



MINUTES OF MISSION WOODS CITY COUNCIL
March 3, 2015
7:00 p.m.

The City Council of Mission Woods, Kansas met in regular session on Tuesday, March 3, 2015 at the Westwood City Hall, 4700 Rainbow, Westwood, Kansas.

Members Present: Mayor Tietz
Council member Joan Ruff
Council member Cory Fisher
Council member Bill Dunn, Jr.

Members Absent: Council member John Baenisch
Council member Darrell Franklin

Visitors present: City Treasurer Chuck Haviland
City Attorney Heather Zerger
Mike and Kathy Henley
Mike Paxton
Steve Karbank

I. Call to Order

Mayor Tietze called the meeting to order at 7:01 p.m. A quorum was present.

II. Minutes of Prior Meeting

Mayor Tietze first asked for corrections or additions to the February council meeting minutes. Council member Fisher moved to approve the minutes and Council member Ruff seconded the motion, which passed unanimously.

III. Warrants

The Council next turned to approval of the warrants. Mayor Tietze noted that he has no information regarding the charge from Michael's Landscaping, so he will follow up on that. Council member Fisher noted that the Council had a similar question last month. Council member Dunn moved and Council member Ruff seconded approval of payment of the warrants. The motion carried unanimously.

IV. Police Report

The Council next reviewed the police report provided within the Council packets. Council member Ruff asked about the purpose of the extra patrol. The Mayor noted that the City pays for extra patrol each month in addition to the contract with Westwood. Because it depends upon officer availability, the charge varies from month to month. Mayor Tietze has spoken to the Chief about the program approved a few months earlier regarding getting the outstanding warrants addressed and paid through a third party and it is moving along but there is no dollar figure available yet on the success of the program. Council member Fisher noted the inclusion of the 2013/2014 police report comparison and that it reflects a decrease in some of the more serious types of criminal activity, which is a positive development. Mayor Tietze noted the department has a new SUV. Council member Fisher noted the decrease in commercial building checks and the Mayor will inquire with the Chief about this. Mr. Karbank noted they had experienced no issues. There was some discussion of vehicles being broken into at Woodside.

V. Presentation and Update from Steve Karbank

The next item on the agenda was introduction of Steve Karbank, present to visit with the City Council about a variety of issues. He introduced Mike Paxton, architect for both the 2000 and 1900 Shawnee Mission Parkway projects. Mr. Karbank noted he had no formal requests of the Council but wanted to bring the Council up to date on where the projects stand. 2000 SMP received a LEED gold building certification. 1900 will be the second LEED certified building in the City, garnering at least a silver and hopefully gold certification. The 2000 building, The Barney Building, has won the Honor Award for Excellence in Architecture for the State of Kansas. Leasing is going well and the building is now about $\frac{3}{4}$ leased. Mr. Karbank hopes The Barney Building will be fully leased by the end of the year.

Construction on 1900 SMP is proceeding well. The hope is for an August or September completion time. A lease has been signed with a company moving from the Lockton building on the Plaza, which will involve around 40 employees. This will fill about 60% of the second floor (the entry floor from the North side). The tenant has committed to doing a LEED certified interior. On the top of the columns on the front courtyard on the south, there will be a green roof.

Mr. Karbank reminded the Council that some discussion took place in the past about the possibility of a sidewalk along SMP and down State Line to Hi Hat. KU has now approved the sidewalk and gas easement. The Karbank group would be interested in participating in construction of the sidewalk and willing to pay their portion of the front footage of the project and believe KU is willing as well (and Karbank has been willing to pay for Pembroke's portion

as well). There are avenues through benefit districts and the like that the City might consider in pursuit of this project.

There is some space on the North side of the Barney building that is used as performance space – there is room for 75. Clients and tenants in the building have been invited to these performances. The Karbank group would like to roll this out on a somewhat larger scale in 1900 SMP on the first floor, which might seat from 75 to 250. Mr. Karbank is interested in some informal feedback from the Council regarding the idea. They would like to tie the event space in with the front courtyard/outdoor patio space.

The third story of 1900 SMP has outdoor roof terraces. It was an industrial building originally but Mr. Karbank's goal is make sure the community might be able to use the space as well. With the third floor roof terrace, the Karbank group is exploring all options, including the possibility of a very high-end restaurant. There was some discussion of the natural limitations in the size of events and establishments and the fact that based on the natural space limitations, parking would not be an issue. There will be fewer people for a performance than there will be users during the work day. Mr. Karbank noted that the parking needs for the Barney Building have been less than usual, which gives some flexibility to facilitate parking between both the buildings. Mr. Karbank also noted the history of his family's involvement with music in the Kansas City area and is excited about the world-caliber musicians that they may be able to bring to the event space.

