

RESOLUTION NO. 751

A RESOLUTION ESTABLISHING FEE SCHEDULE FOR THOSE FEES NOT SPECIFICALLY PROVIDED FOR IN THE 1984 CODIFICATION, AND RESCINDING RESOLUTION NO. 698.

WHEREAS, the Codification of 1984 omits certain fee schedules for reasons of economy and expediency; and

WHEREAS, the City Administrator is, by Section 1-701 of the Codification, authorized to make fee adjustments necessary from time to time, and annually report to the Council amounts at which such fees are established;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood does hereby ratify the following Fee Schedule for 1986.

4-208 114.3.1 FEE SCHEDULE: NEW CONSTRUCTION, ALTERATIONS, AND REMODELING.

New Building Construction Permits

A through R-1 Zoning	\$.08/SF
R-1 Zoning, Churches	.13/SF
RP-1 to RP-4 Zoning	.09/SF
RP-3 Zoning (Apartments)	235.00 per unit
RP-5 to RP-6 Zoning	.10/SF
CP-0, CP-1, CP-2 Zoning	.10/SF
MP-1 Zoning	.08/SF

Existing Building Construction Permits

Residential:

1. Building alterations, remodeling, additions, decks (fees are calculated on the area being added or improved) 30.00 min. + .07/SF
2. Mechanical, electrical, and plumbing 25.00 each

Commercial, Office, Industrial:

1. Interior finish for new construction
Building alterations, remodeling .10/SF
2. Mechanical, electrical, plumbing 40.00 each

Miscellaneous

1. Swimming pools, whirlpool, hydro pool, other pools 55.00 each
2. Reroofing 15.00 each
3. Lawn Sprinkler systems
 - a. Residential 20.00 each
 - b. Commercial 30.00 each
4. Towers, satellite dish equipment, solar equipment 25.00 each
5. Demolition, each unit or building 60.00 each
6. Structure moving 150.00 each
7. Street curb cut 15.00 each
8. Fences, walls, patio covers 20.00 each
9. Major foundation repair 25.00 each

(continued, next page)

<u>Occupancy of Space or Building</u>	
Application fee	\$ 10.00 each
Inspection fee	15.00 each
<u>Reinspection Fees</u>	
Residential reinspections	30.00 each
Office/commercial reinspections	30.00 each
Occupancy reinspection	20.00 each
4-603(g) APPLICATION FEE; MOVING BUILDING PERMIT.	150.00
4-803(b) (3) FEES FOR OIL AND GAS DRILLING AND PRODUCTION.	
Special Use Permit	200.00
Permit for one well	50.00
Blanket permit where there is more than one well	150.00
11-306 FALSE ALARMS.	
Seven (7) through ten (10) false alarms	25.00 each
Eleven (11) through fourteen (14) false alarms	50.00 each
Fifteen (15) through eighteen (18) false alarms	75.00 each
Nineteen (19) and each subsequent alarm	100.00 each
11-511 SIGN PERMIT FEE.	
<u>Residential</u>	
a. Garage Sale	5.00 each
b. Builder Temporary Sign	5.00 each
c. Developer Temporary Sign	20.00 each
d. Subdivision Monument Signs & Structures	50.00 each
<u>Commercial</u>	
a. Permanent Sign	
Small (0 to 10/SF Total Area)	25.00 each
Medium (11/SF to 20/SF Total Area)	50.00 each
Large (Over 20/SF Total Area)	75.00 each
b. Temporary Sign	
Developer/Real Estate Leasing Sign	
Small (0/SF to 32/SF)	20.00 each
Large (Over 32/SF)	40.00 each
13-1A03 PERMIT FEES; SIDEWALKS.	
For any permit issued under the provisions of this article	10.00 each
13-207 PERMIT FEES; STREETS.	
(a) For any permit issued under the provisions of this article	10.00 each
(b) Maintenance bond	100% of construction cost for 2 years
15-110 SEWER CONNECTION CHARGE.	800.00

16-202 FEES FOR ZONING PROCEDURES.

Rezoning	Tract Size	Rezoning Fee	Preliminary Plan	Final Plan
Residential (AR-1 to RP-6)	0 - 5 acres	\$ 150	\$ 150	\$ 150
	5+ - 40	200	200	150
	40+ - up	200	250	200
Office (CP-0)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	300	200
	25+ - 50	200	350	200
	50+ - up	250	400	250
Commercial (CP-1 to CP-2)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	350	200
	25+ - 50	200	400	250
	50+ - up	250	450	250
Recreation	0 - 5 acres	150	150	100
	5+ - 25	150	150	150
	25+ - up	150	200	200
Industrial	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - up	200	300	200
Business Park (BP)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	300	200
	25+ - 50	200	350	200
	50+ - up	250	400	250
Special Develop- ment	0 - 5 acres	150	200	150
	5+ - 10	200	200	150
	10+ - 25	200	250	300
	25+ - up	200	300	300
Mixed Zoning (Combination of any two or more districts)	0 - 10 acres	200	200	200
	10+ - 25	250	250	250
	25+ - 50	250	300	300
	50+ - 75	300	350	300
	75+ - up	350	350	350
Special Use Permits, except oil and gas	0 - 5	200		
	5+ - 10	250		
	10+ - up	300		

(continued, next page)

Other Plan Approvals	
. Landscape Plan	\$ 100.00
. Sign Policy Approval	.75.00
. Flood Plain Development	100.00
Streets, Utility Vacation	100.00
Board of Zoning Appeals Hearing	50.00

Applicant is responsible for the cost of publishing rezoning or special use permit ordinance following City Council approval, and cost of recording plats. (See fees for Final Plat Submission.)

Applicant shall be responsible for paying a late fee in the amount of \$250.00 if an application for site development plan is submitted to the City after the deadline for submissions has expired:

16-309 BOARD OF ZONING APPEALS HEARING; FEE. \$ 50.00

16-402 FEES FOR SUBDIVISION REGULATION PROCEDURES.

Preliminary Plat Submission:

Applicant to pay \$200.00 minimum plus \$2.00 per lot.

Final Plat Submission:

Applicant to pay \$200.00 minimum plus \$2.00 per lot plus \$30.00 recording fee.

PLANNING AND DEVELOPMENT DEPARTMENT DOCUMENT FEES.

Master Plan Book	25.00 each
Zoning Regulations	5.00 each
Subdivision Regulations	5.00 each
Zoning Map	2.00 each
Subdivision Map	2.00 each
Master Plan Map	5.00 each
Topography Map	2.00 each

Other Department Publications/Report Fees (to be individually determined based upon printing costs)

Fees According to Open Records Act

Record Search (Ordinance No. 801)	10.00 minimum
Copying fee per page	.50

Adopted by the Governing Body this 6th day of January, 1986.

(S E A L)

Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise Mayor

RESOLUTION NO. 752

Be it resolved by the Governing Body of the City of Leawood, Kansas:

That a public hearing shall be held by the Governing Body of the City of Leawood, Kansas, on the advisability of the following improvement: Reconstruction of a portion of the storm sewer system serving Verona Gardens and Oxford Hills Subdivisions and construction of additional storm sewer improvements in accordance with a Settlement Agreement filed with the Johnson County District Court on May 4, 1984, in case no. 102772 and case no. 104580. The hearing will be held on the 4th day of February, 1986, at the Leawood Middle School, 2410 W. 123rd St., Leawood, Kansas, as provided by K.S.A. Supp. 12-6a04).

The City Clerk shall publish the following notice of such hearing in the official city newspaper in the manner provided by K.S.A. Supp. 12-6a04:

NOTICE OF PUBLIC HEARING ON reconstruction of a portion of the storm sewer system serving Verona Gardens and Oxford Hills Subdivisions and construction of additional storm sewer improvements in accordance with a Settlement Agreement filed with the Johnson County District Court on May 4, 1984, in case no. 102772 and case no. 104580.

Notice is hereby given that the Governing Body of the City of Leawood, Kansas, will be for the purpose of holding a public hearing as provided by K.S.A. Supp. 12-6a04 at the Leawood Middle School, 2410 W. 123rd St., Leawood, Kansas, at 7:30 o'clock P.M. on February 4th, 1986, to consider the advisability of the following improvement:

GENERAL NATURE OF IMPROVEMENT:

Reconstruction of a portion of the storm sewer system serving Verona Gardens and Oxford Hills Subdivisions and construction of additional storm sewer improvements in accordance with a Settlement Agreement filed with the Johnson County District Court on May 4, 1984, in case no. 102772 and case no. 104580.

PROPOSED IMPROVEMENT DISTRICT:

The proposed Improvement District described as Tract A is generally bounded as follows:

The northern boundary approximately 1,000 feet north of 119th Street; eastern boundary, High Drive; southern boundary approximately 124th Street; western boundary approximately Wenonga.

The sub-district described as Tract B is generally bounded as follows:

The northern and easterly boundaries approximately Reinhardt Lane; the southern boundary approximately 121st Street; the westerly boundary approximately Ensley Lane (all lying within Tract A).

The proposed improvement district described as Tract A and the proposed sub-district described as Tract B are more specifically described and shown on Exhibit A attached hereto and made a part hereof as if fully set forth at length herein.

ESTIMATED OR PROBABLE COST:

The estimated and probable cost of such improvement is \$311,690.00.

METHOD OF ASSESSMENT:

The proposed method of assessment is that all lots within the Improvement District and subdistrict will be assessed on a square foot basis with assessments imposed equally on property which is similarly benefitted or in such other manner as may be determined during the course of hearings and further study but which plan of assessment will result in imposing substantially equal burdens or shares of the cost upon property similarly benefitted.

APPORTIONMENT OF COSTS:

The proposed apportionment of cost between the Improvement District and the City at large is 100% to be assessed against the Improvement District. All funds held by the City as a result of a Settlement Agreement will be paid by the City to the Improvement District.

The hearing may be adjourned from time to time and until the Governing Body shall have made findings by resolution as to the advisability of the improvement, the nature of the improvement, the estimated cost, the boundaries of the Improvement District, the method of assessment, and the apportionment of cost between the Improvement District and the City at large all as finally determined by the Governing Body; provided, the area of the Improvement District to be assessed may be less than, but shall not exceed, the area proposed to be assessed as stated in this notice without giving notice in holding a new hearing on the improvement. All persons desiring to be heard with reference to the proposed improvement will be heard at this hearing.

Adopted:

January 20, 1986

Date

Mayor

Attest:

City Clerk

RESOLUTION NO. 753

A RESOLUTION ESTABLISHING A "STOP" SIGN AT THE FOLLOWING LOCATION WITHIN THE CITY OF LEAWOOD.

WHEREAS, an evaluation of traffic flow along 86th Street within the City of Leawood has been performed by a consulting engineer, it has been determined that a need exists for a "Stop" Sign at the following location:

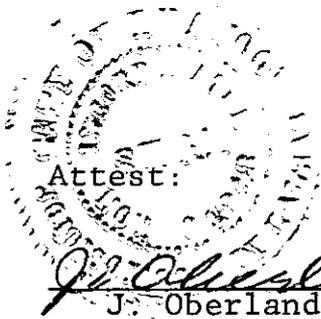
For Westbound traffic on 86th Street at Ensley Place

NOW, THEREFORE, BE IT RESOLVED that a "Stop" sign be placed at this location; and

BE IT FURTHER RESOLVED that the Leawood Public Works Department is instructed to post a "Stop" sign at this location; and

BE IT FURTHER RESOLVED that the Leawood Police Department is instructed to enforce same.

Adopted by the Governing Body this 20th day of January, 1986



Jean Wise
Jean Wise Mayor

Big Swickard

RESOLUTION NO. 754

A RESOLUTION COMMENDING DAVID SWICKARD OF STILWELL, KANSAS, FOR AN ACT OF PERSONAL HEROISM.

