



MINUTES OF MISSION WOODS CITY COUNCIL
October 6, 2015
7:00 p.m.

The City Council of Mission Woods, Kansas met in regular session on Tuesday, October 6, 2015 at the Westwood City Hall, 4700 Rainbow, Westwood, Kansas.

Members Present: Mayor Tietze
Council member Darrell Franklin
Council member Cory Fisher
Council member Bill Dunn, Jr.
Council member Amy McAnarney

Visitors Present: John Sullivan
Chief O'Halloran
Eddie McNeal, City Building and City Code Official
Numerous residents of Mission Woods
Jessica B. James, City Attorney

I. Call to Order

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

II. Minutes of Prior Meeting

Mayor Tietze first asked for corrections or additions to the September council meeting minutes. There were none. Council member Dunn moved to approve the minutes and Council member McAnarney seconded the motion, which passed unanimously.

III. Warrants

The Council next turned to approval of the warrants. Mayor Tietze drew the Council's attention to a \$350 charge for the removal of a dying tree. Mayor Tietze informed the Council that both the City and the property owner had arborists inspect the tree prior to its removal. Council

member Fisher moved to approve the warrants and Council member Franklin seconded the motion, which passed unanimously.

IV. Police Report

The Council then reviewed the police report. Chief O'Halloran informed the Council that the Police Department had just joined www.nextdoor.com. Council member Fisher and Chief O'Halloran then described the website to the citizens present and encouraged all residents to participate. Council members McAnarney and Dunn inquired as to whether a link to www.nextdoor.com was on the Mission Woods website. Council member Fisher stated that it was at one time but had since been removed. Council member Fisher stated he would look into placing a link back on the Mission Woods website. Council member McAnarney moved to approve the warrants and Council member Dunn seconded the motion, which passed unanimously.

IV. Approval of Contract with Kansas City Tree Trimming.

Mayor Tietze next introduced a proposed contract with Kansas City Tree Trimming to have trees in the City's ROW trimmed. Mayor Tietze reported that he obtained three bids for the trimming. The lowest bid was provided by Kansas City Tree Trimming, who has previously done work for the City. Council member McAnarney moved to approve the contract with Kansas City Tree Trimming and Council member Dunn seconded the motion, which passed unanimously.

V. Amendment to Signage Restrictions in Planned Office Districts

Mayor Tietze next introduced a change to the City's signage restrictions in planned office districts, which was approved by the City Planning Commission. The proposed ordinance provides for one additional sign (two total) on property zoned as planned office districts where two major streets intersect. Mayor Tietze informed the Council that the change would affect the bank, Karbank, and hospital properties. He further clarified that this was more of a house keeping issue as the Layne building (which is now occupied by Karbank on the corner of State Line and Shawnee Mission Parkway) previously had two signs. Council member Dunn moved to approve the Ordinance and Council member Fisher seconded the motion, which passed unanimously.

VI. City Treasurer

Mayor Tietze informed the Council that the City Treasurer, Chuck Haviland was resigning from his position to focus on other matters. Mayor Tietze said that he had spoken to officials with Westwood and Westwood Hills and that these cities outsource the services Mr. Haviland has been providing. Mr. Haviland has agreed to continue on with the City until another treasurer is appointed. Council member McAnarney offered to assist Mayor Tietze in getting bids for these services. Mayor Tietze stated that he will likely meet with the people that provide these services to neighboring cities.

VII. KU Parking Lot Expansion

Ingred Sidie, who previously emailed Mayor Tietze regarding the KU parking lot expansion, asked to address the Council. Mrs. Sidie posed several questions, which the Council responded to in order.

Mrs. Sidie questioned why the citizens were not notified of the proposed parking lot expansion. Mayor Tietze stated that the issue came before the Council in its regular meetings, and the Council did its due diligence in examining the request. The permit was ultimately issued after consideration by the chairman of the ARB, which is provided for under the Mission Woods Code. Several citizens voiced their concern regarding the ARB chairman's ability to approve a permit without notice to the citizens. The citizens requested this procedure be changed going forward. Mayor Tietze stated that he understood the concern and would look into changing this procedure.

Mrs. Sidie also asked why there was not a requirement for an ARB meeting in this circumstance. Mayor Tietze stated that the Mission Woods Code allowed the ARB chairman to approve the permit request without a meeting. Council member Franklin asked if anything about the project was included in the Mayor's newsletter. Mayor Tietze stated he did not believe anything was included prior to the permit being issued.

