



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

The City Council of Mission Woods, Kansas met in regular session on Tuesday, June 7, 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 Carrol Thomas  
Council Member Keith Mays

Others Present: Alex Felzien, City Attorney  
John Martin, City Treasurer  
Josh Kohl, Lightworks  
Kathi Vandel, Lightworks  
Marguerite Thomas, Resident  
Mike Henley, Resident  
Cathy Henley, Resident

**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 MAY 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 Thomas seconded the motion, which passed unanimously. (Ayes – V, Nays – 0).

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

There was discussion by the Council, and Council Member Tietze moved to approve the warrants, and Council Member Greenwell seconded the motion which passed unanimously. (Ayes – V; Nays – 0).

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

Mayor Franklin noted a vehicular break in at the Karbank buildings, and a stolen vehicle from the church parking lots. The Council reminded residents to lock their vehicles when unattended.

#### **V. LIGHTWORKS PRESENTATION**

Kathi Vandel and Josh Kohl were then invited to speak to the Council regarding the ongoing streetlight analysis conducted by the Council. Vandel and Kohl explained that they toured the City in the evening and conducted readings and spoke with Evergy all in an effort to present a plan that would create a more uniform light level throughout the City. Mayor Franklin mentioned that some residents were unhappy with the existing Evergy lights, Vandel and Kohl explained that these are commonly used in municipalities and are the most cost effective lights. The consultants explained that these "acorn" style lights are approximately \$3,700.00 for the total cost, including installation. City Treasurer John Martin stated he would double check to see what price the City paid Evergy for the current poles.

The consultants then wanted to know if the City wants to own or lease the poles, while noting that the City currently leases all its poles and lights from Evergy. Mayor explained he would like to own the poles, and Council Member Tietze mentioned it would be difficult to administer if the City owned some poles but leased others, including maintenance concerns. The consultants then described the lights recently installed on 50<sup>th</sup> Terrace in Westwood, KS, and noted the lights in the City would be 20% dimmer than those. Tietze then asked if there was a streetlight standard, which the consultants answered was 0.4 candles of light, and that the proposal by these consultants would be 20% dimmer than this standard. There was then a brief discussion of lighting the stone wall along Shawnee Mission Parkway that has been seen damage from drivers running into it at night.

The consultants further explained that their proposed layout of lights would add 11 lights plus 6 new light fixtures in the City. The Council asked if the streetlights would be near the property lines, and the consultants explained that since no survey has been conducted yet, they have not been able to place the proposed street lights near driveways and property lines in their proposal. There was then a discussion on types of lighting fixtures: cobra head vs. acorn, as well as LED lighting and standard. There was then a discussion on putting new light fixtures on existing Evergy poles, which the consultants advised Evergy was not likely willing to do.

City Attorney Felzien advised the Council that this issue would eventually have to go before the City Planning Commission because this would be considered a "public improvement" or "public utility." Council Member Thomas stated she was not a fan of the current lights and Council Member Brent stated he did not see lighting as an issue in the City. Mayor Franklin responded by stating that the objective would be to have uniform lighting throughout the City to

promote safety and better looking night-time streets. Council Member Tietze suggested following up with Evergy on several items, and Council Member Brent suggested tabling this discussion for six months. Council Member Tietze stated he would follow up with Evergy and the Council would discuss it at the July or August meeting. Mayor Franklin and the Council thanked the consultants for their time and asked that they submit a final invoice for their work to date.

#### **VI. CITY FINANCIAL REPORT**

City Treasurer John Martin addressed the Council and advised that the City currently has \$972,000 in its general and capital improvement fund, and that the general fund will get the City through the end of the year. Martin explained another tax deposit for the second half of the real estate taxes will soon be in the City's account, and that overall taxes are strong. Martin advised the biggest monthly expense is police services, at just over \$10,000 a month. Overall, revenue exceeds expenses by \$103,000, and Martin advised the City is in good shape after the first four months of this year.

Martin stated he was working on the budget for the July meeting, and that a further discussion of the City's financials will occur at that meeting.

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

There was then a discussion of short term rentals in the City. Felzien explained that the code does allow for short term rentals, but that anyone renting out their home must first get a permit from the City. The Council asked Felzien to research banning short term rentals in the City, and Felzien stated he would advise the Council at the July meeting.

#### **VIII. CONNECTED COMMUNITY SIDEWALK PROJECT**

Mayor Franklin advised the Council that KU Medical Center has agreed to enter into a Memorandum of Understanding with the City granting the City a wider easement along Shawnee Mission Parkway for the potential construction of a future sidewalk. Council Member Brent made a motion to authorize Mayor Franklin to sign the MOU, which Council Member Tietze seconded. The motion passed unanimously (Ayes - 5; Nays - 0).

#### **IX. Open to Discussion**

Council Member Thomas stated that she believes the church is purchasing a house on her street, possibly to be used as another meeting house. City Attorney Felzien explained the single family zoning in the city code allowed many uses including schools, cemeteries, public and private clubs, day nurseries, and convents. Felzien explained that under the current zoning code, the church is likely allowed to have a meeting house within the single family zoning district.

The Council had various questions, and asked Felzien to draft a memorandum demonstrating how to amend the single family zoning district. Felzien stated he would have it ready for next month's meeting.

### **X. Adjourn**

It was unanimously decided by the Council to move the July meeting to Tuesday July 12, 2022 to avoid the July 4<sup>th</sup> week.

Hearing no further discussion, Council Member Greenwell made a motion to adjourn the meeting, which Council Member Thomas seconded. All Council Members were in favor (Ayes – V; Nays – 0). The meeting was adjourned at 7:58 P.M.