Project Nos. # 77024 & 72054]
- K. **Resolution No. 5261**, approving and authorizing the Mayor to execute a Construction Agreement in the amount of \$85,483.00, between the City and Mega Industries Corporation, pertaining to the Ironhorse Hole # 9 Golf Cart Path Relocation Project [Project # 74095]
- L. **Resolution No. 5262**, approving and authorizing the Mayor to execute a State and Municipal Lease/Purchase Agreement between the City of Leawood, Kansas and Clayton Holdings, LLC, pertaining to the lease of a fire truck and appurtenant equipment and support systems in the original principal amount of \$1,010,426.74
- M. Approve payment in the amount of \$20,935.20, to Creative Displays of Kansas City, Inc., for the purchase, installation and maintenance of holiday lights
- N. Declaration of Surplus Property: 2004 Sterling Acterra Dump Truck; PW Unit 451: 2012 8-foot Boss-Super Duty Snow Plow; Asset # 1696

Councilmember Harrison requested Consent Agenda Items 7.F. and 7.I. be pulled.

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

Councilmember Osman requested Consent Agenda Item 7.M. be pulled.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Larson; seconded by Councilmember Osman. The motion was approved with a unanimous vote of 8-0.

- 7.F. Approve purchase in the amount of \$26,255.00 from Electronic Technology, Inc. [ETI] to purchase [3] mounted license plate reader cameras

Police Chief Rettig confirmed to Councilmember Harrison the reader cameras would photograph a license plate and check the number against an existing database of stolen vehicles and arrest warrants. The data remains on file and could also be useful in the investigation of crime. Data would not be searched for uninsured motorists and unregistered vehicles. Councilmember Harrison stated other states perform these searches and she would like to have capability added if the software becomes available.

Councilmember Sipple asked for an estimate of response time from reader camera to database to Police Officer. Chief Rettig stated the check is almost immediate and will send alarm to all on-duty vehicles. The City currently has two readers; one vehicle-mounted and one-trailer mounted. The new reader cameras would be stationary.

A motion to approve Consent Agenda Item 7.F. was made by Councilmember Harrison; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 8-0.

7.I. **Resolution No. 5259**, designating holidays for the year 2020, in accordance with the personnel rules and regulations of the City of Leawood, Kansas

Councilmember Harrison asked about the procedure or possibility for considering additional days off for employees, such as Columbus Day or one-half day on Christmas Eve or New Year's Eve. Schools and other agencies observe other holidays. She would like to see an additional paid time off [PTO] day added.

Mr. Lambers stated each year employees are surveyed about official exchange of personal days offered for other holidays in regard to proposed annual holiday calendar. For 2020, a slight majority of employees opted to keep three personal days. Each year, there are either two or three personal days. Most businesses, except banks, do not observe other holidays. The holidays typically impact only 8:00 A.M. to 5:00 P.M. office employees; 24-hour positions are treated differently. There has been no consideration of additional holidays in at least 18 years. He would recommend any addition be a floating holiday as to not preclude business at City Hall. Floating holidays cannot roll over to the following year.

A motion to approve Consent Agenda Item 7.I. was made by Councilmember Harrison; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 8-0.

7.J. **Resolution No. 5260**, approving and authorizing the Mayor to execute Amendment No. 1 to that certain Design Engineering Agreement, dated September 16, 2019, in the amount of \$29,930.00, between the City and Brungardt, Honomichl & Company [BHC Rhodes] for a drainage study, Lee Boulevard to Lee Court from 93rd Street to 95th Street, and culvert extension/wingwall replacement at 9117 Boulevard [Phase II] [Project Nos. # 77024 & 72054]

Mr. Ley confirmed to Councilmember Sipple the amendment was not requested due to the new addition of 24 houses to the east. The Stormwater Management Committee recommended moving forward with a study at their August meeting in regard to flooding at the northeast corner of the area.

Councilmember Sipple asked for clarification of "green" solutions to stormwater drainage, and if neighbors would have input into options to address drainage issues. Mr. Ley stated "green" solutions would likely include lower-cost solutions such as native plantings, detention and swales. Once the study is complete, neighbor input would be considered.

A motion to approve Consent Agenda Item 7.J. was made by Councilmember Sipple; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

7.K. **Resolution No. 5261**, approving and authorizing the Mayor to execute a Construction Agreement in the amount of \$85,483.00, between the City and Mega Industries Corporation, pertaining to the Ironhorse Hole # 9 Golf Cart Path Relocation Project [Project # 74095]

Councilmember Sipple requested the anticipated start and completion dates for the work. Ms. Claxton stated the start would likely be after the conclusion of events at the end of October. The project is not large, estimated to take 30 to 45 days, weather dependent.

Ms. Claxton confirmed to Councilmember Sipple that golfers would be detoured. Since the cart path is moving closer to the fairway and green, they will be unable to enter the construction area. The project does not include rip-rap on the steep creek embankment. The proposed project should be a lasting solution at this sharp bend in the creek. At the October 24, 2019 Ironhorse Advisory Board meeting, future projects will be prioritized.

A motion to approve Consent Agenda Item 7.K. was made by Councilmember Sipple; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 8-0.

- 7.M. Approve payment in the amount of \$20,935.20, to Creative Displays of Kansas City, Inc., for the purchase, installation and maintenance of holiday lights

Councilmember Osman questioned if holiday lighting décor was adequately funded. He suggested this be reviewed next year before the end of the three-year contract. Mr. Lambers shared the same thoughts, stating the courtyard trees could be lit to the top and other courtyard items adorned. The décor has expanded through the years and he would recommend addition.

Councilmember Osman stated over the past few years some residents have questioned why a Menorah is not displayed in a City facility, especially in light of our Gezer Region Sister City relationship. Perhaps the Gezer Sister City Committee could select and display an art piece annually, or plan a Hanukkah event at Gezer Park or in conjunction with the City Hall lighting ceremony.

Mayor Dunn suggested Councilmember Osman, Chair of the Gezer Region Sister City Committee, should speak with committee members. She pointed out the City does host the Tzofim Friendship Scout Caravan from Israel each Summer.

A motion to approve Consent Agenda Item 7.M. was made by Councilmember Osman; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 8-0.

8. MAYOR'S REPORT

- A. Observed a moment of silence for the victims of the shooting at Tequila KC Bar in Kansas City, Kansas, over the weekend.
- B. Participated on an APWA/WTS [American Public Works Association/Women's Transportation Seminar] Mayor's Panel with Independence Mayor Eileen Weir and Parkville Mayor Nan Johnson. I appreciated Leawood City Engineer Brian Scovill for his attendance.
- C. Gardner Mayor Steve Shute hosted the October meeting of the Johnson & Wyandotte Counties Council of Mayors.
- D. Sculptor John King was in town from Colorado to assist in placement of our 10th piece of art-on-loan, Sky Writing I. My thanks to APPI Chair Michael Shirley, Arts Council Chair Anne Blessing and Cultural Arts Coordinator April Bishop for orchestrating a dedication ceremony. Councilmembers Lisa Harrison and Chuck Sipple were in attendance along with City Administrator Scott Lambers, Human Resources Director Nic Sanders, Finance Director Dawn Long, Fire Chief Dave Williams and Police Chief Troy Rettig. It's a beautiful new addition to the City's public art inventory.

- E. Councilmember Debra Filla joined me at the National Walk to School Day celebration that was organized by the Shawnee Mission School District and the City of Leawood Police Department. Many thanks to Police Officer Phil Goff and Principal Kevin Frick as well as Police Administrative Services Coordinator Karry Rood. Features that make walking and biking to school safer for students include a school zone, pedestrian-activated crosswalk light and multiple bike racks on school grounds. The weather cooperated nicely for this fun event.
- F. Congratulations are in order to Chief Troy Rettig and the Police Department. Both Backgroundchecks.org and Alarms.org recently ranked Leawood the safest city in Kansas.

Mr. Lambers emphasized retaining the strategic location of the temporary art-on-loan site. Mayor Dunn stated about 10,500 vehicles pass the site daily, before addition of new Park Place residences and the new Tortoise Capital Headquarters building.

9. COUNCILMEMBERS' REPORT

Councilmember Debra Filla – Report on Metro KC Climate Action Summit

Councilmember Filla presented a brief overview and few key points of the September 14, 2019 Metro KC Climate Action Summit, an event hosted by Roeland Park Mayor Mike Kelly and Shawnee Councilperson Lindsey Constance of the Metro KC Climate Action Coalition. The bulk of material was presented by Mr. Bob Berkebile of BNIM, along with speakers Retired Brigadier General W. Christopher King, U.S. Representative Sharice Davids and many others. The General made an interesting comment that inserting a new idea into the mind of a Brigadier General is harder than removing an idea. He was well-versed in change; change is a challenge for everyone.

The Metro KC Climate Action Coalition consists of 100 local and state elected officials and has 10 elected officers. The Coalition is working throughout the Kansas City metro region to drawdown greenhouse gases, improve resiliency and invigorate the economy, while improving public health and collective quality of life.

Mr. Berkebile opened the summit with the slide ““Fortunately, the Future is in Our Hands”. Slides presented information on dangerous new hot zones spreading around the world and maximum beyond-life carbon dioxide emission level hit in 1993. It is not enough to limit carbon dioxide, but reduce the current level. The author of the book *DRAWDOWN* presented “What If” slides, such as what would Kansans do differently if we experienced a drought like California. Leawood has possibly 250 acres of landscaping that could be converted to landscapes that are drought-resistant, are not irrigated and require no carbon dioxide to maintain. Around the world, people are embracing new solutions such as sailing and solar-power batteries used for outdoor concerts. Several years ago, Kansas City planted a “Heartland of Trees”.

All the information provided at the day summit cannot be shared in the few minutes of an oral report. The Coalition’s “playbook/policies” for buildings and cities will be reviewed in December to look at solutions.

Councilmember Filla suggested a Governing Body Work Session in January 2020 to review and understand the playbook, and determine solutions the City can embrace and take action.

Mayor Dunn confirmed to Councilmember Filla the Sustainability Advisory Board can recommend policy and the information should be reviewed by the Sustainability Advisory Board before coming before the Governing Body.

Councilmember Filla requested the curriculum information in the Governing Body agenda packet be provided to Staff. Mr. Lambers stated he may have some Public Works and Planning Staff participate.

A motion to review at the November 14, 2019 Sustainability Advisory Board meeting was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

Mayor Dunn thanked Councilmember Filla for her attendance of the summit on a Saturday. Councilmember Filla stated the summit was very motivating.

10. CITY ADMINISTRATOR REPORT – Update on Sale of Residence at 96th & Lee Boulevard

Mr. Lambers stated the City had closed on the property at 96th Street and Lee Boulevard and would now move forward with issue of antiquated deed restriction removal. He will be meeting with the Leawood Estates Home Owners Association Board of Directors next week to discuss and determine how to approach their membership, a portion of which is affected. He will provide updates to the Governing Body.

Councilmember Osman stated in the last few weeks he had received inquiries from area residents asking about about the cell tower and who had heard about the sale of residence from the former owner. He stated the City needs to take a more active role in ongoing communication about the site and provide notifications of Governing Body Work Sessions on the topic.

Mr. Lambers stated the latest understanding/intent is for the cell tower to be down by October 31, 2019, then City must remove structure. In regard to the residence, he and Ms. Bennett will meet with a representative of Habitat for Humanity and for an approximate \$4,400 fee, he will deconstruct fixtures for use by Habitat for Humanity or sell items to other contractors. The City would then develop a demolition schedule for the structure. Neighbors would be notified.

Mayor Dunn pointed out the HOA Board of Directors will receive information in the meeting with Mr. Lambers that they can share with their HOA members.

Councilmember Sipple offered compliments and thanks to Mr. Lambers for selecting Habitat for Humanity to take fixtures for recycling; the right thing to do.

11. STAFF REPORT

Public Works Director David Ley – Update on Mission Road Construction Project from 119th Street to 127th Street

Mr. Ley stated the project cost of \$4.86 Million including burial of power line, roadway and storm sewers. He displayed a map of Mission Road with 119th Street to 123rd Street northern phase of project in red and 123rd Street to 127th Street southern phase of project in orange. He stated the northern phase, which currently has only northbound Mission traffic, will be opened to traffic in both directions in November. Work remaining to be done by Spectrum, AT&T and Kansas City Power & Light will continue to end of December. It is hoped to restore properties, and mill and overlay yet this year.

Rock in the southern phase created trouble for the utilities. Kansas City Power & Light took an extra three months, but all power lines are now buried, utility work is finished and contractor is installing storm sewers. It is hoped to have lanes of traffic open by end of October. Streetlights are scheduled to be installed by the end of December, and sidewalks and curbs in April 2020. Mill and overlay would happen in late April 2020, followed by pavement striping. The City is responsible for extra cost incurred in regard to the rock, so a change order, amount unknown at this time, is expected.

Mr. Ley confirmed to Councilmember Sipple that electric power lines are typically placed in the ground 3 ft. to 4 ft. deep, and LED streetlights would be installed on the west side of Mission Road north of 123rd Street and on the east side south of 123rd Street. The street is only three lanes and staggered LED streetlights would provide sufficient illumination.

Mr. Ley confirmed to Councilmember Cain that although the timeline was longer than anticipated because of the rock encountered in the southern phase of the project, coordinated overlapping phases significantly reduced overall timeline from 2 years to 1.25 years. Typically, power lines are buried the year prior and take 8 months. If this had been done on this project, periodic lane closures would have happened in 2018 and for six months in 2019. Councilmember Cain thanked Mr. Ley for the savings, which would have been even better if no rock had been encountered.

Councilmember Osman pointed out the City has a policy to bury power lines if possible. This was not done on the 103rd Street project several years ago. Anytime the City can do this it should be done. Lines buried in front of Ranch Mart from 92nd Street to 95th Street, and it makes a dramatic difference in appearance. LED streetlights are much better compared to old halogen/sodium streetlights north of 83rd Street. The front of Curé of Ars school looks wide open and area residents are extremely happy. He asked if spacing between utility boxes used in conjunction with buried lines could be extended or if the spacing is required by Kansas City Power & Light. The boxes are an eyesore and some are sizable, 5 ft. to 6 ft. tall, and box location near a traffic Stop sign can negatively impact visibility. Mr. Ley stated there are installation ranges that the City can work on with Kansas City Power & Light, and the City is attempting to have one box moved between a driveway and an intersection.

Mayor Dunn agreed with Councilmember Osman that the LED streetlights and elimination of visible pollution of wires and poles are fabulous.

Councilmember Rawlings asked for an update on Lee Boulevard, 103rd Street to 95th Street. Mr. Ley stated contractor continues to work on widening the road 2 ft. and curb installation. It is hoped to have open by mid-November, and work to start north of 95th Street in mid-April 2020.

Mayor Dunn thanked Mr. Ley for the report. Mr. Ley confirmed project updates are posted on the City's website every two weeks.

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[from the August 27, 2019 Planning Commission meeting]

- A. Residential District] to RP-2 [Planned Cluster Detached Residential District], Preliminary Plan and Preliminary Plat for Hills of Leawood Villas, located north of 151st Street and east of Mission Road. (PC Case 74-19) [ROLL CALL VOTE]

Staff Comment: A valid protest petition was filed against this application. Passage of the ordinance approving this application requires a vote of 7 Governing Body members

City Administrator Comment: The City Administrator recommends the Governing Body override the Planning Commission's recommendation of approval of this application for zoning and plan approval. RP-2 zoning provides for a more dense development than the surrounding areas. The proposed plan does not blend with the surrounding zoning. Additionally, once zoned, a developer could seek a revised preliminary plan allowing for only 6,000 square feet of lot area per dwelling unit as allowed under the LDO. Alternatively, if an override is not approved, a remand to the Planning Commission to consider zoning the property as RP-1 would be in order.

Mayor Dunn stated a valid Protest Petition had been filed, making passage requiring seven votes in the affirmative and she pointed out the City Administrator's comment on the agenda. She stated the Governing Body process is applicant presentation, questions from Governing Body to applicant and Staff, then citizen comments before Governing Body action.

Mr. Greg Musil, Rouse Frets Law Firm, 5250 W. 116th Place, Suite 400, stated it was a pleasure to speak to the Governing Body and hear citizens in favor and against the proposed development. He stated some of his presentation would be a duplicate of that made to the Planning Commission, a copy of which had been included in the Governing Body meeting documentation. Other project team members present are developers Mr. Mark Simpson and Mr. Saul Ellis, engineer Mr. Tim Tucker with Phelps Engineering and landscape architect Mr. Jason Meier with Meir Landscape.

Mr. Musil stated about one year ago, property to the east was rezoned R-1 for the Hills of Leawood development, with variance for 19,000 sq. ft. lots. He gave an overview the proposed development that would consist of 25 high-quality garden/walk-out level villas, 1.85 units per acre, main floors of 2,000 sq. ft. to 2,200 sq. ft. and value of \$800,000 and up. The property has some rarities and has been vacant for the history of the City of Leawood. There is a large power transmission line easement on the east edge and the property has a jagged west edge. He stated the project has credible proven developer, assuring high quality product that has much market demand. Development would eliminate a "mischief site", continue and complete a new neighborhood, and connect neighbors from safety and social aspects.

Mr. Mark Simpson, 15145 Windsor Circle, stated the proposed plans boils down to use of an unusual piece of land, which was studied for eight months and 15 different land plans generated. None of the plans were created to fit a zoning category. Seven homes were sided along the 160,000 volt power lines as buyers will not purchase with lines in the back. Maintenance would be provided. Mr. Simpson stated he stands on his record; 21 of 23 lots had been sold in Village of Leawood for \$900,000 to \$1.6 Million in nine months, and 44 of 48 lots sold in Villas of Ironwoods in four years, which are not in Leawood. Developments over the past 25 years such as Tuscany Reserve Villas and Whitehorse Villas are indicative of what would be done. They are an asset and many of you have been in one of these.

Mr. Simpson stated the Village of Ironhorse Home Owners Association President is here to speak tonight. The developers do just one quality level that stand the test of time. Mr. Ellis developed Brittany Court 40 years ago, and there are 340 families enjoying the lock-and-leave villa lifestyle in Leawood, adding a one-quarter of a billion in value. The development of all one-story homes would be an asset and bring value to the City. A stipulation prohibiting RP-2 6,000 sq. ft. lot size in the future would be agreeable.

Mr. Musil displayed aerial maps showing the odd-shape/size of the property, and the 1970s plan of the Mission Heights platted in 1961, and actual development was large estate lots with driveways and septic systems. He presented the history of the 2018 Hills of Leawood, zoned R-1 with variance for 19,000 sq. ft. lots. Per the LDO, 29,000 sq. ft. lots would have been required by the LDO. He stated the project team have taken many steps to address real or perceived concerns of nearby residents in regard to the proposed plan. To develop RP-1 or R-1 would require one-half acre lots because of surrounding large lots and design layout. The developer is committed to the proposed plan.

Mr. Musil stated development challenges are unrestricted 160 ft. wide easement, not 100 ft. wide as documentation states, for Kansas City Power & Light high voltage transmission lines on the east, large lot “legacy” homes with septic systems on the west, and the narrow and irregular shape of the property that has been vacant and undeveloped for the entire history of Leawood.

Mr. Musil stated his summary of Staff Report primary concerns as density, RP-2 zoning not compatible next to R-1 zoning, deviations required by the plan, “leaps” over interim zoning, and Comprehensive Plan change. He presented calculations on density for different zonings and comparison of densities to other developments, stating the proposed development density of 1.85 units per acre is smaller in density except for the Hills of Leawood to the east and Reserve at Ironhorse to the south. The average lot size is 13,642 sq. ft. and the smallest lot is 9,500 sq. ft. The plan is as close as possible to RP-1 zoning requirements, except for the number of lots which are needed to build all infrastructure. The City’s Comprehensive Plan shows RP-2 zoning abutting R-1 and RP-1 zoning in three locations within one mile; the Villas of White Horse at 150th Street and Nall, Mission Reserve at 151st Street and Mission Road and Villas of Leawood at 145th Street and Kenneth Road. He displayed a map with these locations circled in red. In regard to distance between the proposed villas and legacy homes, the largest distance is 220 ft. and the smallest is 75 ft. He stated under the Leawood Development Ordinance [LDO], houses can be 60 ft. apart in R-1 and RP-1. All six requested deviations total 0.5 acres, 2,000 sq. ft. or roughly the size of the Council Chambers, all are minor internal to the development and all are expressly allowed under the LDO. A map with lot deviations highlighted in yellow was displayed. He stated villas would be one-story and two-story homes allowed in R-1 zoning and could be a privacy issue.

Mr. Musil stated the City’s biggest concern is “skipping and leaping” to RP-2 zoning could allow 6,000 sq. ft. lots. He stated LDO Section 16-3-4 requires a revised Preliminary Plan to go through the same process as zoning, which provides the City control. A Preliminary Plan is good for 24 months. Applicant is agreeable to shorten this to one year, as assurance to residents and City that no one will come back one year from now with a request for 7,500 sq. ft. lots. He stated R-1 or RP-2 zoning would not provide a sufficient number of lots for development. The Comprehensive Plan is intended to guide community growth; it is not a mandate, especially in unique situations. When the prior three locations were rezoned, the Comprehensive Plan was likely revised to reflect.

In an effort to find consensus with neighbors, the plan includes dedication by deed of a 10 ft. of tree preservation easement buffering next to 10 ft. utility easement on the west property line. The area currently contains mature trees and a set of new trees planted between the villas and legacy homes. The development owns this land. Also proposed is a HOA-maintained buffering of berms and trees on both sides of the 150st Street entrance. This is good for neighbors and neighborhood. Those who have built in the area knew a street would be constructed with 50 ft. right-of-way.

Mr. Musil reviewed matters related to the Golden Criteria and stipulations. R-1 or RP-1 zoned development has never occurred. This is a difficult site. Lots placed one side would be narrow and fewer in number to bear infrastructure costs. Stipulation 16 is acceptable as long as it is known that sidewalks would be within the right-of-way for 150th Street. Stipulation 26 is agreeable with notice that a 10 ft. by 10 ft. area for the entry sign will increase to 13 ft. by 13 ft. for the monument sign. As previously stated, Stipulation 27 would change to state Preliminary Plan would lapse in one year rather than two years.

Councilmember Filla questioned why revision of Stipulation 27 from 24 months to 12 months gives greater assurance; a stipulation prohibiting a change in lot size could accomplish the same thing. Mr. Musil stated revision of Stipulation 27 does not actually guarantee, but perhaps alleviate the feeling that the longer the development is not built, there is chance there will be RP-2 size lots. Square footage cannot be changed without going through the planning process.

Mr. Musil confirmed to Councilmember Filla the legacy lots have septic systems and the proposed development may make sanitary sewer connection available for some.

Ms. Bennett confirmed to Councilmember Osman that zoning runs with land, rather than plan.

Councilmember Cain asked if zoning designation would impact the possibility that current homes could connect to the sanitary sewer, likely at a reduced price, and if all of Mr. Musil's offerings were reflected in the proposed Preliminary Plan. Mr. Musil stated sanitary sewer tie-in is only an option if the property is developed. The tree easement may not be in the plan. Mr. Klein stated some landscaping along 150th Street as it extended to Mission Road that is on adjacent residential private property and not in the plan. Councilmember Cain stated stipulations would be needed to put these in the plan.

Mayor Dunn stated she had forwarded to Ms. Bennett forward communications between legacy lot owners and Mr. Simpson from over the entire Summer. She asked if items promised in writing by Mr. Simpson were included in the proposed plan. Mr. Musil stated Mr. Simpson had reached agreement with some neighbors to the south on storm drainage concerns, and only outstanding concern was sharing of cost or cost to only Mr. Simpson on berms and additional landscaping of swales with Hills of Leawood to the east. Mr. Simpson agreed to stand by all his statements.

Councilmember Harrison asked how long the power transmission lines had been there. Mr. Musil said the Mission Heights development of legacy lots had no power lines shown. This was platted in 1961 and Kansas City Power & Light easements were obtained in 1961 and 1964. It is not known when the lines were constructed, but they were present when Dr. Reddy purchased the land.

Councilmember Harrison noted the power transmission lines were not a surprise obstacle, it was known the property proposed for development was never part of the 2018 plan approved for Hills of Leawood to the east, and this property would be challenge. Mr. Musil confirmed to Councilmember Harrison the Hills of Leawood received a Board of Zoning variance for reduced lot size to 19,000 sq. ft. from LDO requirement of 27,000 sq. ft. to 28,000 sq. ft. That plan took 1.5 years. He pointed out if the proposed plan would be substantially changed for any reason including reduced lot size, that plan would need to go through the planning process, although this is not the same as zoning.

Councilmember Harrison asked if the people who built the legacy lot homes from 1965 to 2000 were advised if the property was zoned for large lots that homes would be built upon, and for the average frontage of the proposed 25 lots. Mr. Musil assumed legacy home owners would have seen large lots next to them and the frontage of the smallest lot is 74 ft. and the average frontage is 76 ft. Mr. Coleman provided correction that frontage of the smallest lot is 71 ft.

Mayor Dunn confirmed to Councilmember Harrison the property became part Leawood when the City annexed the golf course to 154th Street in 1994. Mr. Coleman stated prior to incorporation the property was part of County.

Councilmember Filla pointed out large lots are required to handle a septic system, and not a fashion statement. Councilmembers Filla and Cain requested the number of large lot owners that would be offered the option and/or be required to tie-in to sanitary sewer. After consultation with Mr. Tucker, Mr. Musil estimated four of the seven might be able to tie-in. Mr. Coleman stated based on City's discussions and meetings with Johnson County several years ago in regard to sewers, Johnson County makes the final decision. The LDO states tie-in is required within 200 ft. of a sewer main, but a couple of houses on 143rd Street were within 200 ft. and the owners went to the County. The County could require tie-in under their rules for their system. Councilmember Cain stated she did not want to impose the cost of tie-in.

Mayor Dunn asked those who had signed in to speak to keep their comments to five minutes or less, and to bring forth new information, avoiding duplication by indicating agreement with comments of another speaker.

Mr. Bob McQuain, 14901 Mission Road, located in the northwest quadrant of the proposed project, stated owners of the nine residences signed the Protest Petition, and five of those selected to speak for all. He distributed a two-page summary opinion letter addressed to the City Council dated September 17, 2019, signed by Mr. Peter Oppermann of Oppermann LandDesign, LLC. The property of these five directly abuts the proposed development; property of others may abut easements. The proposed plan is classic developer wanting the most lots to sell rather than sound planning, and an attempt to gloss over zoning laws. Leawood is a favored community because the zoning rules provide for visual seamlessness as you move through one area to the next. In the proposed plan, 25 houses would be built on a tract of land that would support 10 to 12 under R-1 zoning. He displayed a rendering of the layout prepared by their architect. He stated by simply moving the roadway slightly to the east and combining some lots, green space is created in the development that abuts their homes. Mr. McQuain pointed out the "Row House Lane" in the proposed plan that consists of five lots, averaging less than 9,900 sq. ft., and all abutting house lots an average of 43,000 sq. ft. He stated this part of the plan is a "rubber stamp" and designed to sell another lot. Mr. Musil has stated there would be buffering for the benefit of neighbors, while Mr. McQuain was told by Mr. Simpson that if a Protest Petition was filed the buffering would be rescinded. Not one of the three developments referred to by Mr. Musil is sandwiched between R-1 residential districts. There is significant separation from neighbors by either a street, commercial property or undevelopable green space, and none directly abut. He is not opposed to villas or development of the tract, but wants R-1 development as shown from the 1980s. There is no other place in the City, and likely the County, where there is such a development. If the abutting lots were commercial, which they are not, the proposed plan would make sense.

Ms. Connie Krupco, 15005 Mission Road, stated it was unfortunate Mr. Simpson had not included this property in the Hills of Leawood, self-creating challenges that have been given to the Governing Body. As stated in the architect's letter, the proposed plan circumvents lot size required within 300 ft. The 300 ft. rules ensures compatibility. This parcel has a four acre power line easement which was included in the plan's density calculation. It has been stated those nearby will need to live with a little buzz. R-1 zoning is on the Master Plan, last approved in April. Market values of property will be detrimentally effected, as well as the park. If the rezoning is approved, another developer could come in with 6,000 sq. ft. lots. The length of time the property has been vacant is subjective and will be addressed by Ms. Lori Hull. Hardship of too-dense RP-2 zoning will be addressed by Ms. Shannon Maize. Dr. Reddy has had several offers to sell. City Staff and City Administrator do not recommend the proposed plan. Economic impact on the developer is not a factor, and this falls outside of sound land planning.

Ms. Lori Hull, 15007 Mission Road, stated she and her spouse purchased one of the legacy lots in 1986. Hardship to Dr. Reddy and vacancy history of 50 years presented by the developer is misleading. She has reviewed various meeting documentation and project team statements. Dr. Reddy purchased the property only 25 years ago, and he sold the adjacent property to Mr. Simpson. In 1990, Mr. Simpson offered to purchase the proposed property and stated economic conditions have finally come around. Other offers were made for the property. R-1 zoning is not why the property has remained vacant. Mr. Musil stated the City did not look at this parcel in the Comprehensive Plan; Mr. Klein states the City did. When the Hills of Leawood PC Case 129-17 was approved in 2018, Mr. Musil stated they were consistent with low density development and LDO, and 19,000 sq. ft. lots were required due to surrounding property. Legacy lot owners were considered part of the equation in 2018. Why did we not matter when we were not abutting and now do not, being referred to as a legacy problem. Staff recommendation should be important in regard to the Golden Criteria.

Ms. Theresa Entriken, 15009 Mission Road, stated her property directly abuts the proposed development. Her estate lot is just over 26,000 sq. ft., and proposed lots behind her of 9,500 sq. ft. and 9,800 sq. ft. would not be compatible. At the August 27, 2019 Planning Commission meeting, the Commission considered letters and comments from residents and HOAs. HOA support shown in correspondence on Pages 213 to 216 of meeting documentation should be questioned. The HOAs included Villas of Ironwoods, Mr. Simpson's Hills of Leawood, Reserve at Ironwoods and the Pavilions. Most of these are not in sight of the proposed development. In addition, the letter of support from Pavilions HOA Vice President mentions Hills of Leawood rather than villas and rezoning for villas. The author of the correspondence on Page 214 who supports lives south of RP-1, and does not abut nor would see the proposed development. The author of correspondence on Page 215 who supports, owns property to be sold to the developer and does not live nearby. Ms. Luanne Reeves, who spoke in support of the proposed plan at the Planning Commission meeting, documented on Page 274, does not live near the proposed development. On Page 285, Planning Commission Peterson, for voted in favor of rezoning, stated visibility is negligible from Mission Road or 151st Street. As shown on a map of the area, green space allotted to the west towards the Hills of Leawood demonstrates the developer favors the Hills. The developers map on Pages 243 and 244 shows that Mission Road provides a majority of distance house-to-house in comparison of villas and their homes. She supports the recommendation of the City Staff and City Administrator, and shared the concern that future Preliminary Plans could seek 6,000 sq. ft. lots.

Mr. Karl Lavender, 3400 W. 151st Street, was aware of septic system and County requirement of two acres for septic tank and lateral field when he brought his property in 1984. Tie-ins are not required and septic systems typically last about 26 years and are a maintenance nightmare. His system is 28 years old and he is looking forward to tie-in. He contacted the County in regard to cost, which would be \$5,400 fee to tie in if under age 62 and \$2,600 fee for 62 and over, and cost to extend. He is a proponent of the development though he will have seven new neighbors, and thinks the development enhance and bring value to an area which has a scrub field. His home on the far southeast section of the property. When he built his home in 1991, he knew the property behind would be developed and is excited. He stated the Kroh Brothers were the original owners of the land and they donated to the Kansas City Art Institute as a tax incentive. Another property that developed was the golf course. Mr. Ellis and Mr. Simpson have an excellent reputation. He has spoken with Mr. Simpson about his concerns and some screening. They have been working together and all is in writing. He is confident in Mr. Simpson's track record and reputation. He asked if an additional egress for emergency vehicles had been considered. There is only one road in and out for 72 homes and it is difficult to turn left out of his property. Finding villa housing is a challenge and there are not many in Leawood. If not development, the site could continue to sit idle. He is looking to the good of all the community, not just five residents.

Mayor Dunn stated for the record the golf course land was donated by Mr. Don Bell and then voters approved building the golf course.

Major General Michael Lynch, Reserves of Ironhorse HOA President, 3305 Ironhorse Court, power lines come across their development. He cautioned the five houses in regard to possibility of two-story houses rather than the proposed single-story villas. He is a friend and neighbor of Mr. Simpson and supports the proposed plan. Mr. Simpson is trustworthy, and has done many things for his HOA and the neighborhood. HOA members were canvassed and all were in favor.

Ms. Shannon Maize, 14913 Mission Road, stated she lived on the west side of the proposed development next to the street. She has been a Leawood resident for 30 years, moving from old Leawood to south Leawood in 2010. The beautiful trees and 36 lots outweighed the potential danger of having a street parallel to driveway. Mr. Tim Cunningham received approval to develop 51 homes, 20 more homes than planned, with additional trees along street and border. When Mr. Simpson took over he received approval for 70 homes and now he wants 25 more; total 100 homes. She displayed a picture depicting 35 ft. property line from her fence, stating this would be 15 ft. farther than two abutting proposed homes. Increased traffic is also a concern. Her young daughter and son have been involved in vehicle accidents and near-miss accidents. There is no biking to school. She asked if a traffic study would be done, stating research data from the Community & Environmental Defense Services indicates an increase in the number of access points increases the number of accidents. At the Planning Commission meeting, two persons spoke about the hardship of Dr. Reddy. Dr. Reddy paid \$300,000 for all and if he cannot sell that is a just a bad investment. Mr. Simpson purchased the property for the Hills of Leawood for \$3.4 Million. Mr. Simpson has already stated he could go with RP-1 zoning.

Ms. Maize confirmed to Mayor Dunn that Dr. Mark Maize was not present to speak.

Mr. Jeff Rosen, 15224 Linden Street, Villas of Ironhorse HOA President, stated he does not live adjacent; he lives right on the golf course. Living in a villa is wonderful, especially with an aging society, and there are not enough villas available. Mr. Simpson and Mr. Ellis do outstanding quality work, doing what they say they will do, throughout the community. The new development would enhance values. In his development, 151st Terrace cuts through residential to the east; villas back up to residential. He supports the proposed plan.

Ms. Luanne Reeves, 15001 Quivira Road, Olathe, stated she owns property that abuts the development to the east. Scrub lot mentioned earlier is hers. Someone said she had a contract with Mr. Simpson to sell. She does not, but would be happy to do so. She is a real estate agent and has attended many contentious zoning meetings as Quivira Road has developed. Change is difficult. Be careful what you wish for and cautious of what you oppose, as much worse could come along later. Two-story homes in the area would not fit, and character is the first Golden Criteria. The legacy homes are contrary and out of character for what is going on in the area. \$800,000 to \$1 Million villas would likely not negatively impact the value of her 1.4 acre lot, which she has tried to sell, but been unable to do so. If she would to build, it would be a single-family spec home and require a variance for septic system offered by the City. Twelve RP-1 lots is not economically feasible, and if the opportunity is missed the property will just sit. She has seen the quality work of Mr. Simpson and this would be an opportunity for a beautiful development. Legacy homes actual location on Mission Road will negatively impact the values of those homes more than villas behind.

Mr. Gene Baldwin, 15037 Chadwick, stated he lives in the Villas of Ironwoods, which is not adjacent. He and wife are empty-nesters and like villas. He is very much in favor the proposed development of 25 lots rather than 10 or 12 lots, as that is what is economically feasible and would enhance values in the area. Mr. Simpson is abutting his own Hills of Leawood development and his 45-lot Villas of Ironwood to \$800,000 villas. Mr. Simpson and Mr. Ellis have been responsive and responsible.

Mayor Dunn thanked all for their attendance and comments.

Mr. Musil once again displayed the map of red-circled developments, stating the City has put R-1 next to RP-2 twice, and RP-1 next to RP-2 within one mile of the site and all have worked in practice. Mr. McQuain's hand-drawn plan with houses all on one side is not feasible. The proposed plan is not spot zoning, but placing residential use next to residential use. He stated Ms. Reeves has a valid point; legacy homes do not define the character of the neighborhood. The broader community tells what needs to develop if the legacy homes were not present. To develop this land, a proposed plan of 25 lots of average 13,000 sq. and 1.85 unit/acre density has been submitted. A pure RP-1 plan will not work. Two changes in the list of stipulations are agreeable; addition of a 10 ft. tree preservation easement and revision of Stipulation 26 from two years to one year.