WHEREAS, on January 23, 1986 a very serious automobile accident occurred in the 14800 block of Mission Road; and

WHEREAS, the driver of the vehicle was critically injured and trapped in the wreckage, which caught on fire; and

WHEREAS, the passenger was injured to an extent that he could not aid the driver; and

WHEREAS, a passing motorist, David Swickard, 17, of Stilwell, Kansas happened upon the accident just after it occurred; and

WHEREAS, David, after several attempts and at great personal risk, managed to free the driver from the burning truck just before it was destroyed by fire;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council commends David Swickard for his heroic and selfless action in the face of extreme danger; and

BE IT FURTHER RESOLVED that David be presented this resolution on behalf of all the citizens of Leawood in recognition of his bravery.

Adopted by the Governing Body this 3rd day of February, 1986.



Jean Wise

Jean Wise Mayor

Attest:

J. Oberlander

J. Oberlander City Clerk

RESOLUTION NO. 755

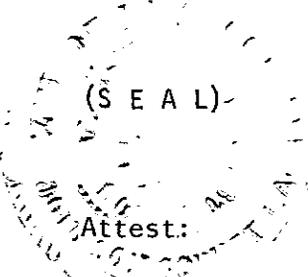
The Leawood City Council has considered the Final Plat of the Replat of Lots 2, 3, and 4, Block 1, Aintree Manor, 3904-4000 West 126th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood does hereby approve the Final Plat of the Replat of Lots 2, 3, and 4, Block 1, Aintree Manor.

Adopted by the Governing Body this 2nd day of Feb., 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

A RESOLUTION RELATING TO BENEFITS
OBTAINABLE BY CITIES UNDER THE PROGRAM
FOR FEDERAL AID ON HIGHWAY CONSTRUCTION

Be it Resolved by the Governing Body of the City of Leawood :

That the Mayor and City Clerk are authorized and directed to execute for and on behalf of the City of Leawood, Kansas, Agreement No. 3-86 between the City and the Kansas Department of Transportation, giving the Secretary of Transportation of the State of Kansas authority to act for the City, and in its place and stead, to obtain for the City such benefits as are obtainable under the program of the Federal Aid Plan of Highway Construction, and obtain the benefits of such legislation for the City on the terms and conditions set forth in such agreement as may be prepared and approved by the Secretary of Transportation for the improvement of rehabilitation of the bridge over Tomahawk Creek on 119th Street
(project description)
between Roe Avenue and Mission Road

and known as Project No. 46 U-1039-01 (BHM-2880(001)).

Passed by the Council this 7 day of Feb, 1986

(Approved) (Signed) Jean Muse, Mayor

(SEAL)

ATTEST: J. Oberlander
City Clerk

1585992 ✓

1986 FEB 20 A 11:30 5

RUBIE M. SCOTT
REGISTER OF DEEDS

RESOLUTION NO. 757

Improvement District 86-1

BY _____ DEP

A RESOLUTION OF FINDINGS AS TO THE ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 12-6a 01 et. seq. THE IMPROVEMENT AND CONSTRUCTION OF ROE AVENUE IN THE CITY OF LEAWOOD, KANSAS, AND OVERLAND PARK, KANSAS, FROM A POINT 894.60'S. OF THE N.W. COR. OF THE N.E. 1/4 SEC. 21T.13R.25 TO A POINT 665.07'S. OF THE N.W. COR. OF THE N.E. 1/4 SEC. 16T. 13R. 25.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood by the owners of a majority of the area sought to be included in the improvement district described herein, proposing the following improvements:

The construction of Roe Avenue in the City of Leawood, Kansas, and Overland Park, Kansas, from a point 894.60'S. of the N.W. cor. of the N.E. 1/4 Sec. 21T.13R.25 to a point 665.07'S. of the N.W. cor. of the N.E. 1/4 Sec. 16T. 13R. 25. The project will generally consist of construction of two 25' asphaltic concrete lanes with turning lanes, concrete curb and gutter and a 15' median. The improvement will also include all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

WHEREAS, said improvements were requested by petition of those liable for the cost of same, said proceedings shall be without notice as provided by K.S.A. 12-6a 04.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF LEAWOOD, KANSAS:

Section 1. That the Governing Body finds and finally determines it is necessary and advisable to make the following improvements:

The construction of Roe Avenue in the City of Leawood, Kansas, and Overland Park, Kansas, from a point 894.60'S. of the N.W. cor. of the N.E. 1/4 Sec. 21T.13R.25 to a point 665.07'S. of the N.W. cor. of the N.E. 1/4 Sec. 16T. 13R. 25. The project will generally consist of construction two 25' asphaltic concrete lanes with turning lanes, concrete curb and gutter and a 15' median. The improvement will also include all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

Section 2. That the improvements described in Section 1 of this Resolution are hereby authorized and ordered to be made

800

in accordance with the findings of the Governing Body of the City of Leawood.

Section 3. That the estimated or probable cost of the total improvement is \$2,600,000.00. The improvement will be undertaken in cooperation with the City of Leawood, Kansas, City of Overland Park, Kansas, Johnson County, Kansas, and the Federal Highway Administration. This Resolution relates to financing of that portion of the proposed improvement which will be located in the City of Leawood and which will not be paid for by Johnson County, Kansas, or the Federal Highway Administration. The estimated or probable total cost of the portion of the proposed improvement which will be paid by the improvement districts formed by this petition will be approximately \$796,000.00 or an estimated approximate cost of \$80.00 per abutting front foot.

Section 4. That the boundaries of the improvement district to be assessed, are as shown on the attached plan which is marked as Exhibit A and made a part hereof as if fully set forth at length herein.

Section 5. That the extent of the proposed improvement district to be assessed is all assessable property within the improvement district with the following exceptions. Property within Leawood Country Manor and Brittany Court Replat shall not be assessed for the reason that these subdivisions were developed prior to the adoption of the Leawood Subdivision Regulations which now require developers to pay certain costs for the construction of collector and arterial streets. Property within Leawood Country Manor Fifth Plat shall not be assessed for the reason that the developer of Leawood Country Manor has, in compliance with the Subdivision Regulations of the City of Leawood paid an amount equal to or greater than the amount which would be assessed under this improvement district, which amount will be applied by the City toward payment of that portion of the project which will be paid for by the City at large.

RESOLUTION NO. 758

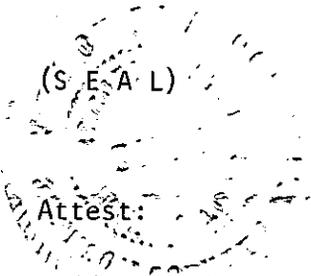
The Leawood City Council has considered the Final Plat of Leawood Executive Centre, Second Plat, 112th Terrace and Roe, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Leawood Plan Commission recommends approval of the Plat with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood does hereby approve the Final Plat of Leawood Executive Centre, Second Plat.

Adopted by the Governing Body this 18th day of February, 1986.



Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise Mayor

RESOLUTION NO. 759

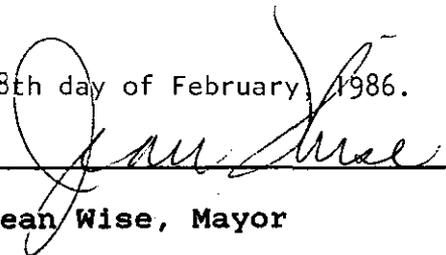
RESOLUTION REQUESTING JOHNSON COUNTY, KANSAS,
PARTICIPATION IN THE CITY OF LEAWOOD'S FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM THROUGH THE COUNTY'S ASSISTANCE ROAD
SYSTEM (CARS).

WHEREAS the City of Leawood Governing Body has
reviewed and approved the attached Five-Year Road and
Bridge Improvement Program, and

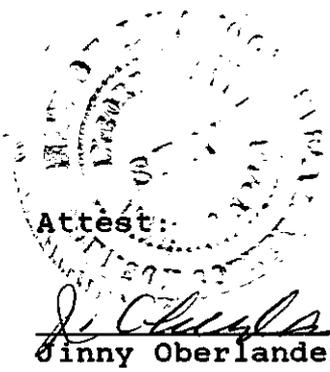
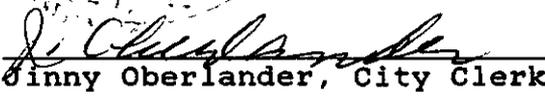
WHEREAS the City of Leawood is requesting
participation from Johnson County, Kansas, through the
County's Assistance Road System (CARS),

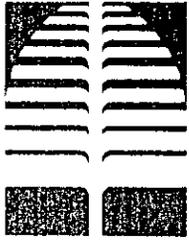
NOW, THEREFORE, be it resolved by the Governing
Body of the City of Leawood, Kansas, that the attached
Five-Year Road and Bridge Program be submitted to
Johnson County, Kansas, per Johnson County's Resolution
No. 085-85.

Adopted by the Governing Body this 18th day of February, 1986.



Jean Wise, Mayor


Attest:

Ginny Oberlander, City Clerk



City of Leawood

9617 Lee Boulevard • Leawood, Kansas 66206 • (913) 642-5555

CITY OF LEAWOOD FIVE-YEAR ROAD IMPROVEMENT PLAN

SUBMISSION FOR 1987 JOHNSON COUNTY CARS PROGRAM

1987

Nall Avenue, College Boulevard to a point 369' S.
of 119th Street/ Administered by Overland
Park

Jo. Co.	\$1,271,530
Ov. Pk.	1,039,636
Leawood	<u>943,803</u>
Total	\$3,254,969

State Line Road, Red Bridge to 135th Street/
Administered by Johnson County

Jo. Co.	\$2,000,000
KC, MO	2,000,000
Leawood	<u>2,000,000</u>
Total	\$6,000,000

1988

Tomahawk Creek Parkway, College Boulevard to Roe

Jo. Co.	\$1,000,000
Leawood	<u>1,000,000</u>
Total	\$2,000,000

1989

119th Street, Mission Road to State Line Road
(widening to 48' roadway)

Jo. Co.	\$ 778,325
Leawood	<u>855,275</u>
Total	\$1,633,600

Mission Road, 103rd Street to College Blvd.	FAU	\$1,305,920
	Jo. Co.	2,155,525
	Ov. Pk.	417,175
	Leawood	<u>648,150</u>
	Total	\$4,526,770

1990

College Boulevard, El Monte to State Line Road	Jo. Co.	\$2,103,550
	Leawood	<u>2,396,450</u>
	Total	\$4,500,000

1991

Somerset Road, Wenonga Road to Sagamore Road	Jo. Co.	\$ 557,925
	P. Vill.	359,010
	Leawood	<u>316,695</u>
	Total	\$1,233,630

83rd Street, West City limits to State Line Rd.	Jo. Co.	\$ 500,000
	Leawood	<u>500,000</u>
	Total	\$1,000,000

Possible Projects Beyond 1991

The remainder of 95th Street, Mission Road to State Line Road

Mission Road, 95th Terrace to 103rd Street

Roe Avenue, Tomahawk Creek Bridge to 135th Street

151st Street, Nall Avenue to State Line Road

135th Street (K-150), Nall Avenue to State Line Road

Submitted by:


Tom E. Bieszezat
Director of Public Works

TEB:cp

**COUNTY ASSISTANCE ROAD SYSTEM
JOHNSON COUNTY, KANSAS**

PROJECT QUESTIONNAIRE

I. General Project Information

- A. Project Name:** NALL AVENUE FROM COLLEGE BLVD. TO A POINT 369 FEET SOUTH OF 119TH STREET
- B. Project Description and Scope of Work:** THOROUGHFARE WIDENING TO PROVIDE A DUAL ROADWAY SEPARATED BY A 24 FOOT MEDIAN, AND SIDEWALK ON BOTH SIDES

II. Preliminary Engineering Report

- A. Date of Completion** November 22, 1985, plans & cost updated by O.P.
- B. Prepared By** Shafer, Kline & Warren - Plans

III. Preliminary Cost Estimate

Design Cost	\$ 162,422
Construction Cost	2,320,309*
Construction Engineering	139,219
Utility Adjustment	2,109
Right of Way Acquisition	193,600
Other <u>Legal, Interim Financing, etc.</u>	437,310

~~Estimated Total Project Cost~~ \$3,254,969

IV. Requested County Share of Project Cost \$1,271,530

V. Project Administration

- A. Interlocal Agreement to be drafted by** City of Overland Park
- B. Project to be administered by City** O.P. **County** _____

VI. Final Design, Plans and Specifications for the Project:

- A. Date of Completion (Actual or Est.)** Est. February 15, 1987
- B. Prepared by:** (Probably) Shafer, Kline & Warren

VII. Date that Right of Way, both permanent and temporary, will be secured: Est. April 1, 1987

- NOTES: A. Project estimated to be completed by December 15, 1987
- B. Joint project with Leawood and Overland Park
- | | | | |
|---------------|-------|---------|-------|
| Overland Park | 52.8% | Leawood | 47.2% |
|---------------|-------|---------|-------|

* Includes New Sidewalk Construction - \$81,000

VIII. Utility Adjustment

The following information is required for each Utility Company with existing facilities located within the Project limits:

Company	On Public R.O.W or Private Easemnt.	Is Adjust. Necessary	Date Adjustment can be completed
KCP&L	PUBLIC RIGHT-OF-WAY	YES	APRIL 1987
WATER DIST. #1	PRIVATE	YES	APRIL 1987

IX. Project Scheduling

- A. Estimated-Date Actual Construction could begin 4-1-87
- B. What percentage of the Project will be completed in calendar year 1987 100%.

