



**MINUTES OF MISSION WOODS CITY COUNCIL**  
**Tuesday, August 2, 2022**  
**7:00 p.m.**

The City Council of Mission Woods, Kansas met in regular session on Tuesday, August 2, 2022, at the Westwood City Hall.

Members Present: Mayor Darrell Franklin  
Council Member Christopher Brent  
Council Member Don Greenwell  
Council Member Robert Tietze  
Council Member Keith Mays

Members Absent: Council Member Carrol Thomas

Others Present: Alex Felzien, City Attorney  
John Martin, City Treasurer  
Shelley Floyd, City Clerk

**I. CALL TO ORDER**

Mayor Franklin called the meeting to order at 7:00 p.m. A quorum was established.

**II. REVIEW AND APPROVAL OF JULY MINUTES**

There were no comments or changes to the May minutes from the Council. Council Member Greenwell moved to approve the minutes and Council Member Tietze seconded the motion, which passed unanimously. (Ayes – IV, Nays – 0).

**III. REVIEW AND APPROVAL OF JUNE WARRANTS**

Mayor Franklin noted a \$220 charge for the City's annual renewal of the GOVOffice website platform. There was no further discussion by the Council: Council Member Tietze moved to approve the warrants, and Council Member Greenwell seconded the motion which passed unanimously. (Ayes – IV; Nays – 0).

#### **IV. REVIEW OF POLICE REPORT**

Mayor Franklin noted the police report was uneventful for the month of July and noted there had not been any catalytic converter thefts in July. There was no further discussion regarding the police report.

#### **V. 2023 BUDGET**

Council Member Greenwell made a motion to open the public meeting for discussion of the 2023 budget, which Council Member Mays seconded and the motion passed unanimously (Ayes – IV; Nays – 0). The public meeting was opened at 7:02pm, and City Treasurer John Martin began the meeting by stating the mill levy comes in at slightly below the revenue neutral rate: 15.028 mills for 2023. Martin explained this mill levy is less than the levy imposed in 2020 and 2021, while noting property values in the City appreciated in 2022. Martin further explained the City's budget authority is for \$573,000, and the City has \$348,000 in reserve funds available. Martin further explained that expenditures, line items, revenue are comparable to 2021. Martin noted the biggest change in the budget was the loss in monthly revenue from the cellular communications tower. Martin advised the Council that the City had largely made up this loss in revenue from the Restaurant 1900's alcohol tax and sales tax for car purchases. Overall, Martin explained, the 2022 revenue stood at \$365,000, compared to \$373,000 in 2021. Mayor Franklin noted court fines are down nearly \$26,000 from the budgeted amount.

Upon conclusion of Treasurer Martin's presentation, the Council was in agreement with the budget and Council Member Mays made a motion to approve the 2023 budget and close the public meeting, which Council Member Tietze seconded. The motion passed unanimously. (Ayes – IV; Nays – 0).

#### **VI. STREETLIGHT PROJECT**

Council Member Tietze presented the Council with Evergy's projected costs to install additional streetlights in the City. Tietze then asked the Council for direction on this project, while noting that he is in favor of tabling the project until the Council hears more from residents. Mayor Franklin noted that the Council's decision would be controversial if it moved forward with the project, noting that he received complaints when the lights were replaced in 2019. Council Member Greenwell was in favor of tabling the project as he had not heard any comments about the lights. The Council decided to table the streetlight project for an indefinite period.

#### **VII. SHORT TERM RENTALS**

Mayor Franklin invited City Attorney Alex Felzien to advise the Council on amending the municipal code regarding short term rentals. Felzien explained to the Council that many cities throughout the United States are grappling with how to regulate short term rentals. Felzien advised his firm did not believe the City could outright ban citizens from renting their properties. Felzien explained further that the City could regulate the duration of rentals to dissuade their use in the City.

The Council then discussed various regulations. Council Member Tietze recommending prohibiting rentals unless the property is rented for at least fifteen (15) days, explaining that most

of the issues with short term rentals stem from weekend parties. Council Member Mays stated that most people do not rent short term rentals for more than a weekend, and suggested lowering the minimum stay requirement to seven (7) days. Council Member Greenwell noted an unsold property in the City, and posited that it could become a short term rental. Council Member Brent expressed concerns that a host could manipulate the pricing to technically allow for a seven (7) day stay while the guests would only occupy the property over a weekend.

Felzien advise the Council that he would work on a draft Ordinance and present it at next month's meeting for comments and amendments. The Council agreed with this plan and tabled discussion until the September City Council meeting.

#### **VIII. OPEN DISCUSSION**

Council Member Tietze mentioned a citizen couple has a tree obstructing City right of way and that the couple has received some quotes to remove the problematic limbs. The quotes were for \$2,400 and \$2,415. Mayor Franklin stated he wanted to see some tree trimming done and plans to walk the City with the trimming team to determine other necessary trimmings. Mayor noted that the City can pay the trimming fees through the alcohol tax funds.

Council Member Tietze inquired about the recently reconstructed roadway on State Line Road in Westwood Hills. Tietze noted the new roadway looked professional, and wants the Council to persue a similar project with the City of Kansas City, Missouri to continue the reconstruction on State Line Road until Shawnee Mission Parkway. The Council was generally supportive of this idea as a 2023 project.

#### **X. Adjourn**

Hearing no further discussion, Council Member Tietze made a motion to adjourn the meeting, which Council Member Brent seconded. All Council Members were in favor (Ayes – IV; Nays – 0). The meeting was adjourned at 7:36 P.M.