Mayor Dunn questioned the comment about need for additional egress and a traffic study. Mr. Coleman stated there would be egress on 151st Street and on Mission Road. The main entrance of the Hills of Leawood is on 151st Street, which would connect through the villas to Mission Road. Mr. Ley stated a traffic study is not required, but the City does require the developer to pay for appropriate street signage.

Mayor Dunn asked about the 10 ft. tree preservation area. Mr. Coleman stated with a 20 ft. setback, the proposed villas would only have a 10 ft. backyard.

Mr. Coleman confirmed to Councilmember Cain that he is not aware of a fence on west side with the proposed plan, that nothing could be placed in the easement, and that potential villas and change of zoning was never stated when the Hills of Leawood estates and manors were discussed. Hills of Leawood received a variance for smaller 19,000 sq. ft. lots.

Mr. Coleman confirmed to Councilmember Sipple that 150th Street will not connect to the Hills of Leawood until this parcel is developed.

Councilmember Sipple asked clarification of statements regarding RP-2 zoning next to RP-1 or R-1 properties. Mr. Coleman stated RP-2 zoning was devised as a transition from higher commercial use and lower use single-family RP-1 and R-1 zoning. There is commercial on the corner of 151st Street and Nall, and on the south side of 151st Street on Hole 16/17 Tee-Box of the Ironhorse Golf Course; the Villas of Ironhorse are transitional. There is commercial at 143rd and Kenneth Road. The proposed plan has RP-2 between two single-family properties.

Councilmember Filla inquired if there was a plan for RP-1 and how many RP-1 homes would be in the plan. Mr. Coleman stated the plan for R-1, not RP-1, was 12 lots. Staff indicated for RP-1 you may have 21 lots. R-1 lot minimum lot size is 15,000 sq. ft. and RP-1 minimum lot size is 12,000 sq. ft. Setbacks are slightly difference, especially for sides. R-1 side setback is 15 ft. and RP-1 side setback is 12 ft.

Councilmember Filla pointed out the green space that facilitates the proposed plan is the power line easement and the openness that comes from the legacy homes. She asked about the size of the power lines. Mr. Coleman stated that an aerial view of the area shows the largest green space area the legacy home backyards, power line easement and park to the north. The power transmission lines go through the park. Councilmember Filla stated she would not want to live near the lines because of higher potential health risk. Mr. Coleman stated easement is similar to the one on 91st Street in Prairie Village, Overland Park, and Leabrooke, which is used for gardens and storage.

Mr. Coleman confirmed to Councilmember Azeltine this type of plan has never been proposed to the City before.

Councilmember Cain questioned if it would be possible to approve a zoning change for just this development plan for one year. Ms. Bennett stated zoning would remain and could not automatically revert. She postulated that Mr. Musil would be the first to say they could meet a 6,000 sq. ft. lot plan, if the proposed lots did not sell.

Mr. Coleman confirmed to Councilmember Cain the property could be planned RP-1 with 21 lots and a few deviations.

Mr. Simpson stated the team had evaluated 12 to 15 different land plans for quality lots without any consideration of zoning. RP-1 was 18 lots with several variances. RP-2 was 25 lots with six variances. The \$75,000 cost to construct the access road of Mission Road has to be spread out between lot owners. There is a large amount of extraordinary costs against 13 or 14 acres. Screening at cost of \$30,000 to \$40,000 has been offered to two property owners on 150th Street. Street construction would not be budgeted against the Hills of Leawood which will be complete, but to the villas. If the villas are not built, there will be no road connection.

Councilmember Rawlings questioned if Mr. Simpson had looked at the feasibility of maximum 12 lots for R-1, and if these would be close to the power lines or all to the west side of the property. Mr. Simpson stated a house, not a lot is being sold. Standard city lot frontage is 100 ft., like the manor lots in Hills of Leawood. Garages would be next to power lines and lots would need to be sold at a discounted price. Cost of building a road would need to be bore by 12 houses. The economics on the villas are not wonderful; just doing to not leave a "hole in the donut". The property is a scrub, nuisance piece of land. The proposed plan is for a quality development and would add value, with two ways in and out. Pine and evergreen trees, maintained by the HOA, would be added as a buffer, and a \$1 Million amenity in the future. We are shovel-ready.

Mayor Dunn reiterated it would take seven affirmative votes for passage due to the Protest Petition.

Mayor Dunn asked Mr. Simpson if he would be agreeable to a legal agreement, similar to a development agreement, drafted by the City's Legal Staff that would revert zoning. Ms. Bennett stated the City cannot enter into a private agreement to revert, but the City could enter into an agreement with developer/owner to petition to revert back to R-1 zoning. Mr. Musil stated this would be a reasonable resolution and he would have to speak with Dr. Reddy as he would need to be the petitioner for rezoning.

Mayor Dunn suggested continuance of the item and Mr. Lambers recommended the November 4, 2019 Governing Body meeting, to provide sufficient time for review and additional work.

Councilmember Filla pointed out that old Leawood lost a large amount of green space when an economic recession hit and cautioned the same could happen again. North Leawood does not have a seamless look as a result. She questioned why \$75,000 road cost is too much for single-family homes to carry, as this equates to less than \$6,500 per approximately \$1 Million home. The City approved the Comprehensive Plan less than one year ago. She is generally opposed to the submitted plan.

Councilmember Larson was troubled that the legacy home owners are not onboard with the proposed development and concerns, on both sides, should be mediated in good faith. The legacy home owners should be able to feel good about what abuts their property. It is tremendously important their voices to be heard. She was concerned to hear the developer would not work because of the Protest Petition. Legacy owners need to be taken care of should this proposal pass.

Mr. Lambers agreed with Councilmember Filla in regard to the road cost, stating \$7,000 would be just 1% of an \$800,000 to \$1 Million home, and the Hills of Leawood is going to use the road and cost should be apportioned, reducing individual cost. In regard to Councilmember Larson comments, perhaps the size/number of lots abutting legacy could be revised to reduce the impact on the legacy homes.

Councilmember Osman stated altered zoning that runs with the land would not be acceptable. In Ward One, the creek, tree line and commercial provide a buffer to State Line Road for the Simpson/Ellis development near the Country Club of Leawood. That development required extensive negotiations, including the number of lots, with citizens and the City. It has been only 18 to 24 months since Hills of Leawood was approved. Irrespective of where, there is a need for villas and maintenance-free homes due to downsizing and for aging parents.

A motion to continue Agenda Item 12.A. to the November 4, 2019 Governing Body meeting was made by Councilmember Azeltine; seconded by Councilmember Larson. The motion was approved by a unanimous vote of 8-0.

Mayor Dunn reminded the Protest Petition remains in place.

- 12.B. Resolution approving a Revised Final Sign Plan for Ranch Mart Shopping Center – Revised Sign Criteria, located north of 95th Street and east of Mission Road. (PC Case 76-19) ***–CONTINUED TO THE OCTOBER 21, 2019 GOVERNING BODY MEETING***

13. OLD BUSINESS – None

14. OTHER BUSINESS

Schedule Governing Body meeting on October 21, 2019 at 7:30 P.M.

Mr. Lambers stated the Executive Session previously scheduled for October 21, 2019 at 6:00 P.M. may not be held, but regardless, start time of the regular Council meeting that night would remain at 7:30 P.M.

A motion to approve Agenda Item 14. was made by Councilmember Rawlings; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 8-0.

15. NEW BUSINESS – None

ADJOURN

There being no further business, the meeting was adjourned at 10:31 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk



ADVISORY BOARD
Meeting Minutes – September 10, 2019 - 5:30 p.m.
Gezer Park- West Shelter

Board members in attendance: Chair Karen Ward-Reimer, Lorrie Hamilton, Kim Galbraith, Gary Swanson, and JoLynn Hobbs

Board members absent: Amy Vlasic and Bob Wright

Council liaisons absent: Julie Cain and Chuck Sipple

Staff members present: April Bishop, Chris Claxton, Kim Curran, Brian Anderson, and Camille Sumrall

Chair Karen Ward- Reimer called the meeting to order at 5:40 p.m.

Kim Galbraith made a motion to approve the August 13, 2019 meeting minutes. JoLynn Hobbs seconded the motion. The minutes were approved unanimously.

I. Old Business

A. Update on Bike Kiosk Project at City Park

Brian informed the committee that he has met with Vireo and AB Creative and they are working on designing the shade structure for the bike kiosk. Vireo has completed a construction plan so that our staff can start reviewing the site. They are still awaiting funding from the South Loop signage project. The South Loop signage project will begin once the Mission Road project is completed. Whatever funds remain from the South Loop signage project will be directed to the bike kiosk project.

Chris asked what the approximate timeline is for deciding what materials they plan to use for the design of the shade structure. She suggested using metal, and not wood because of maintenance issues. Chris asked when the parks maintenance staff will start working on hard surfaces including concrete and stonework.

Brian stated that once the shade structure has been designed and materials have been picked it will take eight weeks to arrive.

Chris stated she would like to begin working on the hard surfaces before winter begins.

B. Update on Tennis Court Renovation

Brian informed the committee that there are cracks on the surface of the newly renovated tennis courts. Several cores of asphalt were taken to determine if there was anything defective with the asphalt blend. The report indicated there was no problem with the asphalt blend. He had a meeting with the asphalt supplier and the Continental Engineering project managers and they believe there are residual cracks in the original base of the tennis courts.

Brian added that when they installed the asphalt there were periods of rain before and after and the temperature varied greatly, which might be a reason for the cracks. They have decided the fix will be to apply a fiberglass overlay product. This product will cover all cracks. As of now, the courts will be open in the fall and winter but we will start the process of applying the new product in the spring of 2020. Brian stated that it is under warranty and we will not have to pay for any of the repairs.

II. New Business

A. Discuss Proposed Photography Permit Policy and Fees

Chris stated that they have had several issues with professional photographers using the parks, especially Ironwoods for photo shoots. Not only is this against our ordinance it is often times very disruptive to organized activities and rentals in the park. After researching, she has found that most of the surrounding agencies have policies for professional/commercial photography.

Lorrie added that she has seen many photographers in Leawood parks recently. She stated she believes that because Overland Park has instated a policy and photography permit fee, many photographers now use Leawood park locations to shoot.

April asked if the Lodge at Ironwoods Park renters would have access to photograph all around Ironwoods Park during their rental time.

Kim C. responded that within reason, yes renters may photograph in the park. We do not want them to disturb activities at the Oxford School House, Amphitheatre, or Nature Center.

April asked about the busloads of high school students coming for prom or other school related pictures. She stated that they have a tendency to take up quite a few parking spaces, which is an issue on dates that another party has the Lodge at Ironwoods rented. She stated she would like our policy to address this issue as well.

Kim C. stated that it is a public park and balancing the public use of the park and renters use may be difficult.

JoLynn stated that enforcing the policy could prove difficult as well.

Lorrie stated she has an issue mainly with professional photographers that are setting up on the trail and within the parks. They are professionals that have many people coming in for portraits. They are making money within the park boundaries.

Chris stated that we will continue working on the policy and incorporating the concerns brought up today. We will bring an updated draft to the next meeting. After we have a policy in place, we will need to work with police to discuss how to enforce the policy. We will also need to work on how to go about informing the public of our new policy. City Council will have to approve the new policy to move forward. Chris stated that we are not looking to prohibit individuals or families who want to use their own cameras or phones. Just the commercial photographers.

Camille asked if we should issue permits by the day instead of permits by the hour since we do not have full time employees at the park all day to enforce hourly time limits. She also asked if we should consider an annual fee.

Kim C. responded she would not do an annual fee or have an annual fee with blackout dates such as our City events and soccer Saturdays.

JoLynn asked that instead of putting stick signs in the popular places for photographers, might we place signs at the park entrances.

Kim G. asked to clarify if this is only for photographers who make money from their professional photos.

Chris clarified that yes, this policy/permit is for commercial and professional photography use.

III. Staff Reports

Kim reported the following:

- Fall soccer started September 7th. We have over 1.600 this season (fall).
- Doggie Dunk had 237 dogs this year.
- Kim met with Great Plains SPCA on partnering for several events in 2020. They are considering cat yoga and adoption events.
- Facilities and Events Supervisor position closes this week.

April reported the following:

- August Concert Series ended last Sunday.
- “Art on Loan” Sculpture arriving October 3rd. The piece is a kinetic piece named “Sky Writing I” by artist John King
- Into The Night Fall Festival will take place at Ironwoods Park on Friday night October 4th. There will be many fun activities for kids including a petting zoo, train rides, and live performances. There will also be several hand-held food choices.
- “Fall Into Art” art show will be happening in the Oak Room of Leawood City Hall on October 18th (opening reception), 19th, and 20th (show)
- Leawood Gallery Crawl, presented by the Leawood Arts Council will take place on Friday night, September 13th at five Leawood Art Galleries.

Brian reported the following:

- Park staff has been draining the pool, winterizing the pool building.
- Fall seeding projects are beginning.
- Sodding around “Walking Woman” is complete
- Planting fall bulbs.
- Ryan Lowe doing a great job with turf care and soccer fields look great!

Chris reported the following:

- City Council will be deciding on locations for “Point Defiance” relocation in Ironwoods Park. There are currently two location options.
- Please join us this Thursday at 9:30 a.m. for the plaque dedication at Gezer Park.
- Future Park at 89th street is on hold because the developer has not yet completed his plan approved by City Council and the Planning Commission.
- April’s position is currently open to applications. April will be retiring on December 8th.

IV. Miscellaneous

Kim G. suggested that we potentially engage Bakers Man Production to utilize a 360 degree camera and drone footage to do virtual tours of our parks.

Chris stated she is vehemently against the most recent article of KRPA magazine regarding E-games. She believes it goes against the mission of getting children/teens outside and away from screens. She is planning to write a letter to the editor to express her opinion.

V. Next scheduled Meeting Date

The next meeting will be held October 8th at 5:30 p.m. at the Maple Room of the Community Center.

Lorrie made a motion to adjourn the meeting. JoLynn seconded the motion. The motion was approved unanimously.

The meeting adjourned at 6:45 pm.

Respectfully submitted,



Chris Claxton, Parks and Recreation Director

MINUTES of the PUBLIC WORKS COMMITTEE

Meeting held: Wednesday, September 4, 2019
Leawood City Hall- Main Conference Room, 7:30 AM

COMMITTEE MEMBERS PRESENT:

Andrew Osman, Chair, Councilmember Ward 1
Ken Conrad
Abbas Haideri
Todd Harris
Marsha Monica
Jim Rawlings, Councilmember Ward 2
Chris White

ABSENT:

Julie Cain, Vice Chair, Councilmember Ward 4
Lori Ames
Chuck Sipple, Councilmember Ward 3

GUEST:

Paulo Harris, Student & Boy Scout, 3003 W 82nd Terrace, Leawood, KS 66206

STAFF PRESENT:

David Ley, P.E., Director of Public Works
Brian Scovill, P.E., City Engineer
Julie Stasi, Public Works Admin. Services Manager, Sr.

Chair Osman called the meeting to order at 7:32 AM.

Today, son of Todd Harris attended the meeting; Paulo Harris. Paulo is a student at Corinth Elementary. Palo is also a Boy Scout and is working on his Citizenship in Community Merit Badge. Committee and staff members introduced themselves and also with their introductions gave a brief background on their occupation/interests and connections with the City of Leawood.

FIRST ITEM OF BUSINESS (OLD BUSINESS): Review/approve the previous meeting Minutes.

ACTION: Marsha Monica- Motioned to approve the Minutes of the Public Works Meeting held August 7, 2019.
Ken Conrad-Seconded the motion to approve the Minutes. All present members were in favor. Motion passed.
Minutes Approved.

SECOND ITEM OF BUSINESS (NEW BUSINESS): Review Request from Public Works on the Design Consultant Selection Process for the 2022 Mission Road (133rd to 143rd) Project.

David Ley began the discussion. This is for the reconstruction of Mission Road. Typically we start the design at least two years in advance so we can get through the design process, get the utilities moved ahead of construction. This project begins at 133rd Street and extends to the north side of 143rd where we have already completed that intersection improvement. The plan for the improvements between 133rd and 135th is to add an additional lane on the west side as this section of road has been improved. We are looking at extending the island up to 133rd and down to 135th. Between 135th and 137th Mission Road will be reconstructed to a four lane divided roadway and that will allow any developments in the future adjacent to Mission Road to have a right in and right out to that roadway.

The big question that Public Works has is a revision to what we would like to see of Mission Road from 137th down to 143rd and actually even further south: The current plan is to have a four lane undivided roadway. We do not think Mission will carry as much traffic as 143rd so the consultant that the City hires we would like to have them perform traffic engineering study for us to determine the future traffic counts. Then we could decide if we could have a three (3) lane section from 137th St to 143rd St through the Mission Road Corridor.

Marsha Monica-That area of Mission Road from 133rd to 137th is kind of like Lee Boulevard. It has those gullies and no curbs, no gutters and very rural. What are your thoughts for the sides?

David Ley-What is planned and what we have been discussing is to whether we do a 4-lane section with bike lanes or whether we do a 3-lane section. The total width of the street would be built to accommodate a four lane section with curbs and storm sewers. This would allow the area outside of the roadway to be completed so the sidewalks and utilities could be located in those areas. If we do construct a 3 lane section and in the future they need to modify it to a 4 lane section for more capacity we could remove the island and add lanes. The outside curb,

sidewalk and utilities would not have to be relocated.

Chris White-So you do it the width of a 4-lane with an island but make it a 3-lane.

David Ley-When you are going across the roadway there is a school on the south end, so pedestrians are trying to cross. If you are crossing a 4-lane roadway such as 143rd street with bike lanes its concrete pavement to cross. Where this would at least give you an island for a refuge area if you are crossing one direction at a time. Sidewalks will be on both sides. We are looking at doing 8 foot wide sidewalks so that is the minimum width for what is considered a trail. You could actually get two way bicycle traffic on there and we would have bike lanes on the roadway also.

Chris White-That is really important. That is a huge bike lane out there. There are several people that use the bike lane down south.

Ken Conrad-This project that ultimately will be awarded for the design of this. This is also going to include a lot of study and configuration scheme of what it will need to look like?

David Ley-Correct. We have in the budget funding for a 4-lane. It will look just like 143rd Street. Four (4) eleven foot travel lanes, two (2) four foot bike lanes, curbs, street lighting, stormsewer and sidewalks with trails adjacent to the roadway. So the thought is if we do a three lane section it will probably cost the same, it will be less pavement but we will be adding additional curb and there are other costs figured into that. So it is not a huge cost savings to go to a 3-lane section. We are wanting to build what we think is actually needed and that would be determined from the traffic study.

Ken Conrad-So included in this project will also be more global area traffic study to help make that determination of what we build. Is that different that we've approach projects before, are we grouping more into a project than what we normally do?

David Ley-That's correct that it will have a more global area traffic study. Most projects do have a lot of traffic engineering. For example 143rd Street had a lot of studying that had to be performed with the school to determine that configuration and the traffic signal configurations. Some cities do or may have already done this in the past, but with this project, it was always scheduled to be a 4-lane section and it is just that staff believes we could possibly be overbuilding the roadway. So we want to verify that this is the width we need.

Abbas Haideri-Is a 3 lane similar to what is between 151st and 159 on Mission? Two lane on one side and one on the other side.

David Ley-It would be 1 lane each direction with a middle island and then wherever there is a left turn lane, we would cut into the island so the island would be more narrow.

Julie Stasi-Are you meaning an island with grass?

David Ley-Yes. An island with curb and grass. We would be doubling up the amount of curb and gutter we have and so there is some additional work that goes into that.

Abbas Haideri-To have some impervious area that is great, but the flip side is if you need the room, then you end up tearing all of this out.

David Ley-That is why we want to hire someone that has a good background in traffic engineering.

Andrew Osman-If we hire someone to take a look at a 3-Lane or a 4-Lane and they come back with their recommendation, are we going to take that as gospel?

David Ley-We will come back to the Public Works Committee if they recommend a 3-Lane section only. Then we will want the Committee's recommendation. But not if they say a 4-Lane because we currently have it set up for a 4-Lane, and that is what we have been telling anybody who calls in requesting information on the future Mission Road. We are telling them it is planned for a 4-Lane roadway.

Chair Osman-Asks about private developments that could possibly happen on the north east side of this project between 133 & 135th and if something develops before the roadway project, how is that handled.

David Ley-That could be handled separately by the developer. Most of the improvements will be on the west side of Mission Road so we could as a requirement ask the developer to bury the power lines. Either we would estimate the cost and have them pay the City that cost and we could do it in the future or we could have it built with their project. They might want to go ahead and do it themselves instead of having to wait for us (if they are planning to open prior to 2022) and they might not want us there.

Abbas Haideri-Thinking of the school and bikers in the area, if you have four lanes, it would allow traffic to move

over and give them more room.

Jim Rawlings-Curious about the neighborhood, have they been told to expect a four lane road? It's in the plan, are they looking forward to something changing, whether it's 3 or 4 lanes?

David Ley-Yes. It is in the plan to be four lanes. Not sure if they are looking forward to it. The biggest complaint we have had about Mission Road is the lack of sidewalks, the connectivity from 138th out to 133rd Street and then all the cyclists that use Mission Road.

Chris White-Not sure anyone would be sad if it went to a 3-lane instead of 4. There is a lot of hesitancy to see that road get expanded. People like being calmer area and they get worried about more traffic. If you build it, they will come. I think there are a lot of people that do not go that route. I live in that area a lot of times I take Roe instead of Mission.

David Ley-The volumes of 143rd Street is anticipated to have over 20,000 vehicles a day. That is one reason why we did four lanes on 143rd Street. Just from our prior traffic models we are showing 14,000 vehicles a day on Mission Road. So there is a significant amount reduced traffic on Mission from the east/west traffic.

Todd Harris-To follow up to what Chris is saying, Prairie Village as you recall, they took Mission Road at 75th from four down to three lanes (as it had become a race track). Just by doing that it made traffic go different directions and calmed the whole area down. I would agree if you build if 4-lanes that is an example of what you just said.

Chair Osman-So the recommendation is to review these six consultants and sent out an RFQ; request for qualifications.

David Ley-That is correct. The City Engineer and I selected six consultants that we feel would be good firms. Either of these firms would be great for the design of the project. We wanted feedback from the Committee to see if you are okay with these firms or is there anybody else you wanted us to include?

Marsha Monica-Did not have anybody else but had comments on the rating sheet. Noted that "Customer Service" should be ranked much higher. That is such a key to making a project run smoothly and go well with the residents and the people in the City. Then, "Project Understanding" is another category that needs an adjustment and this one is given too many points.

Brian Scovill-For a design engineer, Customer Service could also be looked at as meeting staffs timelines and providing adequate quality submittals, do they set up regularly scheduled meetings or did they wait until the last minute and then staff had to change the date and time because they didn't get the room reserved. We look at things like that in addition to the public outreach, media relation type items.

Ken Conrad-Can discuss the review categories but when we talk about the firms, he will need to recuse himself from that part. Ken added that he is not happy with the questions we are asking on the grade card. He would like to hear the firms speak, like we have done in the past although that might make the process more complicated.

David Ley -Advised we can do that. More recently we have gone through the first rating of all the firms and then brought in the top two and hear them. It does take quite a lot of time up to half a day to do several firms.

Ken Conrad-Will or is this going to create a short list where there are interviews?

David Ley-It could and that is if we get two firms that score fairly close then you may want to interview them. If there is one that stands above the rest then it would/could be up to the committee to choose the top one to negotiate with.

Chris White-Agrees the format is kind of off with the points. The first two categories start with the same approach and we kind of assume of they are bidding that they all are able to understand the project and approach to take. But unless there are two very similar does not want to get into a dog and pony show as then you might be more apt to grade on personality and not competency. Also agrees Customer Service is a huge item to grade them on. From a City's standpoint that is something that protects the residents and to make sure they are satisfied the way the project is done. That is a big deal. Is it possible that when we get their packages that the Committee can also get something from staff that talks about their past experience? You have the networks and you have the interactions. To me it would be helpful to get some information from the staff. According to them their listing of past projects in their RFQ is all according to them and not you-staff. Would like to reevaluate the point distributions on the grade card and possibly consider some new questions.

Brian Scovill-Advised they had tweaked the grades on a Stormwater Committee review.

David Ley-said before they would take all the points, sum all up from each member. However if there are some that grade higher than other members you could end up with firms with a much wider gap between the high and low, so it un-intentionally skews the grade. Now we take a person's top (number one) and give them 6 points. Todd Harris-Last time we took an absolute ranking and then rescored it to be a relative to each other ranking. Is that how we would boil it down to? A relative ranking amount each one? Yes. Okay.

ACTION: Chris White-Made a Motion to recommend to send Request for Qualifications (RFQ) to the six consultants listed in Staff's report (Burns & McDonnell, HDR, HNTB, Olsson & Associates, TREKK Design Group, Walter P. Moore) and advise the consultants that their submittals will be evaluated on the general six criteria headings of: Project Understanding, Project Approach, Similar Experience, Key Personnel & Availability, Project Schedule, and Customer Service (withholding any kind of point structure).

Todd Harris-Seconded the Motion. Members Osman, Haideri, Harris, Monica, Rawlings, and White were in favor. Committee Member Conrad recused himself and did not vote. Motion passed.

FOLLOW UP: Staff will bring back to the Committee in October a revised draft of the Design Engineering Selection Score Sheet and that will give us one more meeting to go through the form with the Committee's input on point distribution.

THIRD ITEM OF BUSINESS (NEW BUSINESS): Review Retaining Wall Repair needed at the Northeast corner of 127th & Roe Avenue. David Ley-Advised that the wall was constructed in 2005 and along with that project there were several retaining walls. One in particular at the northeast corner of 127th & Roe has a 28 foot section that is rotating out. David showed pictures that were taken in April of this year. We took the stone off because of the rotation of the wall and we were concerned about it. All the loose stones were removed from each end. Last year we noticed it and we started measuring it to document the rotation. We noticed over this past 6 months the wall is really starting to accelerate on the rotation. It is rotating away at the top. So we hired Lochner Engineers to review the construction plans, and do some bores in the field to see if they can determine what is wrong with it and why is it rotating. They came up with a few reasons why they believe it could be rotating but never a definitive reason on why it is rotating. We also asked them if we should make a temporary solution to stabilize the wall before we can get this repair in a budget and they advised after the rains this year and what they've seen they are concerned that by the time we get a temporary repair, it will cost just as much as tearing the portion of the wall and doing a full repair. We have been provided a construction cost estimate of \$100,000 to repair. They would design the plans to remove the 28 foot section of the wall and build a gravity wall which is different structure than what is there right now. In addition to that once the wall has been removed we would inspect the drain pipe that is behind the wall to make sure the drain pipe is not clogged or collapsed, make sure it is actually there and then we would reconstruct that in order to make sure everything is good behind the wall. Brian Scovill-When asked how the other parts of the wall are tied together. Brian said the vertical faces of the wall are actually not tied together so they can rotate or move separately, independently of one another if need be. They have joints.

David Ley-We would like a recommendation to move forward with repairing the wall and we would like to use either funding from the Arterial Streets Program Budget or the General Funds in order to make this repair. This is not within our 2019 budget.

Chris White-What are the alternatives? Do it now or wait until it falls over.

ACTION: Abbas Haideri-Made a Motion to recommend Public Works proceed with fixing the 28 foot section of retaining wall in the best way they (City Staff) feel appropriate. Chris White-Seconded the Motion. All present members were in favor. Motion passed.

Staff recommends bidding the project in 2019, and using the Arterial Street Fund as the funding source.

Chair Osman- Advised we have assignments for October 2, November 6, and December 4th, so we hope all members or as many as possible can attend to make our quorum of 6 members out of 10 in attendance.

Chair Osman adjourned the meeting at 8:35 A.M.

Minutes submitted by: Julie Stasi, Administrative Services Manager, Sr.

Staff Review

Fact Sheet

7.E.

**SUBJECT: APPROVE CHANGE ORDER NO. 1
WITH G-B CONSTRUCTION, LLC
RESIDENTIAL STREET RECONSTRUCTION PROGRAM, PHASE 2
October 21, 2019**

DISCUSSION

On August 12, 2019, the City approved a construction contract with G-B Construction, LLC pertaining to the Residential Street Reconstruction Program, Phase 2.

Phase 2 work consists of pavement removal, curb removal, subgrade preparation, curb replacement, paving, storm sewer modifications and installation, entry drive installation, sodding, irrigation modifications, street light removal and replacement, coordination for Water One and Kansas Gas service line relocations and other construction.

The subgrade has failed in several areas which requires additional excavation and rock placement. Typically we use the Force Account to pay for the work but this project was bid without a Force Account. Staff is requesting a \$70,000.00 Force Account to allow for subgrade stabilization and any additional items that may be needed on the project.

The original contract was approved at \$1,147,772.10. With this Change Order, the revised contract will be \$1,217,772.10.

Streets included on this project are Wenonga Road, between 93rd and 95th, Manor Road, 92nd to 93rd Streets, and the 2600-2900 block of West 92nd Street (map attached). Plans are for the work to be complete by December 1, 2019.

It is the recommendation of the Public Works Department that the City Council approves the Change Order No. 1 to the contract with G-B Construction LLC at a price of \$70,000.00 and authorizes the Mayor to execute.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Change Order No. 1

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position
- No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$70,000.00

FUND SOURCES

Leawood Project #80219

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Project Name: 2019 Residential Street Reconstruction Project Phase II
Contractor: G - B Construction, LLC
Contract #19.035
City Project No.: 80219

Change Order No.: 1

The following changes are hereby authorized in the subject agreement dated:

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
6.00	Force Account	LS	1	\$70,000.00	\$70,000.00

TOTAL: \$70,000.00

Summary of Change in Contract Price due to this Change Order:

Contract price before this change order:	\$1,147,772.10
Total Increase/Decrease of this change order:	\$70,000.00
Contract price after this change order:	\$1,217,772.10

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Summary of Change in Contract Time due to this Change Order:

Contract time before this change order:	12/1/2019	calendar /working days
Total increase/decrease in time for this change order:	0	calendar /working days
Contract time after this change order:	12/1/2019	calendar /working days

This document shall become an amendment to the Agreement and all provisions of the Agreement and Contract Documents shall apply hereto. It is the Contractor's responsibility to notify its surety of this change order but its failure to do so will not relieve the surety of its obligations to the City of Leawood.

Indicate below the attached items, which are to be made a part of this Change Order.

This Contract Change Order is effective after sufficient originals are signed by the Contractor, reviewed by the Project Manager (if applicable), accepted by the City Engineer, and approved by the City of Leawood Governing Body. Deliver one copy to the City Engineer, Contractor, and Project Manager, if applicable.

Submitted by the Contractor:

Accepted by the City of Leawood:

G & B Construction

City Engineer

Date: _____

Date: _____

Reviewed by the Project Manager:

Approved by the City of Leawood:

By: _____

Mayor Peggy J Dunn

Date: _____

Date: _____

Staff Review

Fact Sheet

7.F.

**SUBJECT: APPROVE FOURTH AND FINAL PAY REQUEST
WITH MCANANY CONSTRUCTION COMPANY
FOR THE 2019 RESIDENTIAL MILL AND OVERLAY PROGRAM
October 21, 2019**

DISCUSSION

Attached, is the Fourth (4th) and Final Pay Request from McAnany Construction Company for work on the 2019 Residential Mill & Overlay Program. The final invoice is for \$500.00. With this payment the total came to \$1,315,669.65.

On March 18, 2019, the City awarded the contract to McAnany Construction at a price of \$1,466,445.30. The 2019 Residential Mill & Overlay Program 1 included milling, subgrade repairs, and paving in multiple subdivisions.

The locations in this year's program were in the following subdivisions:

- Verona Gardens
- Hunters Ridge
- Foxborough
- Royse
- Bridgewood
- Quail Crest
- Tuscany Reserve
- Siena
- Mission Prairie

This project came in \$150,775.65 under budget. A copy of the contractors Performance Evaluation is also attached to this report.

It is the recommendation of the Public Works Department that the City Council approves the final payment of \$500.00 to McAnany Construction Company and authorize the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Fourth 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

\$500.00

FUND SOURCES

Leawood Project No. 70026

October 3, 2019

Project: 2019 Residential Thin Asphalt Overlay

Project #: 70026

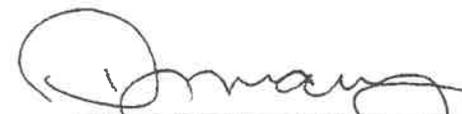
Contractor: McAnany Construction

Pay Request No. 4 Final

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETED
1.00	Mill ans Overlay (1")	145,469	SY	\$ 5.80	145469		145,469	\$ 843,720.20	\$ -	\$ 843,720.20
2.00	Mill ans Overlay (2")	51,571	SY	\$ 8.10	51571		51,571	\$ 417,725.10	\$ -	\$ 417,725.10
3.00	Base Repair	3000	SY	\$ 35.00	137		137	\$ 105,000.00	\$ -	\$ 4,795.00
4.00	Force Account	1	LS	\$ 100,000.00				\$ 100,000.00	\$ -	
4.01	Concrete Curb R&R	408	LF	\$ 55.00	408		408		\$ -	\$ 22,440.00
4.02	6" Concrete Dr. App.	74.47	SY	\$ 125.00	74.47		74.47		\$ -	\$ 9,308.75
4.03	5" Concrete Sidewalk	16.1	SY	\$ 115.00	16.1		16		\$ -	\$ 1,851.50
4.04	Trackless Tack Oil	1	LS	\$ 10,500.00	1		1		\$ -	\$ 10,500.00
4.05	Mill ans Overlay (2")	411	SY	\$ 8.10	411		411		\$ -	\$ 3,329.10
4.06	Pavement Marking	1	LS	\$ 2,000.00	1		1		\$ -	\$ 2,000.00
Totals								\$ 1,466,445.30	\$ -	\$ 1,315,669.65

Total Work Completed This Period	\$	-
Total Work Completed to Date	\$	1,315,669.65
Amount Due to Date	\$	1,315,669.65
Less Previous Payments	\$	1,315,169.65
Amount Due This Request	\$	500.00

Original Contract Amount	\$	1,466,445.30
Total Change Orders to Date		
Revised Contract Amount	\$	1,466,445.30
Percent Complete		100.00%


 McAnany Construction
 Eric Vossman *Philip J. McAnany*
 Executive Treasurer


 Dan Bergeron
 Construction Inspector III

 10/3/19
 David Ley
 Director of Public Works

 Peggy J. Dunn, Mayor

CONTRACTOR PERFORMANCE EVALUATION

Project: 2019 Mill and Overlay
Contractor: McAnany Construction

	Evaluation Date	7/1/10	8/1/10	9/1/10	10/3/10						Average Final Score	Final Comments
A	Completion of Construction within allotted time and budget	5	5	5	5						5.0	Contractor is on track to complete the work in the allotted contract time.
B	Consistency of work effort of the contractor or subs based on schedule	5	5	5	5						5.0	Contractor is on track to complete the work in the allotted contract time.
C	Quality of work performed by contractor or subcontractor	4	3	3	5						3.8	Contractor needs to police themselves better to stop work when equipment is not working properly.
D	Damages and repairs of any damage to public or private property											No damage to properties. Work is limited to the roadway.
E	Traffic control in work zone under construction by contractor	5	5	5	5						5.0	Contractor erected and followed appropriate traffic control during the construction process.
F	Ability of contractor or subcontractor to communicate and work with residents	5	5	5	5						5.0	Contractor has communicated well with the residents. Has made accommodations for residents when requested.
G	Coordination with Utility Companies											No locates required. Work is limited to the roadway.
H	Cooperation of the contractor or subcontractor with City Staff	5	5	5	5						5.0	Contractor worked well with City Staff and was willing to take on additional work as directed by the City Engineer.
I	Maintenance of Construction Site During Construction	4	4	4	3						3.8	Contractor needs to work on completing final clean up in completed subdivisions before moving to the next subdivision including limb removals.
J	Responsiveness to a direct request from the Public Works Director	5	5	5	5						5.0	Contractor worked well with City Staff and was willing to take on additional work as directed by the City Engineer.
K	Fairness and appropriate use of requests for change orders during construction	5	5	5	5						5.0	Contractor was fair with requests for additional compensation for extra work.
L	Safety on the job-site during construction	5	5	5	5						5.0	Contractor worked in a safe manor while executing this contract.
M	Final restoration and clean-up by contractor and subcontractor	4	4	4	4						4.0	Contractor needs to be more responsive in completing the final clean-up.
N	Responsiveness to correction of "punch list" items			5	3						2.0	Contractor needs to be more responsive in completing the final clean-up and repair to defective areas.
O	Misc.											