X. Availability of Funds for the City Share of the Project

- A. Amount of Obligation Leawood \$ 943,803
- B. Date funds will be available O.P. 1,039,636
- C. Source of Funds O.P. January 1, 1987
- O.P. G.O. Bonds & Sp. Assessments

This project has been reviewed by the Governing Body of the City of Leawood, Kansas and is hereby approved this 18th day of February 1986.



Jean Wise

Title Mayor

**COUNTY ASSISTANCE ROAD SYSTEM
JOHNSON COUNTY, KANSAS**

PROJECT QUESTIONNAIRE

JOINT PROJECT - JOHNSON COUNTY, KANSAS CITY, MO. & LEAWOOD

I. General Project Information

- A. Project Name: State Line Road from Red Bridge Road to 135th Street (Highway K-150)
- B. Project Description and Scope of Work: Widening from 2 lanes to 5 lanes, sidewalks, street lights and storm sewer improvements.

II. Preliminary Engineering Report

- A. Date of Completion August, 1986
- B. Prepared By H. N. T. & B.

III. Preliminary Cost Estimate

Design Cost	
Construction Cost	
Construction Engineering	
Utility Adjustment	
Right of Way Acquisition	
Other	

Estimated Total Project Cost \$6,000,000 *

IV. Requested County Share of Project Cost \$2,000,000 *

V. Project Administration

- A. Interlocal Agreement to be drafted by Johnson County
- B. Project to be administered by City _____ County Johnson

VI. Final Design, Plans and Specifications for the Project:

- A. Date of Completion (Actual or Est.) 1987
- B. Prepared by: (probably) H.N.T. & B.

VII. Date that Right of Way, both permanent and temporary, will be secured: 1987

* Per conversation with Jim Pilley, funding over a 3-year period (very preliminary)

	1987	1988	1989	Total
Jo. Co.	600,000	700,000	700,000	2,000,000
KC, Mo.	600,000	700,000	700,000	2,000,000
Leawood	600,000	700,000	700,000	2,000,000
	1,800,000	2,100,000	2,100,000	6,000,000

VIII. Utility Adjustment

The following information is required for each Utility Company with existing facilities located within the Project limits:

Company	On Public R.O.W or Private Easemnt.	; Is Adjust. Necessary	Date Adjustment can be completed
---------	--	---------------------------	-------------------------------------

Unknown at this time.

IX. Project Scheduling

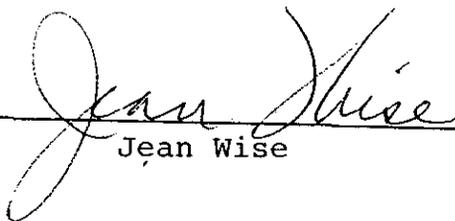
A. Estimated Date Actual Construction could begin 1987

B. What percentage of the Project will be completed in calendar year 1986 Preliminary Engineering and a portion of Final Engineering

X. Availability of Funds for the City Share of the Project

A. Amount of Obligation	<u>\$2,000,000</u>
B. Date funds will be available	<u>1987 - 1988 - 1989</u>
C. Source of Funds	<u>G.O. Bonds & Special Assessments</u>

This project has been reviewed by the Governing Body of the City of Leawood, Kansas and is hereby approved this 18th day of February 1986.



 Jean Wise

Title _____
 Mayor

RESOLUTION NO. 760

A RESOLUTION DECLARING THE NECESSITY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY AND AUTHORIZING A SURVEY AND DESCRIPTION OF THE LAND AND INTEREST TO BE CONDEMNED.

WHEREAS the City of Leawood intends to make certain necessary improvements to Roe Avenue from 112th Street to Tomahawk Creek Parkway in the City of Leawood;

WHEREAS all necessary rights of way and easements have been obtained by the City except for the following Permanent Street Right of Way and Temporary Construction Easement:

Street Right of Way: All that part of the NE $\frac{1}{4}$ of Section 21, Township 13, Range 25, now in the City of Leawood, Johnson County, Kansas, more particularly described as follows: Beginning at a point on the West line of the NE $\frac{1}{4}$ of said Section 21 and 190 feet South of the Northwest corner thereof, as measured along said West line; thence Southerly, along the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 160 feet; thence Easterly, along a line perpendicular to the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 42 feet; thence Northerly, along a line 42 feet East of and parallel to the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 160 feet; thence Westerly, along a line perpendicular to the last described course, a distance of 42 feet, to the point of beginning, all subject to that part thereof dedicated for street purposes, containing 6,720 square feet, more or less.

Temporary Construction Easement: All that part of the NE $\frac{1}{4}$ of Section 21, Township 13, Range 25, now in the City of Leawood, Johnson County, Kansas, more particularly described as follows: Beginning at a point on the West line of the NE $\frac{1}{4}$ of said Section 21 and 190 feet South of the Northwest corner thereof, as measured along said West line; thence Southerly, along the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 160 feet; thence Easterly, along a line perpendicular to the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 60 feet; thence Northerly, along a line 60 feet East of and parallel to the West line of the NE $\frac{1}{4}$ of said Section 21, a distance of 160 feet; thence Westerly, along a line perpendicular to the last described course, a distance of 60 feet, to the point of beginning, all subject to that part thereof dedicated for street purposes, containing 2,880 square feet, more or less.

WHEREAS it appears that said necessary right of way and easements cannot be obtained other than through condemnation.

NOW, THEREFORE, be it resolved by the City of Leawood, Kansas,

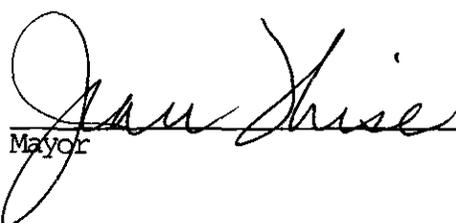
That the City does hereby declare it to be necessary to appropriate certain private property for the use of the City for purposes of making certain improvements to Roe Avenue.

That the Director of Public Works is hereby authorized and directed to obtain a survey and description of the land and interest to be condemned.

That said survey shall be made by some competent engineer and filed with the City Clerk.

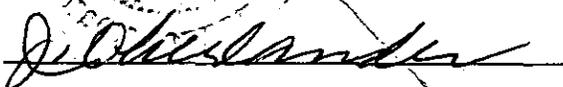
That this Resolution shall be published once in the official City newspaper

PASSED AND APPROVED THIS 18 DAY OF Feb., 1986.



Mayor

ATTEST:



City Clerk

RESOLUTION NO. 761

The Leawood City Council has considered the request by Blue Valley Unified School District #229 to add three additions to the Leawood Elementary School at 2400 West 123rd Street, and hereby resolves the following:

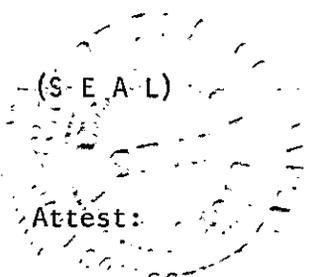
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the proposal meets the requirements of the "Zoning Ordinance"; and

WHEREAS, the Leawood Plan Commission recommends approval of the request;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for extension of the school facilities.

Adopted by the Governing Body this 3rd day of March, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 762

The Leawood City Council has considered the final plat of the replat of tract "A" of Oxford Park, known as Leawood Plaza, located at 123rd and State Line, and hereby resolves the following:

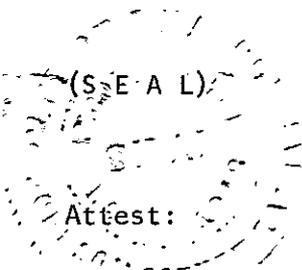
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Plaza as submitted.

Adopted by the Governing Body this 3rd day of March 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 763

The Leawood City Council has considered the final plat of Royse, 5th Plat, located south of Hunter's Ridge, west of State Line Road, and hereby resolves the following:

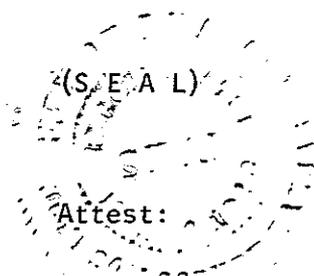
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Royse, 5th Plat, as submitted.

Adopted by the Governing Body this 3rd day of March, 1986.



Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise Mayor

RESOLUTION NO. 764

The Leawood City Council has considered the final plat of Leawood Forest Estates, Second Plat, located between Nall and Roe, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

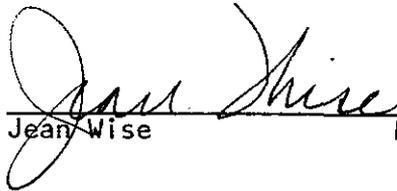
WHEREAS, the Leawood Plan Commission recommends approval with the following conditions:

1. Submission of new set of Public Works elements reflecting the current name of the subdivision;
2. Layout and details of entryway graphics and gate, if applicable, submitted for staff approval;
3. Filing of deed restrictions with the new name reflected thereon;
4. A 50' temporary construction easement on the west side of the property must be dedicated by separate instrument to facilitate the construction of the private street to the west;

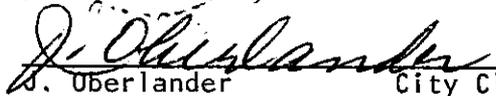
NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the Second Plat of Leawood Forest Estates.

Adopted by the Governing Body this 3rd day of March 1986.

(S E A L)


Jean Wise Mayor

Attest:


J. Oberlander City Clerk

RESOLUTION NO. 765

The Leawood City Council has considered the revised preliminary plat of the replat of Lots 4 through 8, Block 3 and Lots 15 through 18, Block 2, Charlemagne Manor, located on Canterbury Road at 139th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the revised preliminary plat of the replat of Lots 4 through 8, Block 3, and Lots 15 through 18, Block 2, Charlemagne Manor, as submitted.

Adopted by the Governing Body this 3rd day of March, 1986.



Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise Mayor

RESOLUTION NO. 766

The Leawood City Council has considered the request for rezoning from A, Agricultural, to R-1, Single Family Residential, and the request for approval of the final plat for the Second Plat of Waterford on the east side of Mission Road, 129th Street to 130th Street, and hereby resolves the following:

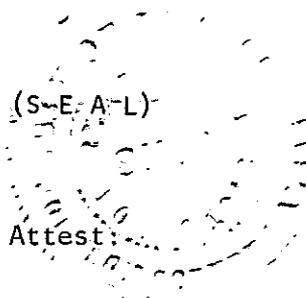
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Leawood Plan Commission recommends approval of the request with the condition that the developer agree to participate in the improvement district for Mission Road; and

WHEREAS, the developer has met the condition;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for rezoning from A to R-1, and the final plat for the Second Plat of Waterford with the above condition.

Adopted by the Governing Body this 17th day of March, 1986.