They have also considered a corporate-type apartment in the 1900 SMP space for executive use, guest-artists use, or something of that nature.

Mr. Karbank also noted that some high-end retailers have approached them about the space and they are not certain how they feel about this. Mr. Karbank made clear that his is not something like a dime store or Target, but more like a Chanel boutique. This would not be the primary use of the building, but if it made sense, the Karbanks would seek permission from the City first. Mr. Karbank noted that they decidedly do not want high levels of in and out traffic, but there may be some high-end uses that may be compelling and complimentary.

Council member Fisher noted that he believes it is exciting and that he likes the ideas Mr. Karbank presented. He noted that what makes it exciting, in part, is the very high level of service and standard the Karbank group will achieve. However, one concern is the precedent this might set for the City as a whole. Council member Dunn believes it is complimentary to what Westwood is doing with Woodside and its high end apartment uses. The amenities being discussed, particularly the sidewalk and infrastructure, are attractive. Mayor Tietze noted the need for Council education on benefit districts. There was some discussion regarding the location of a possible sidewalk along SMP and State Line. A drawing was shown – which reflects work done by their civil engineer drawn to maximize efficiency associated with the grade. Council member Fisher noted appreciation for the work done in Mission Woods and the commitment of the Karbank group to the City and to these projects.

VI. Pedestrian Safety at Mission Woods Terrace and Shawnee Mission Parkway

The Council next turned to the issue of pedestrian safety at MW Terrace and SMP. Council member Fisher noticed there is no button at the crosswalk for a pedestrian to initiate the ability to

stop traffic and walk across the street at this intersection. He also noted that the demographics of the City are changing and there are a number of families that would walk to school with small children. However, crossing SMP at 8:00 a.m. or 3:00 p.m. is challenging. There are also no warning signs for drivers leading up to the signal. Mr. Haviland noted that there was a police officer that used to escort kids across at an assigned time twice per day. Because SMP is a state highway, any change will involve interaction with KDOT in order to address the issue. There was consensus among those present that possible alternatives to improve this crosswalk should be investigated to at least determine what options exist and the associated cost. Mayor Tietze agreed to get in touch with Phelps Engineering to at least begin the process of investigation.

VII. Storm Sewer Estimate

Mayor Tietze next noted that had received an estimate to video the storm sewers. The estimate is in excess of \$13,000. There are not many companies that do videotaping of municipal sewer lines, making it difficult to get competitive bids. However, Phelps did not give us a strong sense that our sewer lines are in the clear and the Council agreed it wants to find out what issues need to be addressed. Council member Fisher wondered whether, even though there are not many companies that do this, any other companies could be identified that might do this for less than \$13,000. Council member Fisher has contacts that may be able to do this and he will reach out to them to see whether this is a possibility. Council member Dunn suggested that John Sullivan reach out to Wyandotte County to see who it uses, as well.

VIII. Reevaluation Report

The Council next turned to review of the reevaluation report. Mayor Tietze indicated he will email copies of the actual report to the Council members. Overall, property values went up nicely. Commercial values went up 64% and residential about 3%. The City does not get comparative data from which to compare to the increases/decreases of other cities.

IX. General Comments

Mayor Tietze opened the floor for general comments. The Mayor noted he attended a meeting with the AT&T regarding the fiber product being brought to Mission Woods. It is all aerial – there will be no trenching in residents' yards. There is no estimate yet on the time frame when it will be offered to residents to bring the fiber to their home. Google will be contacting residents to have fiber brought into the home within 30 days and the process is about 4 hours long. Council member Fisher noted that this is such a positive development, particularly in attracting young families with parents who need the ability to work from home.

Mayor Tietze reminded those present that the first glass recycling day will be Friday.

Council member Fisher noted the grant that was awarded to Westwood to provide some help and guidance on proceeding with development of certain properties along major arteries that are near one another. Studies and evaluations are being done to explore the options.

Mayor Tietze asked about how the City wanted to proceed with the benefit district. The City Attorney provided a brief overview of how benefit districts work. There was also some discussion about whose responsibility it will be for maintenance and snow removal and the like, and what happens if ownership of the property changes hands later.

The meeting adjourned at 8:20 p.m.