



MINUTES OF MISSION WOODS CITY COUNCIL
Tuesday, October 4, 2022
7:00 p.m.

The City Council of Mission Woods, Kansas met in regular session on Tuesday, October 4, 2022, at the Westwood City Hall.

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

Members Absent: Council Member Carrol Thomas
Council Member Christopher Brent

Others Present: Alex Felzien, City Attorney
John Martin, City Treasurer
Shelley Floyd, City Clerk
Nick Dosanjh, Planning Commission
Adam Feldman, Karbank
Neil Karbank, Karbank
Steve Karbank, Karbank
Mike Paxon, Karbank Architecture Consultant
Kenny Miller, Karbank Architecture Consultant
John and Cathy Cash, Residents
Rick Rawls, Planning Commission Chairman

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 SEPTEMBER MINUTES

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

III. REVIEW AND APPROVAL OF SEPTEMBER WARRANTS

Council Member Tietze moved to approve the warrants as amended by City Clerk Floyd, and Council Member Greenwell seconded the motion which passed unanimously. (Ayes – III; Nays – 0).

IV. REVIEW OF POLICE REPORT

Mayor stated there were two instances of note in September: a maintenance vehicle stolen from Pembroke Hill, and a theft from an unlocked home. There was no further discussion by the Council.

V. Proposed Zoning Ordinance for Karbank Campus

The members from Karbank began their presentation to the Council with a discussion of the buildings owned by Karbank and its investment in the City. Karbank noted that its buildings are all fully leased, and advised the Council that they had purchased the 1968 Building in 2021. Karbank explained that they are seeking a Planned Unit Development zoning district for their entire campus, as they now own all buildings on the campus located at Shawnee Mission Parkway and State Line Road.

Karbank further explained that their current plan is for a mixed-use building to be constructed on top of the already existing parking garage. Karbank explained that their campus is a unique site in the City where they can consolidate the various uses, variances, special use permits into one new planning zone, a Planned Unit Development Zone.

City Attorney Felzien explained the process for approval of a new zoning district. First, explained Felzien, the Council must vote to forward the proposed ordinance to the City's Planning Commission ("PC"). Then, the PC will hold a public hearing to consider the proposed Planned Unit Development Zone, make suggested edits, and send their findings back to the Council. The Council can then vote to adopt the ordinance as amended by the PC, or it can send the ordinance back to the PC for final consideration. After the PC's final consideration, the City may adopt the ordinance with or without the PC's suggested edits.

Mr. Rick Ralls, the PC Chairman, asked several questions of Felzien. First, Ralls asked why this process did not start with the PC. Felzien explained that under Mission Woods municipal code, proposed ordinances for a new zoning code (the Planned Unit Development does not currently exist in the code) always begin with the City Council, then are sent to the PC. Mr. Ralls asked Felzien under whose authority was he meeting with Karbank prior to the City Council meeting. Felzien explained he, Mayor Franklin, and former Councilmember Bur had met with Karbank previously, that he was acting under Mayor Franklin's authorization, and that it is typical for a City Attorney to meet with developers prior to the developer's formal presentation to the full City Council. Ralls then asked Felzien who was paying his legal fees, to which Felzien stated the City of Mission Woods pays all Mauer Law Firm legal fees.

Felzien explained to the Council that their vote tonight was not to formally pass the Planned Unit Development ordinance, the vote tonight was only to forward the proposed ordinance to the next step: the PC. There was no further discussion by the Council and Councilmember Tietze made a motion to advance the proposed ordinance to the PC, which Councilmember Mays seconded. The motion passed unanimously. (Ayes – III; Nays – 0).

VI. Year to Date Financials Presented by John Martin

City Treasurer John Martin began the discussion by stating the revenue and expenses are coming in on track, and the City has received most of the ad valorm taxes. \$168,000 in taxes have been received, over \$5,000 more than the \$163,000 the City had budgeted. Martin explained that there are no delinquency issues, but that the liquor tax revenue is still yet to come to the City. Martin explained that the use tax revenue came in at \$30,000, almost double the City's budgeted amount of \$15,000. Overall, Martin explained, the City is on target with its revenues and other taxes as well, and that the City is in good financial shape. Everything is in good shape. Martin explained the City received \$28,000 in ARPA ("American Recovery Plan Act") funds, and that those funds could cover up to three (3) months of the City's police service.

There were no questions from the Council, or further discussion. Mayor Franklin thanked Martin for his diligent work in keeping the City on financial track.