(S-E-A-L)

Attest:

Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 767

A RESOLUTION EXPRESSING THE INTENT OF THE CITY OF LEAWOOD, KANSAS FOR THE ISSUANCE OF INDUSTRIAL REVENUE BONDS IN AN AMOUNT NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00) TO FINANCE A PROJECT PURSUANT TO K.S.A. 12-1740, ET SEQ. FOR BI-STATE DEVELOPMENT CO., INC., A MISSOURI CORPORATION

WHEREAS, the City of Leawood, Kansas (the "City"), is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749(a), inclusive, as amended (the "Act"), to issue revenue bonds for industrial development purposes as described therein; and

WHEREAS, Bi-State Development Co., Inc., a Missouri corporation (the "Company"), has requested the City to finance certain facilities to be located in the City (the "Project") at a cost not to exceed Ten Million Dollars (\$10,000,000.00); and

WHEREAS, it is the desire of the City to finance the cost of the Project by the issuance of industrial revenue bonds under the Act in an amount not to exceed \$10,000,000.00, said bonds being payable solely out of the rentals, revenues and receipts derived from the leasing and sale of the Project by the City to the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS FOLLOWS:

Section 1. That the Governing Body of the City of Leawood, hereby finds and determines that the project as above-captioned meets the criteria of the City for considering and issuing industrial revenue bonds; that the issuance by the City of said industrial revenue bonds to finance the costs of the project will be in the furtherance of the public purposes as set forth in the Industrial Revenue Bond Act; that the project will promote the welfare of the City and its inhabitants; that it is the desire of the City to issue the bonds to pay the costs of purchasing and constructing the project together with other certain related costs.

Section 2. Subject to the condition of due and proper application by Bi-State Development Co., Inc., to the City and thereafter approval by the City of such application and subject to the conditions as hereinafter set forth, the City will issue bonds, in one or more series, to pay the costs of financing, purchasing, and constructing the project with such maturities and interest rates, redemption terms and refunding provisions and other terms and provisions as may be determined by Ordinance. The City further agrees that in order to affect the foregoing

provisions, the City upon prior approving advice of its City Attorney will adopt by Resolution and Ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the bonds by the City.

Section 3. That the issuance of the bonds and the execution of all documents relating to the project are subject to notice and public hearing, obtaining any necessary governmental approvals and the agreement by the City, Company and purchasers of the bonds as to the mutually acceptable terms and conditions of all documents relating to the issuance of the bonds on the project.

Section 4. That the City Attorney, Richard S. Wetzler, and bond counsel are hereby authorized and directed to negotiate and prepare the necessary documents and to submit the same to the City for final approval and execution.

Section 5. That no tax abatement shall be authorized by the City for the project nor requested by the applicant.

Section 6. This Resolution shall become effective upon passage by the Governing Body.

PASSED by the Governing Body on the 17th day of March, 1986.

SIGNED by the Mayor on the 17th day of March, 1986.



CITY OF LEAWOOD, KANSAS

By:

Jean Wise
Jean Wise, Mayor

ATTEST:

By:

J. Oberlander
J. Oberlander
City Clerk

APPROVED AS TO FORM:

By:

Richard S. Wetzler
Richard S. Wetzler
City Attorney

RESOLUTION NO. 768

A RESOLUTION RELATING TO THE CONSENT OF THE CITY OF LEAWOOD, KANSAS TO THE INCLUSION OF PROPERTY WITHIN THE BOUNDARIES OF TOMAHAWK CREEK MAIN SEWER DISTRICT NO. 1, TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 1 AND LATERAL SEWER DISTRICT NO. 3 OF TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 1, JOHNSON COUNTY, KANSAS

WHEREAS, there has previously been created within the City of Leawood, Kansas, Tomahawk Creek Main Sewer District No. 1, Tomahawk Creek Sewer Sub-District No. 1 and Lateral Sewer District No. 3 of Tomahawk Creek Sewer Sub-District No. 1, and

WHEREAS, it has been requested that the above-named districts be enlarged to include the property as described and shown in Exhibit "A" attached hereto; and

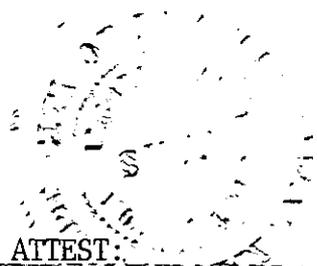
WHEREAS, the governing body of the City of Leawood, Kansas finds that by the provisions of the Article 27 (a) of Chapter 19 of Kansas Statutes Annotated, the consent of the City is necessary before the property described in Exhibit "A" can be included within the previously created sewer districts above named.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

Section 1. That the City of Leawood, Kansas, does hereby consent to the inclusion of the property described in Exhibit "A" within the boundaries of Tomahawk Creek Main Sewer District No. 1, Tomahawk Creek Sewer Sub-District No. 1 and Lateral Sewer District No. 3 of Tomahawk Creek Sewer Sub-District No. 1, Johnson County, Kansas.

PASSED by the governing body this 17th day of March, 1986.

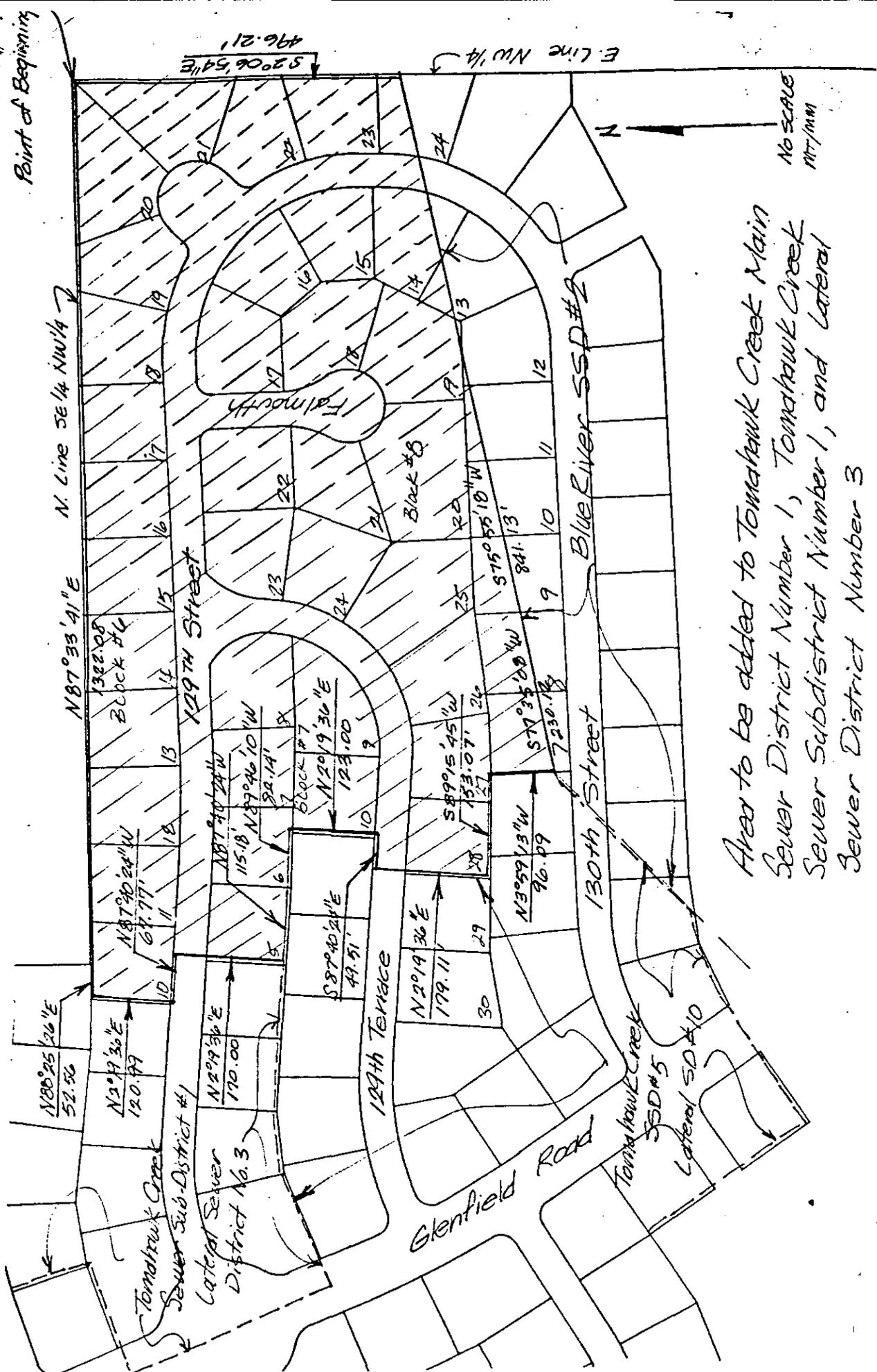
APPROVED by the Mayor this 17th day of March, 1986.



ATTEST:

Jean Hise
Mayor

J. O. Anderson
City Clerk



Area to be added to Tomahawk Creek Main
 Sewer District Number 1, Tomahawk Creek
 Sewer Subdistrict Number 1, and Lateral
 Sewer District Number 3

LEGAL DESCRIPTION OF AREA TO BE ADDED TO TOMAHAWK CREEK MAIN SEWER DISTRICT NO. 1, TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 1 AND LATERAL SEWER DISTRICT NO. 3 OF TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 1, JOHNSON COUNTY, KANSAS

All that area in the Northwest Quarter (NW $\frac{1}{4}$) of Section 27, Range 13, Township 25, in Leawood, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Northwest Quarter (NW $\frac{1}{4}$); thence S-2°06'54"-E a distance of 496.21 feet; thence S-75°55'18"-W a distance of 841.13 feet; thence S-77°35'08"-W a distance of 230.12 feet; thence N-3°59'13"-W a distance of 96.09 feet; thence S-89°15'45"-W a distance of 153.07 feet; thence N-2°19'36"-E a distance of 179.11 feet; thence S-87°40'24"-E a distance of 49.51 feet; thence N-2°19'36"-E a distance of 123.00 feet; thence N-89°46'10"-W a distance of 82.14 feet; thence N-87°40'24"-W a distance of 115.18 feet; thence N-2°19'36"-E a distance of 170.00 feet; thence N-87°40'24"-W a distance of 67.77 feet; thence N-2°19'36"-E a distance of 120.99 feet; thence N-88°25'26"-E a distance of 52.56 feet; thence N-87°33'41"-E a distance of 1322.08 feet to the point of beginning.

Said tract contains 761,121 square feet, or 17.47293 acres, more or less.

RESOLUTION NO. 769

A RESOLUTION CONCERNING TIME LIMITATIONS FOR MEETINGS OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS.

BE IT RESOLVED, that the Governing Body shall convene at 7:30 p.m.; and

BE IT RESOLVED, that no meeting shall continue past the hour of 11:00 p.m., without an affirmative vote of 5 or more of the members of the City Council present to extend the meeting to 11:30 p.m.

Such meeting may be further extended for additional 30 minute increments but only upon successive affirmative votes of 5 or more of the members of the City Council present to do so.

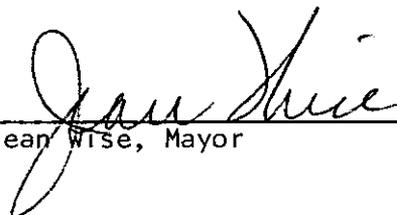
In the absence of such a vote to extend, the meeting shall adjourn and all remaining business, if any, shall be continued to the next Council meeting.

Adopted this 24th day of March, 1986.



Attest:


J. Oberlander, City Clerk


Jean Wise, Mayor

RESOLUTION NO. 770 (City of Leawood)

RESOLUTION NO. 1996 (City of Overland Park)

RESOLUTION NO. 86-1081 (Olathe)

A RESOLUTION RELATING TO A JOINT PLANNING EFFORT FOR THE KANSAS HIGHWAY 150 (135TH STREET) CORRIDOR IN JOHNSON COUNTY, AND THE DEVELOPMENT OF IMPROVEMENT PLANS FOR THE ROADWAY.