- * Each Category will be rated on a scale of 1 to 5 with 5 being the highest rating
- * A score of 0 indicates not applicable for this review period
- * The average score of all categories will be the final score
- * Scores of 3 and above will be considered acceptable while scores less than 3 will be considered unsatisfactory

Final Project Score = 4.46

COMPLETING THE FORM

- 1 Record the number and nature of any valid complaints
- 2 List any instances of failure to meet the requirements of the contract performance evaluation.
- 3 Identify performance goals that have not been met during the reporting period.
- 4 Recommend actions to be taken by contractor to improve performance or correct deficiencies.
- 5 If evaluation shows acceptable performance, congratulate the contractor.

76.

Staff Review

Fact Sheet

SUBJECT: REQUEST TO APPROVE SEVENTH (7TH) AND FINAL PAY REQUEST FOR RESIDENTIAL THIN OVERLAY PROGRAM IMPROVEMENTS O'DONNELL & SONS CONSTRUCTION
October 21, 2019

DISCUSSION

The City approved a construction agreement with O'Donnell & Sons Construction on August 6, 2018, for work on the Residential Thin Overlay Program Improvements. The Contract price began at \$1,747,706.60. This work included several areas of the City with an asphalt overlay:

- 96th St (Lee to State Line)
- 97th St (Lee to State Line) w/ north Cul-De-Sacs
- Lee Blvd (103rd St to Park Entrance)
- Leawood Country Manor (south half)
- The Woods
- 114th St (115th to Tomahawk Creek Pkwy)
- Pembroke Court
- Waterford
- 137th St (Nall to Roe) and Briar (135th to 137th)
- Estates of Ironhorse

On October 1, 2018, the City authorized change Order No. 1 in the amount of \$393,595.50 adding work on the contract for a mill and overlay of 151st Street, Nall to the East City Limits and construction of eastbound and westbound left turn lanes at 151st & Mission. Also on October 1, 2018, a second Change Order was approved to the contract for base repairs and overlay of 133rd Street Bike/Hike Trail from the west City Limits to Roe Avenue at a price of \$49,502.50. With both change orders, the contract price was revised to \$2,190,804.60.

The work is complete in all areas and now the 7th and Final Pay Request of \$9,965.00 is due. With this payment, the total came to \$2,144,190.09. A contractors performance check list is attached to this report.

It is the recommendation of the Public Works Department the City Council approves the 7th and Final Pay Request to O'Donnell & Sons Construction, in the amount of \$9,965.00 and authorize the Mayor to sign same.

David Ley. P.E., Director of Public Works

SPONSOR

Public Works Department

COUNCIL ACTION TO BE TAKEN

Approve 7th 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

\$9,965.00

FUND SOURCES

70024 (2018 Mill & Overlay)- \$9,965.00
72029 (114th St)
72030 (Lee Blvd)
72031 (137th St / Briar)

Date: September 5, 2019

Project: 2018 Thin Lift Overlay Program

Project Numbers: E70024.120.852000, E72029.120.852000, E7230.120.852000, & E72031.120.852000

Contractor: O'Donnell & Sons Construction

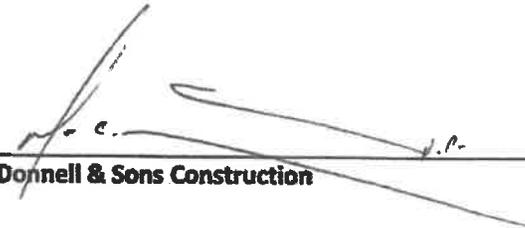
Pay Request: No 7 Final

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETE
1.0	ULTRA-THIN ASPHALT	SY	138,710	\$ 6.00	133,891		133,891	\$ 832,260.00	\$ -	\$ 803,346.00
2.0	2" MILL & OVERLAY	SY	73,800	\$ 8.65	73,800		73,800	\$ 638,370.00	\$ -	\$ 638,370.00
3.0	7" ASPHALT PATCHING	SY	3,000	\$ 46.00	415		415	\$ 138,000.00	\$ -	\$ 19,090.00
4.0	4" WHITE THERMOPLASTIC	LF	2,020	\$ 1.00	2,141		2,141	\$ 2,020.00	\$ -	\$ 2,141.00
5.0	4" YELLOW THERMOPLASTIC	LF	7,277	\$ 1.00	8,154		8,154	\$ 7,277.00	\$ -	\$ 8,154.00
6.0	8" WHITE THERMOPLASTIC	LF	1,366	\$ 1.60	1,141		1,141	\$ 2,185.60	\$ -	\$ 1,825.60
7.0	12" WHITE THERMOPLASTIC	LF	106	\$ 7.00	106		106	\$ 742.00	\$ -	\$ 742.00
8.0	12" YELLOW THERMOPLASTIC	LF	192	\$ 7.00	149		149	\$ 1,344.00	\$ -	\$ 1,043.00
9.0	24" WHITE PREFORMED THERMOPLASTIC	LF	254	\$ 18.00	525		525	\$ 4,572.00	\$ -	\$ 9,450.00
10.0	ONLY SYMBOL PREFORMED THERMO	EA	9	\$ 250.00	3		3	\$ 2,250.00	\$ -	\$ 750.00
11.0	RIGHT ARROW PREFORMED THERMO	EA	3	\$ 250.00	5		5	\$ 750.00	\$ -	\$ 1,250.00
12.0	LEFT ARROW PREFORMED THERMO	EA	24	\$ 250.00	25		25	\$ 6,000.00	\$ -	\$ 6,250.00
13.0	THRU/RIGHT ARROW PREFORMED THERMO	EA	4	\$ 275.00	4		4	\$ 1,100.00	\$ -	\$ 1,100.00
14.0	YIELD SYMBOL (3'X2') PREFORMED THERMO	EA	30	\$ 250.00	33		33	\$ 7,500.00	\$ -	\$ 8,250.00
15.0	4" YELLOW MILTICOMPONENT	LF	672	\$ 3.00				\$ 2,016.00	\$ -	\$ -
16.0	4" WHITE MILTICOMPONENT	LF	40	\$ 4.00				\$ 160.00	\$ -	\$ -
17.0	24" WHITE MILTICOMPONENT	LF	58	\$ 20.00				\$ 1,160.00	\$ -	\$ -
18.0	FORCE ACCOUNT	LS	1	\$ 100,000.00				\$ 100,000.00	\$ -	\$ -
18.0	FORCE ACCOUNT ITEMS									
	2" MILL & OVERLAY	SY	4,819	\$ 8.65	4,819				\$ -	\$ 41,684.35
PEMBROKE LANE										
	MOBILIZATION	LS	1	\$ 1,500.00	1		1		\$ -	\$ 1,500.00
	REMOVE & REPLACE CURB	LF	150	\$ 42.80	150		150		\$ -	\$ 6,420.00
	REMOVE & REPLACE SIDEWALK	SF	25	\$ 16.40	50		50		\$ -	\$ 820.00
	REMOVE & REPLACE DRIVE APPROACH	SF	203	\$ 13.05	220		220		\$ -	\$ 2,871.00
	2" MILL & OVERLAY	SY	500	\$ 8.65	500		500		\$ -	\$ 4,325.00
	RESTORATION	LS	1	\$ 1,250.00	1		1		\$ -	\$ 1,250.00
9700 BELINDER										
	MOBILIZATION	LS	1	\$ 1,500.00	1		1		\$ -	\$ 1,500.00
	TYPE C CURB	LF	30	\$ 58.00	31		31		\$ -	\$ 1,798.00
	2" MILL & OVERLAY	SY	550	\$ 8.65	550		550		\$ -	\$ 4,757.50

CHANGE ORDER #1									
151ST STREET LEFT TURN LANES AT MISSION ROAD LANES									
1.0	ENGINEERING AND MOBILIZATION	LS	1	\$ 12,500.00	1	1	\$ 12,500.00	\$ -	\$ 12,500.00
2.0	EARTH EXCAVATION & EMBANKMENT	CY	1,220	\$ 43.85	1,220	1,220	\$ 53,497.00	\$ -	\$ 53,497.00
3.0	REMOVALS	LS	1	\$ 9,087.00	1	1	\$ 9,087.00	\$ -	\$ 9,087.00
4.0	6" AGGREGATE BASE	SY	871	\$ 13.15	871	871	\$ 11,453.65	\$ -	\$ 11,453.65
5.0	10" ASPHALT PAVEMENT	SY	871	\$ 47.90	871	871	\$ 41,720.90	\$ -	\$ 41,720.90
6.0	CONCRETE CURB	LF	133	\$ 26.15	156	156	\$ 3,477.95	\$ -	\$ 4,079.40
7.0	CONCRETE SIDEWALK & ADA RAMP	SF	200	\$ 7.80	210	210	\$ 1,560.00	\$ -	\$ 1,638.00
8.0	TRAFFIC CONTROL	LS	1	\$ 20,625.00	1.0	1	\$ 20,625.00	\$ -	\$ 20,625.00
9.0	STRIPING	LS	1	\$ 5,000.00	1	1	\$ 5,000.00	\$ -	\$ 5,000.00
10.0	SOD WEST SIDE	SY	420	\$ 8.35	1,080	1,080	\$ 3,507.00	\$ -	\$ 9,018.00
11.0	SODE EAST SIDE	SY	530	\$ 2.80	766	766	\$ 1,484.00	\$ -	\$ 2,144.80
12.0	FORCE ACCOUNT	LS	1	\$ 25,000.00			\$ -	\$ 25,000.00	\$ -
151ST STREET MILL AND OVERLAY									
13.0	2" MILL AND OVERLAY	SY	18900	\$ 8.65	19,771	19,771	\$ 163,485.00	\$ -	\$ 171,019.15
14.0	4" WHITE THERMOPLASTIC	LF	50	\$ 1.00	13,824	13,824	\$ 50.00	\$ -	\$ 13,824.00
15.0	4" YELLOW THERMOPLASTIC	LF	14470	\$ 1.00	16,278	16,278	\$ 14,470.00	\$ -	\$ 16,278.00
16.0	8" WHITE THERMOPLASTIC	LF	70	\$ 1.60	109	109	\$ 112.00	\$ -	\$ 174.40
17.0	12" YELLOW THERMOPLASTIC	LF	80	\$ 7.00	109	109	\$ 560.00	\$ -	\$ 763.00
18.0	24" WHITE PREFORMED THERMOPLASTIC	LF	42	\$ 18.00	102	102	\$ 756.00	\$ -	\$ 1,836.00
19.0	LEFT ARROW PREFORMED THERMOPLASTIC	EA	1	\$ 250.00	9	9	\$ 250.00	\$ -	\$ 2,250.00
20.0	FORCE ACCOUNT	EA	1	\$ 25,000.00			\$ 25,000.00	\$ -	\$ -
CHANGE ORDER #2									
133RD STREET 10' TRAIL MISSION TO BIRCH STREET									
14.0	MOBILIZATION	LS	1	\$ 1,250.00	1	1	\$ 1,250.00	\$ -	\$ 1,250.00
15.0	TRAFFIC CONTROL	LS	1	\$ 2,295.00	1	1	\$ 2,295.00	\$ -	\$ 2,295.00
16.0	1.5" ASPHALT SURFACE	TON	225	\$ 114.00	205.5	205.5	\$ 25,650.00	\$ -	\$ 23,427.00
17.0	ASPHALT PATCH	TON	50	\$ 134.85	30.2	30.2	\$ 6,742.50	\$ -	\$ 4,072.47
18.0	6" CONCRETE TRAIL	LF	225	\$ 61.40	225.0	225.0	\$ -	\$ -	\$ 13,815.00
19.0	ADA RAMP	EA	1	\$ 1,187.50	1.0	1.0	\$ -	\$ -	\$ 1,187.50
20.0	BACKFILL AND RESTORATION	LS	1	\$ 4,565.00		1	\$ 4,565.00	\$ 4,565.00	\$ 4,565.00
21.0	FORCE ACCOUNT	LS	1	\$ 9,000.00			\$ -	\$ 9,000.00	\$ -
TOTALS							\$ 2,190,804.60	\$ 9,965.00	\$ 2,154,155.09

Total Work Completed	\$	2,154,155.09
Less Previous Payments	\$	2,144,190.09
Amount Due This Period	\$	9,965.00
Original Contract Amount	\$	1,747,706.60
Total Change Orders to Date	\$	443,098.00
Revised Contract Amount	\$	2,190,804.60
Percent Complete		100%

Contract # 18.015	
Date Received: 10/3/19	
Vendor: O'Donnell & Sons Const.	
Project Account # 70234-120-85000	
GL Account #:	
Amount: \$ 9,965.00	
PO # 3111-0000844	Partial <input type="checkbox"/>
Doc #:	Complete <input checked="" type="checkbox"/>
Dept. Head Signature	Date 10/3/19
City Adm Signature	Date


 O'Donnell & Sons Construction 10/3/19


 Dan Bergeron
 Construction Inspector III


 David Ley
 Director of Public Works

 Peggy J. Dunn, Mayor

CONTRACTOR PERFORMANCE EVALUATION

Project: 2018 Thin Lift Overlay

Contractor: O'Donnell & Sons Construction

	Evaluation Date									Average Final Score	Final Comments	
		09/31/18	10/1/18	11/1/18	12/4/18	4/25/19	9/3/19	7/5/19				
A	Completion of Construction within allotted time and budget	5	5	3	2	4	5	5			4.1	Contractor completed work within allotted time and was willing to take on additional work.
B	Consistency of work effort of the contractor or subs based on schedule	5	5	2	2	5	5	5			4.1	Contractor consistently working on project items.
C	Quality of work performed by contractor or subcontractor	5	5	5	5	5	5	5			5.0	Contractor work conforms to project standards.
D	Damages and repairs of any damage to public or private property	5	5	5	5	5	5	5			5.0	
E	Traffic control in work zone under construction by contractor	5	3	4	5	5	5	5			4.6	Traffic control is being placed appropriately.
F	Ability of contractor or subcontractor to communicate and work with residents	3	3	4	5	5	5	5			4.3	Have had no issues with the contractors ability to communicate with residents.
G	Coordination with Utility Companies	5	5	5	5	5	5	5			5.0	
H	Cooperation of the contractor or subcontractor with City Staff	5	5	5	5	5	5	5			5.0	Contractor works well with City Staff and was willing to take on additional work as directed by the City Engineer.
I	Maintenance of Construction Site During Construction	3	4	5	5	5	5	5			4.6	Contractor has made a better effort to clean street after overlays.
J	Responsiveness to a direct request from the Public Works Director	5	5	5	5	5	5	5			5.0	Contractor works well with City Staff and was willing to take on additional work as directed by the City Engineer.
K	Fairness and appropriate use of requests for change orders during construction	5	5	5	5	5	5	5			5.0	Contractor is fair with requests for additional compensation for extra work.
L	Safety on the job-site during construction	5	3	4	5	5	5	5			4.6	
M	Final restoration and clean-up by contractor and subcontractor	5	5	5	5	5	5	5			5.0	Contractor appropriately restores all properties.
N	Responsiveness to correction of "punch list" items											
O	Misc.											

- * Each Category will be rated on a scale of 1 to 5 with 5 being the highest rating
- * A score of 0 indicates not applicable for this review period
- * The average score of all categories will be the final score
- * Scores of 3 and above will be considered acceptable while scores less than 3 will be considered unsatisfactory

Final Project Score = 4.71

COMPLETING THE FORM

- 1 Record the number and nature of any valid complaints
- 2 List any instances of failure to meet the requirements of the contract performance evaluation.
- 3 Identify performance goals that have not been met during the reporting period.
- 4 Recommend actions to be taken by contractor to improve performance or correct deficiencies.
- 5 If evaluation shows acceptable performance, congratulate the contractor.

7.H.

Staff Review

Fact Sheet

**SUBJECT: APPROVE PURCHASE OF MAINTENANCE EQUIPMENT AT
IRONHORSE GOLF COURSE
Professional Turf Products**

October 21, 2019

DISCUSSION

This request is from the Troon Golf staff for purchase of a Toro Workman HDX- 4WD truck.

This purchase is a replacement for a 2005 Toro Workman for which the funds have been provided for in the 2019 budget.

It is the recommendation of the Parks & Recreation Department that the City Council approve the purchase via the Troon national account pricing for \$28,238.12.

Chris Claxton, Director
Parks & Recreation Department

SPONSOR

Parks & Recreation Department

COUNCIL ACTION TO BE TAKEN

Approve purchase of equipment for Ironhorse Golf Course.

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$28,238.18

FUND SOURCES

City Equipment -13010.44610.811000

Staff Review

Fact Sheet

7.I.

**SUBJECT: REQUEST TO APPROVE
KANSAS DEPARTMENT OF TRANSPORTATION PROGRAMMING FORM
REGARDING MISSION ROAD IMPROVEMENTS-133RD TO 143RD
October 21, 2019**

DISCUSSION

Attached is the completed project request form for the Kansas Department of Transportation. This form is needed so the State can assign a Project Number to our Mission Road Improvement Project from 133rd to 143rd Streets to receive federal aid.

This project is currently planned for design in 2020 and programmed for construction in 2022. The City will receive \$1,353,000 in federal aid to offset construction cost.

This form was approved on the September 16, 2019 City Council agenda with the current estimated construction, engineering, utility and land acquisition costs. KDOT is requiring the City submit the form with the original estimated costs.

It is the recommendation of the Public Works Department that the City Council approve the KDOT Form #1302 for the above referenced project and authorize the Mayor to sign.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve KDOT Form 1302

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position
- No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

FUND SOURCES

Leawood Project No. 80175
KDOT Project No. *(to be assigned)*

PROJECT PROGRAMMING REQUEST

<input checked="" type="checkbox"/> New Project		<input type="checkbox"/> Amend Existing Project		Date:	2/7/2019
Program Year: 2022		Funding Program: STP (Surface Transportation Program)			
KDOT District		MPO		MPO TIP #	
1		MARC		344033	
County	City	Route / Corridor		Functional Classification	
Johnson	Leawood	N/A		3 = Other Principal Arterial	
Project Sponsor / Lead Agency					
Leawood					
Project Mgr / Contact		Phone		E-mail Address	
David Ley		913-663-9131		davidl@leawood.org	
Project Title					
Mission Road (133rd St to 143rd St)					
Project Length: 1.080 miles		Desired Letting Date:		March 2022	
Letting Type: <input type="checkbox"/> KDOT <input checked="" type="checkbox"/> LPA <input type="checkbox"/> Force Account					
Location, Project Limits, Description, Scope of Work					
Reconstruct Mission Road from unimproved two lane to four lane divided roadway between 133rd St and 137th St and to three or four lane roadway between 137th St and 143rd St. Project will include sidewalks on both sides of street, ADA ramps, bike lanes, street lighting, storm sewers, school crossing and traffic signals.					
Purpose and Need					
The existing roadway is in need of replacement to increase capacity and safety for students, provide additional vehicle capacity as there are two elementary schools and a middle school at the terminuous of the improvements and safety by constructing a median between 133rd St and 137th St. Mission Road is a popular street for cyclists and the existing pavement width is only 22 feet wide.					
Project Benefits					
Improve vehicluar, bicycle and pedestrian safety and capacity between 133rd St and 143rd St.					
RR within 1/2 mile?	RR Company Name	No. of Tracks	Existing Crossing Protection		
No					

In accordance with the Bureau of Local Projects (BLP) Memo 99-11, dated December 16, 1999, we are required, under the Comprehensive Transportation Program (CTP), to collect and record total costs of all work phases of projects. This includes local agency federal-aid and state-aid projects that include any non-participating, pre-construction local agency costs for preliminary engineering (plan design), rights of way and utility adjustments. Please show your estimate of the cost for all work phases below:

Project Cost Estimate			
	Participating	Non-Participating	Total
PE (Design)	\$ -	\$ 950,000.00	\$ 950,000.00
Utilities		\$ 1,595,000.00	\$ 1,595,000.00
ROW	\$ -	\$ 2,000,000.00	\$ 2,000,000.00
CE (Inspection)			\$ -
Construction Total	\$ 5,697,000.00	\$ 1,353,000.00	\$ 7,050,000.00
Construction (Non Federal)	\$ 5,697,000.00	\$ -	\$ 5,697,000.00
Construction (Federal)	\$ -	\$ 1,353,000.00	\$ 1,353,000.00
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Project Totals	\$ 5,697,000.00	\$ 5,898,000.00	\$ 11,595,000.00

PROJECT PROGRAMMING REQUEST

BE IT RESOLVED: That sufficient funds from Leawood

are now, or will be available and are hereby pledged to the Secretary in the amount and at the time required for the supplementing of federal funds available for the completion of this project. Prior to Federal Authorization, any project expenditures made by the LPA are ineligible for federal funding and remain the responsibility of the LPA. Upon cancellation of the project by the LPA, the LPA shall reimburse the Secretary within thirty (30) days after receipt of statement of cost incurred by the Secretary prior to cancellation.

Please sign below in accordance with your local policy.

Recommended for Approval:

Appropriate Local Officials

David Ley, PE, Director of Public Works

Peggy J Dunn

ATTEST:

Mayor, City of Leawood

Title

Debra Harper, CMC, City Clerk

7.J.

Staff Review

Fact Sheet

**SUBJECT: REQUEST TO APPROVE CHANGE ORDER NO. 1
FOR 2017 HVAC EQUIPMENT REPLACEMENTS PROJECT AT FIRE STATION NO. 2 AND 3
US ENGINEERING COMPANY**

October 21, 2019

DISCUSSION

The City approved a contract with US ENGINEERING Company on December 4, 2017 to replace the HVAC Systems in Fire Station No. 2 at 12701 Mission Road and Fire Station No. 3 at 14801 Mission Road. The Bid was given at a discounted price if both contracts were awarded to US Engineering and the price was set at \$312,550.00.

US Engineering required extra pipe and fittings for a portion on Station No. 3 and has requested a Change Order No. 1 for an additional \$1,798.34. The Department is in agreement with this and with this request, the contract will increase to \$314,348.34.

It is the recommendation of the Public Works Department that the City Council approve the Change Order NO. 1 to US Engineering Company in the amount of \$1,798.34 and authorize the Mayor to sign.

David Ley, P.E., Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Change Order No. 1

STAFF RECOMMENDATION

- For
- Against
- No position

COMMITTEE RECOMMENDATION

- For
- Against
- No position No Assignment

POLICY OR PROGRAM CHANGE

- No
- Yes

OPERATIONAL IMPACT

COSTS

\$1,798.34

FUND SOURCES

Station No. 3-Project 74081

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Summary of Change in Contract Price due to this Change Order:

Contract price before this change order:	\$312,550.00
Total Increase/Decrease of this change order:	\$1,798.34
Contract price after this change order:	\$314,348.34

Summary of Change in Contract Time due to this Change Order:

Contract time before this change order:	NA calendar/ working days
Total increase/decrease in time for this change order:	NA calendar/ working days
Contract time after this change order:	NA calendar/ working days

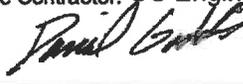
This document shall become an amendment to the Agreement and all provisions of the Agreement and Contract Documents shall apply hereto. It is the Contractor's responsibility to notify its surety of this change order but its failure to do so will not relieve the surety of its obligations to the City of Leawood.

Indicate below the attached items, which are to be made a part of this Change Order.

This Contract Change Order is effective after sufficient originals are signed by the Contractor, reviewed by the Project Manager (if applicable), accepted by the City Engineer, and approved by the City of Leawood Governing Body. Deliver one copy to the City Engineer, Contractor, and Project Manager, if applicable.

Submitted by the Contractor: **US Engineering**

Accepted by the City of Leawood:

By: 

Dan Gaddis, Senior Project Manager

City Engineer

Date: _____ 7/12/2018

Date: _____

Reviewed by the Project Manager:

Approved by the City of Leawood:

By: _____

Mayor Peggy J Dunn

Date: _____

Date: _____

City of Leawood Governing Body Staff Report

MEETING DATE: October 21, 2019
REPORT WRITTEN: September 25, 2019

CARRIAGE CROSSING – REPLAT OF TRACT C AND LOT 2 - REQUEST FOR APPROVAL OF A REVISED FINAL PLAT – Located south of 130th Terrace and west of Roe Avenue – Case 79-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (5-0) of Case 79-19, Hanson Residence – request for approval of a Revised Final Plat, with the stipulations stated below:

1. The project is limited to a Revised Final Plat for Lot 2 and Tract C of the Carriage Crossing subdivision for a new lot area of Lot 2 of 17,441 sq. ft.
2. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through two.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant and property owner is Erik Hansen.
- The engineer is Paul Maurin with Maurin and Sons.

REQUEST:

- The applicant is requesting approval of a Revised Final Plat to include a portion of the common area Tract C of Carriage Crossing into Lot 2 of Carriage Crossing that has an existing single family home. This is being done so that Lot 2 is in conformance with all required setbacks for an existing sport court and pool deck. The applicant has worked with the Carriage Crossing Homes Association regarding this replat.
- Prior to the submittal of the application for a Revised Final Plat, the land from the common area tract had been deeded over from the Home Owners Association to the applicant.
- No other changes are proposed with this application.

ZONING:

- The property is currently zoned RP-1 (Planned Single Family Residential District).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Low Density Residential.

SURROUNDING ZONING:

- North Directly north of the property are homes also within the Carriage Crossing residential neighborhood zoned RP-1 (Planned Single Family Residential District). Across 130th Terrace, are natural areas within the Carriage Crossing residential development.
- South Directly south of the property are single family homes within the Bridgewood subdivision, zoned RP-1.

- East Directly east of the property is a single family home within Carriage Crossing and Roe Ave. Across Roe Avenue is the single family residential neighborhood of the Woodlands subdivision, zoned R-1 (Planned Single Family Low-Density Residential)
- West Directly West of the property is common area Tract A, within the Carriage Crossing subdivision, and the continuation of the Carriage Crossing residential development developed with single family homes.

LOCATION:



FINAL PLAT COMMENTS:

- Lot 2 has an existing pool deck and sport court and fence that were initially constructed outside of the property for which they were serving. The fence and pool deck existed prior to the current property owner of Lot 2. The applicant is replatting the property to allow for the existing structures and fence to be within the property boundary, and meet all required setbacks.
- The original plat was recorded in 1986, containing 51 single family lots and 4 Tracts.
- The applicant is proposing to merge approximately 3,063 sq. ft. portion of Tract C (a common area tract within the Carriage Crossing development) into the existing residential lot (Lot 2).
- Below is a list of easements located on the property:

Easements	Location
7.5' KCPL Easement	Located at the east and south property lines
5' KCPL Easement	Located at the east property line
10' Utility Easement	Located at the north east corner of the property

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL PLAT FOR CARRIAGE CROSSING - REPLAT OF TRACT C AND LOT 2 - LOCATED SOUTH OF 130TH TERRACE AND WEST OF ROE AVENUE. (PC CASE 79-19)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plat;

WHEREAS, such request for approval was presented to the Planning Commission on September 24, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Revised Final Plat subject to the following stipulations:

1. The project is limited to a Revised Final Plat for Lot 2 and Tract C of the Carriage Crossing subdivision for a new lot area of Lot 2 of 17,441 sq. ft.
2. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through two.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Assistant City Attorney

FINAL PLAT

A Replat of Tract C and Lot 2, Carriage Crossing First Plat
A Subdivision of Land in the City of Leawood, Johnson County, Kansas

FLOOD STATEMENT:

A portion of the property described below lies within Flood Zone X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (Areas of 0.2% annual chance flood); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood. Shown as shaded X on FRM maps (500-year floodplain).
Parcel No: 091100946
Map Number: 2009100946
Map Revised Date: August 3, 2009
NOTE: This Flood Statement shall not constitute the basis for a flood certificate. No field work was performed to establish the zone.

LOT 2 GENERAL PROPERTY INFORMATION:

Parcel ID: 046578202011803000; Property Tax ID: 190500000 0002;
Zoning: RP-1 According to Johnson County AHMS Mapping

PARENT PARCEL LEGAL DESCRIPTIONS:

(As Described in Book 201705 Page 02923 in the Johnson County, Kansas Register of Deeds Office (filed on May 09, 2012).

Lot 2, CARRIAGE CROSSING, First Plat, a subdivision in the City of Leawood, Johnson County, Kansas.

13016 Linden St., Leawood, KS 66209

AND ALSO

Tract C, CARRIAGE CROSSING, First Plat, a subdivision in the City of Leawood, Johnson County, Kansas.

NEW PARCEL DESCRIPTIONS:

LOT 2A, CARRIAGE CROSSING, FIRST PLAT A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

AND ALSO

A PORTION OF TRACT C, CARRIAGE CROSSING FIRST PLAT, A SUBDIVISION OF LAND IN LEAWOOD, JOHNSON COUNTY, KANSAS SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(ALL BEARINGS ARE BASED ON KANSAS STATE PLANE NORTH NAD 83)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, CARRIAGE CROSSING FIRST PLAT, A SUBDIVISION OF LAND IN LEAWOOD, JOHNSON COUNTY, KANSAS, SAID CORNER BEING MONUMENTED BY A FOUND 3/8" IRON BAR OF UNKNOWN ORIGIN;

THENCE SOUTH 87°47'11" WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF TRACT C, CARRIAGE CROSSING FIRST PLAT, SAID CORNER BEING MONUMENTED BY A FOUND 3/8" IRON BAR OF UNKNOWN ORIGIN 0.16° SOUTH AND 0.07° EAST OF SAID SOUTHWEST CORNER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87°47'11" WEST AND ALONG THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 46.38 FEET TO A SET 1" REBAR AND CLS 276 PLASTIC CAP;

THENCE NORTH 23°56'14" WEST, A DISTANCE OF 124.52 FEET TO A SET 1" REBAR AND CLS 276 PLASTIC CAP;

THENCE NORTH 66°21'31" EAST, A DISTANCE OF 11.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 (SAID CORNER BEING MONUMENTED BY A FOUND 1/2" IRON BAR OF UNKNOWN ORIGIN 0.17° SOUTH AND 0.13° WEST OF SAID NORTHWEST CORNER);

THENCE SOUTH 28°29'46" EAST, A DISTANCE OF 143.61 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 17441 SQUARE FEET OR 0.4 ACRES, MORE OR LESS.

TRACT C1

TRACT C, CARRIAGE CROSSING, FIRST PLAT A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND;

A PORTION OF TRACT C, CARRIAGE CROSSING FIRST PLAT, A SUBDIVISION OF LAND IN LEAWOOD, JOHNSON COUNTY, KANSAS SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(ALL BEARINGS ARE BASED ON KANSAS STATE PLANE NORTH NAD 83)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, CARRIAGE CROSSING FIRST PLAT, A SUBDIVISION OF LAND IN LEAWOOD, JOHNSON COUNTY, KANSAS, SAID CORNER BEING MONUMENTED BY A FOUND 3/8" IRON BAR OF UNKNOWN ORIGIN;

THENCE SOUTH 87°47'11" WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF TRACT C, CARRIAGE CROSSING FIRST PLAT, SAID CORNER BEING MONUMENTED BY A FOUND 3/8" IRON BAR OF UNKNOWN ORIGIN 0.16° SOUTH AND 0.07° EAST OF SAID SOUTHWEST CORNER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87°47'11" WEST AND ALONG THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 46.38 FEET TO A SET 1" REBAR AND CLS 276 PLASTIC CAP;

THENCE NORTH 23°56'14" WEST, A DISTANCE OF 124.52 FEET TO A SET 1" REBAR AND CLS 276 PLASTIC CAP;

THENCE NORTH 66°21'31" EAST, A DISTANCE OF 11.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 (SAID CORNER BEING MONUMENTED BY A FOUND 1/2" IRON BAR OF UNKNOWN ORIGIN 0.17° SOUTH AND 0.13° WEST OF SAID NORTHWEST CORNER);

THENCE SOUTH 28°29'46" EAST, A DISTANCE OF 143.61 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 32293 SQUARE FEET OR 0.6 ACRES, MORE OR LESS.



OWNERS:

Erik M. and Kristine S. Hansen
13016 Linden St.
Leawood, Kansas 66209

TITLE COMMITMENTS:

NONE PROVIDED

GENERAL NOTES:

- All bearings are based on Kansas State Plane North Zone, NAD 1983.
- Per agreement with the client, this surveyor has not searched the Johnson County, Kansas Register of Deeds Office, the Johnson County District Court, or any Johnson County records for any easements, encumbrances, condemnations, court decrees, vacations, ordinances, or any other encumbrances which may affect the subject property. Easements or other encumbrances may exist on the property and the client should research the same prior to constructing any improvements.
- Only plat assessments and statements provided by the Client are depicted hereon. Additional reassessments and other encumbrances may exist on this property.
- No utilities were located for this survey. Underground utilities may exist on the premises. It is the owner's responsibility to have the utilities located before digging.
- The following recorded plat was used to establish the boundaries of the subject lot:
Carriage Crossing First Plat.

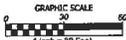
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY that on 12-01-2018 - 06-25-2018 this survey was made by me or under my direct supervision and that said survey meets or exceeds the "NATIONAL MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7013(a).

AREA TABLE

LOT 2A	17,441 Sq. Ft.	0.4 Acres
LOT C1	32,293 Sq. Ft.	0.6 Acres

- LEGEND:**
- Set 1/2" Bar & CLS 276 Cap
 - Found Monument as Noted
 - P Plat Boundary
 - AL Arc Length
 - DA Delta Angle
 - R Radius
 - UO Unknown Origin
 - Light Blue Light Blue
 - Telephone River
 - Manhole
 - Wood Fence



DEDICATIONS:

The undersigned proprietor and current owner of the lands legally described hereon, propose that it be divided in the manner shown hereon, which subdivision shall hereinafter be known as A Replat of Tract C and Lot 2, Carriage Crossing First Plat, a subdivision of land in the City of Leawood, Johnson County, Kansas.

CONSENT TO LEVY:

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Leawood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, we, the proprietors of the property described herein, have hereunto set our hands this _____ day of August 2019.

Erik M. Hansen Date
Owner

Kristine S. Hansen Date
Owner

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this _____ day of July, 2019, before me, a notary public in and for said County and State, came Erik M. Hansen and Kristine S. Hansen, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and they acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: _____
Print Name: _____

My Appointment Expires: ____/____/____

APPROVALS:

This Plat of _____/_____/2019 has been submitted to and approved by the City of Leawood, Kansas Planning Commission.

Dated this _____ day of September, 2019.

City of Leawood, Johnson County, Kansas Planning Commission.

Chairman: Marc E. Elkins

Approved by the Governing Body of the City of Leawood, Johnson County, Kansas, this _____ day of September, 2019.

Mayor Peggy Duns Mayor, City of Leawood
Debra Harper, Clerk City of Leawood Clerk

CERTIFICATE OF COUNTY ENGINEER:

Recommended for approval by the City of Leawood, Johnson County, Kansas Engineer, this _____ day of September, 2019.

_____, P.E.

REGISTER OF DEEDS:

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of September, 2019, at _____ o'clock and is duly recorded.

John A. Barnholt, Director

_____, Deputy

MAIRIN & SONS
LAND SURVEYING & CONSULTING SERVICES, LLC
11111 S. W. 10th St., Suite 100
Leawood, MO 64087
www.mairinandsons.com | 866.888.8888

PROJECT:
FINAL PLAT
A Replat of Lot 2 and Lot C, Carriage Crossing First Plat
A Subdivision in Leawood, Johnson County, Kansas

CLIENT INFORMATION:
Erik M. Hansen and Kristine S. Hansen
13016 Linden St.
Leawood, Kansas 66209

DWG #: 19-022
PROJECT #: 19-022
DRAWN BY: JPM
DRAWN ON: 08/25/2019
SHEET SIZE: 24 X 36
SHEET: 19-022

MEMO

To: Mayor Peggy Dunn and City Council

From: Mark A. Klein, Planning Official

cc: Scott Lambers, City Administrator
Richard Coleman, Director of Community Development

Date of Meeting: October 21, 2019

Date of Memo: September 25, 2019

Re: Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.

City of Leawood Governing Body Staff Report

MEETING DATE: October 21, 2019
REPORT WRITTEN: September 25, 2019

ENCLAVE AT HIGHLAND VILLAS, SIXTH PLAT - REQUEST FOR APPROVAL OF A REVISED FINAL PLAT - Located south of 143rd Street and east of Nall Avenue - Case 94-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (5-0) of Case 94-19, The Enclave At Highland Villas, Sixth Plat – request for approval of a Revised Final Plat, with the stipulations listed below:

1. This application is limited to the platting of interior property lines around the individual twin villa (duplex) units, Units 5 through 8 of The Enclave at Highland Villas.
2. This plat is approved with a deviation to allow 0' interior property line setbacks between the units of each twin villa.
3. Per the approved Final Plat and Plan for The Enclave at Highland Villas the following minimum setbacks shall be provided from exterior property lines.
 - a) Front yard setback of 30' from all exterior property lines.
 - b) Rear yard setback of 30' from all exterior property lines.
 - c) Corner lot street-side setback of 30' from all exterior property lines.
 - d) A minimum of a 15' setback between all Twin Villas.
4. Per Section 16-2-7.3(A) grade level window wells shall not extend into a setback more than 3' from the vertical wall of the structure.
5. The conditions and stipulations of the Revised Preliminary Plan and Final Plan approval for The Enclave at Highland Villas (Ord. 2776) shall remain in full force and effect except to the extent expressly modified herein.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through six.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant is Johnny Ray with Phelps Engineering Inc.
- The property is owned by Willis Custom Homes Inc.
- The engineer is Tim Tucker, PE with Phelps Engineering, Inc.