Mrs. Sidie asked why the City would approve a parking lot expansion. Mayor Tietze responded that there already was a parking lot on the KU property and under the Mission Woods Code the Council did not see any reason to deny the request as this is private property.

Mrs. Sidie asked whether the members of the ARB are appointed or elected. Mayor Tietze responded that the ARB members are appointed.

Mrs. Sidie asked who would be using this parking lot. Mayor Tietze responded that KU had assured the City that the lot would be used for daytime employees at KU hospitals. Mayor Tietze also clarified that the lot is zoned as a planned office district and that the hours of operation for this district is 6:00 AM to 6:00 PM Monday through Saturday, but additional limited use is also permitted in planned office districts.

Mrs. Sidie asked if KU had provided a plan or drawings for the proposed landscaping. Eddie McNeal stated that KU has provided the City with drawings that are available for viewing. Mr. McNeal also had copies with him, which he offered to show to the citizens. Specifically Mr. McNeal stated that the plan was to remove 17 trees and to add trees, shrubs, and plants. Mr. McNeal stated that from the North, South, and West the parking lot appeared to be well screened with landscaping. A citizen requested the City approach KU to ask that landscaping be added to soften elements of the parking lot. Council member Fisher asked where the process was with KU and Mayor Tietze stated that the permit had been approved and construction was underway. Another citizen requested that the City set up a meeting with KU to discuss the landscaping.

Mrs. Sidie asked the Council what the safety and traffic plan was for the increased traffic to the City as a result of the parking lot. Council member Fisher updated the citizens present on the

Council's efforts to hire a crossing guard. Council member Fisher and Chief O'Halloran discussed the various issues the City has encountered with K-Dot since both Shawnee Mission Parkway and Rainbow are technically US highways and are regulated by K-Dot. Chief O'Halloran stated that he had previously looked into obtaining a crossing guard for Westwood. The cost was in excess of \$6,000.00. Council member Franklin made a motion that the City look into hiring a crossing guard. Council member McAnarney seconded the motion. The motion passed unanimously. Mayor Tietze asked Chief O'Halloran if he could investigate this for the City. Chief O'Halloran stated he would look into it. The Council also stated that they would like to get a traffic study for this intersection but are waiting until after the completion of the parking lot so any impact of the expanded lot can be included in the study. Council member McAnarney asked when construction would be complete. Mr. McNeal and Council member Dunn stated it would depend on the weather.

Mrs. Sidie questioned if there was a proposed plan for lighting for the parking lot. Mr. McNeal stated that the lighting would be shrouded, with minimal lights, and the lights would be timed to turn off at 10:00 PM. Mr. McNeal further stated that a lighting study is necessary for this type of construction. Council member Fisher asked Mr. McNeal to discuss the recent lighting changes to the City Code. Mr. McNeal stated that the main change was an increase in the allowed height of the lighting structures which was increased from 12 feet to 20 feet. Mr. McNeal also explained that this change was to bring the Mission Woods Code into compliance with the lighting structures already located within the City as well as code regulations of neighboring cities.

Mayor Tietze then reviewed the issues the City would be pursuing. The City will attempt to hire a crossing guard; look into amending the ordinance allowing the ARB chairman to approve plans without having a meeting; approach KU about landscaping and hiring a crossing guard; and will look into obtaining a traffic study after the completion of the parking lot. The City will also request that KU provided a "show and tell" for the citizens. Mr. McNeal will attempt to set this up with KU. The ARB chairman, Mr. Immenschuh, will be invited to this meeting.

The meeting was adjourned at 8:04 pm.

The meeting was re-convened at 8:05 p.m., as one agenda item remained. The citizens present were informed that the Council needed to discuss a residential property within the City and any citizen was welcome to stay.

VIII. General Comments

Mayor Tietze asked Mr. McNeal for an update of the residential property owned by Ruth Ann Schulenberg. Mr. McNeal brought the Council up to date on the status of his attempts to obtain permission to enter the property to evaluate code violations. Mr. McNeal stated that he had not been allowed to inspect the property but was informed that there is a contract to purchase the property. A citizen stated that he approached someone surveying the property and was told that the house was under contract with a builder. The date the sale is supposed to close is October 28, 2015.

The meeting was adjourned at 8:12.