WHEREAS, the planned development of the Kansas Highway 150 Corridor by responsible governmental units will have a positive impact on the future citizens of Johnson County; and

WHEREAS, Kansas Highway 150 is an official highway of the State of Kansas; and

WHEREAS, Kansas Highway 150 connects Kansas Highways 7, 69, 169, and Interstate 35; and

WHEREAS, the Cities of Leawood, Olathe and Overland Park deem that the improvement of Kansas Highway 150 is necessary for the health, safety and welfare of the residents of Johnson County and those motorists using the roadway; and

WHEREAS, the governing bodies in the cities involved did authorize the joint planning effort between the affected cities and Johnson County; and

WHEREAS, the governing bodies involved did appropriate funds for this joint planning effort; and

WHEREAS, the governing bodies involved participated in the planning study through the Task Force and staff involvement; and

WHEREAS, the Task Force has unanimously recommended adoption of the joint resolution;

NOW, THEREFORE, BE IT RESOLVED that the governing bodies of the affected cities do hereby adopt this joint resolution endorsing the K150 Corridor Study.

APPROVED BY COUNCIL: 4-7-86
Date

Attest:

J. Schlander
Leawood City Clerk

Karent
Leawood Presiding Officer

Page 2
Resolution No. 770
~~Resolution No. 1996~~
Resolution No. 86-1081



Attest:
Service Hummelt
Overland Park City Clerk

APPROVED BY COUNCIL: 4-21-86
Date
E. E. Ebert
Mayor of Overland Park

Attest:
A. Penhance
Olathe City Clerk

APPROVED BY COUNCIL: 7/15/86
Date
Marilyn J. Swartley
Mayor of Olathe



RESOLUTION 771

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1982 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

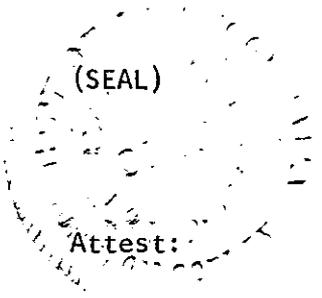
NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets maintained by the City.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
Lee Boulevard	81st Street to 103rd Street	35 mph
State Line Road	Within City Limits	35 mph
Mission Road	North City Limits to 93rd Street	35 mph
Mission Road	93rd Street to 95th Street	30 mph
Mission Road	95th Street to 103rd Street	35 mph
Mission Road	119th Street to 151 Street	35 mph
Roe Avenue	College to 129th Street	35 mph
Roe Avenue	129th Street to 135th Street	45 mph
Roe Avenue	135th Street to 138th Street	35 mph
83rd Street	Within City Limits	30 mph
85th St. Terrace	Lee Blvd. to State Line Road	30 mph
89th Street	Lee Blvd. East to Road Termination	20 mph
89th Street	Mission Road to Lee Boulevard	30 mph
95th Street	Within City Limits	30 mph
103rd Street	Mission Road to Lee Boulevard	30 mph
103rd Street	Lee Blvd. to State Line Road	35 mph
College Blvd.	Between Roe Avenue and Nall	45 mph
College Blvd.	Roe to .1 mile West of Buena Vista	35 mph
I-435	Within City Limits	55 mph
119th Street	State Line Road to Mission	30 mph
119th Street	Mission Road to Roe Avenue	35 mph
123rd Street	State Line Road to Mission Road	30 mph
K-150	Westbound from State Line Road to a point .10 miles West of intersection of K-150 and State Line Road	45 mph
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 mph

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 mph
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 mph
143rd Street	Kenneth Road to Nall Avenue	30 mph
151st Street	Within City Limits	45 mph
Kenneth Road	Within City Limits	45 mph
Nall Avenue	Within City Limits	30 mph

Adopted by the Governing Body this 17th day of April 1986.



Karen Hess
Karen Hess, Presiding Officer

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 772

WHEREAS, the Administrative Procedures Committee has undertaken a thorough review of the City's salary plan and performance appraisal system, and has made recommendations to the Governing Body regarding same; and

WHEREAS, the Governing Body desires to modify the criteria upon which the City's salary plan is based and the manner in which it is administered based upon the Committee's recommendations; and

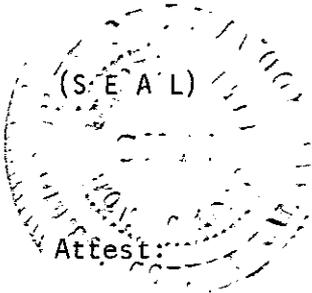
WHEREAS, such modifications are intended to place greater emphasis on relating salary increases to job performance and accomplishments;

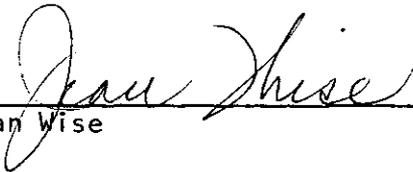
NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood that the City's salary administration and performance evaluation procedures be modified as follows:

1. The general across-the-board increase granted to all City employees shall be eliminated from the City's salary plan.
2. The annual maximum amount for merit salary increases shall be budgeted by the Governing Body upon consideration of recommendations by the Budget and Finance Committee which shall take into account the financial condition of the City, the average compensation adjustments in the Kansas City metropolitan area and the number of employees in the City's various work units. Said merit increases shall be administered by the City Administrator.
3. The annual salary increase level for the City shall be established annually and shall take into consideration a review of the average salary increase levels in the Kansas City metropolitan area.
4. The City Administrator shall present to the Governing Body in January of each year the criteria upon which he shall measure the performance of employees reporting to him for that year.
5. The City Administrator shall report to the Governing Body the accomplishments of said employees for the previous year and the amount of merit increases awarded for that period.

6. The City Administrator shall present to the Governing Body in January of each year recommended criteria upon which his performance should be measured during that year. The Governing Body shall in turn review the recommended criteria and submit to the City Administrator goals and criteria upon which the Governing Body shall measure his performance for that year.
7. A study of the existing employee incentive program shall be undertaken to determine an appropriate expansion of the program as a means to further motivate the City's employees towards increased productivity, exceptional performance and personal growth.

Adopted by the Governing Body this 21st day of April, 1986.





Jean Wise Mayor



J. Oberlander City Clerk

RESOLUTION NO. 773

The Leawood City Council has considered the final plat of Bi-State Business Park, 143rd and Kenneth Road, and hereby resolves the following:

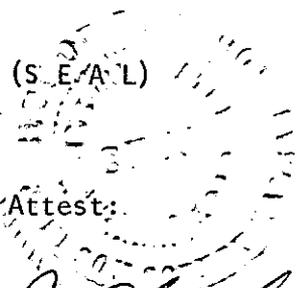
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Plan Commission recommends approval with the condition that the plat be changed to show that the area within the 100-year flood plain will be dedicated to the City of Leawood to be used as park land; and

WHEREAS, the developer and owner agree to this condition;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Bi-State Business Park.

Adopted by the Governing Body this 5th day of May, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 774

A RESOLUTION AUTHORIZING THE SALE OF \$2,485,000 GENERAL OBLIGATION BONDS OF THE CITY OF LEAWOOD, KANSAS, TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS WITHIN SAID CITY; APPROVING THE FORM OF NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT TO BE USED IN CONNECTION THEREWITH; AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE SUCH SALE IN THE MANNER PRESCRIBED BY LAW.

WHEREAS, the City of Leawood has heretofore by Resolution No. 663, adopted June 18, 1984, authorized the construction of certain roadway improvements to Mission Road from 127th Street to 135th Street pursuant to K.S.A. 12-6a01, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of the improvement have been certified to be the sum of \$1,000,000; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 642, adopted February 6, 1984, authorized the reconstruction, reconfiguring and widening of 103rd Street from State Line Road to Mission Road pursuant to K.S.A. 12-685, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvement have been certified to be the sum of \$908,000; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 706, adopted June 10, 1985, authorized the construction of an addition and improvements to the City's existing public works facility pursuant to K.S.A. 12-1736, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvement have been certified to be the sum of \$1,100,000; and

WHEREAS, it is necessary and desirable at this time that the City retire said temporary notes previously issued and outstanding and provide permanent financing for said improvement projects by the issuance of general obligation bonds of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS:

Section One: That the City Clerk on behalf of Leawood, Johnson County, Kansas, is hereby authorized and directed to advertise for public sale in the manner required by law, the general obligation bonds of the City in the aggregate principal amount of \$2,485,000, the aggregate cost of the combined projects to be financed reduced by prepayments of special assessments previously levied, for the purpose of financing the costs of the above-described improvement projects pursuant to the statutes hereinbefore enumerated and amendments thereto, and further pursuant to the general obligation bond authority provided by the laws of the State of Kansas.

Section Two: That the notice of sale shall be substantially in the following form:

NOTICE OF BOND SALE
\$2,485,000
COMBINED PROJECTS IMPROVEMENT
GENERAL OBLIGATION BONDS
SERIES 1986
LEAWOOD, JOHNSON COUNTY, KANSAS

Sealed bids will be received by the Governing Body of Leawood, Johnson County, Kansas, at the Courtroom of the Police Courts Building, 9617 Lee Boulevard, Leawood, Johnson County, Kansas, on May 19, 1986, at 7:30 p.m., C.D.T., for the sale of the above-captioned general obligation bonds of the City of Leawood, Johnson County, Kansas, to finance the cost of construction of certain improvement projects within said City, at which time said bids will be publicly opened.

The bonds will consist of fully registered bonds without coupons in the denominations of \$5,000 and any integral multiple thereof aggregating the principal amount of \$2,485,000. All of said bonds will be dated June 1, 1986, and will mature serially on September 1 of each year, as follows:

<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>
1987	\$115,000	1995	\$180,000
1988	\$120,000	1996	\$190,000
1989	\$125,000	1997	\$175,000
1990	\$135,000	1998	\$185,000
1991	\$140,000	1999	\$200,000
1992	\$150,000	2000	\$215,000
1993	\$155,000	2001	\$230,000
1994	\$170,000		

Interest on said bonds from the date thereof at the rates determined when the bonds are sold as herein provided will be payable semi-annually on March 1 and September 1 in each year through maturity, commencing on March 1, 1987.

The principal of and interest on the bonds will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the paying agent and bond registrar), to the registered owners thereof whose names appear on the registration books maintained by bond registrar as of the 15th day of the month preceding each interest payment date. The bonds will be registered pursuant to a plan of registration approved by the City and the Attorney General of the State of Kansas. The bonds may be registered as fully registered certificates or uncertificated (book entry) bonds at the option of each registered owner.

The City will pay the fees of the bond registrar for registration and transfer of the bonds and will also pay for printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the bond registrar, will be the responsibility of the bondholders.

The type and denominations of the bonds and the names, addresses and social security or taxpayer identification numbers of the registered owners shall be submitted in writing by the successful bidder to the City and bond registrar at least two weeks prior to the closing date. In the absence of such information, the City will deliver bonds in the denomination of each maturity registered in the name of the successful bidder.

At the option of the City, bonds maturing on September 1, 1999 and thereafter will be subject to redemption and payment prior to maturity, on September 1, 1998, and on any interest payment date thereafter in whole or in part (in integral multiples of \$5,000) in inverse order of maturity (and by lot within a single maturity) at the redemption price of 100 percent of the principal amount thereof, plus accrued interest to the date fixed for redemption.

If the City shall elect to call any bond for redemption and payment prior to the maturity thereof, the City shall give written notice of its intention to redeem and pay said bonds on a specified date, the same being described by number and maturity, said notice to be mailed by United States registered or certified mail addressed to the State Treasurer of Kansas, said notice to be mailed at least 60 days prior to the redemption date, to the registered owners of said bonds, and to the manager or managers of the underwriting account making the successful bid, each of said notices to be mailed at least 30 days prior to the redemption date. If any bond be called for redemption and payment as aforesaid, all interest on such bonds shall cease.