REQUEST:

- The applicant is requesting approval of a Revised Final Plat to plat around each unit of the final two duplexes within the Enclave of Highland Villas development (Units 5 through 8) of the Enclave at Highland Villas, Sixth Plat. .
- Enclave at Highland Villas is approved to contain seven duplexes (14 units). The plats for the other five duplexes have been approved. This plat is for the last two duplexes (4 units) within the development.

ZONING:

- The property is currently zoned RP-3 (Planned Cluster Attached Residential District).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Medium Density Residential.

LOCATION:



SURROUNDING ZONING:

- North To the north is Grace Gardens Assisted Living, zoned RP-1 (Planned Single Family Low-Density) with a Special Use Permit for an assisted senior living facility. Across 143rd Street is St. Michael's the Archangel Catholic Church and School, zoned AG (Agricultural) with a Special Use Permit for a place of worship and elementary school.
- South To the south is a water pumping station owned by Water District No. 1 of Johnson County, zoned RP-2 (Planned Cluster Detached Residential) and the single family subdivision of Highlands Creek, zoned RP-1 (Planned Single Family Residential District).
- East To the east is the single family subdivision of Highlands Creek, zoned RP-1 (Planned Single Family Residential District).
- West To the west are existing four-plex units within Highland Villas. West of Highland Villas is Nall Avenue and the single family residential development of Lionsgate by the Green within Overland Park.

BACKGROUND:

- A Revised Preliminary Plan and Final Plan for the Enclave at Highland Villas, was approved by the Governing Body with Case 28-16 on April 18, 2016 (Ordinance No. 2776) for 7 attached twin villas, a total of 14 dwelling units on 3.12 acres for a density of 4.49 dwelling units per acre. The approved Final Plan for the Enclave at Highland Villas is attached. (Exhibit A)
- The Enclave at Highlands Villas was approved with the following setbacks.
 - Front yard setback = 30'
 - Side yard setback = 15'
 - Rear yard setback = 30'
 - Corner lot street side setbacks = 30'These setbacks will be maintained from the exterior lot lines as the twin villas are constructed within the development. However, minimum 15' side yard shall also be required between all structures.
- The applicant is platting around each of the twin villas as the units are constructed to divide the twin villas into two units. This application is for the sixth and seventh twin villas to be constructed within the development.

FINAL PLAT:

- The sixth plat is for two duplex's, which are located in the northeast corner of the Highland Villas development.
- The plat creates rectangular interior lots/condominiums lot around each unit of the twin villa structures, Units 5 through 8, within the common area Tract B of Highland Villas. Listed below is the lot square footage associated with the unit number.

<i>Unit</i>	<i>Square Footage</i>
Unit 5	5,089.19 Sq. Ft.
Unit 6	5,532.34 Sq. Ft.
Unit 7	5,684.46 Sq. Ft.
Unit 8	5,746.78 Sq. Ft.

- The plat also shows the foundation/footprint of the duplex's being constructed, with a dashed line in between the two sides of the structure.
- Per the approved Preliminary Plan and Final Plan for the development, the plat meets the following:
 - Front yard setback of 30' from west property line of the Enclave at Highlands Villas, adjacent to Birch Street.
 - A minimum rear yard setback of 30' from the east property line of the Enclave at Highland Villas.
 - A minimum side yard setback of 15' between structures.
- Proposed open space for the entire Enclave at Highland Villas development is 73.3%.

REQUESTED DEVIATIONS:

- The proposed Final Plat will plat around each of the twin villas as they are constructed, with plat lines dividing the twin villas into two units with interior platted lines. Per Section 16-3-9, Deviations, of the Leawood Development Ordinance, interior property line setbacks may be reduced to zero when the City approves adequate open space for the project and between buildings. The Revised Preliminary

Plan and Final Plan for the Enclave at Highland Villas provided open space of 73% (compared to 30% open space required within the Leawood Development Ordinance) within the development.

STAFF COMMENTS:

- Staff is supportive of the deviation to allow for 0' interior property line setbacks to allow the duplex units to be divided into two units. **(Stipulation 2)**

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL PLAT FOR THE ENCLAVE AT HIGHLAND VILLAS, 6TH PLAT, LOCATED SOUTH OF 143RD STREET AND EAST OF NALL AVENUE. (PC CASE 94-19)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plat;

WHEREAS, such request for approval was presented to the Planning Commission on September 24, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Revised Final Plat subject to the following stipulations:

1. This application is limited to the platting of interior property lines around the individual twin villa (duplex) units, Units 5 through 8 of The Enclave at Highland Villas.
2. This plat is approved with a deviation to allow 0' interior property line setbacks between the units of each twin villa.
3. Per the approved Final Plat and Plan for The Enclave at Highland Villas the following minimum setbacks shall be provided from exterior property lines.
 - a) Front yard setback of 30' from all exterior property lines.
 - b) Rear yard setback of 30' from all exterior property lines.
 - c) Corner lot street-side setback of 30' from all exterior property lines.
 - d) A minimum of a 15' setback between all Twin Villas.
4. Per Section 16-2-7.3(A) grade level window wells shall not extend into a setback more than 3' from the vertical wall of the structure.
5. The conditions and stipulations of the Revised Preliminary Plan and Final Plan approval for The Enclave at Highland Villas (Ord. 2776) shall remain in full force and effect except to the extent expressly modified herein.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through six.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

Peggy J. Dunn, Mayor

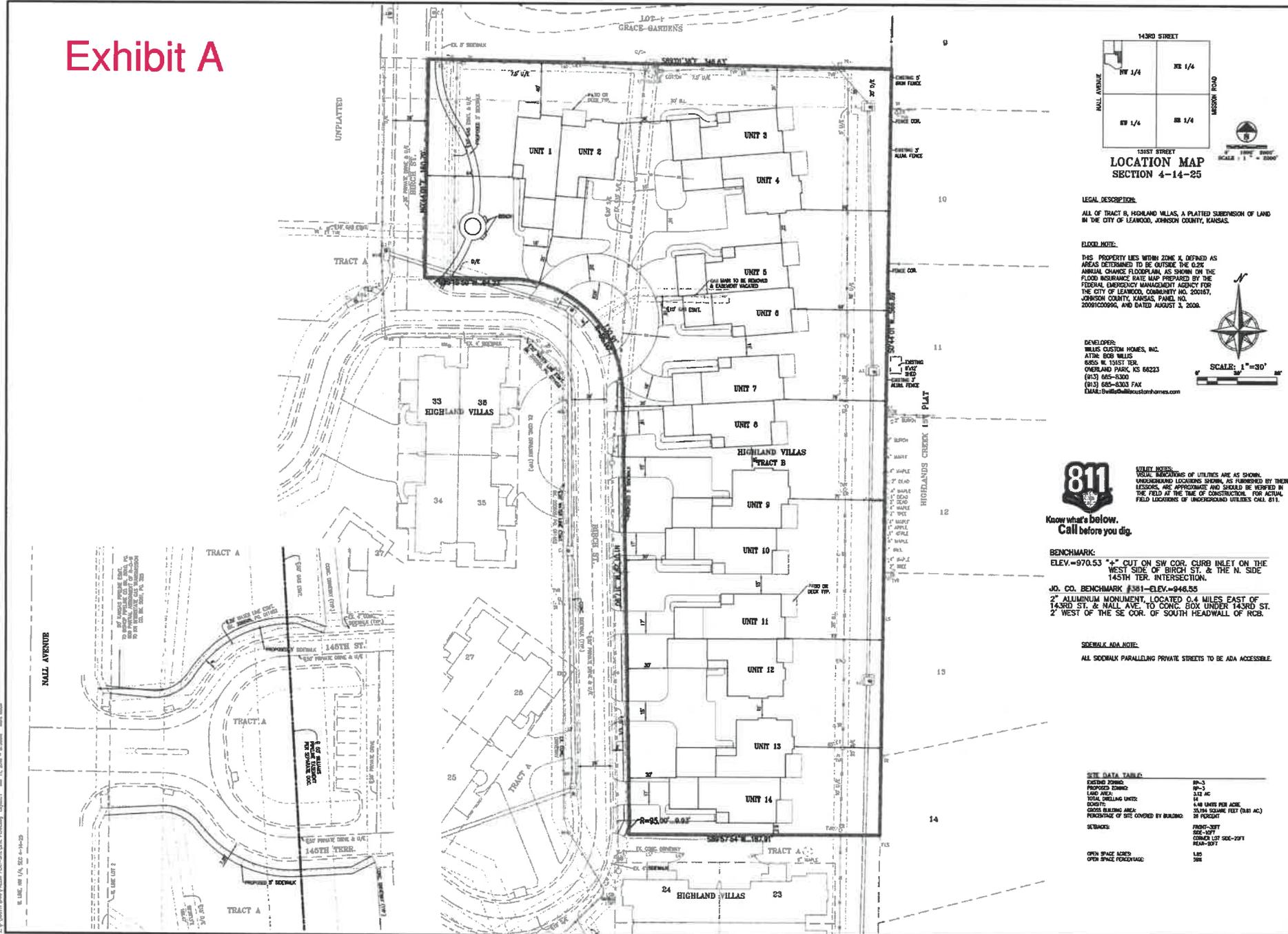
ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Assistant City Attorney

Exhibit A



LEGAL DESCRIPTION:
ALL OF TRACT B, HIGHLAND VILLAS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 50097, JOHNSON COUNTY, KANSAS, PANEL NO. 2005FC0006, AND DATED AUGUST 2, 2008.

DEVELOPERS:
TRUIS CUSTOM HOMES, INC.
ATTN: BOB WILLIS
6825 N. 151ST TER.
OVERLAND PARK, KS 66223
(913) 685-6300
(913) 685-6300 FAX
EMAIL: bob@truishomes.com



**Know what's below.
Call before you dig.**

BENCHMARK:
ELEV.=970.53 "++" CUT ON SW COR. CURB INLET ON THE WEST SIDE OF BURCH ST. & THE N. SIDE 145TH TER. INTERSECTION.

JO. CO. BENCHMARK #381-ELEV.=946.55
2" ALUMINUM MONUMENT, LOCATED 0.4 MILES EAST OF 143RD ST. & MALL AVE. TO CONC. BOX UNDER 143RD ST. 2' WEST OF THE SE COR. OF SOUTH HEADWALL OF RCB.

SUBMARK ADA NOTE:
ALL SIDEWALK PARALLELING PRIVATE STREETS TO BE ADA ACCESSIBLE.

SITE DATA TABLE:

EXISTING ZONING	RP-3
PROPOSED ZONING	RP-3
LAND AREA	0.12 AC
TOTAL BUILDING UNITS	14
DENSITY	116 UNITS PER ACRE
GROSS BUILDING AREA	20,916 SQUARE FEET (0.481 AC)
PERCENTAGE OF SITE COVERED BY BUILDING	175 PERCENT
SETBACKS	FRONT-30FT SIDE-10FT CORNER LOT 500'-20FT REAR-10FT
OPEN SPACE ACRES	0.00
OPEN SPACE PERCENTAGE	0%

PHILIPS ENGINEERING, INC.
270 N. Woodchase
Olathe, Kansas 66061
(913) 765-1000
www.philipsengineering.com

PLANNING ENGINEERING

PHILIPS ENGINEERING, INC.

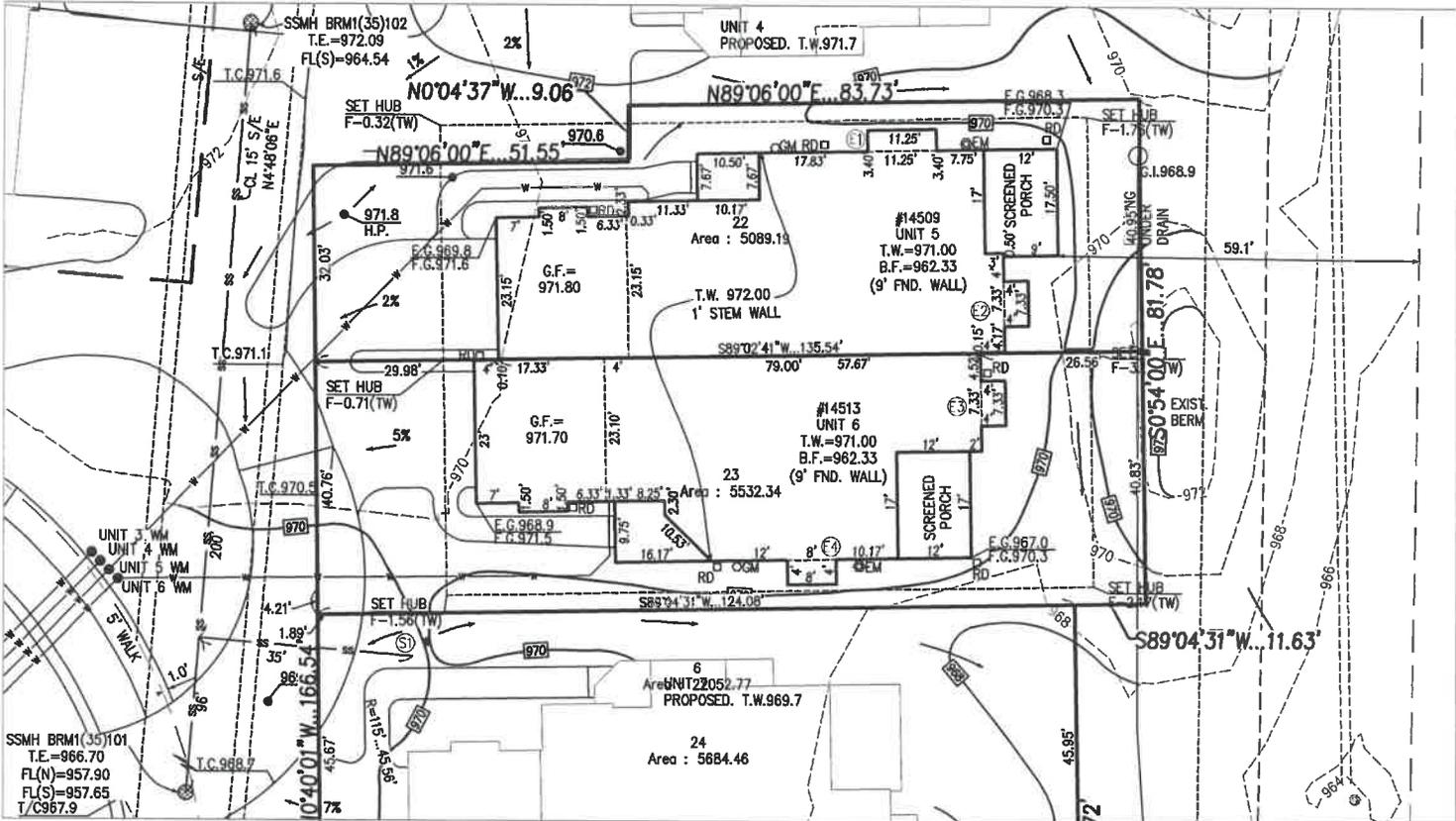
SITE PLAN
ENCLAVE AT HIGHLAND VILLAS
LEAWOOD, KS

DATE	11-14-18
BY	MM
CHECKED	MM
APPROVED	MM

SHEET
C2

PLOT PLAN

UNITS 5 & 6 PART OF TRACT B HIGHLAND VILLAS 14509 & 14513 BIRCH STREET



DATE RE-STAKED: 3-7-19
 SURVEY CREW: ES
 HOUSE TIES CHK'D: YES

DATE STAKED: 1-14-19
 SURVEY CREW: ES
 HOUSE TIES CHK'D: YES

DATE STAKED: 9-12-18
 SURVEY CREW: ES
 HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION:
 UNITS 5 & 6, PART OF TRACT B, HIGHLAND
 VILLAS, A SUBDIVISION OF LAND IN THE CITY
 OF LEAWOOD, JOHNSON COUNTY, KANSAS.

- LEGEND**
- (S1) = MSFE=963.1
 INSTALL 6" ON 8" TEE
 35 L.F. 6" PVC
 96" DDS
 FL@EOS=961.1
 - EM ⊙ = ELECTRIC METER
 - GM ○ = GAS METER
 - WM ● = WATER METER
 - G.I. = GRATE INLET
 - RD □ = ROOF DRAIN
- (E1) TOP EGRESS WELL=971.0
 F.G. EGRESS WELL=970.5
 TOP EGRESS WALL=965.0
 - (E2) TOP EGRESS WELL=971.0
 F.G. EGRESS WELL=970.5
 TOP EGRESS WALL=965.0
 - (E3) TOP EGRESS WELL=971.0
 F.G. EGRESS WELL=970.5
 TOP EGRESS WALL=965.0
 - (E4) TOP EGRESS WELL=971.0
 F.G. EGRESS WELL=970.5
 TOP EGRESS WALL=965.0

- NOTES:**
1. UNITS 5 & 6 BASEMENT FLOOR WILL NOT SEWER BY GRAVITY MEANS
 2. REVISED STEM WALL ELEVATION
 3. REVISED 9-10-18 ADDED 5' SIDEWALK
 4. ALL HUBS ARE GRADED TO ELEV. 971.00. 9-13-18
 5. REVISED 1-15-18: ADJUSTED FILLS/CUTS AT HUBS AND EXISTING GRADES AT HOUSE CORNERS.
 6. REVISED 3-8-18: ADJUSTED FILLS AT HUBS, EXISTING GRADES AT HOUSE CORNERS AND EGRESS WELL SIZE ON NORTH SIDE OF UNIT 5

CERTIFICATE OF AUTHORIZATION
 KANSAS ENGINEERING E-42
 EXPIRES 12/31/2025

CERTIFICATE OF AUTHORIZATION
 MISSOURI ENGINEERING E-361
 LAND SURVEYING-2007001128
 EXPIRES 12/31/2025

This plot plan was prepared for foundation construction only. All construction shall be verified by builder to ensure that all grades are shown to be adequate for the intended use. No liability shall be assumed for this plan without a separate City approval.

Note: Builder shall obtain a separate City approval for this plan. This plan meets City approval.

PROJECT NO. 180608
 DATE: 7/16/18
 BY: BUB

PHILIP W. BERNER, INC.
 2770 N. Woodbine
 Olathe, Kansas 66061
 (913) 325-9905
 Fax: (913) 325-9666

PLANNING
 ENGINEERING
 IMPLEMENTATION



MEMO

To: Mayor Peggy Dunn and City Council

From: Mark A. Klein, Planning Official

cc: Scott Lambers, City Administrator
Richard Coleman, Director of Community Development

Date of Meeting: October 21, 2019

Date of Memo: October 11, 2019

Re: Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.



September 2019 Monthly Report

AREA	CALLS	CODE 1	NON-EMERGENCY
North Zone	765	4:59	5:57
Center Zone	720	2:54	5:01
South Zone	741	3:49	5:53

CALLS FOR SERVICE	
Traffic Stops	1018
Traffic Complaint Areas investigated	95
Medical Calls	173
Alarms	98
Arrests	77
Accidents	45
Open Doors	123
Suspicious Activity calls	84
Check the Welfare	25
9-1-1 Calls Received	938 (31.27 calls per day)
Administrative Calls Received	4732

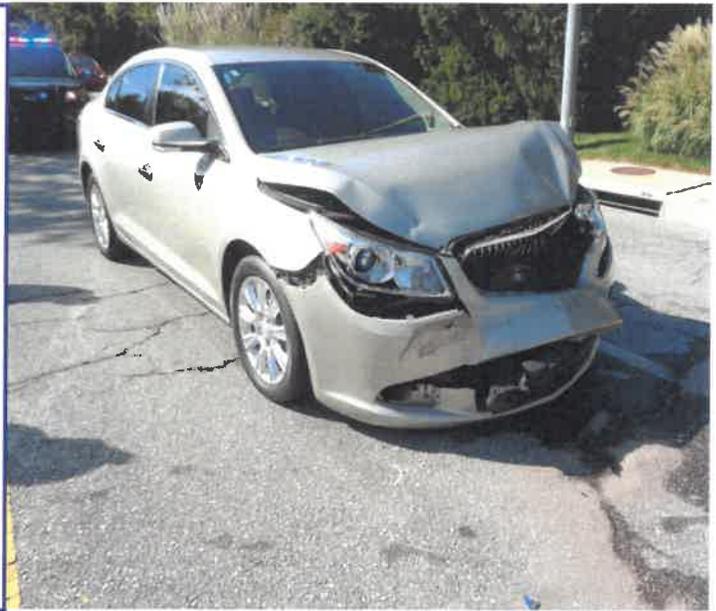


HIGHLIGHTS

The department welcomed Capt. Brad Robbins back on Sept. 16th after he spent the previous 10 weeks at the FBI National Academy in Quantico, VA. Appointment to the National Academy is a very competitive process for the top law enforcement executives from across the country and abroad. Capt. Robbins, at left accepting his diploma from FBI Director Christopher Wray, spent his time in Quantico studying U.S. law, officer wellness, cybersecurity and leadership.

Frequent crash locations

INTERSECTION	SEPT	2019
I-435 & State Line Road	4	60
Town Center Dr. & Roe Avenue	0	12
135th Street & State Line Road	1	10
College Blvd. & State Line Road	3	10
112th & Nall Avenue	0	9
103rd and State Line Road	1	9
135th Street & Mission Road	0	7
98th & State Line Road	0	6



CRIME REPORT

	This month*	Last month	A year ago
Burglaries	4	7	5
Thefts from vehicles	14	12	13
Drug possession violations	5	7	5
Stolen autos	3	1	1
Agg. assault/batteries	1	1	3
Crim. Damage to Property/Vandalism	0	3	1
DUI	10	7	13
Shoplifting	2	7	7
Mental Health related calls	34	49	11

	May 2019	June 2019	July 2019	August 2019	Sept. 2019
Arrests	86	79	87	95	77
Citations	870	1075	884	960	712
Warnings	693	889	701	745	605
Crashes	76	87	76	62	45



September 2019 Report

Monthly Calls for Service

Fire Responses	8
EMS Responses	203
HazMat Responses	11
Tech Rescue Responses	0
Other Calls for Service	62
Total Calls This Month	284
YTD Total Calls	2,553

Monthly Activity Hours

(Non-training - can include response, public education, public services, maintenance, etc)

Staff Activity Hours: 976

Monthly Training Hours

Training Hours: 1,256

Monthly Highlights

- 6 Infant or Child Car Seat Installations
- 21 Public Relations / Public Education Events
- 77 CPR / First Aid students taught
- 1 Student Ride-Along
- 8 Residential Smoke Detector Assists (checks, batteries, installations)
- Hosted 2-day county-wide National Fire Academy leadership course
- Hosted regional FF Behavioral Health Workshop (grant funded)
- Filled a fire station 3 times for Lenexa FD to support Lt Mike Wells funeral activities
- Supported COR Health Fair & 5K Run with Hands-Only CPR station & truck tours
- Coordinated Leawood participation in the annual JoCo county-wide emergency management exercise

COR Health Fair - Hands-Only CPR



The Leawood Fire Department with the assistance of two personnel from the Leawood Police Department taught 60 people hands-only CPR at the annual Church of the Resurrection Health Fair & 5K run on Sept 21st. Tours of a fire truck and PD motorcycle were also provided.



PD's Kallie Turnbow teaching CPR



FF Tommy Basore teaching CPR

Fire Department Incident Response Details

Monthly Fire Loss & Value Saved in Leawood

Number of incidents with fire related loss in Leawood for the month: 0

Pre-Incident Estimated Value: \$N/A
 Content Value Loss Estimate: \$N/A
 Property Value Loss Estimate: \$N/A
 Total Fire Value Loss Estimate: \$N/A
 Total Value Saved Estimate: \$N/A



Incident Response Times

Emergency service performance standards are measured by 90-percentile performance to demonstrate credibility and reliability in service delivery. Percentile metrics demonstrate a better representation of response times than averages. Instead of displaying what the Department does half of the time, the Department observes what it does the majority of the time. Travel and total response times only include emergency responses within the City of Leawood and are included for both the first unit on scene as well as the Effective Response Force (ERF) which include all the units necessary to handle that risk type of emergency incident.

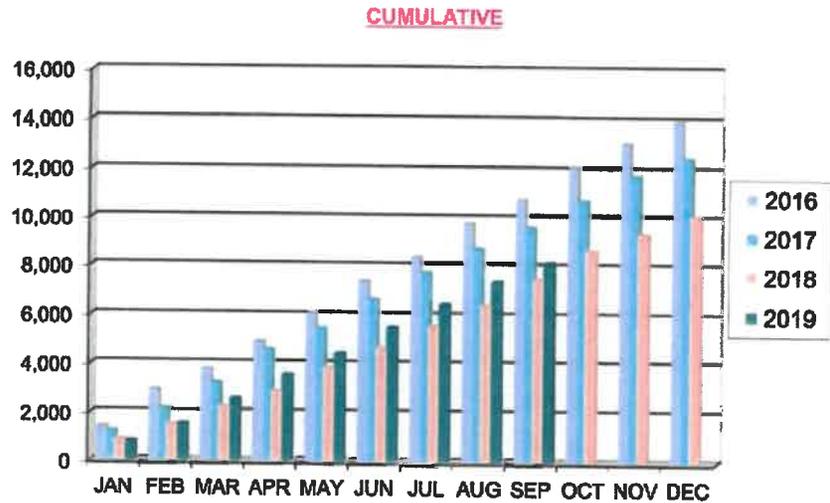
Summary of Monthly LFD Baseline Performance at the 90th Percentile

LFD - Baseline Performance 90 th Percentile		All Calls	Fire	EMS	Tech Rescue	HazMat
Total Number of Incidents by Type		284	8	203	0	11
Alarm Handling	Call Pick-Up to Dispatch	1:38	1:38	1:28	N/A	2:37
Turnout Time	Dispatch to 1st Unit Enroute	1:01	1:19	:56	N/A	:49
Travel Time 1st Unit	Enroute to Arrival Time 1st Unit on Scene Emergency Responses Only	5:07	4:53	5:18	N/A	N/A
Total Response Time - 1st Unit	Enroute to Arrival 1st Unit on Scene Emergency Responses Only	6:48	6:37	7:00	N/A	N/A
Travel Time ERF	Enroute to Arrival Time Effective Response Force Emergency Responses Only	8:32	N/A	8:32	N/A	N/A
Total Response Time - ERF	Enroute to Arrival Effective Response Force Emergency Responses Only	9:34	N/A	9:34	N/A	N/A

LEAWOOD MUNICIPAL COURT CASELOAD

7.0.

	<u>CUMULATIVE</u>				<u>MONTHLY</u>			
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
JAN	1,430	1,246	890	820	1,430	1,246	890	820
FEB	2,959	2,201	1,537	1,559	1,529	955	647	739
MAR	3,813	3,253	2,280	2,595	854	1052	743	1,036
APR	4,964	4,615	2,907	3,597	1,151	912	627	1,002
MAY	6,111	5,483	3,900	4,481	1,147	1,318	993	884
JUN	7,449	6,652	4,713	5,542	1,338	1,169	813	1,061
JUL	8,446	7,783	5,607	6,496	997	1,131	894	954
AUG	9,845	8,778	6,470	7,419	1,399	995	863	923
SEP	10,821	9,677	7,527	8,194	976	899	1,057	775
OCT	12,167	10,792	8,728		1,346	1,115	1,201	
NOV	13,094	11,812	9,420		927	1,020	692	
DEC	14,009	12,523	10,161		915	711	741	
					14,009	12,523	10,161	8,194



LEAWOOD MUNICIPAL COURT

RECEIPTS PROCESSED

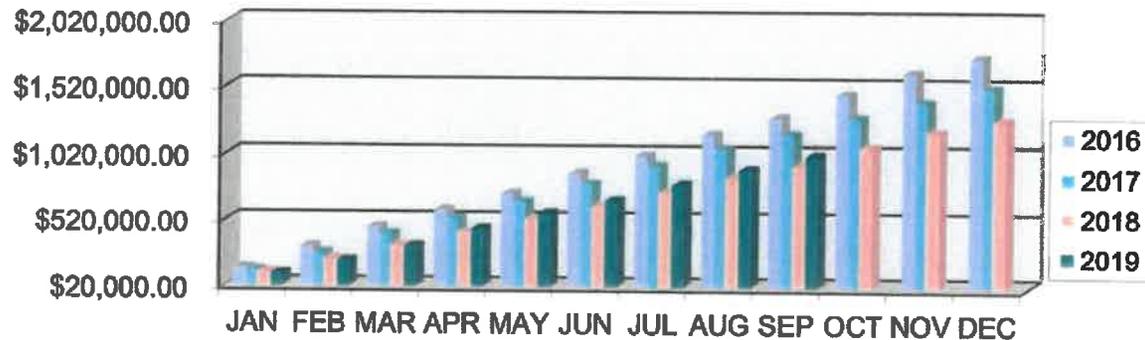
CUMULATIVE

MONTHLY

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
JAN	\$ 152,402.00	\$ 135,897.50	\$ 124,209.00	\$ 112,615.50	JAN	\$ 152,402.00	\$ 135,897.50	\$ 124,209.00	\$ 112,615.50
FEB	\$ 319,887.25	\$ 271,140.75	\$ 226,773.06	\$ 214,571.00	FEB	\$ 167,485.25	\$ 135,243.25	\$ 102,564.06	\$ 101,955.50
MAR	\$ 469,496.20	\$ 417,435.75	\$ 328,422.81	\$ 327,949.25	MAR	\$ 149,608.95	\$ 146,295.00	\$ 101,649.75	\$ 113,378.25
APR	\$ 602,688.20	\$ 539,966.25	\$ 430,749.06	\$ 457,627.75	APR	\$ 133,192.00	\$ 122,530.50	\$ 102,326.25	\$ 129,678.50
MAY	\$ 727,709.75	\$ 667,316.25	\$ 532,916.01	\$ 574,924.00	MAY	\$ 125,021.55	\$ 127,350.00	\$ 102,166.95	\$ 117,296.25
JUN	\$ 881,876.05	\$ 803,020.75	\$ 632,601.01	\$ 678,414.00	JUN	\$ 154,166.30	\$ 135,704.50	\$ 99,685.00	\$ 103,490.00
JUL	\$ 1,016,515.55	\$ 937,496.25	\$ 740,497.51	\$ 800,316.75	JUL	\$ 134,639.50	\$ 134,475.50	\$ 107,896.50	\$ 121,902.75
AUG	\$ 1,172,883.80	\$ 1,065,718.25	\$ 853,735.81	\$ 911,773.00	AUG	\$ 156,368.25	\$ 128,222.00	\$ 113,238.30	\$ 111,456.25
SEP	\$ 1,298,998.30	\$ 1,171,682.50	\$ 939,594.81	\$ 1,015,789.50	SEP	\$ 126,114.50	\$ 105,964.25	\$ 85,859.00	\$ 104,016.50
OCT	\$ 1,473,387.55	\$ 1,293,663.50	\$ 1,078,242.81		OCT	\$ 174,389.25	\$ 121,981.00	\$ 138,648.00	
NOV	\$ 1,630,461.55	\$ 1,413,905.25	\$ 1,193,133.81		NOV	\$ 157,074.00	\$ 120,241.75	\$ 114,891.00	
DEC	\$ 1,744,850.80	\$ 1,518,103.44	\$ 1,281,212.81		DEC	\$ 114,389.25	\$ 104,198.19	\$ 88,079.00	

\$	1,744,850.80	\$	1,518,103.44	\$	1,281,212.81	\$	1,015,789.50
\$	1,500,000.00	\$	1,500,000.00	1,500,000.00	1,500,000.00		

CUMULATIVE



City of Leawood Governing Body Staff Report

MEETING DATE: October 21, 2019

REPORT WRITTEN: August 29, 2019

PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION – REQUEST FOR APPROVAL OF A FINAL PLAN – Located south of 134th Street and east of Briar Street – Case 86-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (7-0) of Case 86-19, Parkway Plaza – Kiddi Kollege Office/Daycare Addition – Request for approval of a Final Plan, subject to the stipulations listed below:

1. This approval is limited to a 5,450 sq.ft. single story, standalone building expansion to be constructed on the same lot as an existing 10,500 sq.ft. daycare facility on 2.02 acres for an F.A.R. of 0.18 and with an overall FAR of 0.24 for the overall Parkway Plaza Development.
2. The applicant/owner shall be responsible for the following impact fees:
 - a) The applicant/owner shall be responsible for a Public Art Impact Fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee in the amount of \$0.15/sq.ft. of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance building permit. This amount is subject to change by ordinance.
 - b) The applicant shall pay a Park Impact Fee in the amount of \$0.15/per square foot of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance of a building permit. This amount is subject to change by Ordinance.
 - c) The applicant shall pay a 135th Street Corridor Impact Fee in the amount of \$1.95 for retail per sq.ft. of building area and \$0.58 for office/on-retail per sq.ft. of building area, currently estimated at \$5,695.5 (1,850 x \$1.95 = \$3,607.50)+(3,600 x \$0.58 = \$2,088) prior to issuance of a Building Permit. This amount is subject to change by Ordinance.
3. All power lines, utility lines, etc. (existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) shall be placed underground prior to final occupancy of the proposed building.
4. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Community Development as being in compliance with the Leawood Development Ordinance.
5. All utility boxes, not otherwise approved with the final development plan, with a height of 55 inches or greater, a footprint greater than 15 sq.ft. in area, or a pad footprint greater than 15 sq.ft. in area, shall be installed only with the prior recommendation of the Planning Commission as being in compliance with the Leawood Development Ordinance based on review of a site plan containing such final development plan information as may be required by the City, and approved by the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.
6. Per the Leawood Development Ordinance, all medium and large deciduous trees (including street trees), shall be 2 ½" caliper as measured 6" above the ground, all small deciduous and ornamental trees shall

be a minimum of 1 ½" caliper as measured 6" above the ground, conifers and evergreen trees shall be a minimum of 6' in height, and shrubs shall be a 24" in height at the time of planting.

7. The approved final landscape plan shall contain the following statements:
 - a) All trees shall be callipered and undersized trees shall be rejected.
 - b) All parking lot islands shall be bermed to discourage foot traffic.
 - c) All hedges shall be trimmed to maintain a solid hedge appearance.
 - d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
 - e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
 - f) All landscaped open space shall consist of a minimum of 60% living materials.
8. A letter, signed and sealed by a Kansas registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
9. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
10. Per the Leawood Development Ordinance, all landscaped areas shall be irrigated.
11. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to issuance of a Certificate of Occupancy.
12. The applicant shall obtain all approvals and permits from the Fire Department, per the Fire Department memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a Certificate of Occupancy.
13. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all privately owned common areas and common area improvements including, but not limited to, private streets, walls, and private storm water system improvements. The mechanism shall include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
14. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to issuance of a building permit.
15. All sidewalks shall be installed as per street construction standards.
16. All pedestrian crosswalks shall be demarcated from the adjacent street pavement with pavers to match those approved for the Parkway Plaza development.
17. All downspouts shall be enclosed.
18. Prior to Governing Body consideration, the applicant shall provide a photometric study meeting all requirements of the Leawood Development Ordinance including parking lot lighting to be a 4:1 average over minimum, pedestrian walkway lighting to be a maintained average illumination of 0.18 foot-candles, and a maximum 0.5 foot-candles of illumination at the property line.
19. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
20. Per the Leawood Development Ordinance, all parking lot light fixtures shall be a maximum of 18' in height from grade, including base.

21. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
22. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.
23. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
24. No signage is approved with this application.
25. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
26. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
27. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
28. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
29. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through twenty-nine.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant and architect is Jeff Schroeder with Scharhag Architects.
- The property is owned by JPS Investment Group.
- The engineer is Jeff Skidmore with Schlagel & Associates.

REQUEST:

- The applicant is requesting approval of a Final Plan for a commercial daycare for a 5,450 sq.ft. single story, standalone building expansion to be constructed on the same lot as an existing 10,500 sq.ft. daycare facility for a total of 15,950 sq.ft. (0.18 F.A.R.). The addition will contain space for both offices and daycare.
- The office portion of the expansion will be 3,600 sq.ft. The other 1,850 sq.ft. of the expansion will be used as additional daycare space.

ZONING:

- The property is currently zoned as Mixed Use (MXD).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Mixed Use.