VII City-Wide Leaf Pickup

Mayor Franklin advised the Council that he had received a quote from Heinen Landscaping for \$3,172 per pickup, with a total of three (3) pickups a year. Last year this amount was \$2,950, meaning the City is seeing an increase of 7.9%. Councilmember Tietze made a motion to enter into a contract with Heinen, which was seconded by Councilmember Greenwell, and all Councilmembers in attendance were in favor. (Ayes – III; Nays – 0).

VIII Holiday Lights

Mayor Franklin explained that he received a quote for \$1,570, and noted that last year's quote was for \$1,200, which constitutes a 27% increase. This company stores the City's lights, which the Council agreed was beneficial. Cosouncilmember Tietze made a motion to enter into the holiday light contract, which was seconded by Councilmember Mays, and the Council was in unanimous favor. (Ayes – III; Nays – 0).

IX Uniform Public Offense Code and STO

City Attorney Felzien advised the Council it was time to pass the 2022 Uniform Public Offense Ordinance and the Standard Traffic Ordinance. Felzien explained that the League of Kansas Municipalities drafts these standard ordinances every year, to be used by Kansas cities so that all have uniform traffic laws, which assists law enforcement. Councilmember Tietze made a

motion to approve each ordinance, which Councilmember Greenwell seconded, and all Councilmembers were in favor of the passage. (Ayes - III; Nays - 0).

X Swimming Pool Rental Ordinance

City Attorney Felzien advised the Council that he had drafted an ordinance that would prohibit the rental of public or private swimming pools within City limits, and put a fine schedule in place for any person that violates the prohibition. There were no questions or comments from the Council, and Councilmember Tietze made a motion to approve the ordinance, which Councilmember Greenwell seconded and all Councilmembers unanimously approved the ordinance. (Ayes - III; Nays - 0).

XI Open For Discussion

Mayor advised the Council that Councilmember Brent was traveling for business and Councilmember Thomas was sick, which is why only three (3) Councilmembers were present this evening.

XII Adjourn

A motion to adjourn was made by Councilmember Greenwell, which was seconded by Councilmember Tietze, and all were in favor. The meeting was adjourned at 7:30pm.

CITY OF MISSION WOODS
WARRANTS, NOV 2022

	ACCT #	DESCRIPTION	AMT	CK #
EMC Insurance	6150.01	Liability Insurance	\$2,832.00	10902
Kansas State Treasurer	6365.01	Reinstatement Fees	\$0.00	
	6357.01	Judicial Branch Fund	\$4.00	
	6359.01	LET Training Fund	\$90.00	
		Seat Belt Safety Fund	\$0.00	
		Total	\$94.00	10903
Waste Management	6170.01	Monthly Trash Service	\$1,630.20	10904
Water One	6427.01	Monthly Service	\$107.57	10905
City of Westwood	6310.01	Police Services	\$10,416.67	
	6320.01	Extra Patrol	\$0.00	
	6130.01	Postage	\$4.56	
	6122.01	Community Rm Services	\$175.00	
	6410.01	Public Works	\$304.21	
	6123.01	Bldg Official Services	\$70.00	
	6010.01	City Clerk Services	\$450.00	
		Total	\$11,420.44	10906
Michael's Landscapes	6423.01	Lanscaping Services	\$1,335.00	10907
Maurer Law Firm	6110.01	Legal Services	\$1,691.00	10908
Law Office of Adam Peer	6110.01	Public Defender Oct 2022	\$0.00	0
NEJC Chamber	6428.01	City Business Awards Sponsorship	\$300.00	10909
Crush Glass	6170.01	Glass Recycle Pick Up	\$400.00	10910
Johnson County Sheriff's Office	6370.01	Prisoner Boarding 3rd Qtr	\$300.00	10911
Johnson County Mental Health	6131.01	Co-Responder Fees	\$158.58	10912
City of Fairway	6131.01	Shredding recycling event	\$364.29	10913
GovOffice	6130.01	Website Hosting	\$2,263.00	10914
The Legal Record	6180.01	Publish Ord. 245,246,247,248	\$120.23	10915
Higdon & Hale	6020.01	City Treasurer	\$250.00	10916
Renee Gurney	6030.01	City Prosecuting Attorney	\$500.00	10917
Timothy Turner	6040.01	Municipal Judge	\$250.00	10918
		TOTAL	\$24,016.31	

City of Westwood - Service Invoice for Mission Woods - October 2022

November 1, 2022

CITY OF MISSION WOODS
4700 Rainbow Blvd.
Westwood, KS 66205

Police Services	\$10,416.67
Extra Patrol	\$0.00
Postage	\$4.56
City Hall Community Room Usage	\$175.00
City Clerk Services	\$450.00
Building Official Services	\$70.00
Public Works Services	\$304.21
Grand Total	\$11,420.44