All of said bonds will be and constitute the general obligation of the City of Leawood and the full faith and credit of the City shall be pledged to the payment of the principal of and interest on said bonds. Such principal and interest shall be payable in part from special assessments levied upon property benefitted by the construction of certain improvements and, if not so paid, from ad valorem taxes levied upon all taxable tangible property including land and improvements thereon located within the territorial limits of the City of Leawood, Johnson County, Kansas, with the balance payable from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of said City.

No bids will be considered at a price of less than par and interest accrued on the bonds to date of the payment thereof by the purchaser.

Proposals will be received on bonds bearing such rate or rates of interest as may be specified by the bidders subject to the following conditions: Not more than five different rates shall be specified and the same rate will apply to all bonds of the same maturity. Each interest rate specified shall be in an even multiple of 1/8th of 1% or 1/20th of 1%. No rate shall exceed the most recent 20 bond index, as published in Credit Markets, New York, New York, on the Monday next preceding the date of sale by more than 2%, and the difference between the highest rate specified and lowest rate specified in any bid shall not exceed 2½%.

One bid shall be submitted for all bonds hereinbefore described on an all or none basis. Bonds will be awarded to the highest and best bidder or bidders on an all or none basis. Determination of the best bid or bidders will be made by deducting the premium bid (if any) from the total interest costs and the bonds will be awarded to the bidder bidding the lowest net interest cost to the City. The City will be entitled to rely on the stated net interest cost in awarding the Bonds. If there is any discrepancy between said lowest net interest cost and the rates specified in said bid or the average annual net interest cost specified in said bid, the net interest cost figure shall govern and the rates shall be adjusted accordingly.

On December 17, 1985, the U. S. House of Representatives passed H.R. 3838, the Tax Reform Act of 1985. The bill, which is pending in the U. S. Senate, would impose upon bonds generally new requirements and conditions in order for the interest on the bonds to be and remain exempt from federal income taxation. If the bill becomes law in its present form, its provisions would be applicable to the bonds herein offered for sale. The City will covenant in the ordinance authorizing the issuance of the bonds to comply with the requirements of H.R. 3838 necessary to maintain the tax-exempt status of the bonds.

The bonds printed, executed and registered with the Office of the State Treasurer will be furnished by the City, and the bonds will be delivered subject to the legal opinion of Linde Thomson Fairchild Langworthy Kohn & Van Dyke, P.C., Kansas City, Missouri, Bond Counsel, whose services will be paid for by the City. The opinion of Bond Counsel will state that under existing laws and regulations, the interest on the bonds is exempt from federal income taxation and, assuming continued compliance with the covenants contained in the bond ordinance, interest on the bonds would continue to be exempt from federal income taxation if H.R. 3838 is enacted into law in its present form, except that for taxable years beginning after 1987, the interest on the bonds would be included in adjusted net gain for purposes of the minimum tax imposed on property and casualty insurers under the provisions of the bill.

The bonds will be delivered to the purchaser on or about June 20, 1986, at any such bank or trust company in the Chicago, Kansas City, Topeka, or Wichita metropolitan areas, as specified by the purchaser, or elsewhere at the expense of the purchaser.

At the request of the successful bidder, CUSIP identification numbers will be printed on said bonds, but neither the failure to print such numbers on any bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for said bonds in accordance with the terms of the purchase contract. All expenses in relation to the printing of the CUSIP numbers on said bonds, including the CUSIP Service Bureau's charge for assignment of said numbers, will be paid for by the City.

The population of the City is approximately 14,929. The 1985 assessed valuation of all taxable tangible property within Leawood, Kansas is \$80,031,744, including motor vehicle valuation of \$17,169,298. The total general obligation bonded indebtedness of Leawood, Kansas, at the date hereof, including the issue of bonds herein offered for sale, is \$7,070,000. In addition, the City of Leawood has temporary notes outstanding in the total amount of \$4,556,150, of which \$3,058,000 will be redeemed and cancelled from the proceeds of the bonds herein offered for sale and prepayments of tax assessments.

A good faith deposit by cashier's or certified check in the amount of 2% of the total amount of the bid for the bonds shall accompany each bid.

Additional copies of this notice of bond sale, copies of the City's Official Statement relating to the bonds and further information may be obtained from the undersigned City Clerk or George K. Baum & Company, 1004 Baltimore Avenue, Kansas City, Missouri 64105, (816) 474-1100, the City's financial advisor.

Mailed bids should be addressed to J. Oberlander, City Clerk, City of Leawood, Kansas, 9617 Lee Boulevard, Leawood, Kansas 66206, and marked "Bid for purchase of \$2,485,000 Combined Projects Improvement General Obligation Bonds, Series 1986, Leawood, Johnson County, Kansas." Bids may also be delivered to the said officer in the Courtroom of the Police Courts Building at Leawood, Kansas, at or immediately prior to 7:30 o'clock p.m.

DATED at Leawood, Kansas, this 5th day of May, 1986.

J. OBERLANDER, City Clerk

Section Three: That proposals for the purchase of said bonds shall be submitted in the form of the proposal attached hereto as Exhibit A which form is hereby approved for use by bidders or prospective purchasers of said bonds.

Section Four: That the preliminary official statement in substantially the form attached hereto as Exhibit B is hereby approved, and the City Clerk is authorized and directed to cause such official statement, together with the proposal and notice of bond sale, to be printed and/or published as required by law and mailed or otherwise distributed to known interested prospective bidders and purchasers.

Section Five: This Resolution shall take effect and be in force from and after its passage and approval by the Governing Body of the City.

PASSED by the Governing Body this 5th day of May, 1986.

SIGNED by the Mayor this 5th day of May, 1986.



ATTEST:

J. Oberlander
J. Oberlander, City Clerk

John W. [Signature], Mayor

EXHIBIT A

PROPOSAL FOR THE PURCHASE OF BONDS

OF

THE CITY OF LEAWOOD, KANSAS

TO THE CITY OF LEAWOOD, KANSAS:

For \$2,485,000 principal amount of Combined Projects Improvement General Obligation Bonds, Series 1986, of the City of Leawood, Kansas, described in your Notice of Bond Sale, dated May 5, 1986 said bonds to bear interest as follows:

<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>
1987	\$115,000	1995	\$180,000
1988	\$120,000	1996	\$190,000
1989	\$125,000	1997	\$175,000
1990	\$135,000	1998	\$185,000
1991	\$140,000	1999	\$200,000
1992	\$150,000	2000	\$215,000
1993	\$155,000	2001	\$230,000
1994	\$170,000		

The undersigned will pay 100% of the principal amount of said Bonds plus accrued interest to date of delivery, plus a total premium of \$_____.

Total interest cost to the City on entire bond issue calculated to maturity on the rates specified above.....	\$_____
Total premium on entire bond issue on basis of this bid.....	\$_____
Net interest cost to the City on entire bond issue on basis of this bid.....	\$_____
Average annual net interest rate to the City on basis of this bid.....	_____ %

This proposal is subject to all of the terms and conditions contained in said Notice of Bond Sale, and if the undersigned is the successful bidder, the undersigned will comply with all of said provisions.

A cashier's or certified check, in the amount of \$49,700.00, payable to the order of the City of Leawood, Kansas, accompanies this proposal as an evidence of good faith. Said check shall be returned to the undersigned if the bid of the undersigned is not accepted. If the bid of the undersigned is accepted but said

The Bonds are offered when, as and if issued by the City and received by the Purchaser, subject to the approval of Bond Counsel. It is expected that the Bonds will be available for delivery on or about June 20, 1986 at any bank in the State of Kansas, Kansas City, Missouri, or Chicago, Illinois.

SEALED BIDS WILL BE RECEIVED AT
CITY HALL

9617 LEE BOULEVARD
LEAWOOD, KANSAS 66206

Until 7:30, p.m., Central Daylight Savings Time
Monday, May 19, 1986

RESOLUTION NO. 775

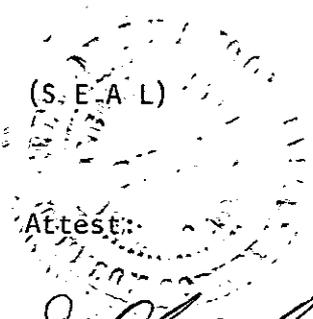
WHEREAS, certain publications are required by State Statute and by Ordinance; and

WHEREAS, the City of Leawood finds increasing need for prompt, regular publication of ordinances and legal notices; and

WHEREAS, it has been determined that THE JOHNSON COUNTY SUN and THE DAILY NEWS OF JOHNSON CO. meet all statutory requirements;

NOW, THEREFORE, BE IT RESOLVED that the City of Leawood, Kansas, does hereby designate THE JOHNSON COUNTY SUN and/or THE DAILY NEWS OF JOHNSON COUNTY as the official City newspapers for all documents requiring legal publication.

Adopted by the Governing Body this 5th day of May, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 776

WHEREAS, Haines-Stowers Construction Co., Inc. was a bidder on two sanitary sewer improvement projects in the City of Leawood and Prairie Village which are known as:

E.P.A. Project C20 1169 01 and

E.P.A. Project C20 1174 01

WHEREAS, Haines-Stowers, as a part of the bidding process, was requested to post a bid bond.

WHEREAS, Haines-Stowers withdrew its bid in the above-described projects as a result of a miscalculation and did not enter into a contract to perform services for the City in connection with said projects.

WHEREAS, the City attorney was instructed to explore settlement in lieu of making a claim on the bid bond of Haines-Stowers.

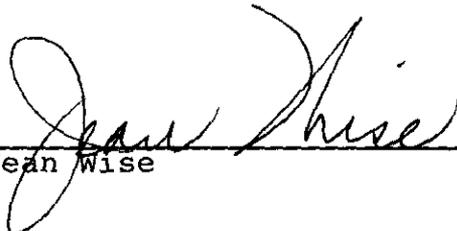
WHEREAS, Haines-Stowers has proposed settlement of any and all claims of the City by payment of Ten Thousand Dollars (\$10,000.00).

WHEREAS, the Council has given due consideration to this matter and has determined to accept the sum of Ten Thousand Dollars (\$10,000.00) for settlement of any claims it may now have against Haines-Stowers arising from the bidding process in the above-described sewer improvement projects.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood that all claims of the City against Haines-Stowers Construction Co., Inc. arising out of bids on EPA Project C20 1169 01 and EPA Project C20 1174 01 are released by the City upon payment by Haines-Stowers to the City in the amount of Ten Thousand Dollars (\$10,000.00).

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute appropriate release in favor of Haines-Stowers consistent with the resolution.

Adopted by the Governing Body this 5th day of May, 1986.



Jean Wise Mayor

(SEAL)
ATTEST:

J. Oberlander City Clerk

RESOLUTION NO. 777

The Leawood City Council has considered a request by Moffitt Development Company for rezoning from A (Agricultural) to RP-4 (Planned Cluster Residential), approval of the preliminary plat and preliminary site development plan of a Hazelwood, on the northeast corner of 119th and Mission, and hereby resolves the following:

WHEREAS, the staff was in the process of reviewing the plans and had not made a staff recommendation regarding this application; and

WHEREAS, the plan and plat submitted have technical deficiencies; and

WHEREAS, the staff had requested additional information from the developer but there was not time to submit the information prior to the Plan Commission meeting; and

WHEREAS, the proposed use is in accordance with the "Master Plan"; and

WHEREAS, the Plan Commission recommends denial of the rezoning, preliminary site development plan and preliminary plat;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby deny the request for rezoning, and the preliminary plat and preliminary site development plan of Hazelwood.