SURROUNDING ZONING:

- North To the north of the property is an undeveloped lot within Parkway Plaza that is master planned for condominiums. Beyond 133rd Street is Bridgewood, a single-family residential subdivision, zoned RP-1 (Planned Single Family Residential District).
- South To the south of the property is a bank building within Parkway Plaza, zoned MXD (Mixed Use District).
- East To the east of the property is an undeveloped lot within Parkway Plaza that is master planned for office/retail zoned MXD (Mixed Use District).
- West To the west of the property is Briar Street and additional retail and office buildings within Parkway Plaza, zoned MXD (Mixed Use District).

LOCATION:



SITE PLAN:

- The project is located on the 2.02 acre lot within the Parkway Plaza development with an existing 10,500 sq.ft. daycare building on the west side of the project site.
- The applicant proposes the construction of a new 5,450 sq.ft., one-story, standalone office/daycare building as an expansion to the existing daycare.
- A Preliminary Plan for this additional building was approved on July 14, 2019 with case 41-19 (Ordinance 2951). The Preliminary Plan proposed a 5,450 sq.ft. office building on the currently proposed project area on the east side of the lot.
- The two buildings will be connected by exterior sidewalks within a fenced area from one building to the other.
- An existing parking lot is located south of the proposed building. The applicant does not propose any changes to the existing parking lot, existing parking lot lighting, or traffic circulation.
- The parking lot will be accessed by a private drive off 134th Street, Briar Street and from interior drive aisles from the east and south.
- Existing sidewalks are located around the north, south and west sides of the site. A north-south Sidewalk is proposed adjacent to the private drive to the east. A singular sidewalk connection is proposed from the parking lot to the building entrance on the south elevation of the proposed office/daycare building.
- New fencing is proposed for the western half of the north side of the proposed building, and will be of a style and color to match the existing fencing of the existing Kiddi Kollege building. The new fence will connect with the existing fence that is east side of the existing building.

- No additional playground equipment is proposed with this application.
- Bike racks are proposed adjacent to the proposed sidewalk along the eastern internal drive at the southeast corner of the new building being proposed.
- The applicant proposes to remove 5 existing parallel parking spaces along the east private drive, on the east side of the proposed building to provide additional open space.

PARKING:

- The ordinance requires 3.0 to 3.5 parking spaces per 1,000 square feet of office space in addition to 1.5 parking spaces required per employee (26 employees) on a maximum shift for daycare uses. The required parking range for the office portion of the site is 11 spaces minimum to 13 spaces maximum, with an addition to 39 parking spaces for the maximum number of employees on a maximum shift for a total of 50 minimum and 52 maximum required parking spaces for the entire project area.
- A total of 42 spaces are existing on site. Thirty-nine spaces are located within the existing parking lot and on street parking in front of the building. Three additional on-street parking spaces are provided along 134th Street. All on-street spaces are located on the property of the proposed building.
- Five parallel parking spaces along the eastern private drive were removed with this application to accommodate additional green space.
- The parking for the overall Parkway Plaza development complies with the Leawood Development Ordinance.
- Parkway Plaza has a cross access parking agreement across the entire development.

BULK REGULATIONS:

- The following table outlines the required and provided regulations for overall Parkway Plaza development:

Criteria	Required	Provided	Compliance
Front Yard Setback	40'	40'	Complies
Rear Yard Setback	40'	40'	Complies
Side Yard Setback	40'	40'	Complies
Exterior Parking Setback	25'	25'	Complies
Interior Parking Setback	10'	0'	Deviation Granted*
Interior Property Line Setback	10'	10'	Complies
Building Setback from Residential	75'	130'	Complies
Minimum Acres	10 acres	60 acres	Complies
Open Space	30% (min.)	West – 50% East – 30%	Complies
Use Percentages	Office – 20% Retail – 10% Residential – 20%	Office – 28.4% Retail – 22.2% Residential – 49.4%	Complies
F.A.R.	0.26 (max.)	0.24	Deviation Granted*
Maximum Residential Density	15 DU/Acre	1.9 DU/Acre	Complies
Height Limit	90'	56'	Complies

*Deviation granted with the Preliminary Plan for the overall Parkway Plaza development, on December 5, 2005 (Case 69-05, Ordinance 2146)

- The following table outlines the required and provided regulations for Kiddi Kollege office/daycare building:

Bulk Regulations			
Criteria	Required	Provided	Compliance
Front Yard Setback (Interior)	10'	108.8'	Complies
Rear Yard Setback (Interior)	10'	91.7'	Complies
Side Yard Setback (Interior)	10'	28.8'	Complies
Interior Parking Setback	10'	0'	Deviation Granted*
Building Setback from Residential	75'	609'	Complies
Open Space	30% (min.)	35.84%	Complies
Interior Open Space	10%	20.61%	Complies
F.A.R.	0.25 (max.)	.18	Complies
Height Limit	90'	32'	Complies

*Deviation granted with the Preliminary Plan for the overall Parkway Plaza development, on December 5, 2005 (Case 69-05, Ordinance 2146)

DEVIATIONS:

- In addition to the setback deviation that was granted with the preliminary plan for Parkway Plaza approved December 5, 2005 (Ordinance #2146), the following deviations were also granted for the development:
 - The parking ratio for the development was allowed at 3.9 parking spaces per 1,000 square feet of lease space.
 - The development was allowed to increase the FAR of the development from .25 to .26.

ELEVATIONS:

- The additional building is proposed to be located on the east side of the property and will be a one story building (32") in height with a sloped roof.
- The architecture and materials used on the building match that of the existing building to the west.
- The building entrance will face the south and will be accessible by the parking lot and sidewalk adjacent to the front of the building. The entrance extends out from the front of the building, under a projection of the roofline that is supported by two architectural columns.
- The building will be constructed primarily of cementitious stucco in a "Pulp" color, natural thin stone veneer in a "Cottonwoods Tuscan Field" color, and brick in a "Redondo Gray" color. All colors will closely match the existing Kiddi Kollege building.
- A 2.5' cast stone band runs along the bottom of the building.
- The roof will be constructed of precast concrete tile in a "Buckhorn" color.
- A utility screening wall is proposed along the east side of the building and will be architecturally attached to the façade. The enclosure will be constructed of the same cast stone that is proposed for the exterior of the building.
- Windows are located on all sides of the building, primarily above the cast stone band that runs along the bottom of the building.
- The fence will be black painted steel to match the existing fence around the existing Kiddi Kollege building. The fence will also include columns constructed of natural stone with a cast stone cap.

TRAFFIC:

- A traffic study was prepared with the Preliminary Plan for the overall Parkway Plaza development. The applicant has provided an update to the traffic study, which was reviewed by the Public Works Department and did not indicate a substantial amount of additional traffic generated with this project.

SIGNAGE:

- No signage is proposed with this application.
- Parkway Plaza has sign criteria recommended by the Planning Commission and approved by the Governing Body. Signage is reviewed administratively through a separate application.

LANDSCAPING:

- A final landscape plan was approved with the Final Plan for the existing building on the site. A final landscape plan has been submitted for the proposed building, exceeding the requirements of the previous landscape plan and is in conformance with the current Leawood Development Ordinance.
- The applicant is proposing a single row of shrubs around the perimeter of the building along with multiple shade trees surrounding the building.
- Two shade trees are shown to be located south of the building within the islands of the parking lot area.

LIGHTING:

- The applicant has provided a photometric study that does not meet the requirements of the Leawood Development Ordinance. Prior to Governing Body, the applicant will submit a revised photometric study that will meet all requirements of the Leawood development Ordinance.
- The project will include three new street light fixtures along the east private drive on the east side of the building, which will match the existing light fixtures within the development, and shall not exceed 18' in height, including the base.

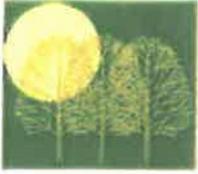
IMPACT FEES:

- **PUBLIC ART IMPACT FEE:** The applicant/owner shall be responsible for a Public Art Impact Fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee in the amount of \$0.15/square foot of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance building permit. This amount is subject to change by ordinance.
- **PARK IMPACT FEE:** The applicant shall pay a Park Impact Fee in the amount of \$0.15/per square foot of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance of a building permit. This amount is subject to change by Ordinance.
- **135TH STREET CORRIDOR IMPACT FEE:** The applicant shall pay a 135th Street Corridor Impact Fee in the amount of \$1.95 for retail per sq.ft. of building area and \$0.58 for office/on-retail per sq.ft. of building area, currently estimated at \$5,695.50 (1,850 x \$1.95 = \$3,607.50)+(3,600 x \$0.58 = \$2,088) prior to issuance of a Building Permit. This amount is subject to change by Ordinance.

STAFF COMMENTS:

- The applicant has provided a photometric study that does not comply with the Leawood Development Ordinance. Per the Leawood Development Ordinance, for all non-residential development, parking lot lighting shall have an average uniformity ratio of 4:1, pedestrian walkway lighting must maintain an average 0.18 foot-candles, and lighting shall not exceed 0.5 foot-candles when measured at the property

line. Prior to Governing Body consideration, the applicant shall provide an updated photometric study complying with the regulations set within the Leawood Development Ordinance. **(Stipulation 18) The applicant has provided a revised photometric study meeting this requirement.**



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211
Public Works Department • (913) 339-6700 x 130 • (913) 339-9374 Fax

Exhibit A

MEMO

DATE: August 22, 2019

TO: Richard Coleman, Director of Community Development

FROM: Brian Scovill, P.E., City Engineer
Department of Public Works

SUBJECT: Parkway Plaza - Kiddi Kollege
Case Number: 86-19

The Department of Public Works has reviewed the aforementioned project and would like to make the following stipulations as part of the Planning Commission Approval:

- 1) Traffic Impact Analysis:
 - a) The trip generation comparison indicated negligible changes to the traffic generated by the proposed plan when compared to the previously approved plan for Parkway Plaza.
- 2) Storm Water Study:
 - a) Detention has been constructed on this site by the Parkway Plaza developer. This project drains to the mid detention basin with the pond and the west detention basin of Parkway Plaza. These have already been installed with the larger project.
 - b) The previous phase of Kiddi Kollege constructed the North and West Rain Gardens. They were sized to include this expansion. The applicant shall protect these facilities with adequate erosion control.
 - c) Runoff from the new building shall drain by pipe or overland flow to the rain gardens and/or curb inlet per the BMP plan.
- 3) The parking lot pavement shall be constructed in accordance to the Leawood Development Ordinance.
- 4) Permanent structures, including monument signs, shall not be placed within the Right-of-Way and Public Easements.
- 5) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).

- 6) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.
- 7) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.
- 8) Construction vehicles, including vehicles of construction personnel, shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor.
- 9) The Developer shall repair and restore all damaged areas between the back of curb and the Right-of-Way abutting this lot including any existing damage. This shall include but is not limited to street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.
- 10) The Developer shall provide documentation by a licensed professional engineer certifying on City forms the BMPs have been constructed in accordance with City standards and the approved plans.
- 11) The developer shall provide as-built storm sewer information in accordance with City standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.
- 12) The Certificate of Occupancy shall not be approved until the above requirements have been met.

If you have any questions, please call me at (913) 663-9134.

From: Gene Hunter
Sent: Wednesday, August 14, 2019 9:56 AM
To: Richard Sanchez
Subject: RE: Case 86-19 Kiddie Kollege Additional Building - Fire Memo

Existing acceptable fire truck circulation is unaffected by the additional building. New building is required to have storm shelter room.

Gene Hunter, Leawood Fire Marshal

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL PLAN FOR PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION, LOCATED SOUTH OF 134TH STREET AND EAST OF BRIAR STREET. (PC CASE 86-19)

WHEREAS, the applicant submitted a request for approval of a Final Plan for Parkway Plaza – Kiddi Kollege Office/Daycare Addition;

WHEREAS, such request for approval was presented to the Planning Commission on August 27, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request for approval of said Final Plan subject to the following stipulations:

1. This approval is limited to a 5,450 sq.ft. single story, standalone building expansion to be constructed on the same lot as an existing 10,500 sq.ft. daycare facility on 2.02 acres for an F.A.R. of 0.18 and with an overall FAR of 0.24 for the overall Parkway Plaza Development.
2. The applicant/owner shall be responsible for the following impact fees:
 - a) The applicant/owner shall be responsible for a Public Art Impact Fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee in the amount of \$0.15/sq.ft. of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance building permit. This amount is subject to change by ordinance.
 - b) The applicant shall pay a Park Impact Fee in the amount of \$0.15/per square foot of finished floor area, estimated currently at \$817.50 (5,450 x \$0.15 = \$817.50) prior to issuance of a building permit. This amount is subject to change by Ordinance.
 - c) The applicant shall pay a 135th Street Corridor Impact Fee in the amount of \$1.95 for retail per sq.ft. of building area and \$0.58 for office/on-retail per sq.ft. of building area, currently estimated at \$5,695.5 (1,850 x \$1.95 = \$3,607.50)+(3,600 x \$0.58 = \$2,088) prior to issuance of a Building Permit. This amount is subject to change by Ordinance.
3. All power lines, utility lines, etc. (existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) shall be placed underground prior to final occupancy of the proposed building.
4. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval

- of the Director of Community Development as being in compliance with the Leawood Development Ordinance.
5. All utility boxes, not otherwise approved with the final development plan, with a height of 55 inches or greater, a footprint greater than 15 sq.ft. in area, or a pad footprint greater than 15 sq.ft. in area, shall be installed only with the prior recommendation of the Planning Commission as being in compliance with the Leawood Development Ordinance based on review of a site plan containing such final development plan information as may be required by the City, and approved by the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.
 6. Per the Leawood Development Ordinance, all medium and large deciduous trees (including street trees), shall be 2 ½" caliper as measured 6" above the ground, all small deciduous and ornamental trees shall be a minimum of 1 ½" caliper as measured 6" above the ground, conifers and evergreen trees shall be a minimum of 6' in height, and shrubs shall be a 24" in height at the time of planting.
 7. The approved final landscape plan shall contain the following statements:
 - a) All trees shall be callipered and undersized trees shall be rejected.
 - b) All parking lot islands shall be bermed to discourage foot traffic.
 - c) All hedges shall be trimmed to maintain a solid hedge appearance.
 - d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
 - e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
 - f) All landscaped open space shall consist of a minimum of 60% living materials.
 8. A letter, signed and sealed by a Kansas registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
 9. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
 10. Per the Leawood Development Ordinance, all landscaped areas shall be irrigated.
 11. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to issuance of a Certificate of Occupancy.
 12. The applicant shall obtain all approvals and permits from the Fire Department, per the Fire Department memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a Certificate of Occupancy.
 13. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all privately owned common areas and common area improvements including, but not limited to, private streets, walls, and private storm water system improvements. The mechanism shall include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or

replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.

14. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to issuance of a building permit.
15. All sidewalks shall be installed as per street construction standards.
16. All pedestrian crosswalks shall be demarcated from the adjacent street pavement with pavers to match those approved for the Parkway Plaza development.
17. All downspouts shall be enclosed.
18. Prior to Governing Body consideration, the applicant shall provide a photometric study meeting all requirements of the Leawood Development Ordinance including parking lot lighting to be a 4:1 average over minimum, pedestrian walkway lighting to be a maintained average illumination of 0.18 foot-candles, and a maximum 0.5 foot-candles of illumination at the property line.
19. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
20. Per the Leawood Development Ordinance, all parking lot light fixtures shall be a maximum of 18' in height from grade, including base.
21. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
22. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.
23. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
24. No signage is approved with this application.
25. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
26. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
27. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
28. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
29. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through twenty-nine.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

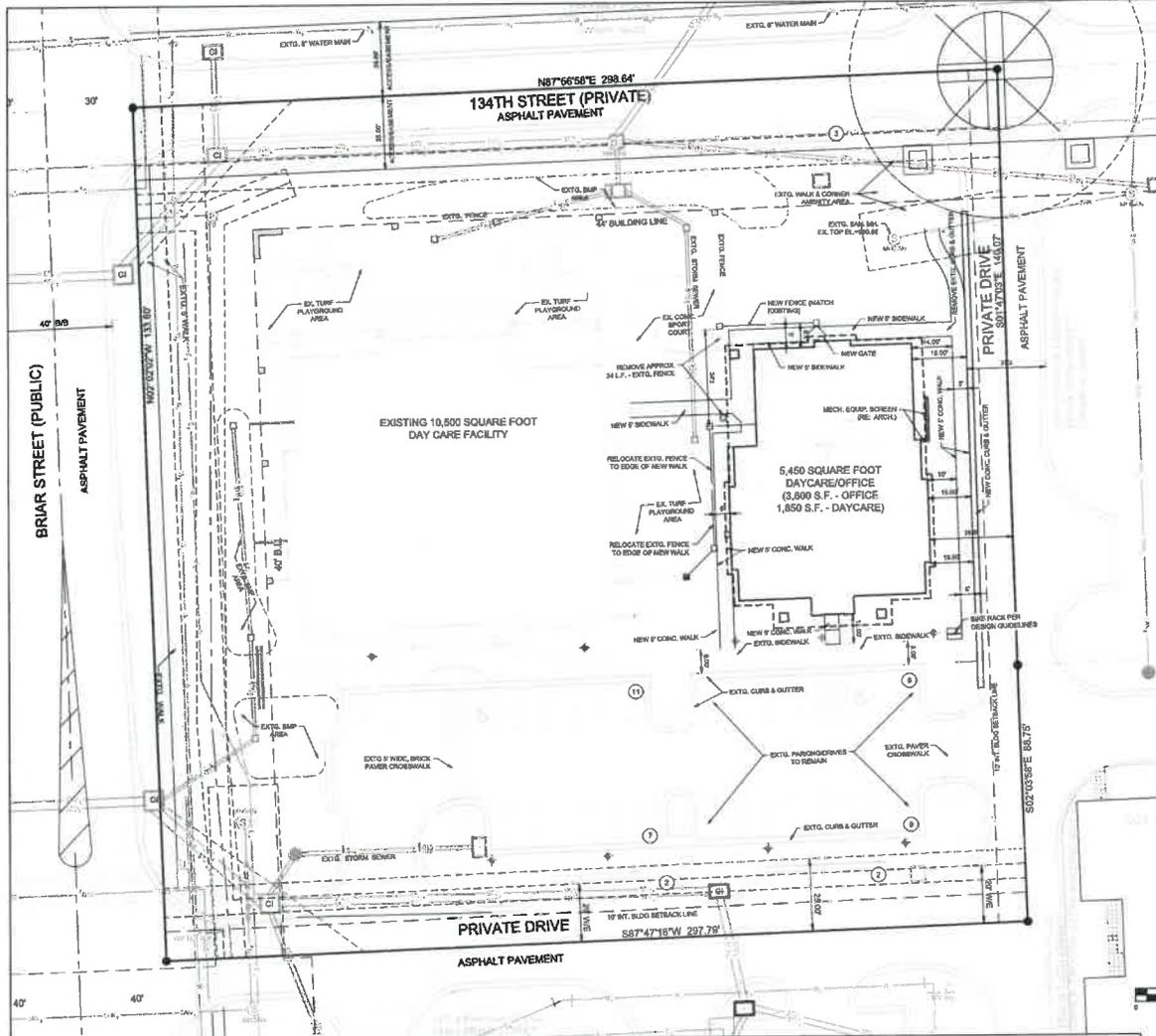
Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

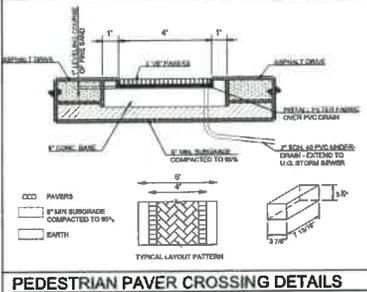
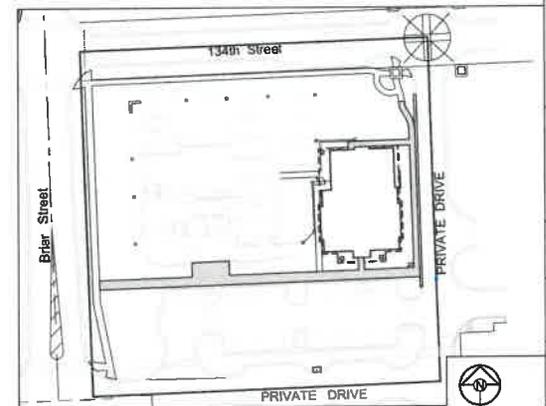
Marcia L. Knight, Assistant City Attorney



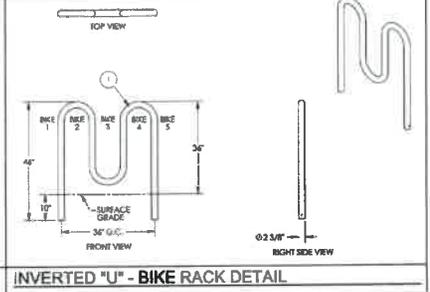
LOT AREA	SITE DATA TABLE		
	PHASE 1	PHASE 2	TOTAL
ROOFED BLDG. AREA	11,820 S.F. (13.24%)	8,672 S.F. (7.49%)	16,192 S.F. (20.72%)
PAVEMENT/WALK AREA	34,435 S.F. (36.32%)	987 S.F. (1.12%)	35,422 S.F. (46.36%)
OPENLANDSCAPE AREA	41,738 S.F. (47.54%)	-7,559 S.F. (-8.60%)	34,179 S.F. (58.93%)
			87,794 SQ. FT. (2.02 AC)

Site Information:
 Property Address: 13401 Briar Street, Leawood, Kansas 66206
 Legal Description: Lot 18, Parkway Plaza Fifth Plat, a subdivision in the City of Leawood, Johnson County, Kansas
 Lot Area: 87,794 Square Feet (2.02 Ac.)
 Current Zoning: MDD
 Proposed Zoning: MDD
 Existing Floor Area Ratio (10,500 S.F.) = 0.12
 Existing Approved Floor Area Ratio (14,000 S.F.) = 0.16
 Proposed Floor Area Ratio (15,800 S.F.) = 0.18
 Allowable Floor Area Ratio (MDD Zoning) = 0.25
 Proposed Use Phase 1: Daycare/Office Space
 Proposed Use Phase 2: Daycare/Office Space
 Parking Required: 3.0 - 4.0 stalls/1,000 a.f. = 15,800 square feet
 3.0/1000 = 3 x 14 = 42 Stalls
 4.0/1000 = 4 x 14 = 56 Stalls
 Proposed Parking: *42 stalls (2 h.c., non-accessible stalls)
 2.95 Stalls/1000 square feet
 * - Cross parking/cross access agreements have been established per Parkway Plaza Business Declarations
 Existing Number of Employees: 19
 Proposed Additional Employees: 8
 Total Number of Employees: 28
 Employee Parking Requirements: 1.5 x 25 Stalls = 38 Stalls

- SITE LEGEND:**
- EXIST. CONC. CURB & GUTTER
 - EXIST. CONC. CURB & GUTTER TO BE REMOVED
 - NEW CONC. CURB & GUTTER
 - NEW "DRY" CURB & GUTTER
 - NEW CONC. RIBBON CURB
 - NEW ASPHALT PARKING
 - NEW 6" ASPHALT DRIVE
 - 4" CONCRETE SIDEWALK
 - SYNTHETIC TURF - PLAYGROUND
 - EXIST. BRICK PAVEMENT CROSSWALK PER PARKWAY PLAZA DESIGN GUIDELINES
 - PROPOSED PARKING STALL COUNT
 - EXISTING AREA LIGHT



- GENERAL NOTES**
- PAVER WILL BE RATED FOR ROADWAY TRAFFIC.
 - PAVERS SHALL BE PAVEMENTS AS MANUFACTURED BY PAVEMENT COMPANY, KANSAS CITY AREA PLANT OR APPROVED EQUAL. THE STYLE AND COLOR OF THE PAVERS SHALL BE HOLLAND STONE PAVES, HERRINGBONE PATTERN & ANTIQUE RED COLOR WITH SAND & SOLID BROWN OUTSIDE EDGES.
 - PAVER BASE AND EDGE RESTRAINT SHALL BE 100% CLASS A (A2) CONCRETE. BASE SLAB AND EDGE RESTRAINT SHALL BE POURED MONOLITHIC.
 - PAVERS, LEVELING SAND, AND CONCRETE BASE DEPTH, TYPICAL ALL PAVEMENT AREAS.
 - EXPANSION JOINT MATERIAL WILL BE PLACED AT ALL JOINTS BETWEEN NEW CONCRETE AND EXISTING CONCRETE.
 - INSTALL UNDERDRAIN ON EACH END OF PAVEMENT SIDEWALK CLOSE TO CURBS AND CONNECT TO UNDERDRAIN SYSTEM.

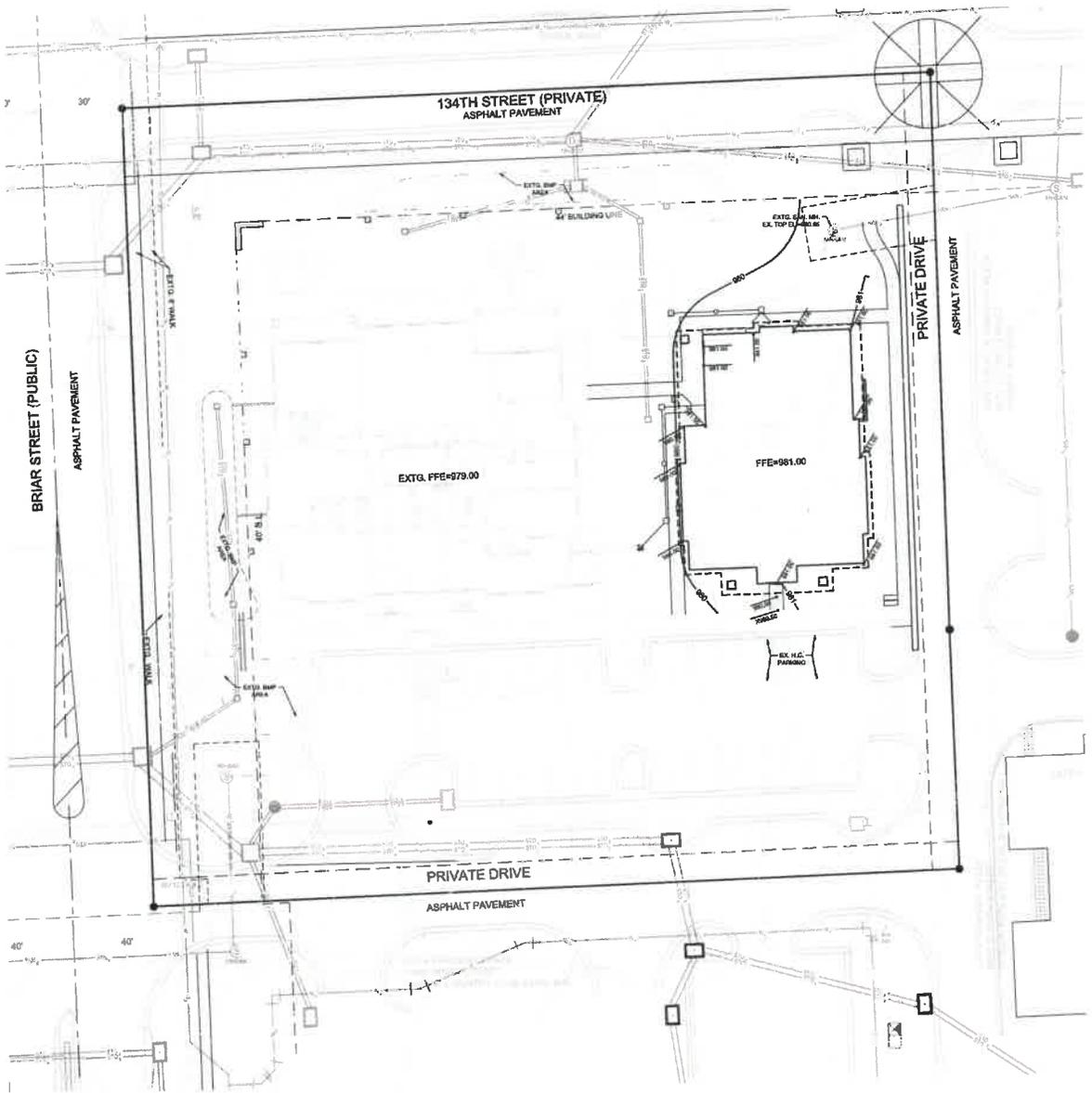


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 Phone: 913.251.1100
 WWW.SCHLAGELASSOCIATES.COM
 Kansas State Certificate of Survey No. 45236, 11.10.09, 10.15.09

**KIDDIE KOLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS**

NO.	DATE	DESCRIPTION
1	11/15/23	Final Development Plans
2	11/15/23	Final Development Plans
3	11/15/23	Final Development Plans
4	11/15/23	Final Development Plans
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6	11/15/23	Final Development Plans
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99	11/15/23	Final Development Plans
100	11/15/23	Final Development Plans

**SHEET
 C1.0
 OF**



- SITE LEGEND:**
- EXTG. CONC. CURB & GUTTER TO BE REMOVED
 - NEW CONC. CURB & GUTTER
 - NEW "DRY" CURB & GUTTER
 - NEW CONC. RIBBON CURB
 - NEW 6' ASPHALT PARKING
 - 4' CONCRETE SIDEWALK
 - PROPOSED PARKING STALL COUNT

- GRADING LEGEND:**
- EXTG. ELEVATION
 - PROPOSED TOP OF CURB ELEV.
 - PROPOSED PAVEMENT GRADE ELEV.
 - F.F.E.
 - LONGITUDINAL SIDEWALK SLOPE*
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
- * ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM GROSS SLOPE.

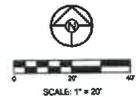
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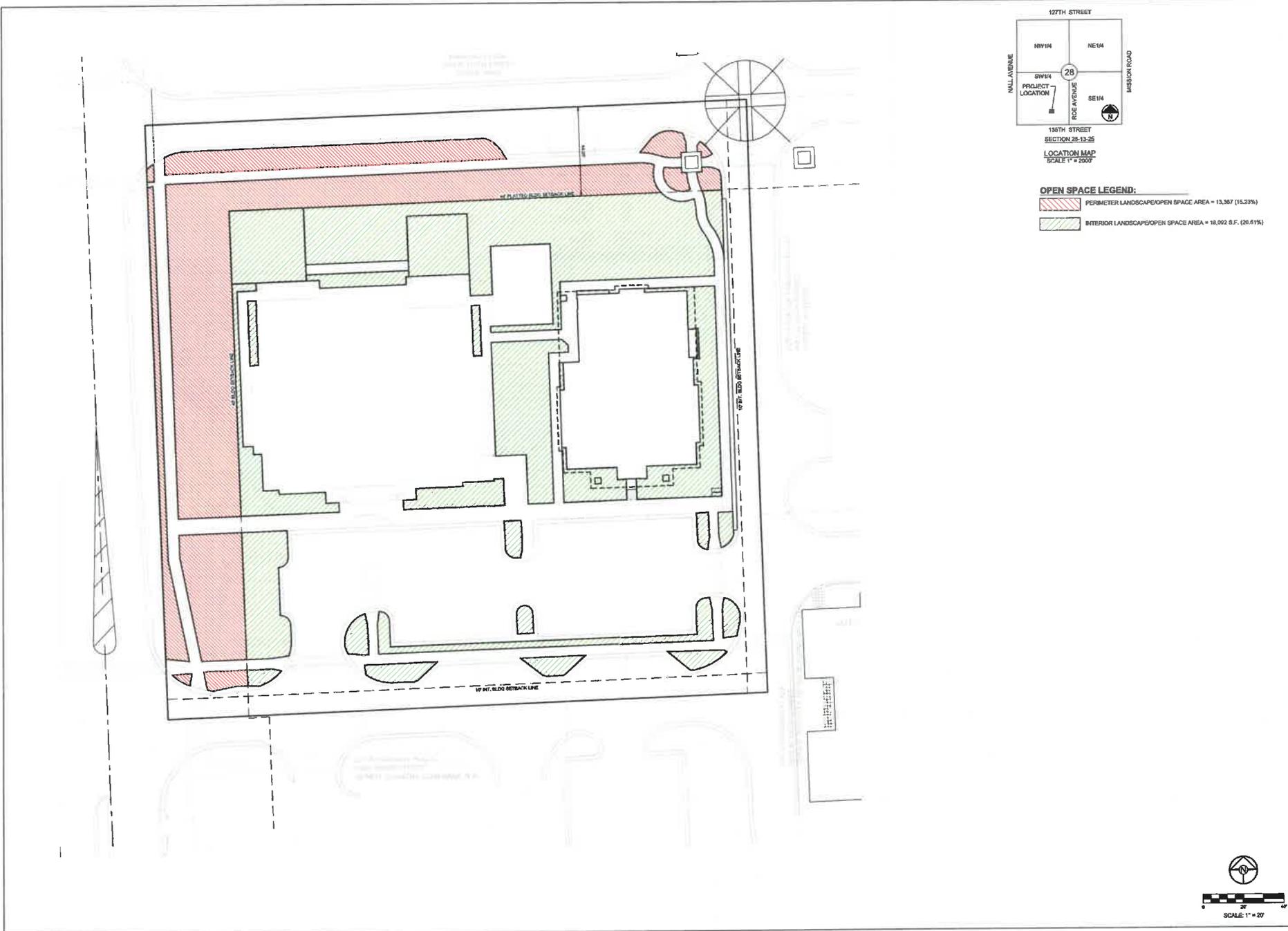
KIDDLE COLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/16
2	ISSUED FOR PERMIT	10/20/16
3	ISSUED FOR PERMIT	10/20/16
4	ISSUED FOR PERMIT	10/20/16
5	ISSUED FOR PERMIT	10/20/16
6	ISSUED FOR PERMIT	10/20/16
7	ISSUED FOR PERMIT	10/20/16
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9	ISSUED FOR PERMIT	10/20/16
10	ISSUED FOR PERMIT	10/20/16

GRADING PLAN

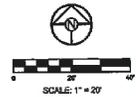
SHEET
C2.0
 OF





127TH STREET
136TH STREET
SECTION 28-13-26
LOCATION MAP
SCALE 1" = 2000'

- OPEN SPACE LEGEND:**
- PERIMETER LANDSCAPE/OPEN SPACE AREA = 13,367 (15.23%)
 - INTERIOR LANDSCAPE/OPEN SPACE AREA = 18,062 S.F. (20.61%)



SCALE: 1" = 20'

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 Kansas State Certificate of Authority
 KS-276, KS-275, KS-274

**KIDDIE KOLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS**

DATE	DESCRIPTION
12.22.2018	City Planning Number
12.22.2018	14-100

OPEN SPACE PLAN

SHEET
C4.0
 OF



AMLI AT WINNEWOOD FARMS

WYNNEWOOD

BRIDGEWOOD

132nd Terrace

132nd Terrace

BIRCH STREET

CEDAR STREET

133rd Street

133rd Street

133rd Street

PROJECT SITE

UNPLATTED

134th Street

UNPLATTED

BIRCH STREET

BIRCH STREET

ROE AVENUE

ROE AVENUE

135th Street

135th Street

135th Street

CORNERSTONE OF LEAWOOD

PLAZA POINTE

THE VILLAGIO AT LEAWOOD

BIRCH STREET

LINDEN AVE.

