



MINUTES OF MISSION WOODS CITY COUNCIL
Tuesday, April 4, 2023
7:00 p.m.

The City Council of Mission Woods, Kansas met in regular session on Tuesday, April 4, 2023 in person at Westwood City Hall.

Members Present: Mayor Darrell Franklin
Council Member Keith Mays
Council Member Robert Tietze
Council Member Carrol Thomas
Council Member Erica Hartley

Members Absent: Council Member Don Greenwell

Others Present: Alex Felzien, City Attorney
Steve Karbank, Karbank Real Estate
Neil Karbank, Karbank Real Estate
Jennifer Cantano, Karbank Real Estate
Adam Feldman, Karbank Real Estate
Mike Paxton, Karbank Real Estate
Ken Miller, Karbank Real Estate
Major Park, Resident
Anne Henry, 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 MARCH MINUTES

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

III. REVIEW AND APPROVAL OF MARCH WARRANTS

Next was review of the March warrants. Mayor Franklin noted that Katie Garcia with Gather Media is building out and finishing the resident directory, to explain those charges. Mayor Franklin also explained the yearly charge from General Code for hosting the City's municipal code online. There were no other questions or comments. Council Member Tietze moved to approve the warrants as submitted, Council Member Thomas seconded the motion which passed unanimously. (Ayes – IV; Nays – 0).

IV. REVIEW OF POLICE REPORT

The next item was review of the police report. There were no questions or comments.

V. NEW BUSINESS

a. KARBANK PROPOSAL

Mayor Franklin introduced Steve Karbank to present Karbank Real Estate's latest plans for a new building on the Shawnee Mission Parkway / State Line Road property. Karbank explained that the parking garage on the property was initially built to structurally accommodate the addition of a building on top of the garage. Karbank showed the Council various drawings and renderings and explained that the proposed building would occupy the Western half of the existing parking garage.

Karbank further explained that the building would be three additional stories above the parking garage, and would have commercial real estate space on the first two floors and four apartments on the top floor. Karbank explained these apartments are envisioned to house traveling artists and chefs performing on the property, as well as some Karbank family members in the future.

There were various questions from the Council including from Councilmember Thomas regarding the height of the proposed building; from Councilmember Mays asking if these would be condos or apartments, and Mayor Franklin regarding timeframe. Karbank explained the building would be three (3) stories, with up to 15' floors, that the units would be apartments, and that the project would take less than a year to complete once approved.

Councilmember Mays asked about the impact on traffic a new building could create. Karbank explained that the new building would house up to 57 additional employees, and that there is already ample parking on the property to accommodate the additional parkers. Karbank further explained that State Line Road already handles fluctuating traffic from Pembroke Hill. Councilmember Thomas inquired how much taller the new building would be over the existing 1900 Building. Karbank explained the new building would be approximately 6' taller than the 1900 Building. Councilmember Harley wondered if Karbank was seeing a demand for commercial real estate, given the market's reaction to such spaces post-Covid-19. Karbank explained that their buildings are currently 100% occupied, and their tenants are actively looking to expand commercial operations.

Councilmember Tietze stated he would like every Mission Woods resident to have the opportunity to come and see the proposal. The Council was in agreement and directed Mayor Franklin to draft a notice to all homeowners.

b. GATHER MEDIA

The next item was the City's website. Mayor Franklin explained that Katie Garcia with Gather Media has helped with designing and populating the City's website. Previously, residents and HOA members have helped with website upkeep. Ms. Garcia advised the City she is willing to maintain the website's content going forward for a \$350.00 flat fee per month. Ms. Garcia advised she could upload documents and newsletters within 2-3 days. Mayor explained that he did not want to ask citizens to donate their time, and that it would be good to have someone on point to add content to the City's website.

Councilmember Tietze made a motion to approve the arrangement with Gather Media, which Councilmember Mays seconded. All were in favor. (Ayes – IV; Nays – 0).

c. FUTURE MEETING DATES

The Council agreed that the August 1st, 2023 meeting is to be held on August 8, 2023, and the November 7th meeting is to be held on November 14th, 2023.

d. RESIDENT ISSUE

Mayor Franklin advised the Council that he was approached by citizens wishing to remove trees that were infiltrating their underground sewage pipes. The citizens had received quotes for roughly \$7,000.00 to remove the trees. The citizens inquired if the City was willing to reimburse some, or all, of these costs. The Council had a general discussion, where it was discussed that previous citizens have had these issues without City reimbursement. City Attorney Felzien advised that if citizens are asking for City funds, they must come before the Council to make such a request. Mayor Franklin advised that he would tell the citizens as much, and will apprise the Council of any further developments.

e. CITY ATTORNEY RESIGNATION

City Attorney Felzien advised the Council that Mauer Law Firm has informed Mayor Franklin that they are resigning as City Attorney, effective June 30th, 2023. Felzien then explained a draft Request for Qualifications ("RFQ") that other cities have used to find new counsel. Councilmember Tietze suggested putting together a search committee to come back to the Council with recommendations for new counsel. Felzien advised he would send the RFQ to his connections within Kansas.

It was decided by the Council that the three-member search committee would comprise Councilmembers Tietze, Mays, and Hartley.

VI. OPEN TO DISCUSSION

Mayor Franklin then opened the meeting for discussion by Councilmembers. The Council then discussed the Karbank public meeting, with tentative dates for the week of April 17th to April 24th. Mayor Franklin advised the Council that the license plate reader consultant would be present in the City during the first week of April to look at solar panel solutions to power the license plate readers.

City Attorney Felzien advised he would get Mayor Franklin some names of federal funds consultants to possibly obtain funds for the license plate readers.

Having no further business, Council Member Tietze made a motion to adjourn, which was seconded by Council Member Thomas. The motion to adjourn was unanimously passed. (Ayes – IV; Nays – 0). The meeting was adjourned at 8:21 P.M.