Adopted by the Governing Body this 19th day of May, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 778

The Leawood City Council has considered the final plat of Carriage Crossing, First Plat, Cedar, 129th to 130th Terrace, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

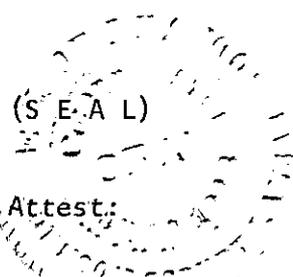
WHEREAS, the Plan Commission recommends approval with the following conditions:

1. The developer is required to participate in the improvement districts for both Roe and Nall, or a letter of credit issued. The amount for Roe Avenue is not to exceed \$65.00 a lineal foot.
2. The initiation of Phase II development will require two points of ingress/egress as permanent streets.
3. The open space on the eastern portion of the site will be platted as part of the first phase.
4. Where necessary, stabilize creek where it will affect private homeowners.
5. The front setback is to be a minimum of 30'. The rear setback is to be a minimum of 20' and the side setbacks are to be a minimum of 7' on each side. These setbacks are to govern the construction of dwellings.
6. Add drainage easements to Lots 3,4,5,6 and 7 to be maintained by the homes association; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the First Plat of Carriage Crossing with the above conditions.

Adopted by the Governing Body this 2nd day of June, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

*Legal is correct
Drawing in error
Corrected*

RESOLUTION NO. 779

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS,
CONSENTING TO THE ENLARGEMENT OF AREA INTO CERTAIN SEWER DISTRICTS
GOVERNED BY JOHNSON COUNTY, KANSAS

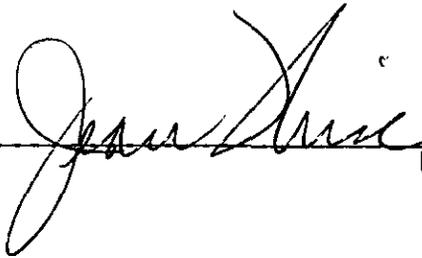
On this 2nd day of June, 1986, the
Governing Body of the City of Leawood, Kansas, met in regular
session with the Mayor and a majority of the Council being present.

There comes before the Council for consideration the matter
of the enlargement of Tomahawk Creek Sewer Sub-District No. 5 and
Tomahawk Creek Main Sewer District No. 1. The tracts to be en-
larged into sewer districts governed by the county are described on
Exhibit A attached and made a part of this resolution. The provi-
sions of Charter Resolution 18-84, Johnson County, Kansas, provide
that when any such sewer districts extend into the city limits of
any incorporated city, the Board of County Commissioners shall not
have the power to create or extend such sewer district within the
city limits without the consent of the governing body of the city.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF LEAWOOD, KANSAS, that the City does hereby consent that the
property shown and described on Exhibit A be included within sewer
districts as described and which are governed by Johnson County,
Kansas.



ATTEST:



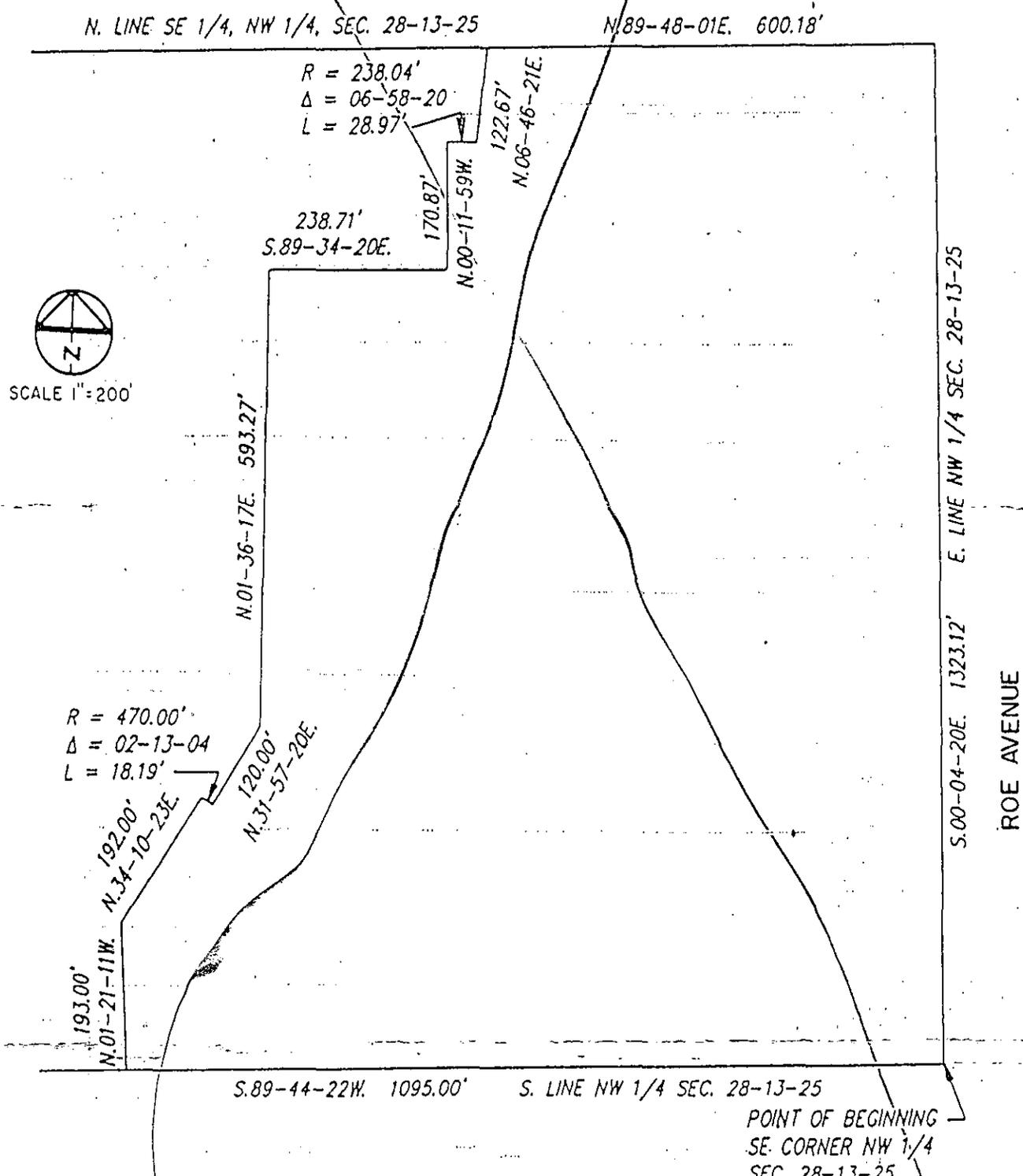
Mayor



City Clerk

DESCRIPTION

Beginning at the SE corner of the NW 1/4 of Section 28, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas; thence S. 89°44'22" W. along the S. line of the said NW 1/4 a distance of 1095.00 feet to a point; thence N. 1°21'11" W. a distance of 193.00 feet to a point; thence N. 34°10'23" E. a distance of 192.00 feet to a point on a curve; thence on said curve to the left and in a Southeasterly direction having a central angle of 2°13'04", a radius of 470.00 feet, a length of 18.19 feet and a long chord bearing of S. 56°56'09" E. to a point; thence N. 31°57'20" E. a distance of 120.00 feet to a point; thence N. 1°36'17" E. a distance of 593.27 feet to a point; thence S. 89°34'20" E. a distance of 238.71 feet to a point; thence N. 0°11'59" W. a distance of 170.87 feet to a point; thence N. 89°48'01" E. a distance of 13.01 feet to a point on a curve; thence on said curve to the right and in a Southeasterly direction having a central angle of 6°58'20", a radius of 238.04 feet, a length of 28.97 feet and a long chord bearing of S. 86°42'49" E. to a point; thence N. 6°46'21" E. a distance of 122.67 feet to a point in the N. line of the SE 1/4 of the said NW 1/4, said point also being in the S. line of Normandy Place Second Plat; thence N. 89°48'01" E. along the said N. line and along the S. line of Normandy Place Second Plat and Normandy Place First Plat a distance of 600.18 feet to the NE corner of the SE 1/4 of said NW 1/4; thence S. 0°04'20" E. along the E. line of the said NW 1/4 a distance of 1323.12 feet to the Point of Beginning and containing 27.129 acres, more or less.



SEC. 4 LATERAL SEWER DIST. NO. II OF TOMAHAWK CREEK SUB-SEWER DIST. NO. 5

POINT OF BEGINNING
SE CORNER NW 1/4
SEC. 28-13-25

SCHLAGEL & ASSOCIATES
CONSULTING ENGINEERS
 COUNTRY HILL OFFICE BLDG. 15301 W. 87TH ST PARKWAY • SUITE B50. LENEXA, KANSAS 66219 (913) 492-5158

Exhibit A

RESOLUTION NO. 780

The Leawood City Council has considered the request for rezoning from RP-4 (Planned Cluster Residential District) to RP-1 (Planned Single Family Residential District) and the request for approval of the preliminary plat for property located north of Leawood Forest Estates, Second Plat, and hereby resolves the following:

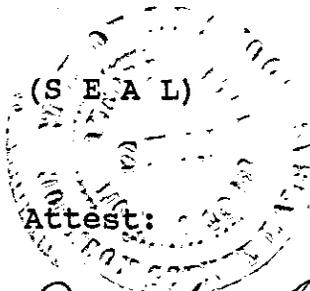
WHEREAS, the staff has reviewed and recommends approval of the application with conditions; and

WHEREAS, the Plan Commission recommends approval with the condition that payment for the improvements of Roe Avenue be a part of the final plat as earlier agreed to in the approval of Patrician Woods, Fourth Plat; and

WHEREAS, the developer is willing to meet this condition;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the rezoning and preliminary plat of Leawood Forest Estates, Third Plat, with conditions.

Adopted by the Governing Body this 16 day of June 1986.



Jean Wise
Jean Wise Mayor

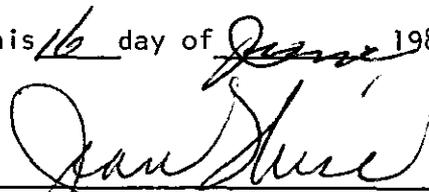
G. Oberlander
G. Oberlander City Clerk

RESOLUTION NO. 781

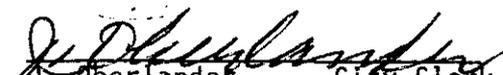
BE IT, RESOLVED that amendments, attached hereto, to PERSONNEL RULES AND REGULATIONS as adopted by the "Code of the City of Leawood, 1984", and as from time to time amended, are hereby approved by the Governing Body of the City of Leawood, Kansas, and made a part of the official document as of this date.

Adopted by the Governing Body this 16 day of June 1986.





Jean Wise Mayor


J. Oberlander City Clerk

CHANGES TO THE PERSONNEL RULES & REGULATIONS

1. The word "permanent" has been changed to "regular" throughout.
2. 1.1 Inserted wording to comply with EEOC regulations.
3. Probationary Period-added one for transferred employees.
4. 4.5-Reworded the second paragraph to better clarify the effect of reclassification.
5. 5.9 Reworded to better clarify the promotion process.
6. 5.11-Added how "Compensatory Time" will be handled. This is to comply with the new Federal Labor Standards Act just signed into law, effective April 15, 1986.
7. 5:13-Reworded to comply with the Travel & Reimbursement policy recently passed by the Council.
8. 8:4-Reworded to comply with EEOC regulations.
9. 11.2-Reworded to clarify existing policy.
10. 11.5(b)-Reworded to include "pregnancy and pregnancy related disabilities".
11. 11.5(d)-Reworded to clarify the City's existing policy.
12. 11.6(c)-Reworded to clarify the City's existing policy.
13. 11.12-Omitted as "Maternity" has been covered in 11.5(b).
14. 12.2-Added two causes for disciplinary action.
15. Section 13-Changed "Calendar days" to "Working days".
16. 15.4 Reworded to clarify the existing policy.
17. Added the Policy against "Harassment".

RESOLUTION NO. 782

A RESOLUTION DECLARING THE NECESSITY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY AND AUTHORIZING A SURVEY AND DESCRIPTION OF THE LAND AND INTEREST TO BE CONDEMNED.

WHEREAS the City of Leawood intends to make certain necessary improvements to Kenneth Road in the City of Leawood from the southern boundary of the City to 135th Street.

WHEREAS certain right of ways and easements have been obtained.

WHEREAS it appears that certain necessary right of way and easements cannot be obtained other than through condemnation.