ROE AVENUE

136th Street

136th Street

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 06-0016-0001-0001

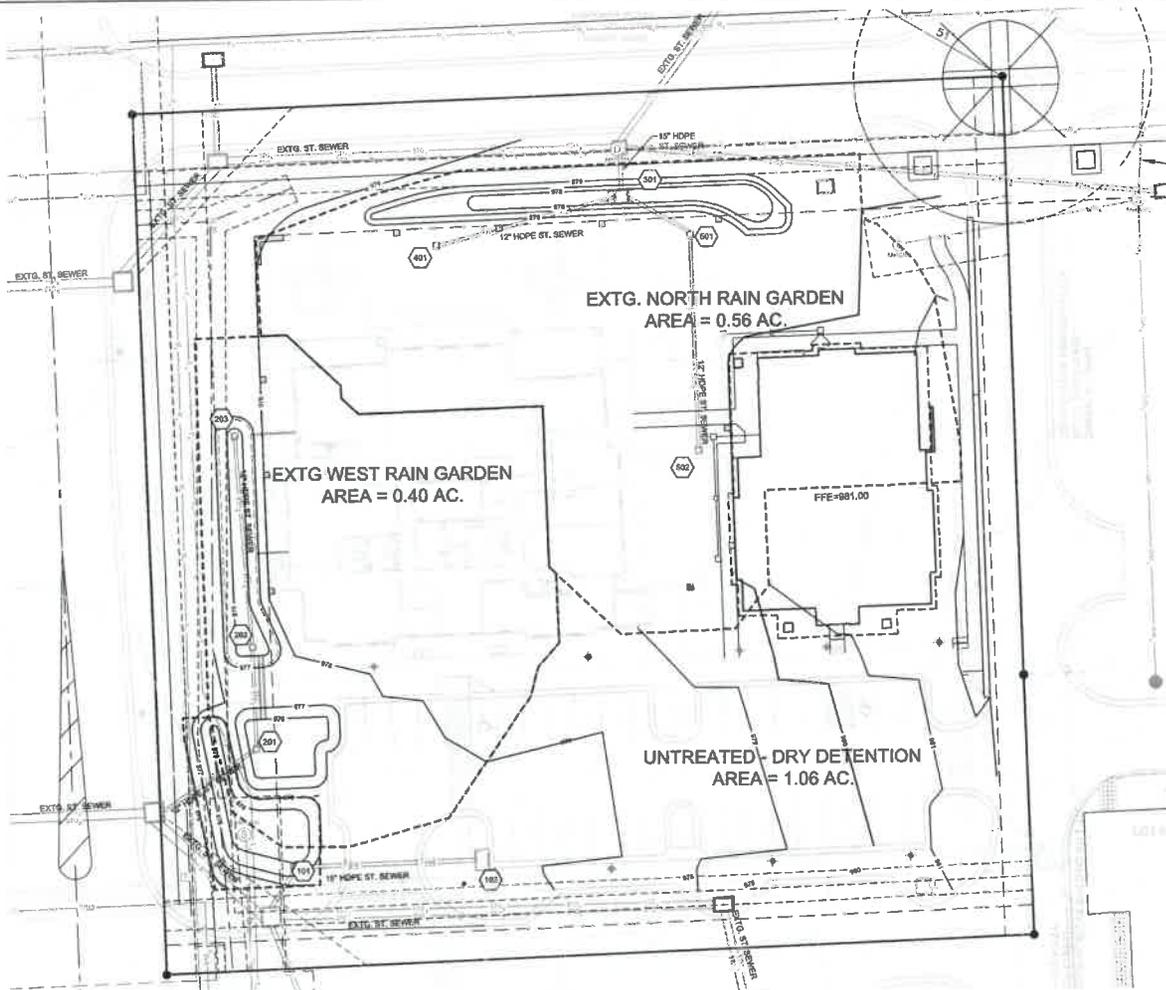


KIDDIE KOLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS

DATE:	12-2018	City Planning Review
DESIGNED BY:	1	
CHECKED BY:	2	
DATE APPROVED:	3	
DATE PREPARED:	4	
PROJECT NUMBER:	03-20-2018	
SCALE:	1"=100'	

AERIAL PLAN

SHEET
C6.0
 OF



EXISTING SITE
DEVELOPMENT 1: REQUIRED LEVEL OF SERVICE

Project: Kiddie College - Parking Plaza
 Location: 1841 Blair Street
 Client: UMKC
 Date: 11/19/2012

I. Required Level of Service

A. Postdevelopment CB

Clear Description	Est. Imp. (ft ²)	CB	Imp. Imp. (ft ²)	CB + P (ft ²)
Clear (Impervious)	0	0	0	0
Clear (Permeable)	0	0	0	0
Impervious (Permeable)	0	0	0	0
Impervious (Impervious)	0	0	0	0
Total	0	0	0	0

Area of Impervious CB = total impervious area + (Impervious) (Permeable)

B. Postdevelopment CB

Clear Description	Est. Imp. (ft ²)	CB	Imp. Imp. (ft ²)	CB + P (ft ²)
Clear (Impervious)	0	0	0	0
Clear (Permeable)	0	0	0	0
Impervious (Permeable)	0	0	0	0
Impervious (Impervious)	0	0	0	0
Total	0	0	0	0

Level of Service Calculation

Parameter	Value	Change in CB	Level of Service
Postdevelopment CB	0	0	1
Population-weight CB	0	0	2
Distance	0	0	3
LR Required (per code at right)	0	0	4
Total	0	0	4

Source: M. R. Department of Agriculture, Soil & Water Conservation Service, Urban Hydrology for Hyet (Urbanstorm, Technical Report #1-CR-82), 1984.

EXISTING SITE
DEVELOPMENT 2: DEVELOP (REQUIREMENTS) THAT APPLY TO THE EXISTING SITE

Project: Kiddie College - Parking Plaza
 Location: 1841 Blair Street
 Client: UMKC
 Date: 11/19/2012

I. Required Level of Service

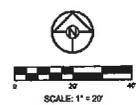
A. Postdevelopment CB

Clear Description	Est. Imp. (ft ²)	CB	Imp. Imp. (ft ²)	CB + P (ft ²)
Clear (Impervious)	0	0	0	0
Clear (Permeable)	0	0	0	0
Impervious (Permeable)	0	0	0	0
Impervious (Impervious)	0	0	0	0
Total	0	0	0	0

EXISTING STORM SEWER SYSTEM THAT SERVES THIS PORTION OF THE DEVELOPMENT IS ULTIMATELY ROUTED THRU THE EXISTING DETENTION THAT IS LOCATED IN THE WESTERN BOUNDARY OF THE PARKWAY PLAZA DEVELOPMENT

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEV.
- EXISTING SPOT ELEV.



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 Kansas State Board of Architecture
 License # 00376

**KIDDIE COLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS**

BMP PLAN

NO.	DATE	DESCRIPTION
1	11/19/12	Final Development Plans

SHEET
BMP1
 OF

NOT FOR CONSTRUCTION - LIGHTING LAYOUT IS FOR EVALUATION PURPOSES ONLY.

1. ALL FIXTURES WILL GET NEW LED BULBS WITH NEW OPTICS AND LOWER LUMEN PACKAGE.
2. RELOCATE 4 POLES WITH THE NEW BULBS TO LOCATIONS NOTED.
3. THREE NEW POLES WITH INDICATED LED BULB, OPTIC, AND LUMEN PACKAGE.

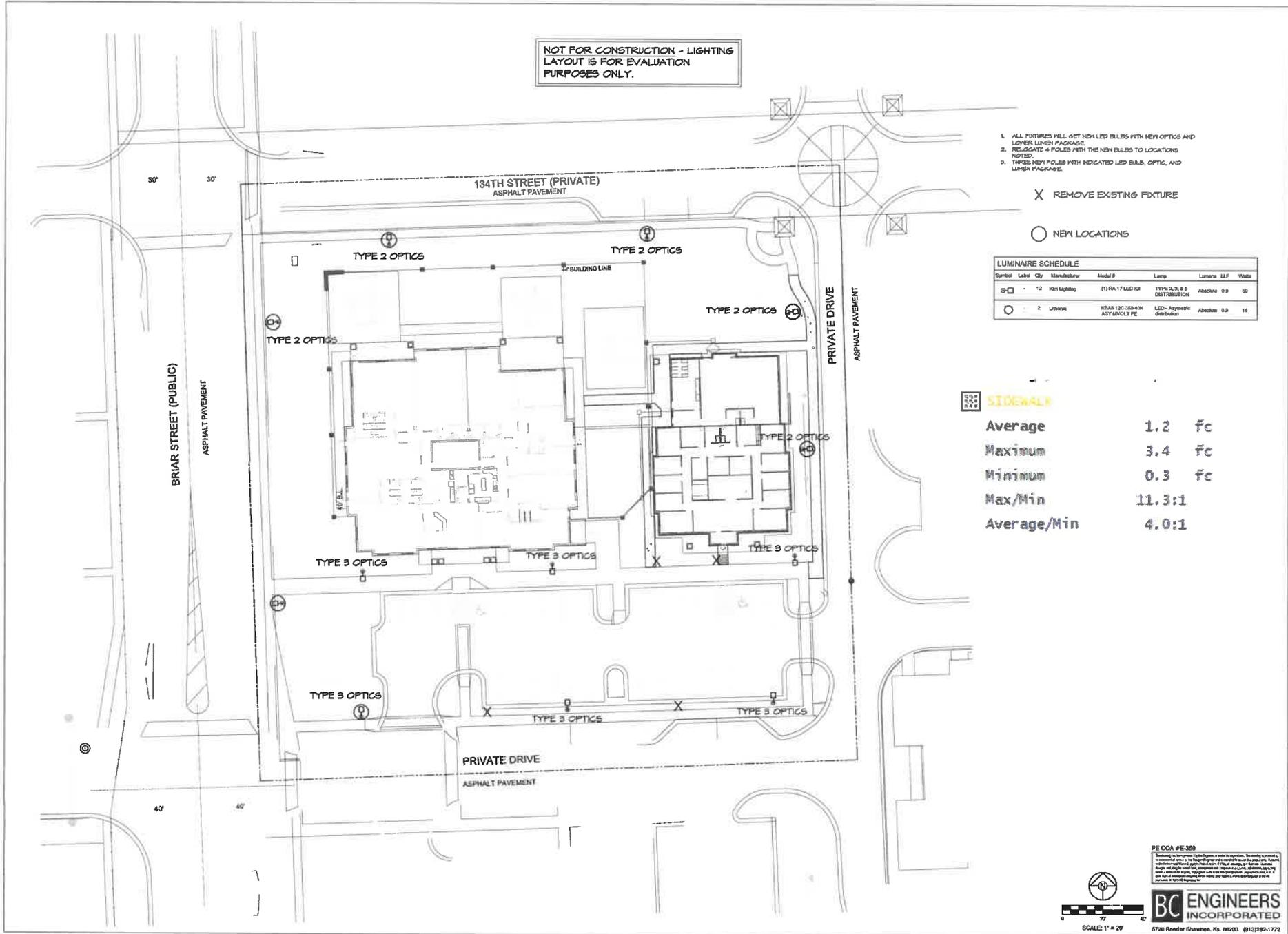
X REMOVE EXISTING FIXTURE

○ NEW LOCATIONS

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Manufacturer	Model #	Lamp	Lumens	LF/Ft
⊗	Kin Lighting	12	(1) RA 17 LED R8		TYPE 2, 3, & 5 DISTRIBUTION	Abolite	0.9 60
○	Litonia	2	KBAA 13C 350 40K ASY 6W/CL 1 FE		LED - Asymmetric distribution	Abolite	0.9 16

SIDEWALK

Average	1.2	fc
Maximum	3.4	fc
Minimum	0.3	fc
Max/Min	11.3:1	
Average/Min	4.0:1	



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 Engineers Planners Surveyors Landscape Architects
 1400 West 107th Street Leawood, Kansas 66215
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**KIDDIE KOLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS**

DATE	DESCRIPTION

ELECTRICAL SITE PLAN

SHEET

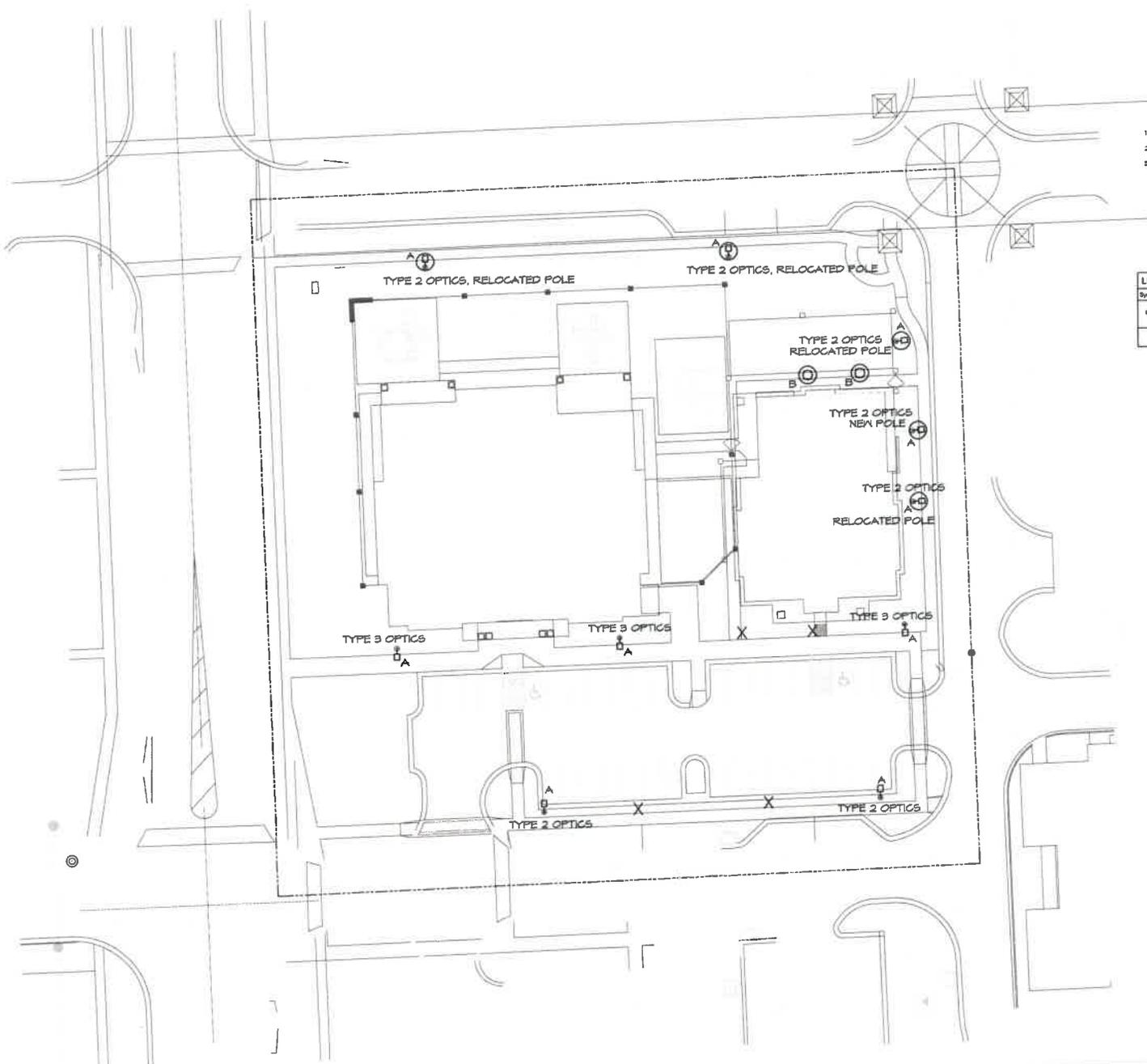
E1.0
OF

PE CDA #E-369

BC ENGINEERS INCORPORATED

7620 Roeder Grasswope, Ks. 66203 (913) 982-1772

SCALE: 1" = 20'



1. ALL FIXTURES WILL GET NEW LED BULBS WITH NEW OPTICS AND LOWER LUMEN PACKAGE.
2. RELOCATE 4 POLES WITH THE NEW BULBS TO LOCATIONS NOTED.
3. ONE NEW POLE WITH INDICATED LED BULBS, OPTIC, AND LUMEN PACKAGE.

X REMOVE EXISTING FIXTURE

○ NEW LOCATIONS

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Manufacturer	Model #	Lamps	Lumens L.F.P	Watts
⊠	A	12	Kira Lighting	EU RA 17 LED KR	TYPE 2 & 3 DISTRIBUTION AS INDICATED	Absolom 0.9	69
○	B	3	Lithone	KSAS 150 90 AKK ARV INVOLT PE	LED - Absolute distribution	Absolom 0.9	14



**KIDDIE KOLLEGE OFFICE
 FINAL DEVELOPMENT PLANS
 LOT 18 - PARKWAY PLAZA - PHASE 2
 LEAWOOD, KANSAS**

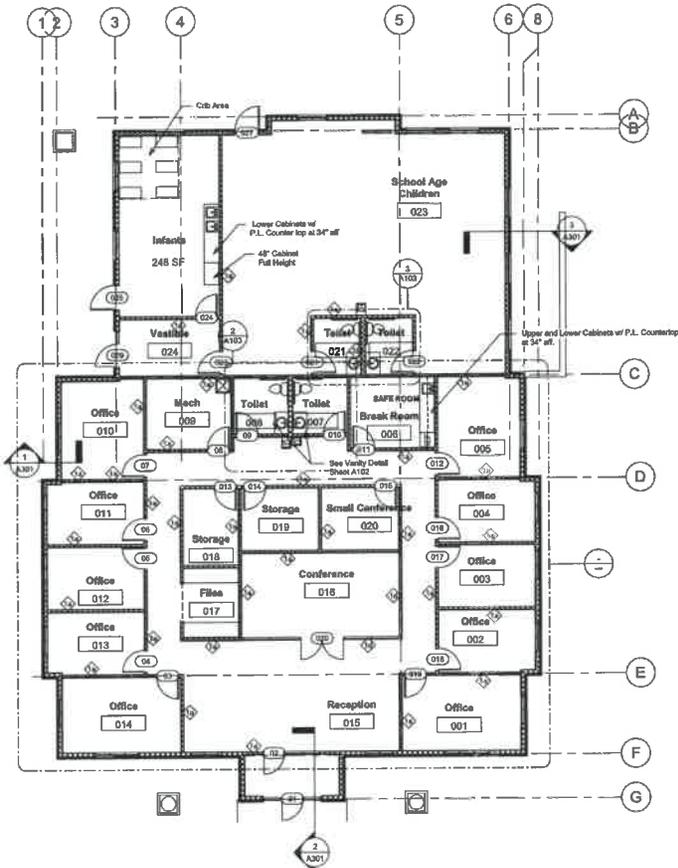
REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT NO: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE PREPARED: _____
 PROJECT NUMBER: _____
 ELECTRICAL SITE PLAN
 SHEET
E1.0
 OF

PE COA #E-369

BC ENGINEERS INCORPORATED
 6720 Reeder Shavano, Ks. 66203 (913)262-1772

SCALE: 1" = 20'



1) Annotation Floor Plan
1/8" = 1'-0"

TOTAL BUILDING AREA = 5356 SQUARE FEET

scharhag
HEWANNA SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd., #204, Kansas City, Mo 64113
Phone: 816-656-5055 Scharhag@aol.net

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NEW BUILDING FOR
KIDDI KOLLEGE OFFICES
13401 Briar St., Leawood, KS

J. Jeffrey Schneider, RA, Licensed KS, Architect
Hansbirk Schaefer Co., Architects, Co., L.P., Leawood, MO 64116

No.	Description	Date
1	Revision Schedule	

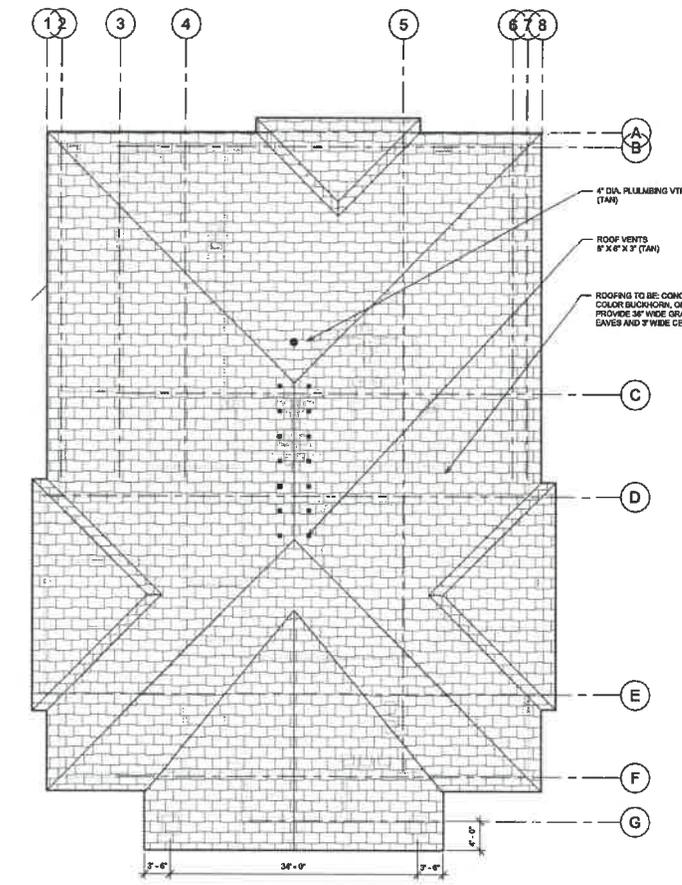
Annotation Floor Plan

Project number 2048
Date 08/18/2019

A101

Scale 1/8" = 1'-0"

8/20/19 2:06:37 PM



1 Roof Plan
1/8" = 1'-0"

NO GUTTERS & NO DOWNSPOUTS

- 4" DIA. PLUMBING VTR (TAN)
- ROOF VENTS 8"X6"X2" (TAN)
- ROOFING TO BE CONCRETE TILE ROOFING TO MATCH WESTLE SERIES 8000 SLATE PROFILE, COLOR BLACK/GRN, ON 1/2" FELT ON ROOF SHEATHING. INSTALL PER MANUF. DIRECTIONS. PROVIDE 36" WIDE ORANGE SELF ADHERING ICE AND WATER SHIELD AT LOWEST 3'-0" OF ALL GABLES AND 3" WIDE CENTERED AT ALL VALLEYS.

scharhag
RESURFA. SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd, #204, Kansas City, Mo 64113
Phone: 816-665-6065 Scharhag@aol.net

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NEW BUILDING FOR

KIDDI KOLLEGE OFFICES

13401 Briar St., Leawood, KS

J. Larry Schuster, Sr., License #209
Kansas State Board of Architecture

No.	Description	Date
	Revision Schedule	

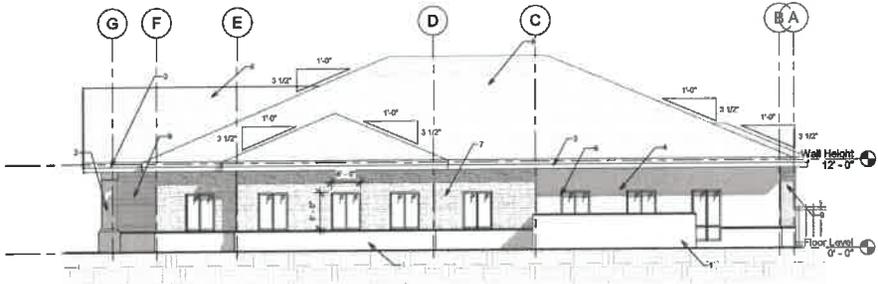
Roof Plan

Project number 2048
Date 08/18/2019

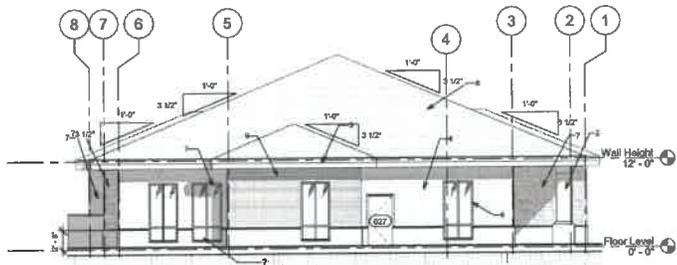
A104

Scale 1/8" = 1'-0"

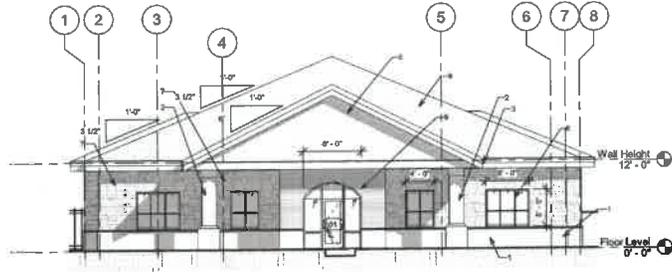
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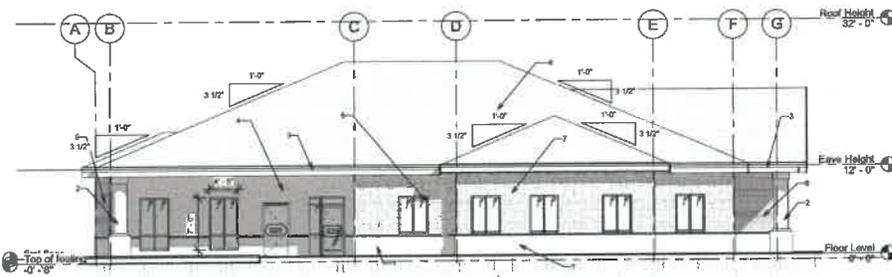
1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 South
1/8" = 1'-0"



4 West
1/8" = 1'-0"

- EXTERIOR FINISHES:**
- CS-1 CONTINENTAL CAST STONE COLOR #1102
 - COMPOSITE FIBERGLASS REINFORCED COLUMNS - PAINT COLOR MATCH STO MORTAR # 2143773
 - MT-3 ROOF FASCIA TR&M MATCH PAC-GLAD STEEL KYMAR 500 FINISH "SIERRA TAN"
 - WF-1 CEMENTITIOUS STUCCO WALL FRESH MEDIUM TEXTURE COLOR TO MATCH STO PULP #2143446 WF-102 DEEP 1/4" HIGH RAISED BAND ABOVE CAST STONE
 - WF-4 CEMENTITIOUS STUCCO WALL FRESH MEDIUM TEXTURE COLOR TO MATCH STO MORTAR #2143773
 - MF-4 NATURAL ANODIZED ALUM. STOREFRONT SYSTEM, METAL FRAME WITH HIGH PERFORMANCE TINTED INSULATED GLASS
 - ST-1 NATURAL STONE: MATCH US STONE - NATURAL THIN VENEER 30% COTTONWOOD TUSCAN FIELD STONE NATURAL FACE, 40% COTTONWOOD TUSCAN FIELD STONE SPLIT FACE, 30% COTTONWOOD WEB WALL.
 - CO-1 PRECAST CONCRETE TILE ROOF TO MATCH "WESTILE" SERIES 1000 SLATE PROFILE, COLOR BUCKHORN.
 - BR-2 BRICK MATCH MUTUAL MATERIALS CO. MISSION TEXTURE, COLOR REDONDO GRAY
 - AWNING: HIGH QUALITY CANVAS - OCEAN BLUE
 - MURRAY PESS OLS408K: 3 LIGHT WALL LANTERN, COLOR BLACK
 - METAL GATES, PAINTED KI PAINT COLOR "SEAHORSE" #545
 - HOLLOW METAL DOORS, PAINTED TO MATCH STUCCO STO. PULP #2143446
- NOTE: ALL PROPOSED MATERIAL MATCH THE APPROVED CRITERIA FOR PARKWAY PLAZA DEVELOPMENT GUIDELINES.
BUILDING SIGNAGE TO BE SUBMITTED AT A LATER DATE



Scharhag
HERNAN SCHARHAG COMPANY ARCHITECTS

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NEW BUILDING FOR
KIDDI KOLLEGE OFFICES
13401 Briar St., Leawood, KS

J. Kelly Sawyer, P.A., License #251
Hernan Scharhag Co., Architects, Inc., # of License #20000

No.	Description	Date
	Revision Schedule	

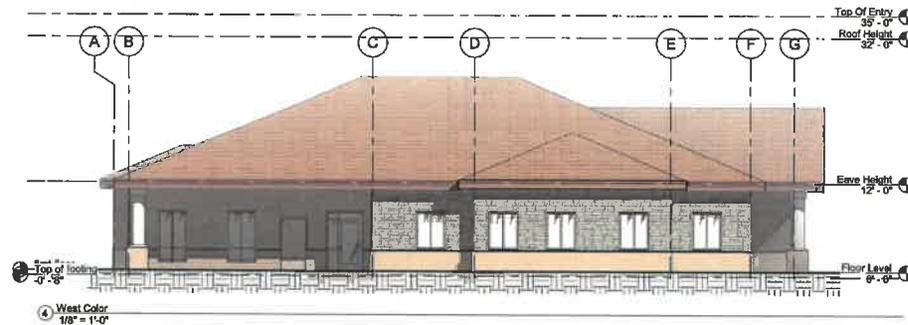
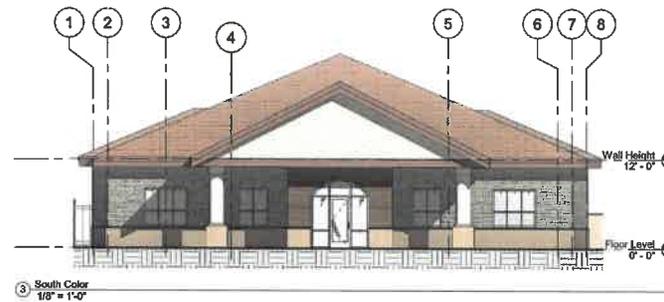
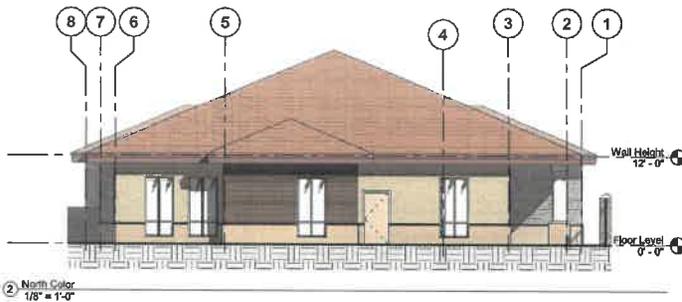
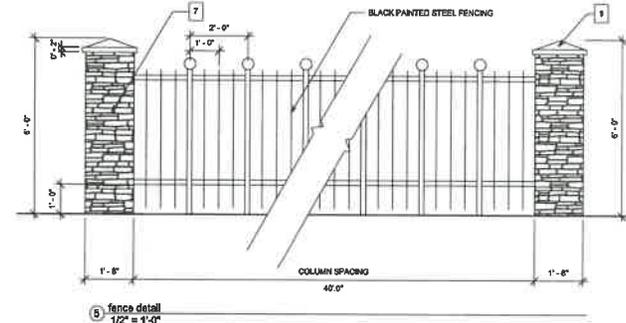
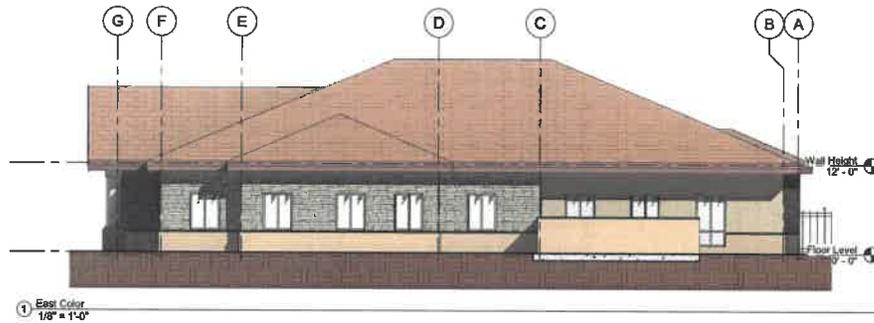
Elevations

Project number 2048
Date 08/18/2019

A201

Scale 1/8" = 1'-0"

11/20/2019 2:06:00 PM



Scharhag
HERMAN SCHARHAG COMPANY, ARCHITECTS

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NEW BUILDING FOR
KIDDI KOLLEGE OFFICES
13401 Briar St., Leawood, KS

J. Kelly Schaefer, AIA, License 1903
Herman Scharhag Co., Architect, Inc., # Anthony 289048

No.	Description	Date
	Revision Schedule	

Colored Elevations

Project Number 2049
Date 08/18/2019

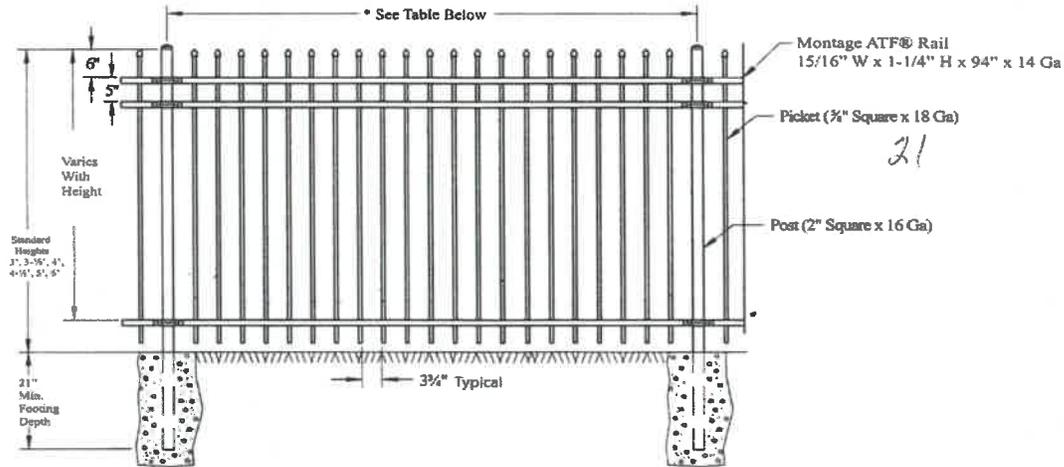
A202

Scale As indicated

ENCLOSURE COLOR PK

**Montage ATF
Ornamental Iron**

TYPICAL PANEL DRAWING
(Classic Style shown; Genesis and Majestic also available)



Span	8' Nominal (94" Rail)			
Post Size	2"	2"	2"	2"
Bracket Type	Montage ATF® Universal Boulevard (BB102)	Montage ATF® Line Boulevard (BB104)	Montage ATF® Flat Mount (BB105)	Montage ATF® Swivel (BB106)
Post Settings ± 1/2" O.C.	96-3/4"	96-3/4"	96-3/4"	96-3/4" *

* Note: When using swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post & adjoining pickets meets applicable codes. This may require trimming one or both ends of the panel as needed.

**E-Coat™
PROTECTION**



UNIQUE PROFUSION WELDING PROCESS
PATENT D466,620 6,811,345 7,071,439

- AUTOMATICALLY FUSION WELDED AT ALL INTERSECTIONS
- NO EXPOSED WELDS - VIRTUALLY SEAMLESS APPEARANCE
- GOOD NEIGHBOR PROFILE - SAME ON BOTH SIDES
- CONSISTENTLY HIGH QUALITY LEVEL - EVERY PANEL
- ZINC-PHOSPHATIZED GALVANIZED STEEL BASE MATERIAL

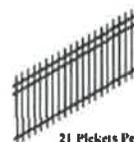
**ATF®
RAKABLE DESIGN**
PATENT D466,621 7,071,439



21 Pickets Per Panel
Classic Spear Top



21 Pickets Per Panel
Majestic

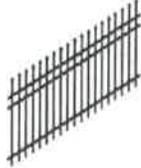


21 Pickets Per Panel
Genesis



Ornamental Iron "3 Rail" Montage ATF

Montage Rails: 1-5/16" x 1-1/4" x 94" Ribbed. Montage Pickets: 5/8" x 18 ga. 4" Air Gap.

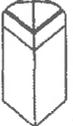
* Panels Only	Description	Full Pallet	Less Pallet	Pcs. p/ Pallet	PN
 <p>Rakable 21 Pickets</p>	8' Wide x 3' High Majestic Panel <i>RMB334</i>			40	06-18333
	8' Wide x 3-1/2' High Majestic Panel <i>RMB340</i>			40	06-18233
	8' Wide x 4' High Majestic Panel <i>RMB346</i>			40	06-18433
	8' Wide x 4' High Classic Panel <i>RCB346</i>			40	06-18431
	8' Wide x 4' High Genesis Panel <i>RGB346</i>			40	06-18432
	8' Wide x 5' High Majestic Panel <i>RMB358</i>			40	06-18533
	8' Wide x 5' High Classic Panel <i>RCB358</i>			40	06-18531
	8' Wide x 5' High Genesis Panel <i>RGB358</i>			40	06-18532
	8' Wide x 6' High Majestic Panel <i>RMB370</i>			40	06-18633
	8' Wide x 6' High Classic Panel <i>RCB370</i>			40	06-18631
8' Wide x 6' High Genesis Panel <i>RGB370</i>			40	06-18632	

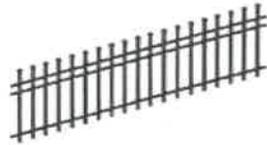
* Post & Cap	Description	Full Bundle	Less Bundle	P/Bndle	P/N
	2" x 5' 9" Post w/ Cap <i>WPB20069</i>			88	06-22059
	2" x 6' 9" Post w/ Cap <i>WPB20081</i>			88	06-22069
	2" x 7' 9" Post w/ Cap <i>WPB20093</i>			88	06-22079
	2-1/2" x 7' x 16 ga Post w/ Cap			24	06-22570
	2 1/2" x 8' x 14 ga Post w/ Cap <i>WPB2596-14</i>			24	06-22580
	2 1/2" x 9' x 14 ga Post w/ Cap <i>WPB25108-14</i>			24	06-22590
	3" x 9' x 12 ga Post w/ Cap <i>PB30108</i>				06-23090
4" X 9' x 11 Ga w/Cap <i>FB40108</i>				06-24090	
	Post Base ~ Fits 2" Sq Steel Post 5" x 5" ~ 9/16" Holes				06-220PB

* Hardware	Description	Full Sack	Less Sack	p/ Sack	P/N
	2" End / Universal Brackets <i>BB102</i> (3 per end post, 6 per corner post, 6 per line post)			100	06-30020
	2" Boulevard <i>Line Post</i> Brackets <i>BB104</i> (3 per line post)			80	06-30002
	Flat Mount Brackets <i>BB105</i> (3 per end post, 6 per corner post, 6 per line post)			204	06-30001
	Swivel Bracket <i>BB106</i> (3 per end post, 6 per corner post, 6 per line post)			76	06-30003
	Black Touch Up Paint <i>FB100</i> Zinc Rich Primer <i>FZ100</i>			12	06-00020 ZC-PAINT

Ornamental Iron Montage ATF

Price Each

* Hardware Continued		Full Sack	Less Sack	p/ Sack	P/N
	Quad Flares <i>AB301</i>			210	06-90002
	Triads <i>AB302</i>			210	06-90004
	Double Ring <i>AB102</i>			11	06-90001
	2" Square Cap <i>AB504</i> 2 1/2" Square Cap <i>AB507</i> 3" Square Cap <i>AB505</i> 4" Square Cap <i>AB508</i>				06-80120 06-80125 06-80130 06-80140
	Pair Gate Hinge 1-1/4" (Drop Rod Guides) <i>HB404</i>			100	06-70125
	180 Degree Residential Hinge Pair 120 lbs Rated <i>MRH180</i>				06-7MRH8
	Keyed Lever Latch (Black)				
	1-1/4" Fork Latch <i>HB401</i> 2" Fork Latch <i>HB402</i> 2 1/2" Fork Latch <i>HB411</i> 3" Fork Latch <i>HB415</i>			100 100 100 50	06-60014 06-60020 06-60025 06-60030
	Latch Collar 1-1/4" <i>HB301</i>			100	06-60125
	Back Plate Latch <i>HB305</i>			100	06-61000
	Pair 2" Post Hinge <i>HB403</i> Pair 2 1/2" Post Hinge <i>HB413</i> Pair 3" Post Hinge <i>HB415</i>			100 50 50	06-70020 06-70025 06-70030
	Wall Plate Hinge <i>HB105</i>			100	06-70058
	Drop Cane 44" / Double Swing Gate <i>HB316</i>				06-CAD44
<i>* Add For Guides (Gate Hinge) Above</i>					
	1-1/4" Gate Upright With Cap	48" Gate Upright ~ Each <i>HB 248</i> 59" Gate Upright ~ Each <i>HB 259</i> 71" Gate Upright ~ Each <i>HB 271</i>			06-54020 06-55020 06-56020



Ornamental Iron Montage ATF

* LINE FENCE - Price Estimate Per Lineal Foot / Sold In 8' Wide Sections.									
Includes: 94" Wide Panels, 2" x 16 ga Line Post & Cap For 8' Spacing, 2" Boulevard Brackets. Add For Terminal Post, Below.									
3' High 5'9" Post		3-1/2' High 5'9" Post		4' High 5'9" Post		5' High 6'9" Post		6' High 7'9" Post	
320' +	8' - 312'	320' +	8' - 312'	320' +	8' - 312'	320' +	8' - 312'	320' +	8' - 312'

* TERMINAL POST ~ With Cap, Brackets (End / Gate, Corner Post).						
		Fence Height				
		3'	3-1/2'	4'	5'	6'
2" x 16 Ga. Post Includes Universal Brackets & Post Cap	End Or Gate Post					
	Corner Post					
Post Length		5'9" Post	5'9" Post	5'9" Post	6'9" Post	7'9" Post
2-1/2" x 16 Ga. Post Includes Flat Mount Brackets & Post Cap	End Or Gate Post					
	Corner Post					
Post Length		7' Post	7' Post	7' Post	8' Post	9' Post
3" x 12 Ga. Post Includes Flat Mount Brackets & Post Cap	End Or Gate Post					
	Corner Post					
Post Length		7' Post	7' Post	7' Post	8' Post	9' Post

* Montage Gates ~ Includes Standard 2" Hinges & Latch					
Actual Gate Width	Fence Height				
	3' (1)	3-1/2' (1)	4'	5'	6'
45" Actual Walk Gate	6104333	61044233	06104433	06104533	06104633
71" Actual Walk Gate			06106433	06106533	06104633
8' Nominal ~ Double Swing			0620843	0620853	0620863
12' Nominal ~ Double Swing			0621243	0621253	0621263

* Arched Top Swing Gates (2)				
	Actual Gate Width	Height		
		4'	5'	6'
	36-1/2"	W * B346-42A	W * B358-42A	W * M370-42A
	45"	W * M346-48A	W * M358-48A	W * M370-48A
	62-1/2"	W * M346-60A	W * M358-60A	W * M370-60A
71"	W * M346-72A	W * M358-72A	W * M370-72A	
(1) = Majestic Only				
(2) = Non Stock / Special Order Item				
Keyed Lever Latch Add		Per Gate Leaf		
180 Degree Hinges (Pair)				

MONTAGE PLUS Commercial Grade Ornamental Fence

DOUBLE RING Adornment option
 1½" MONTAGE PLUS™ Rail
 (See Cross Section Below)
 Post 2½" x 4" x 16ga
 ¾" x 1" 16ga Picket
 Bracket Options

Varies With Height
 Standard Heights 3', 3½', 4', 5', 6'
 2" Nom
 36" Min. Footing Depth
 8" O.C. Nom
 1½"
 1½"
 3½" TYPICAL

NOTES:
 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart
 2.) Third rail required for Double Rings
 3.) Available in 3" air space and/or Flush Bottom on most heights

RAKING DIRECTIONAL ARROW
 Welded panel can be raked 30° over 8" with arrow pointing down grade

PROFUSION™ WELDING PROCESS
 No exposed welds,
 Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
 Specially formed high strength architectural shape

E-COAT COATING SYSTEM
 Base Material
 Uniform Zinc Coating (Hot Dip)
 Zinc Phosphate Coating
 Epoxy Primer
 Acrylic Topcoat

FLAT BACK BRACKET BK110
UNIVERSAL BACKWARD BRACKET BK112
FLAT FRONT BRACKET BK111

COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

MONTAGE PLUS MAJESTIC 2/3-RAIL

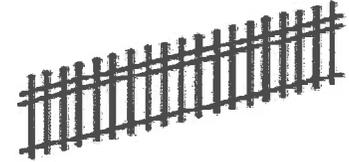
DR: CI SH 1 of 1 SCALE: DO NOT SCALE
 CK: ME Date 6/28/10 REV: c

Values shown are nominal and not to be used for installation purposes. See product specifications for installation requirements.

(B.M.10.7)



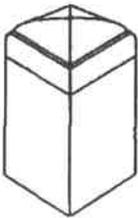
Montage Plus®
"3" Rail Black



Non Stock - Special Order Items, Lead Time Required

Montage Rails: 1-4375" X 1-1/2" X 14 Ga. , 3/4" x 18 Ga. Pickets, 4" Picket Gap							
Description	Style	Picket Gap	Full Pallet	Less Pallet	Mfg #	Pcs. p/ Pallet	Weight
8' Wide x 4' High	Classic	4"			1RCB346		60
	Genesis	4"			1RGB346	30	60
	Majestic	4"			1RMB346		60
	Warrior	4"			1RWB346		60
8' Wide x 5' High	Classic	4"			1RCB358		69
	Genesis	4"			1RGB358	30	69
	Majestic	4"			1RMB358		69
8' Wide x 6' High	Classic	4"			1RCB370		78
	Genesis	4"			1RGB370	30	78
	Majestic	4"			1RMB370		78
	Warrior	4"			1RWB370		78

Post & Hardware

		Full Bndl	Less Bndl	Per Bundle	Manufacturer P/N	Weight
	2-1/2" x 7' x 16 Ga			48	WPB25084	14
	2-1/2" x 8' x 14 Ga.			24	WPB25096-14	20
	2-1/2" x 9' x 14 Ga.			24	WPB25108-14	23
	3" x 7' x 12 Ga.				PB30084	30
	3" x 8' x 12 Ga.				PB30096	34
	3" x 9' x 12 Ga.				PB30108	39
	4" x 7' x 11 Ga.				PB40084	47
	4" x 8' x 11 Ga.				PB40096	54
	4" x 9' x 11 Ga.				PB40108	61
	6" x 9' x 3/16"				PB60108	131

Hardware

Brackets									
Includes #14 x .75" self-drilling screws	Universal End Brkt	Line Brkt 2-1/2"	Flat Mount Brkt	Swivel Bracket	Quad Flare	Triad	Double Ring	Black Touch Up Paint	Zinc Rich Primer
Price Each									
Mfg #	BB112S	BB114S	BB111S	BB113	AB518	AB520R	AB112	FB100	FZ100
Weight	0.15	0.84	0.24	0.20	0.15	0.15	0.2	\$0.00	06-00003

**"Black"
Montage Plus Gates**



Non Stock - Special Order Items, Lead Time Required

1-3/4" x 14 Ga. Uprights, 1-4375" X 1-1/2" X 14 Ga. Montage Rails, 3/4" x 18 Ga. Pickets, 4" Picket Gap				
Width		Height		
		4'	5'	6'
4'	49-1/2" Actual Frame Width Mnfg P/N	1W X B346-48	1W X B358-48	1W X B370-48
6'	68" Actual Frame Width Mnfg P/N	1W X B346-72	1W X B358-42	1W X B370-72
8'	95-1/2" Actual Frame Width Mnfg P/N	1W X B346-96	1W X B358-96	1W X B370-96
10'	114-3/4" Actual Frame Width Mnfg P/N	1W X B346-120	1W X B358-120	1W X B370-120
12' Double Swing				
16' Double Swing				
20' Double Swing				
24' Double Swing				
Includes Hinges & Latch / Specify Style & Size "X" = M= Majestic, C = Classic, W = Warrior, G = Genesis				

RECOMMENDED GATE POST

Width	GATE HEIGHT	
	Up To & Including 4'	Over 4' Up To & Including 6'
Up To 4'	2-1/2" x 16 Ga	2-1/2" x 14 Ga.
4'1" To 6'	3" x 12 Ga	3" x 12 Ga.
6'1" to 10'	4" x 11 Ga	4" x 11 Ga
10'1" To 16'	6" x 3/16" Wall	6" x 3/16" Wall

**City of Leawood
Planning Commission Meeting
August 27, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Belzer, Hoyt, Elkins, Coleman, Block, Stevens, Peterson. Absent: Elkins

APPROVAL OF THE AGENDA

Chairman Coleman: Chair will entertain a motion to approve the agenda.

A motion to approve the agenda was made by Hoyt; seconded by Block. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Block, Stevens, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the July 23, 2019 Planning Commission meeting.

Chairman Coleman: Are there any additions or comments?

Chairman Elkins joined the meeting

Chairman Elkins: My apologies for being late. Are there any revisions or amendments to the minutes?

A motion to approve the minutes from the July 23, 2019 Planning Commission meeting was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

CONSENT AGENDA:

CASE 75-19 – STONE LEDGE LOTS 1-3 REPLAT – Request for approval of a Revised Final Plat, located north of 154th Street and east of Nall Avenue.

CASE 84-19 – HALLBROOK EAST VILLAGE – FENCES AND WALLS – Request for approval of a Revised Final Plan, located south of 112th Terrace and west of State Line Road.

by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

→ CASE 86-19 – PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION – Request for approval of a Final Plan, located south of 134th Street and east of Briar Street.

Comm. Hunter: I'm going to recuse myself from this discussion.

Staff Presentation:

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 86-19 – Parkway Plaza – Kiddi Kollege Office/Daycare Addition – Request for approval of a Final Plan, located south of 134th Street and east of Briar Street. The Planning Commission may remember this project from earlier this year when they came in for a Revised Preliminary Plan and Special Use Permit for the daycare. The project will consist of an additional 5,450 sq. ft. building to be constructed on the same lot as the existing Kiddi Kollege within Parkway Plaza. The building will now house the Kiddi Kollege office space as well as additional room for their daycare. About 1/3 of the building will be dedicated to the additional daycare area and the rest of the office. A sidewalk is still proposed between the new office/daycare and the existing Kiddi Kollege building. The applicant still plans on removing five on-street parking spaces from the east of the proposed daycare/office building to help provide additional open space on the lot. A cross-access parking agreement was established within the development, and the number of parking spaced still meets the requirements of the LDO. No changes are being proposed to the existing parking lot to the south of the proposed building or existing buildings. The applicant has provided elevations and is proposing to closely match the existing Kiddi Kollege with natural stone, cementitious stucco, and the exterior of the building in a precast concrete roof. The applicant has also provided staff with a photometric study that did not quite comply with the LDO. Stipulation 18 speaks to that, stating that, "Prior to Governing Body, the applicant shall provide staff with a photometric study that will meet all regulations of the LDO." Staff has been working with the applicant on this. They do plan on submitting a new photometric study prior to Governing Body. The Final Plan meets the regulations of the LDO with the agreement that a new photometric study will be provided to staff. Staff recommends approval of Case 86-19 with the stipulations listed in the Staff Report, and I'd be happy to answer any questions.

Chairman Elkins: Questions for Mr. Sanchez?

Comm. Hoyt: On Exhibit B, which is Gene Hunter's fire memo, it says, "New building is required to have storm shelter room." Is that included someplace in the plan, or will they be required if we approve the case and it enters into the comments?

Mr. Sanchez: I believe that a lot of that is done during the time of building permit; however, the applicant has noted to planning staff that it has been done with the plans they submitted.

Comm. Hoyt: What is the standard it has to meet?

Mr. Coleman: It's a FEMA standard.

Comm. Belzer: We talked about that before.

Comm. Hoyt: Right. Is this the new FEMA standard or the old FEMA standard? Wasn't there a new set of requirements that were about to kick in?

Mr. Coleman: It's the current FEMA standard that we have in our ordinance. Next year, it will probably be a new standard.

Comm. Coleman: I think I saw in the plans that there is a safe room. I assume that's the same thing.

Mr. Sanchez: That is what the applicant has noted to planning staff, and I believe the applicant would be able to talk further about that.

Comm. Block: Were there any other changes from the Preliminary Plan?

Mr. Sanchez: Not really; a lot of the same things have carried over from Preliminary to Final. They still are planning to provide bicycle parking at the southeast corner of the building. A lot of the façade has stayed the same. This is just moving on to the Final Plan, so there was a lot more detail on the choosing of the materials, the landscaping, and things of that nature.

Chairman Elkins: If there are no other questions for Mr. Sanchez, I would invite the applicant to step forward.

Applicant Presentation:

Jeff Schroeder, Sharhaig Architects, 6247 Brookside Boulevard, Kansas City, MO, appeared before the Planning Commission and made the following comments:

Mr. Schroeder: I'll try to keep this short since it's gone later tonight. As Mr. Sanchez said, there are really no changes from the Preliminary Plan to this plan; it's just amplifications and more detail, as required for the Final Plan. We were here a couple months ago. This will become Kiddi Kollege's corporate office in the front of the building. They currently have offices split up between different facilities around town. They've gotten to the point they need to consolidate and get everything together. This will bring a group of new people here for their corporate office. We are in agreement with all staff stipulations, and we ask for your approval. I'd be glad to answer any questions.

Chairman Elkins: Thank you. Are there questions?

Comm. Belzer: Is any part of the sidewalks that will connect the two buildings covered? Will children be back and forth between the two buildings?

Mr. Schroeder: They are not completely covered. There is a porch with an overhang at the northwest corner of this new proposed building for the first few feet, but the entire sidewalk between the two will not be covered.

Comm. Belzer: Will children walk between the buildings?

Mr. Schroeder: Yes, to the playground area from this building.

Chairman Elkins: Other questions? Thank you. That takes us to discussion. Any comments? Is there a motion?

A motion to recommend approval of CASE 86-19 – PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION – Request for approval of a Final Plan, located south of 134th Street and east of Briar Street – with 29 Staff Stipulations – was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: McGurren, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

Commissioner Hunter rejoined the meeting

CASE 16-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-9, FENCES AND WALLS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to fence location and fences within RP-A5 (Planned Rural Density Single Family Residential District). PUBLIC HEARING

Chairman Elkins: Before I ask for staff's presentation, I'd like to be optimistic and think we can get through these in six minutes, but just in case, I will entertain a motion to extend the meeting.

A motion to extend the meeting by 30 minutes was made by Coleman; seconded by Peterson. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 16-19 – Leawood Development Ordinance Amendment to Section 16-4-9, Fences and Walls – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to fence location and fences within RP-A5 (Planned Rural Density Single Family Residential District). This takes care of two issues

City of Leawood Governing Body Staff Report

MEETING DATE: October 21, 2019
REPORT WRITTEN: September 25, 2019

TOWN CENTER PLAZA – TEMPUR-PEDIC (RETAIL: SLEEP CENTER) – AWNINGS AND MODIFICATIONS TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA – REQUEST FOR APPROVAL OF A REVISED FINAL PLAN FOR CHANGES TO THE FAÇADE OF A TENANT SPACE AND CHANGES TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA – Located north of 117th Street and east of Nall Avenue – Case 93-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (5-0) of Case 93-19, Town Center Plaza – Tempur-Pedic – request for approval of a Revised Final Plan for changes to the façade of a tenant space, and to the Town Center Plaza sign criteria, with following stipulations:

1. The project is limited to the replacement of existing awnings attached to the front colonnade of the Tempur-Pedic tenant space within the Town Center Plaza development, and the addition of a halo illuminated wall sign with 3” returns with colors to match the face of the sign.
2. The project shall amend the *General Signage Requirements for Town Center Plaza* to as follows:
 - a. Allow letter returns between 3”-5”,
 - b. Allow returns that are either black or match the color of the face of the sign,
 - c. Remove the requirement for neon illumination,
 - d. Allow halo-illuminated letters with solid faces.
3. The awning shall be natural canvas that is not vinyl coated.
4. The underside of the awnings shall not be illuminated.
5. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
6. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
7. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through seven.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None.

APPLICANT:

- The applicant is Natalie Tucker with Young Sign Co., Inc.
- The property is owned by Washington Prime Group.

REQUEST:

- The applicant is requesting approval of a Revised Final Plan to change the color of the existing awnings on the Tempur-Pedic tenant space, located on the south side of the development in the previous location of Helzberg Diamonds.
- The applicant is also requesting approval of a wall sign, with 3” returns that are blue and green, matching the face of the letters, and which is halo-illuminated with LED lighting. This request is a deviation from

the *General Signage Requirements for Town Center Plaza*, which require 5" black returns, and internally illuminated letters with neon tubing. Section 16-4-6.3 (B) of the Leawood Development Ordinance allows for Governing Body approval of deviations to private sign standards; such approvals shall also amend the private sign standards for the development.

- Town Center Plaza provided a letter approving the sign for Tempur-Pedic and the proposed changes to the sign criteria

ZONING:

- The property is currently zoned SD-CR (Planned General Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North Directly to the north of Town Center Plaza is West 117th Street and Park Place, a mixed use development (zoned MXD, Mixed Use District).
- South Directly south of the property is 119th Street, Villa St. Joseph (assisted living), and Hawthorne Plaza (a regional shopping center), within the City of Overland Park, Kansas.
- East Directly to the east of the property is Roe Avenue and the Camelot Court Shopping Center, zoned SD-CR, Planned General Retail.
- West West of the property, across Nall Avenue, is the Sprint Campus located within the City of Overland Park, Kansas.

LOCATION:



ELEVATIONS:

- The tenant space was previously occupied by Helzberg Diamonds, which had four burgundy awnings attached to the front colonnade. The scope of work is the replacement of existing burgundy awnings with blue Sunbrella awnings, for a total of four awnings attached to the front colonnade.

- No signage is located on the awnings.
- All other existing façade elements are to remain.



SIGNAGE:

- The applicant is proposing a halo-illuminated wall sign with 3" returns, colored blue and green to match the face of the letter. The sign will state the words "Tempur-Pedic".
- The *General Signage Requirements for Town Center Plaza* currently require that signs have 5" black returns and requires that letters be illuminated with neon tubing.
- Approval of this application will amend the *General Signage Requirements for Town Center Plaza* to allow halo-illuminated signage with returns between 3"-5" with colors to match the face of the sign. The amendment will also remove the requirement of neon illumination.
- The sign meets all other requirements of the *General Signage Requirements for Town Center Plaza* and the Leawood Development Ordinance, including the size of the sign.

LIGHTING:

- No changes to lighting are proposed with this application. The awnings are not illuminated from underneath.

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL PLAN FOR TOWN CENTER PLAZA – TEMPUR-PEDIC – AWNINGS AND MODIFICATIONS TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA, LOCATED NORTH OF 117TH STREET AND EAST OF NALL AVENUE (PC CASE 93-19)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Town Center Plaza – Tempur-Pedic;

WHEREAS, such request for approval was presented to the Planning Commission on September 24, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant’s request and the Planning Commission’s recommendation of approval for said Revised Final Plan subject to the following stipulations:

1. The project is limited to the replacement of existing awnings attached to the front colonnade of the Tempur-Pedic tenant space within the Town Center Plaza development, and the addition of a halo illuminated wall sign with 3” returns with colors to match the face of the sign.
2. The project shall amend the *General Signage Requirements for Town Center Plaza* to as follows:
 - a. Allow letter returns between 3”-5”,
 - b. Allow returns that are either black or match the color of the face of the sign,
 - c. Remove the requirement for neon illumination,
 - d. Allow halo-illuminated letters with solid faces.
3. The awning shall be natural canvas that is not vinyl coated.
4. The underside of the awnings shall not be illuminated.
5. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
6. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
7. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through seven.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Assistant City Attorney

WASHINGTON PRIME GROUP

September 19, 2019

Jessica Schuller
City of Leawood

RE: Signage Amendment

Dear Ms. Schuller:

This letter is being written to support the following amendment to the current development sign standards.

- Letter returns between 3" – 5".
- Letter returns can match the face of sign color.
- Signs can be halo illuminated.
- Signs can have LED illumination.

As the owner of the Town Center Plaza property, Washington Prime Group supports this amendment.

Sincerely,



Chad Biniker
Director, Construction

WASHINGTON PRIME GROUP

VIA EMAIL

August 13, 2019

Tempur Retail Stores, LLC
1000 Tempur Way
Lexington, Kentucky 40511

RE: Tempur-Pedic
Town Center Plaza

To whom it may concern:

This letter is notification that the Tenant Sign Drawings dated 7/11/19 for the above referenced location are being returned as **"Approved as Noted"** with the following conditions:

- Coordinate with mall management for sign installation.
- Signs must be wire into Tenant's own electrical service, and controlled by a timer.
- The signage is pending the city's approval

Please review the Tenant Handbook for all Tenant Store Working Drawing requirements; incomplete submissions will not be reviewed.

Sincerely,



Chad Biniker
Director, Construction

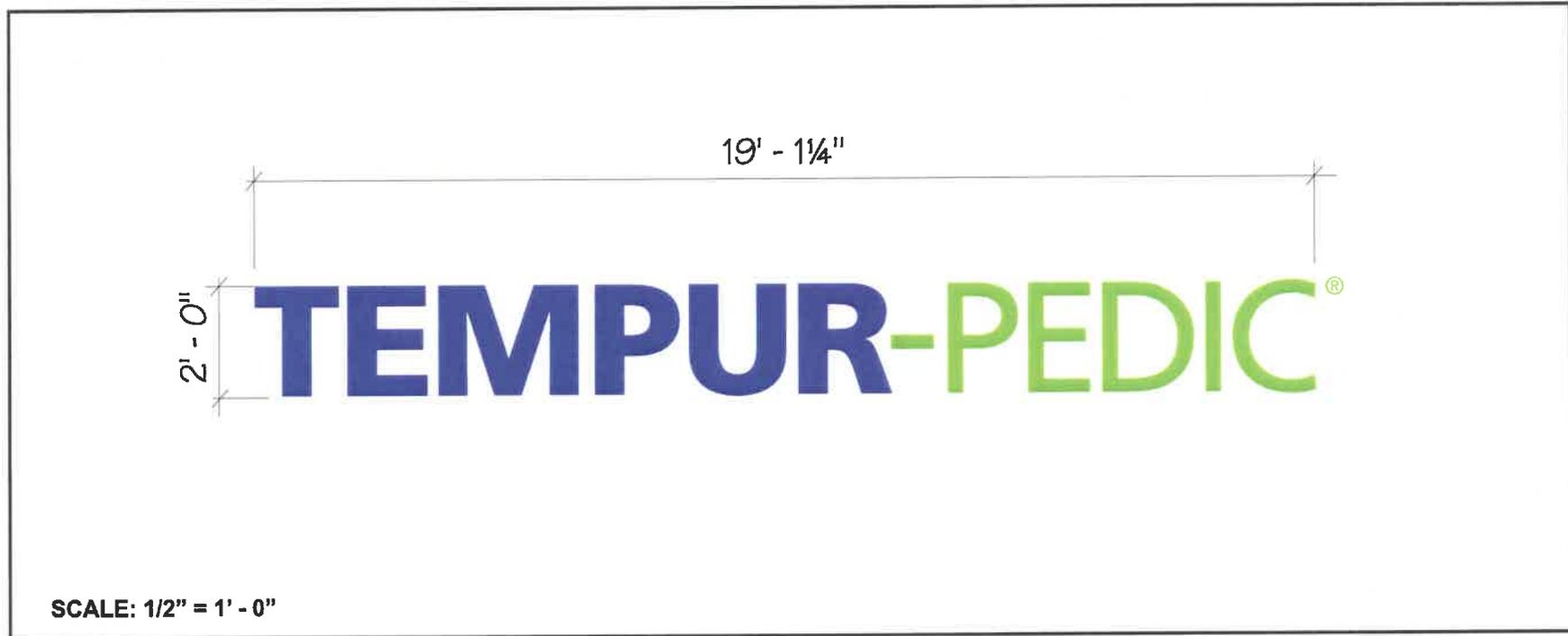
FACE LIT CHANNEL LETTERS

Store front sign:

- "Tempur-Pedic" - halo lit fabricated metal letters

ALLOWED BY CODE:
Overall Length of Sign:
Not to exceed 70% of storefront
52' - 3½" x 70% = 36.6 ft MAX

Letter Height of Sign:
Storefronts between 30' and 60'
Uppercase not to exceed 24"
Lowercase not to exceed 18"



TEMPUR-PEDIC

LOCATION: Town Center Plaza
5232 W 119th St
Leawood, KS 66209

SCALE: as noted

PG: 1 of 6

DATE: 08/15/19

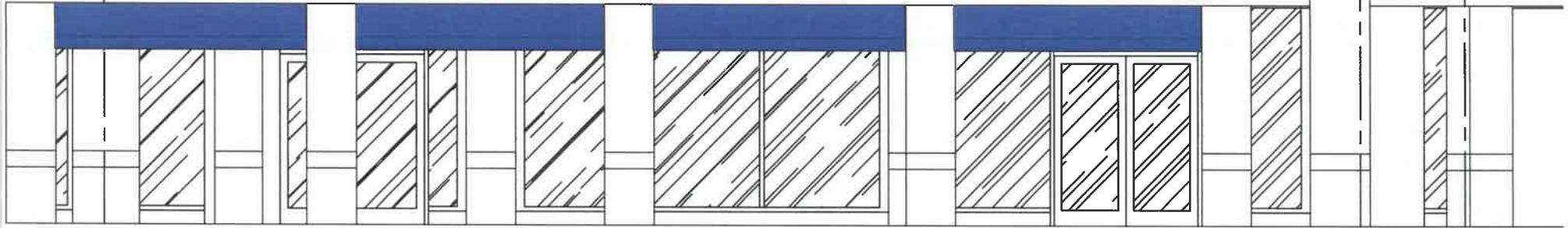
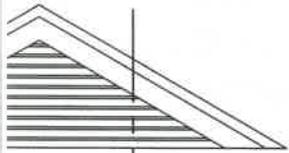
DRAWN BY: nm/ebf

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STOREFRONT ELEVATION

TEMPUR-PEDIC[®]



52'-3 1/2"

4'-4 1/2"

SCALE: 1/4" = 1' - 0"

TEMPUR-PEDIC

LOCATION: Town Center Plaza
5232 W 119th St
Leawood, KS 66209

SCALE: as noted

PG: 2 of 6

DATE: 06/12/19
06/14/19
06/16/19
06/19/19

PL: Tempur-Pedic Kansas City, division of Tempur Sealy Co.

DRAWN BY: nm/vebf

215-827-8500 • 215-827-8593 fax
berryl@formansign.com
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10447 Ormsound Rd., Philadelphia, PA 19154

STOREFRONT ELEVATION - PHOTO



TEMPUR-PEDIC

LOCATION: Town Center Plaza
5232 W 119th St
Leawood, KS 66209

SCALE: not to scale

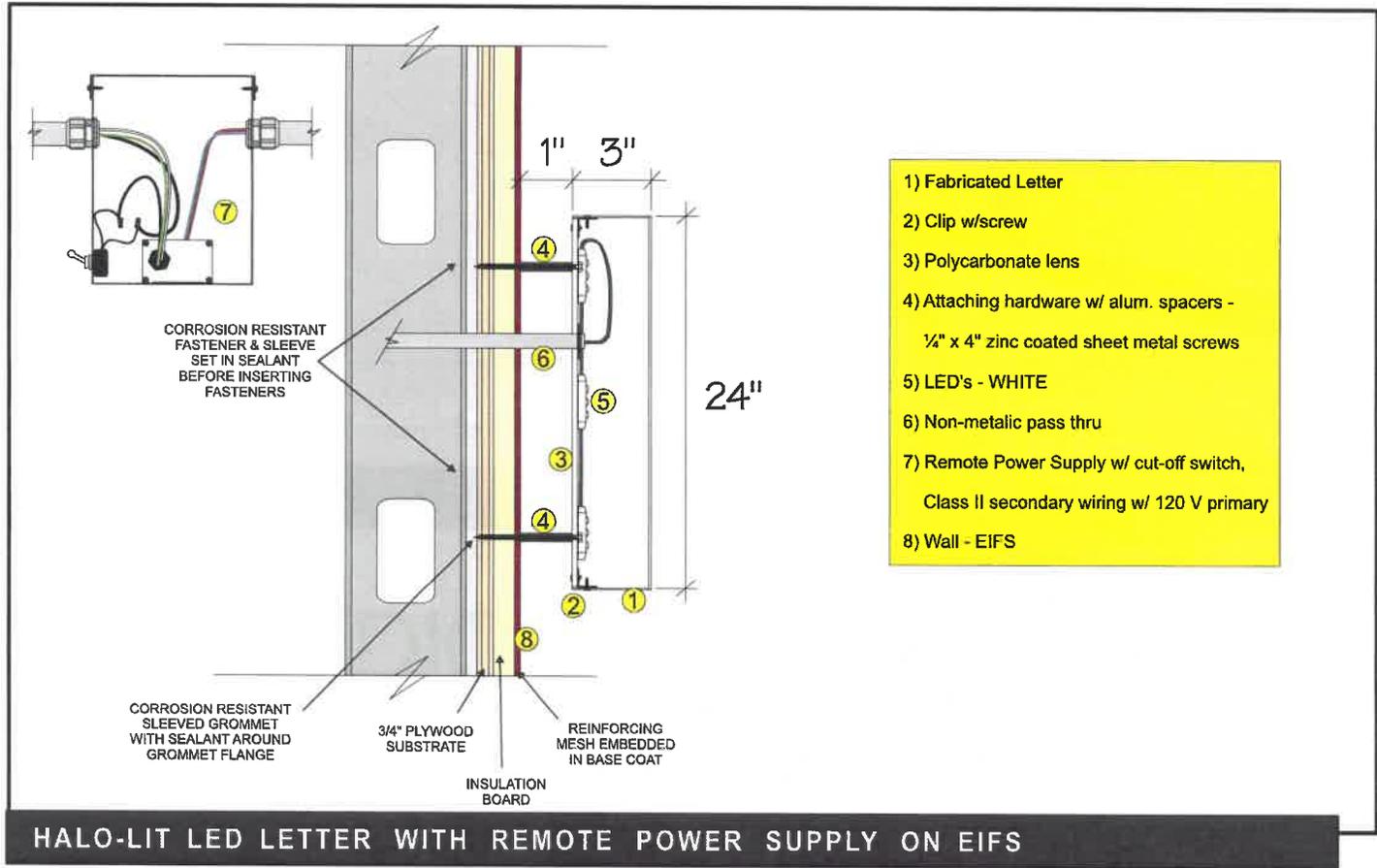
PG: 3 of 6

DATE: 08/15/19

DRAWN BY: nm/ebf

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LOGO COLORS

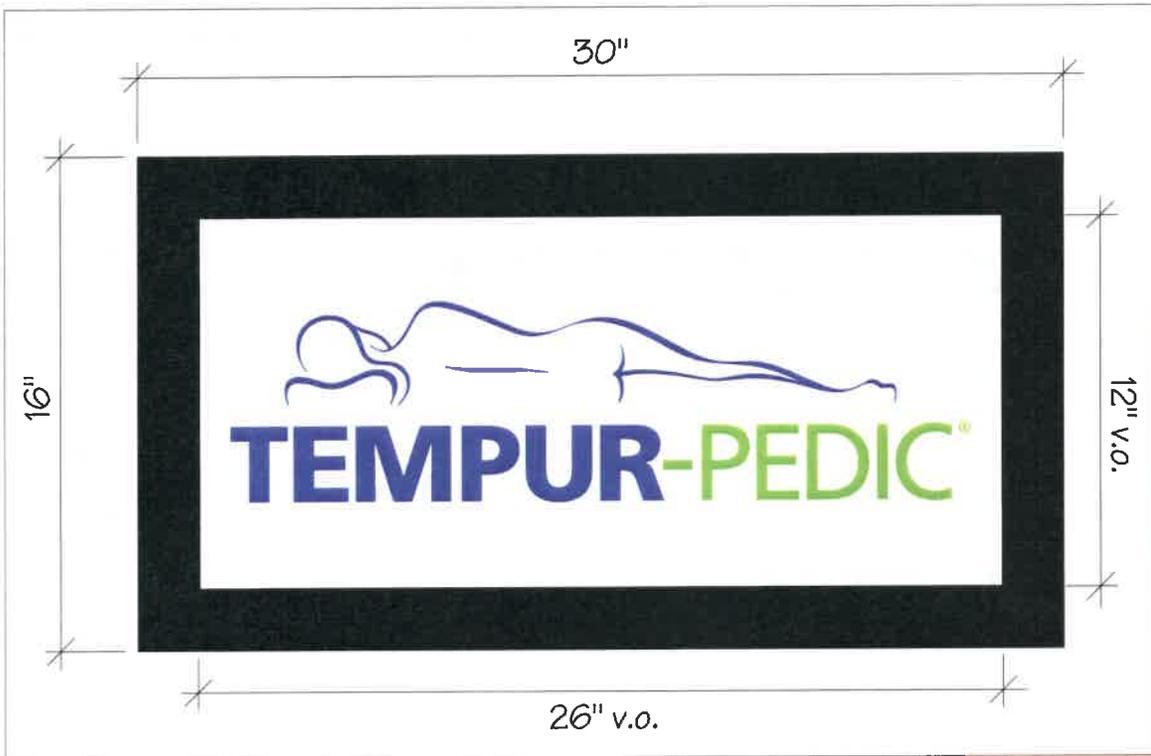


- PAINT COLOR - PMS # 280C



- PAINT COLOR - PMS # 368C

NON-ILLUMINATED BLADE SIGN



TEMPUR-PEDIC

LOCATION: Town Center Plaza
5232 W 119th St
Leawood, KS 66209

SCALE: as noted

PG: 5 of 6

DATE:

4

FILE: Temp-Pedic_Kansas_City_store_081519.dwg

DRAWN BY:
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08/15/19

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sales@formansigns.com

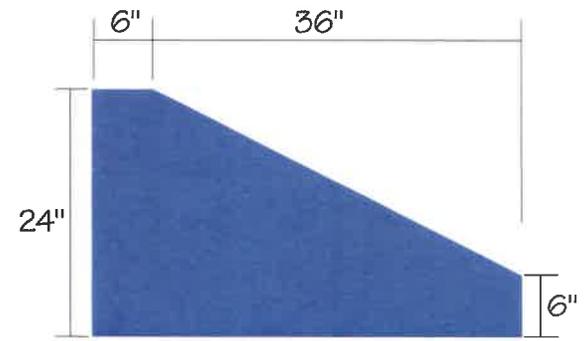
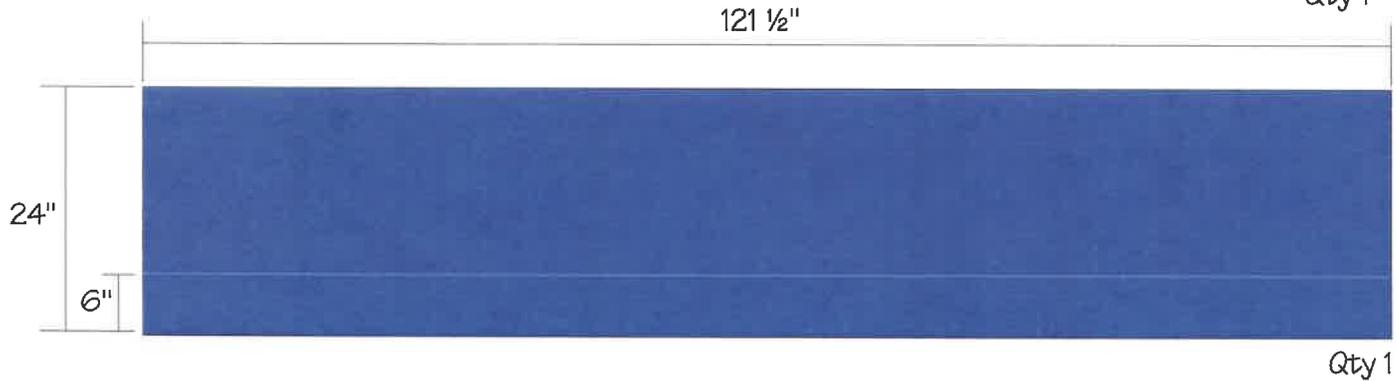
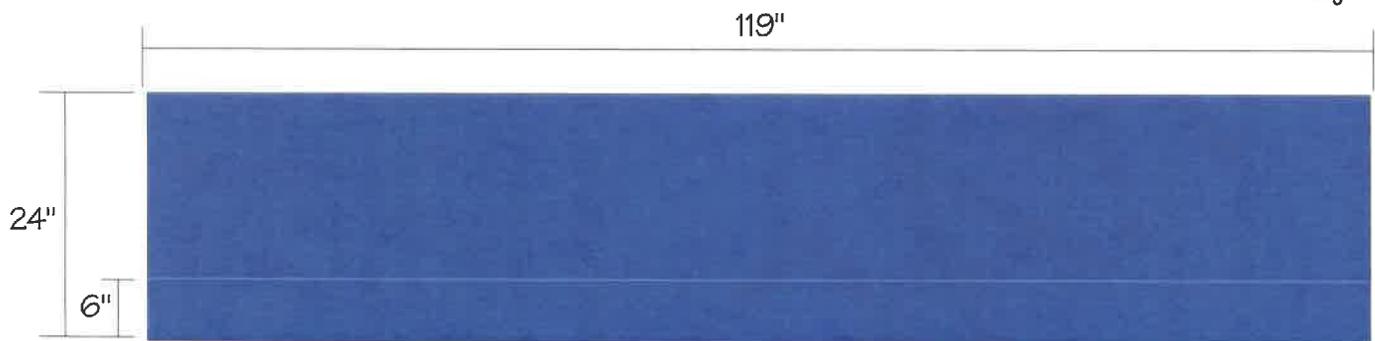
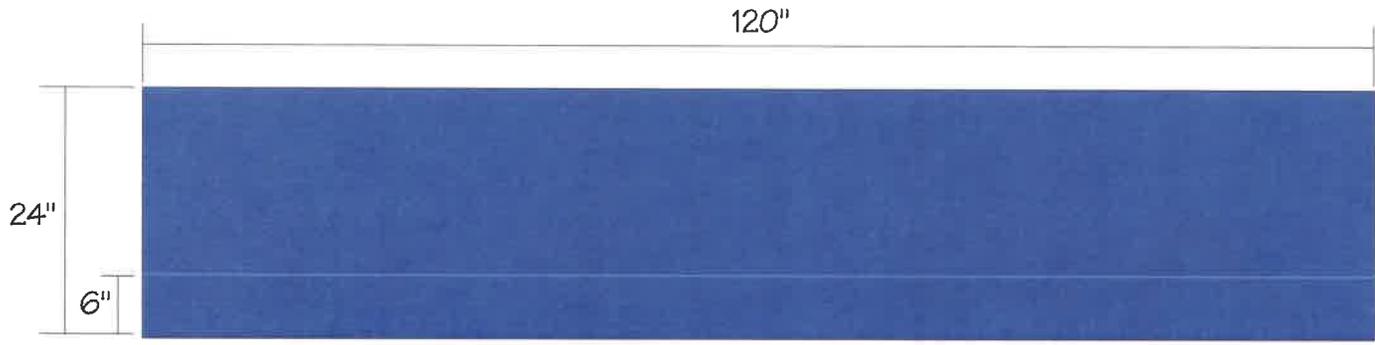
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NON-ILLUMINATED AWNINGS - RECOVER (4)

"Sunbrella Ocean Blue #4679"



**City of Leawood
Planning Commission Meeting
September 24, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

CALL TO ORDER/ROLL CALL: McGurren, Hoyt, Elkins, Coleman, Block, Peterson.
Absent: Hunter, Belzer, Stevens

APPROVAL OF THE AGENDA

Chairman Elkins: Does staff have any revisions or amendments?

Mr. Klein: No.

A motion to approve the agenda was made by Hoyt; seconded by McGurren. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the August 27, 2019 Planning Commission meeting.

Mr. Coleman: There are also minutes for the work session from August 13th.

Chairman Elkins: Let's take the minutes from the August 27th meeting. Any revisions or amendments?

Comm. Hoyt: I don't think anyone will find any confusion, but on Page 11, it says Holt instead of Hoyt.

A motion to approve the minutes as amended from the August 27, 2019 Planning Commission meeting was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

Chairman Elkins: That takes us to the minutes from the work session from August 13th. Are there revisions or corrections?

Comm. Block: I'm not positive, but I think on Page 4, the two references to Commissioner Coleman should be for me instead.

Chairman Elkins: Those at the bottom of the page?

Comm. Block: Yes.

A motion to approve the amended minutes from the August 13, 2019 Planning Commission work session was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

CONSENT AGENDA:

CASE 79-19 – CARRIAGE CROSSING – REPLAT OF TRACT C AND LOT 2 – Request for approval of a Revised Final Plat, located south of 130th Terrace and west of Roe Avenue.

CASE 94-19 – ENCLAVE AT HIGHLAND VILLAS, SIXTH PLAT – Request for approval of a Revised Final Plat, located south of 143rd Street and east of Nall Avenue.

Chairman Elkins: Do any commissioners wish to discuss either of the cases on the Consent Agenda?

Comm. Peterson: On Page 1 in our packet, under Requests, the second line should read “Tract C,” not “Tract A.”

Chairman Elkins: Does anyone else desire to address the cases in the Consent Agenda? If not, I would ask the record to note the change on Case 79-19.

A motion to approve the Consent Agenda with the modification noted to Case 79-19 to change “Tract A” to “Tract C” – was made by Hoyt; seconded by McGurren. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

NEW BUSINESS:

CASE 93-19 – TOWN CENTER PLAZA – TEMPUR-PEDIC – AWNINGS & MODIFICATIONS TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space and Changes to the Sign Criteria for Town Center Plaza, located north of 117th Street and east of Nall Avenue.

Staff Presentation:

City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 93-19 – Town Center Plaza – Tempur-pedic – request for approval of a Revised Final Plan for changes to the façade of a tenant space and Sign Criteria for Town Center Plaza. Tempur-pedic is located on the south side of Town Center Plaza development. It is in the previous location of Helzberg Diamonds. The applicant is requesting approval of a tenant finish to replace the existing burgundy

awnings on the façade with blue awnings. The awnings will not be patterned or illuminated, and no other façade changes are proposed. The applicant is also requesting approval of a wall sign, which does not meet the current criteria for Town Center Plaza. The applicant is proposing a halo-illuminated sign with LED lighting that has 3” returns with colors that match the face of the sign. Currently, the criteria for Town Center Plaza only allows neon-illuminated signage with 5” black returns. Per Section 16-4-6.3 of the Leawood Development Ordinance (LDO), deviations from the private sign standards may be approved by the Governing Body. Approval will also amend the Sign Criteria for Town Center Plaza. The applicant is in compliance with the LDO, and staff recommends approval of Case 93-19 with the stipulations in the Staff Report.

Chairman Elkins: Thank you. Are there questions for staff?

Comm. Block: Help me understand. If it was 5” before, was that to account for the size of the neon? It’s not going to look substantially different from the ground, I guess.

Ms. Schuller: No; it’s just that the technology has changed over time. These are much more efficient, and they can make thinner letters that look better with the technology we have today. In speaking with the sign companies, they stated it’s an outdated practice and they no longer do it.

Comm. Block: Compared to the signs on the rest of the complex, will it look different?

Ms. Schuller: I don’t think you’ll notice at all.

Comm. Block: And the same with the colored turns versus black? It’s minor, but I’m trying to understand why it changed.

Ms. Schuller: It’s a decision they made when they originally wrote these in the ‘80s-‘90s, and over time, it has evolved. National-branded tenants aren’t choosing to make their colors black; a lot of them match the face with the returns. This is just bringing it up to date.

Chairman Elkins: I have a vague recollection in one of our many discussions about signs and illumination about halo-illuminated signs versus other types. Can you give us a primer on difference and why this will be different than illumination on the other signs?

Ms. Schuller: The halo illumination lights the letters from behind rather than the face. Many people think it looks more subtle, maybe a little more sophisticated. You’ll see a lot of it in Town Center Crossing currently. The property owners just have different criteria on that side. This is a direction a lot of the tenants want to go. They think it makes for a nice, clean-looking sign. It’s probably less illuminated than a face-lit sign would be.

Chairman Elkins: This is a deviation from the Sign Criteria or from our requirements in the LDO?

Ms. Schuller: The LDO allows for the halo signage. Honestly, it was written pretty ambiguously in their criteria. We're just trying to make it clear that this is an allowed form of illumination.

Chairman Elkins: Any other questions? If not, I would invite the applicant to step forward.

Applicant Presentation:

Ann Hoines, Young Sign Company, 326 Choctaw Street, Leavenworth, KS, appeared before the Planning Commission and made the following comments:

Ms. Hoines: I think she did great. She told you very clearly what they are requesting. Definitely, technology is changing. I am happy that you all seem to be on board with making changes as necessary. The depths of letters are more common at 5"; 3" is starting to become common. Again, it's because LED lighting allows it to be narrower than it used to be. Those are all changes that are happening. As long as you're open to those, it's not a step backward; it's a step forward.

Chairman Elkins: Thank you. Do you or your client have any objections to the seven stipulations in the Staff Report?

Ms. Hoines: There are no issues.

Chairman Elkins: Thank you. Are there questions? Is there any discussion?

CASE 93-19 – TOWN CENTER PLAZA – TEMPUR-PEDIC – AWNINGS & MODIFICATIONS TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space and Changes to the Sign Criteria for Town Center Plaza, located north of 117th Street and east of Nall Avenue – was made by Coleman; seconded by Peterson. Motion carried with a unanimous vote of 5-0. For: McGurran, Hoyt, Coleman, Block, and Peterson.

CASE 89-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-3, SPECIAL USE PROVISIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Special Use Permits within residential districts. PUBLIC HEARING

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 89-19 – Leawood Development Ordinance Amendment regarding Special Use Permits (SUP) within residential districts. To give you background, this commission and past commissions have seen a number of different Special Use Permits come in. Currently, the LDO states that they have to meet the underlying zoning bulk regulations of the district they go in. The uses I'm talking about

Memo

To: Mayor and City Council

From: Mark A. Klein, Planning Official

CC: Scott Lambers, City Administrator
Richard Coleman, Director of Community Development

Date of Meeting: October 21, 2019

Date of Memo: September 25, 2019

Re: The Planning Commission recommends approval unanimously (5-0) Case 89-19, Leawood Development Ordinance Amendment to Sections 16-4-3.6 and 16-4-3.7 respectively entitled "Conditions" and "Special Uses Designated", pertaining to Special Uses within residential districts.

The attached Leawood Development Ordinance amendment proposes to add criteria for Special Use Permits within residential districts. Currently the Leawood Development Ordinance states that Special Use Permits listed under Section 16-4-3.7, Special Uses Designated, are required to meet the underlying district requirements and all Development Plan requirements. There are many Special Uses not listed in this section such as independent living facilities, assisted living facilities, schools and churches that are allowed with a Special Use Permit within both residential and commercial districts. The underlying requirements for commercial districts address setbacks for parking, parking related criteria, larger building setbacks and buffering to account for the larger scale of buildings that are constructed. However, residential districts do not address such things as parking setbacks or standards associated with parking lots, and buffering. In addition, residential districts have much smaller required building setbacks to allow for residential structures that are compatible with residentially zoned districts. Special Use Permits permitted within residential districts with a Special Use Permit often have much larger buildings than typical residential structures, along with parking lots and other structures such as trash enclosures. Typically staff worked with applicants in the past to ensure that these standards were met and that projects were compatible with the adjacent residential development, but these standards were not codified.

The proposed amendment proposes to add criteria for Special Use Permits within residential districts to address characteristics not generally found in residential districts including: larger building setbacks, parking lot setbacks, trash enclosures, buffering and lighting. In addition, the amendment proposes to require all Special Use Permits within commercial districts to comply with the underlying district requirements, and not just those Special Use Permits designated in Section 16-4-3.7.

CHANGES MADE BY THE PLANNING COMMISSION:

- None.

16-4-3 SPECIAL USE PROVISIONS

16-4-3.1 Statement of intent

Some uses of land are not appropriate in all locations within a district or under circumstances where the use imposes an inappropriate impact on the public or neighboring properties and are therefore designated as "special uses." These uses may be approved at a particular location through the receipt of a special use permit where the impact of these uses does not inappropriately affect or impair the use and enjoyment of neighboring property.

16-4-3.2 Special Use Permit Required for Applicant

A special use permit shall be required for any use authorized in the applicable district as a "special use" on the table of uses, 16-2-7 and for any other use otherwise requiring a special use permit by this ordinance. A special use is prohibited and a special use permit may not be granted except as authorized in the table of uses, 16-2-7 or elsewhere in this ordinance. A special use permit shall allow the specified use by the applicant only and shall not run with the land and is not transferable unless otherwise approved by the governing body by stipulation in the special use permit approval.

16-4-3.3 Preliminary Development Plan required

A special use permit in a district requiring plan approval may only be issued where a preliminary development plan for the use has been approved, unless expressly exempted herein. No authority under a special use permit in a district requiring plan approval shall become effective until after final development plan pertaining to said use shall have been approved. The approval of a special use permit may be included in an ordinance approving a Development Plan or by separate ordinance approved simultaneous with approval of a Development Plan.

16-4-3.4 Procedure for Approval

Special uses may be authorized by the Governing Body by issuance of a special use permit as set forth in the approval procedures set forth in Article 5.

16-4-3.5 Standards for Approval

In addition to the requirements for approval of a Development Plan, a special use permit may only be granted by the Governing Body upon a finding that the applicant has satisfied the burden of establishing that the following additional criteria have been met:

- A) The proposed use will not be detrimental to the public health, safety, or general welfare of the City; and
- B) The proposed use will be operated in a manner that will be compatible with the surrounding uses.

16-4-3.6 Conditions

In granting any special use permit, the Governing Body may impose any conditions of the special use it deems appropriate to meet the requirements of approval. Such conditions must serve a legitimate zoning purpose and: (1) be clearly expressed with sufficient clarity to give notice of the limitations on the use of the land; (2) relate directly to the proposed use of the land; and (3) address a legitimate zoning purpose that bears a relationship to the public health, safety, and welfare. Unless otherwise set forth in the express provisions of the special use permit, each special use permit shall have a duration of 20 years, after which such special use shall terminate if no new special use permit is applied for and granted by the City.

All special uses located within non-residential districts shall comply with the underlying district requirements and all Development Plan requirements. All special uses located within a-residential districts shall meet the following:

- A) Maximum height not to exceed height limitation of the underlying district.
- B) For any structures, excluding utilities, minimum building setback of 40' from all property lines, unless a deviation has been approved by the Governing Body per Section 16-3-9 of this ordinance.
- C) Minimum of 30% open space.
- D) Parking lot setback of 25' from all property lines, unless a deviation has been approved by the Governing Body per Section 16-3-9 of this ordinance.
- E) All Performance Standards for non-residential uses listed in Section 16-2-9.2 of this ordinance.
- F) All Architectural/Construction Standards for non-single family residential uses as listed in Section 16-2-10 of this ordinance.
- G) All Off-Street Parking, Storage, Loading Regulations and Parking Lot Design Standards listed in Section 16-4-5 of this ordinance.
- H) All Landscaping and Screening Requirements for non-residential uses listed in Section 16-4-7 of this ordinance.

16-4-3.7 Special Uses Designated

All special uses delineated in this Ordinance shall comply with the underlying district requirements and all Development Plan requirements. The following designated special uses may only be approved subject to the following additional specific conditions:

- A) Automotive service station, gas station or convenience store. An Automotive Service Station or Convenience Store shall require a development plan and shall be subject to the following conditions and restrictions:
 - 1) Fuel tanks. All tanks shall be below the surface of the ground, except propane tanks, which shall be subject to approval by the fire department.

- 2) Fuel pumps. Fuel pumps shall be set back twenty (20) feet from the right-of-way line and two hundred (200) feet from a residential dwelling. The design, location, covering, colors, and screening of the gas pumps shall be compatible with the design of the structures.
 - 3) Vehicle rentals and leasing. Leasing or renting of vehicles or trailers shall not occur unless specifically approved as part of the development plan.
 - 4) Traffic. The development shall be located with at least one direct access to an arterial street, or on a collector street with at least one access drive within 500 feet of an arterial street, a traffic study shall be required for all automotive service stations, gas stations or convenience stores. The person preparing the report must be a certified engineer qualified to do traffic analyses in Kansas. The cost of the study shall be borne by the applicant. The traffic study shall address potential external and internal traffic circulation concerns, and the development plan shall not be approved unless all traffic concerns are adequately addressed to promote safety and reasonable traffic flow.
 - 5) Residential screening. The City may require a buffer if vehicle headlights from any vehicles entering, parking, standing, or exiting would shine onto residentially zoned property. If the site cannot be screened from residentially zoned property such that vehicle headlights will not shine onto residentially zoned property, or if the development would otherwise create a nuisance for neighboring properties, the hours of operation may be restricted to preclude operation between the hours of 10:00 p.m. and 6:00 a.m., or any portion thereof as determined by the City.
 - 6) Use authorization. Applicant shall indicate whether the business will sell alcoholic beverages, maintain video games for use by customers, sell prepared food for consumption on the premises or off the premises, provide car washing services, perform mechanical repairs on motor vehicles, provide an automatic teller machine or sell grocery type items. The development plan shall specify whether or not the business shall be authorized to perform any or all of these functions. In evaluating the development plan application, the impact of any of the foregoing uses on the surrounding area may be considered.
 - 7) Screening. All rooftop or ground-level mechanical equipment, trash and refuse collection areas, loading areas, and outdoor public restrooms shall be screened from public view with materials and with such design as shall be approved by the City.
 - 8) Outside sales. The outside sale of merchandise is prohibited.
 - 9) Additional standards. The development shall also be subject to such other applicable standards and requirements as may be found elsewhere in the development code or other applicable law.
- B) Financial Services and drug store or pharmacy facilities with accessory drive-through lanes:
- 1) A minimum stacking distance of five car lengths must be provided for each drive-through lane,
 - 2) Drive through lanes must be attached and integral to a drug store or full-service banking facility,

- 3) The automobile movements in and out of the drug store or bank facility shall not interfere with the adjacent public street system.
- C) Temporary use of land or building for commercial or industrial purposes, provided that any building or structure constructed thereon which is not otherwise permitted in the District in which such land is situated shall be temporary, and any stored equipment or material shall be removed upon the date of expiration of the special use permit, which permit shall be valid for not more than 2 years but may be renewed after public hearing;
- D) Horse pasturing: Special use permit required for lots of less than 3 acres in residential districts.
- E) Temporary self-contained health care suites located within an attached garage are allowed if intended to provide an "in-home" physical care facility as a temporary alternative to a nursing home environment.
- F) House or structure relocation to a permanent site within the City Limits provided the following conditions can be met:
 - 1) The house or structure shall be found to be compatible with the surrounding houses or structures and neighborhood including, but not limited to, size, design or general architecture, lot location, and lot size;
 - 2) The structure shall be made habitable within 6 months of relocation;
 - 3) The applicant shall conform to all other provisions of this Ordinance and of the Code of the City of Leawood.
- G) New utility boxes with a height of 55 inches or greater, a footprint of 15 square feet in area or greater, or a pad footprint of 15 square feet in area or greater, must have a special use permit prior to construction and must meet the express provisions of 16-1-4 of this Ordinance.

16-4-3.8 Revocation of Special Use Permits

A) Basis for Revocation

Any special use permit granted under the authority of this chapter is subject to revocation for any or all of the following reasons:

- 1) Non-compliance with any applicable requirement.
- 2) Non-compliance with any special conditions imposed at the time of approval of the special use permit.
- 3) Violation of any provisions of law pertaining to the use of the land, construction or uses of buildings or structures or activities conducted on the premises by the applicant or agents of the applicant.
- 4) Violation of any other applicable provisions of any local, state or federal law or regulation by the applicant or agents of the applicant, provided that such violations relate to the conduct or activity authorized by the special use permit or the qualifications of the applicant or its agents to engage in such conduct or activity.

B) Procedure for Revocation

- 1) Revocation proceedings may be initiated by City staff or the Governing Body.
- 2) Unless the applicant and landowner agree in writing that the permit may be revoked, the Governing Body shall hold a public hearing to consider the revocation of the special use permit.
- 3) The City shall give the applicant and landowner certified mail notice, return receipt requested, of the scheduled revocation hearing at least five days prior to the date scheduled for such hearing. Notice must be published in the official newspaper a minimum of 5 days but not greater than 20 days prior to the hearing.
- 4) No special use permit shall be revoked unless a majority of the Governing Body is satisfied by a preponderance of the evidence that grounds for revocation exist. Any motion of the revocation must clearly state the grounds for revocation. Passage of any motion to revoke a special use permit may be made subject to subsequent adoption of written findings of fact and conclusions of law, at the discretion of the Governing Body.

(Ord. 2411, 09-29-2009)

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 16-4-3.6 AND 16-4-3.7 OF THE LEAWOOD DEVELOPMENT ORDINANCE [LDO] RESPECTIVELY ENTITLED "CONDITIONS" AND "SPECIAL USES DESIGNATED" AND REPEALING EXISTING SECTIONS 16-4-3.6 AND 16-4-3.7 AND OTHER SECTIONS IN CONFLICT HEREWITH. (PC 89-19)

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

SECTION ONE: Section 16-4-3.6 of the Leawood Development Ordinance is hereby amended to read as follows:

16-4-3.6 Conditions

In granting any special use permit, the Governing Body may impose any conditions of the special use it deems appropriate to meet the requirements of approval. Such conditions must serve a legitimate zoning purpose and: (1) be clearly expressed with sufficient clarity to give notice of the limitations on the use of the land; (2) relate directly to the proposed use of the land; and (3) address a legitimate zoning purpose that bears a relationship to the public health, safety, and welfare. Unless otherwise set forth in the express provisions of the special use permit, each special use permit shall have a duration of 20 years, after which such special use shall terminate if no new special use permit is applied for and granted by the City.

All special uses located within non-residential districts shall comply with the underlying district requirements and all Development Plan requirements. All special uses located within residential districts shall meet the following:

- A) Maximum height not to exceed height limitation of the underlying district.
- B) For any structures, excluding utilities, minimum building setback of 40' from all property lines, unless a deviation has been approved by the Governing Body per Section 16-3-9 of this ordinance.
- C) Minimum of 30% open space.
- D) Parking lot setback of 25' from all property lines, unless a deviation has been approved by the Governing Body per Section 16-3-9 of this ordinance.
- E) All Performance Standards for non-residential uses listed in Section 16-2-9.2 of this ordinance.
- F) All Architectural/Construction Standards for non-single family residential uses as listed in Section 16-2-10 of this ordinance.
- G) All Off-Street Parking, Storage, Loading Regulations and Parking Lot Design Standards listed in Section 16-4-5 of this ordinance.
- H) All Landscaping and Screening Requirements for non-residential uses listed in Section 16-4-7 of this ordinance.

SECTION TWO: Section 16-4-3.7 of the Leawood Development Ordinance is hereby amended to read as follows:

16-4-3.7 Special Uses Designated

The following designated special uses may only be approved subject to the following additional specific conditions:

- A) Automotive service station, gas station or convenience store. An Automotive Service Station or Convenience Store shall require a development plan and shall be subject to the following conditions and restrictions:
- 1) Fuel tanks. All tanks shall be below the surface of the ground, except propane tanks, which shall be subject to approval by the fire department.
 - 2) Fuel pumps. Fuel pumps shall be set back twenty (20) feet from the right-of-way line and two hundred (200) feet from a residential dwelling. The design, location, covering, colors, and screening of the gas pumps shall be compatible with the design of the structures.
 - 3) Vehicle rentals and leasing. Leasing or renting of vehicles or trailers shall not occur unless specifically approved as part of the development plan.
 - 4) Traffic. The development shall be located with at least one direct access to an arterial street, or on a collector street with at least one access drive within 500 feet of an arterial street, a traffic study shall be required for all automotive service stations, gas stations or convenience stores. The person preparing the report must be a certified engineer qualified to do traffic analyses in Kansas. The cost of the study shall be borne by the applicant. The traffic study shall address potential external and internal traffic circulation concerns, and the development plan shall not be approved unless all traffic concerns are adequately addressed to promote safety and reasonable traffic flow.
 - 5) Residential screening. The City may require a buffer if vehicle headlights from any vehicles entering, parking, standing, or exiting would shine onto residentially zoned property. If the site cannot be screened from residentially zoned property such that vehicle headlights will not shine onto residentially zoned property, or if the development would otherwise create a nuisance for neighboring properties, the hours of operation may be restricted to preclude operation between the hours of 10:00 p.m. and 6:00 a.m., or any portion thereof as determined by the City.
 - 6) Use authorization. Applicant shall indicate whether the business will sell alcoholic beverages, maintain video games for use by customers, sell prepared food for consumption on the premises or off the premises, provide car washing

services, perform mechanical repairs on motor vehicles, provide an automatic teller machine or sell grocery type items. The development plan shall specify whether or not the business shall be authorized to perform any or all of these functions. In evaluating the development plan application, the impact of any of the foregoing uses on the surrounding area may be considered.

- 7) Screening. All rooftop or ground-level mechanical equipment, trash and refuse collection areas, loading areas, and outdoor public restrooms shall be screened from public view with materials and with such design as shall be approved by the City.
 - 8) Outside sales. The outside sale of merchandise is prohibited.
 - 9) Additional standards. The development shall also be subject to such other applicable standards and requirements as may be found elsewhere in the development code or other applicable law.
- B) Financial Services and drug store or pharmacy facilities with accessory drive-through lanes:
- 1) A minimum stacking distance of five car lengths must be provided for each drive-through lane,
 - 2) Drive through lanes must be attached and integral to a drug store or full-service banking facility,
 - 3) The automobile movements in and out of the drug store or bank facility shall not interfere with the adjacent public street system.
- C) Temporary use of land or building for commercial or industrial purposes, provided that any building or structure constructed thereon which is not otherwise permitted in the District in which such land is situated shall be temporary, and any stored equipment or material shall be removed upon the date of expiration of the special use permit, which permit shall be valid for not more than 2 years but may be renewed after public hearing;
- D) Horse pasturing: Special use permit required for lots of less than 3 acres in residential districts.
- E) Temporary self-contained health care suites located within an attached garage are allowed if intended to provide an "in-home" physical care facility as a temporary alternative to a nursing home environment.

- F) House or structure relocation to a permanent site within the City Limits provided the following conditions can be met:
- 1) The house or structure shall be found to be compatible with the surrounding houses or structures and neighborhood including, but not limited to, size, design or general architecture, lot location, and lot size;
 - 2) The structure shall be made habitable within 6 months of relocation;
 - 3) The applicant shall conform to all other provisions of this Ordinance and of the Code of the City of Leawood.
- G) New utility boxes with a height of 55 inches or greater, a footprint of 15 square feet in area or greater, or a pad footprint of 15 square feet in area or greater, must have a special use permit prior to construction and must meet the express provisions of 16-1-4 of this Ordinance.

SECTION THREE: This ordinance shall be construed as follows:

A. Liberal Construction. The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. Savings Clause. The repeal of Ordinance sections, as provided herein below shall not affect any rights acquired, fees, fines, penalties, forfeitures or liabilities incurred there under, or actions involving any of the provisions of said Ordinances or parts thereof. Said Ordinance repealed is hereby continued in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fees, fines, penalties, forfeitures, liabilities and actions therefore.

C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion or part of this proposed Ordinance set out herein, or the application thereof to any person or circumstances is declared to be unconstitutional or invalid, such decision will not affect the validity of the remaining portions of this Code or other Ordinances.

SECTION FOUR: That existing LDO Sections 16-4-3.6 and 16-4-3.7 and other provisions in conflict herewith are hereby repealed.

SECTION FIVE: This ordinance shall take effect and be in force from and after publication in accordance with law.

PASSED by the Governing Body this 21st day of October, 2019.

APPROVED by the Mayor this 21st day of October, 2019.

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, City Clerk, CMC

APPROVED AS TO FORM:

Marcia L. Knight, Assistant City Attorney

**City of Leawood
Planning Commission Meeting
September 24, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

CALL TO ORDER/ROLL CALL: McGurren, Hoyt, Elkins, Coleman, Block, Peterson.
Absent: Hunter, Belzer, Stevens

APPROVAL OF THE AGENDA

Chairman Elkins: Does staff have any revisions or amendments?

Mr. Klein: No.

A motion to approve the agenda was made by Hoyt; seconded by McGurren. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the August 27, 2019 Planning Commission meeting.

Mr. Coleman: There are also minutes for the work session from August 13th.

Chairman Elkins: Let's take the minutes from the August 27th meeting. Any revisions or amendments?

Comm. Hoyt: I don't think anyone will find any confusion, but on Page 11, it says Holt instead of Hoyt.

A motion to approve the minutes as amended from the August 27, 2019 Planning Commission meeting was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

Chairman Elkins: That takes us to the minutes from the work session from August 13th. Are there revisions or corrections?

Comm. Block: I'm not positive, but I think on Page 4, the two references to Commissioner Coleman should be for me instead.

Ms. Schuller: The LDO allows for the halo signage. Honestly, it was written pretty ambiguously in their criteria. We're just trying to make it clear that this is an allowed form of illumination.

Chairman Elkins: Any other questions? If not, I would invite the applicant to step forward.

Applicant Presentation:

Ann Hoines, Young Sign Company, 326 Choctaw Street, Leavenworth, KS, appeared before the Planning Commission and made the following comments:

Ms. Hoines: I think she did great. She told you very clearly what they are requesting. Definitely, technology is changing. I am happy that you all seem to be on board with making changes as necessary. The depths of letters are more common at 5"; 3" is starting to become common. Again, it's because LED lighting allows it to be narrower than it used to be. Those are all changes that are happening. As long as you're open to those, it's not a step backward; it's a step forward.

Chairman Elkins: Thank you. Do you or your client have any objections to the seven stipulations in the Staff Report?

Ms. Hoines: There are no issues.

Chairman Elkins: Thank you. Are there questions? Is there any discussion?

CASE 93-19 – TOWN CENTER PLAZA – TEMPUR-PEDIC – AWNINGS & MODIFICATIONS TO THE SIGN CRITERIA FOR TOWN CENTER PLAZA – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space and Changes to the Sign Criteria for Town Center Plaza, located north of 117th Street and east of Nall Avenue – was made by Coleman; seconded by Peterson. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

→ **CASE 89-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-3, SPECIAL USE PROVISIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Special Use Permits within residential districts. PUBLIC HEARING**

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 89-19 – Leawood Development Ordinance Amendment regarding Special Use Permits (SUP) within residential districts. To give you background, this commission and past commissions have seen a number of different Special Use Permits come in. Currently, the LDO states that they have to meet the underlying zoning bulk regulations of the district they go in. The uses I'm talking about

that you typically see are schools. They're allowed within any of the zoning districts with a Special Use Permit. They can go into R-1 (Planned Single-Family Low Density), MX-D (Mixed Use), SD-CR (Planned General Retail). They just need to have an SUP, which allows the planning staff and the city to not give that particular application an "as of right" approval. In other words, they have to work with staff and make sure the project fits in with the surrounding area. Right now, staff does that. Where we run into difficulties and what we want to clarify is the fact that an independent living center or school could come in with surface parking, and there is nothing in the RP-1, RP-2 or RP-3 zoning that addresses surface parking. There are no parking setbacks, nothing that says what the lighting should be. As I stated, staff works with the applicant to get a buffer and get the parking 25 feet away like it typically is within a lot of non-residential areas. We also try to get them to move buildings back because we're talking about much larger buildings than a typical single-family house. Homestead is one you recently saw an addition to on State Line Road. It's 32,000 square feet, and we don't see many homes in the area that size. This tries to codify what staff has been doing in working with the applicants to try to provide setbacks, buffering, landscaping, and lighting standards that are associated with a use that isn't compatible. It also allows the applicants to be clearer as far as what their restrictions are. Rather than coming in blind before they even meet with staff, they can go and see required setbacks and parking. Staff is recommending this amendment to make it clearer and codify what we've already been doing. I'd be happy to answer any questions.

Chairman Elkins: Thank you. Are there questions?

Comm. Block: I didn't know what a special use would be in a residential area, and you answered that as a school.

Mr. Klein: The main ones you would see are independent living facilities and schools. An independent living facility you've seen most recently was Ironhorse Center in MX-D, but it could go into R-1. It's four stories tall. We still have in this amendment that they must still meet the height restrictions of the district. If it goes into R-1, it has a 35' height limitation. That is an example of something that could go in. Homestead on State Line Road, close to 127th Street, is another one. Brookwood Elementary was an application you saw that required an SUP. It was located within an R-1 zoning district. We typically haven't had a lot of problems with them because most understand that the building is larger and it will have parking lot lights as well as headlights. This gives us a more substantive base to start with and also allows them to know what the rules are upfront.

Comm. Block: So, it doesn't change where special uses can be placed.

Mr. Klein: Correct.

Chairman Elkins: Other questions? I have a couple just to make sure I understand what's going on here. As I read the existing Section 16-4-3.6, the city has the flexibility to impose all of the requirements that staff is proposing to add to this section of the LDO.

Mr. Klein: Correct.

Chairman Elkins: By adding these requirements now, are we effectively not losing the flexibility because now, if for whatever reason, the applicant doesn't abide by all of these, we and City Council have no latitude to grant a variance from the requirements that are A-H?

Mr. Klein: I think they can still get a variance. All those deviations would be available in the LDO. For instance, the building setback from a property line that isn't adjacent to a public right-of-way could be reduced to 85% of the standard requirement. I think it takes it down to 34 feet. The parking lot setback could be reduced by 85%. If it is adjacent to a public right-of-way, it could be reduced to 75% of the standard requirement. There still is some flexibility. (*Refers to diagram*) There is no requirement to have any parking setback, so cars could shine lights. I'm not sure if the church preceded the residential neighborhood. I know today, if we had something like that, there would be a lot of concern. Generally, for all parking lots, we require buffering of the headlights from adjacent properties.

Chairman Elkins: In the current state, we could have imposed that same requirement as a stipulation to the case for the application of a Special Use Permit.

Mr. Klein: Yes, we could have imposed it. They could also have said that they'd be willing to go 5 feet and not 25 feet. It makes it a lot clearer for the applicant when designing the projects to meet those. Some of the setbacks are needed in order to get the buffer needed between the adjacent property line.

Chairman Elkins: To your point, all the deviations and variances available within the LDO would be available to the applicant, so items A-H would not be hard and fast requirements.

Mr. Klein: Correct; they always have those opportunities.

Chairman Elkins: Thank you. Are there other questions? Because this is an amendment to the LDO, a Public Hearing is required.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Hoyt; seconded by Coleman. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

Chairman Elkins: That takes us to a discussion of the proposed amendment to Section 16-4-3 of the LDO. Are there comments or concerns?

A motion to recommend approval of CASE 89-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-3, SPECIAL USE

PROVISIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Special Use Permits within residential districts – was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: McGurren, Hoyt, Coleman, Block, and Peterson.

MEETING ADJOURNED

DRAFT