NOW THEREFORE, be it resolved by the City of Leawood, Kansas,

That the City does hereby declare it to be necessary to appropriate certain private property for the use of the city for purposes of making certain improvements to Kenneth Road in the City of Leawood from the southern boundary of the City to 135th Street.

That the Director of Public Works or his designate is hereby authorized and directed to obtain a survey and description of the land and interest to be condemned.

That said survey shall be made by some competent engineer and filed with the City Clerk.

That this Resolution shall be published once in the official city newspaper.

PASSED AND APPROVED THIS 16 DAY OF June, 1956

Jean Wise
Mayor

ATTEST:

J. D. Anderson

RESOLUTION NO. 783

A RESOLUTION ESTABLISHING "STOP" SIGNS IN THE CITY OF LEAWOOD.

WHEREAS, an evaluation of traffic flow at 123rd Street and Fairway and 123rd Street and Cherokee in the City of Leawood has been performed by a traffic specialist of the Leawood Police Department, and it has been determined that a need exists for a "Stop" sign at the following locations:

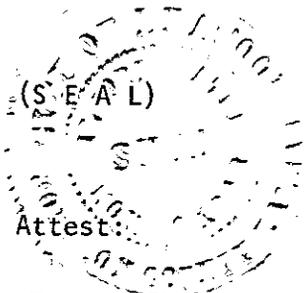
For northbound traffic on Fairway at 123rd St.
For southbound traffic on Cherokee at 123rd St.

NOW, THEREFORE, BE IT RESOLVED that a "Stop" sign be placed at these locations; and

BE IT FURTHER RESOLVED that the Leawood Public Works Department is instructed to post a "Stop" sign at these locations; and

BE IT FURTHER RESOLVED that the Leawood Police Department is instructed to enforce same.

Adopted by the Governing Body this 16 day of June, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 784

A RESOLUTION APPROVING A LETTER OF UNDERSTANDING WITH THE MID-AMERICA COUNCIL OF PUBLIC PURCHASING (MACPP); FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SUCH LETTER.

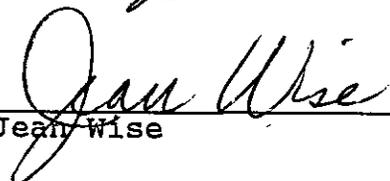
WHEREAS, the Mid-America Council of Public Purchasing was created in January, 1983, as the 31st chapter of the National Institute of Governmental Purchasing, and

WHEREAS, the Mid-America Council of Public Purchasing as an organization of Kansas City area public purchasing professionals whose purpose, in point, is to help reduce the operating costs of member organizations through cooperative purchasing, has formed a Cooperative Purchasing Coordinating Committee, and

WHEREAS, the City of Leawood and its Purchasing Agent are members in good standing of the Mid-America Council of Public Purchasing;

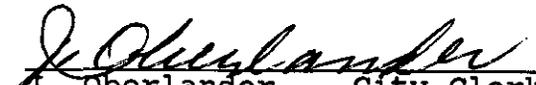
NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood, Kansas, that the Mid-America Council of Public Purchasing is hereby approved as a designated entity for cooperative purchasing with the City of Leawood.

Adopted by the Governing Body this 16 day of June, 1986.



Jean Wise Mayor





J. Oberlander City Clerk

LETTER OF UNDERSTANDING FOR COOPERATIVE PURCHASING
FOR THE MID-AMERICA COUNCIL OF PUBLIC PURCHASING (MACPP)

This Letter of Understanding made the 16 day of January,
1986, by and between

THE CITY OF LEAWOOD, KANSAS

and

THE MID-AMERICA COUNCIL OF PUBLIC PURCHASING (MACPP)

In consideration of the mutual promises contained in the Letter of Understanding and of the mutual benefits to result therefrom, the participants agree as follows:

1. Commonly used supplies and services which may be designated by the participants to this agreement may be purchased jointly from the period commencing with the execution of this agreement and continuing until terminated as herein provided.
2. There is hereby established the MACPP Cooperative Purchasing Coordinating Committee, herein called the Committee. The Committee shall consist of a chairman, a secretary, and one representative from each participating entity in this agreement. The Committee shall adopt rules and regulations for the necessary conduct of its business.
3. The representatives from each entity shall agree on the specific supply and service and its specifications that shall be cooperatively procured and shall set forth in writing, as a minimum, a description of each supply or service to be procured, the quantity and quality required, the delivery date, and the location for delivery.
4. The Committee shall designate the participant or lead entity which shall assume the responsibility for preparing the Invitation for Bid and advertising for bids. Such jurisdiction shall also be designated to receive and open the bids at the time and in the manner acceptable to all participants.

5. All bids shall be on a requirement basis, unless authorization is specifically provided otherwise by joint action of the appropriate authority of each of the participants to this agreement. All specifications shall be fully competitive and free from features that restrict competition.
6. Upon receipt and tabulation of bids by the participant who has advertised, the same will be submitted to the Committee within 15 days after the formal opening of bids. The Committee shall submit to the appropriate authority of each jurisdiction participating in the joint purchase a complete tabulation of all bids and shall certify as to the lowest and best responsive and responsible bidder.
7. If the Committee finds that the lowest bidder is either not responsive or responsible and accordingly certifies that some other bidder is the lowest responsive and responsible bidder, it shall include an explanation and report on its findings when it transmits its tabulation and certification. The Committee shall not certify as the lowest responsive bidder any bidder who does not comply with the specifications as advertised in all respects or who seeks to vary the specifications as advertised in any respect.
8. The lead jurisdiction reserves the right to reject any and all bids. The Committee shall also reserve the right to reject all bids where deemed appropriate. Where the Committee exercises the right to reject all bids, it shall furnish to each participant an explanation and report on its action along with a complete tabulation of all bids received.
9. Purchase contracts shall be awarded to the lowest and best responsive and responsible bidder as certified by the Committee. Separate contracts with the successful bidder shall be executed by each jurisdiction participating in the purchase contract.
10. Each participant shall be responsible for expediting its own purchase orders, receiving shipments, inspecting goods, verifying invoices, and paying bills. No participant shall by execution of this agreement or by participation in any purchase contract be liable for any material, supplies, or equipment ordered or received by any other participant.
11. Nothing in this agreement shall prevent any participant from advertising for bids and awarding a contract on its own behalf for the purchase of any materials, supplies,

or equipment designated as a joint purchase item by the Committee.

12. Any dispute arising between any of the participants hereto and a successful bidder not relating to; (a) the validity of the award of the purchase or (b) the rejection of the bids shall be settled by and at the cost of that participant involved in the dispute.
13. All awards and purchase contracts shall comply with the Kansas act against discrimination.
14. This agreement shall take effect upon execution of the signatures.
15. Any of the participants hereto may terminate their participation in this agreement upon 30 days written notice to the Chairman of the Committee.
16. Any additional entities may from time to time execute this agreement in the form prescribed by the committee, and such execution subsequent to the effective date of this agreement shall not require re-execution by the original participants.

The above Letter of Understanding has been read, duly considered, and discussed and is hereby adopted this 16 day of June, 1986.

CITY OF LEAWOOD, KANSAS

Jan Thie
Mayor

ATTEST:

J. Pleslander
City Clerk

John R. Negeer
JOHN R. NEGEER
FOR
M.A.C.P.P.

(S E A L)



RESOLUTION NO. 785

The Leawood City Council has considered the preliminary plat of Berkshire Place, 125th and Mission, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application with the condition that a tree line on the north side be retained as much as possible during development; and

WHEREAS, the developer agrees to this condition; and

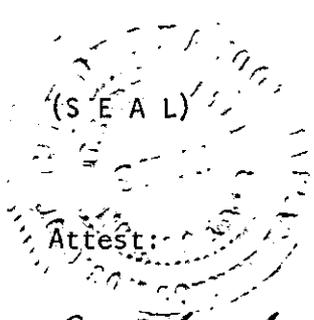
WHEREAS, the Plan Commission has previously recommended approval of the rezoning from A to R-1; and

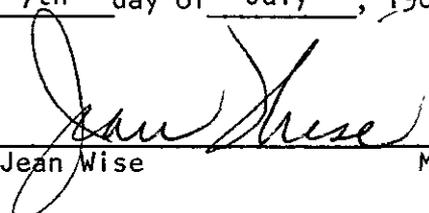
WHEREAS, the developer has stated that the minimum size of home will be 2,600 square feet; and

WHEREAS, the Plan Commission recommends approval of the preliminary plat;

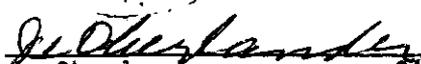
NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the preliminary plat of Berkshire Place as submitted.

Adopted by the Governing Body this 7th day of July, 1986.





Jean Wise Mayor



G. Oberlander City Clerk

RESOLUTION NO. 786

17th

The Leawood City Council has considered the final plat of Leawood Country Manor, 8th Plat, 11400, 11404, and 11408 Cedar, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends denial of the application; and

WHEREAS, the final plat is not in accordance with the previously approved preliminary plat; and

WHEREAS, the developer is requesting this replat in order to add approximately 25' to 3 lots; and

WHEREAS, in order to add property to these lots, it is necessary to take property from the private park in the subdivision; and

WHEREAS, the staff feels very strongly that these park areas must be retained; and

WHEREAS, the Plan Commission recommends approval of the final plat with no conditions;

17th

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Country Manor, 8th Plat as submitted.

Adopted by the Governing Body this 7th day of July, 1986.



Jean Wise

Jean Wise Mayor

J. Oberlander

J. Oberlander City Clerk

*above wrong, per Mueby Easton,
Planning & development dept.,
8/27/86. Legality verified
my City Clerk with City Attorney.
Filed with Co. as 7th, this date*

RESOLUTION NO. 787

The Leawood City Council has considered the final plat of Hunter's Ridge, 8th Plat, a replat of Lots 5, 6, and 7, Block 9, Hunter's Ridge, 7th Plat, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

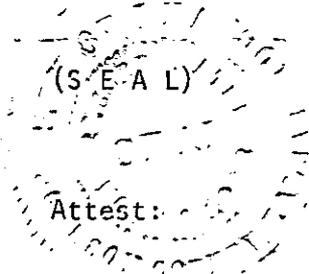
WHEREAS, the final plat is in accordance with the previously approved final plat; and

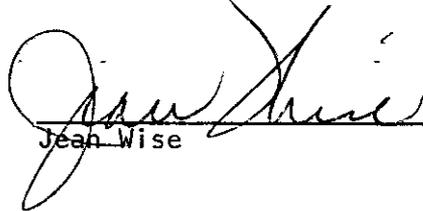
WHEREAS, the final plat is necessary to clarify a technical deficiency; and

WHEREAS, the Plan Commission recommends approval of the final plat with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Hunter's Ridge, 8th Plat as submitted.

Adopted by the Governing Body this 7th day of July, 1986.




Jean Wise Mayor


G. Oberlander City Clerk

RESOLUTION NO. 788

The Leawood City Council has considered the request for rezoning from A to RP-1 (263.07 acres), RP-4 (92.44 acres), Rec. (170.87 acres), CP-0 (48.22 acres), CP-2 (37.20 acres), and Special Development District (21.91 acres); preliminary plat approval and preliminary site development plan approval for a mixed use project on 666.41 acres, commonly known as Hallbrook, bounded by State Line Road, I-435, 119th Street and Tomahawk and Indian Creeks, and hereby resolves the following:

WHEREAS, it has been demonstrated that this project is unique in size and quality, the project may be excepted from certain provisions of the subdivision and zoning regulations; and

WHEREAS, the staff has reviewed and recommends approval of the application with conditions; and

WHEREAS, the Plan Commission recommends approval of the preliminary plan with the following conditions:

A. STREETS

COLLEGE BOULEVARD

1. Easterly 700'

a. Developer agrees to assume full cost of design and construction of the easternmost approximate 700' of College Blvd. as a 2 lane roadway. This section of roadway, hereafter known as "easterly 700'", shall be constructed from the edge of the existing pavement of State Line Rd. and extended to the westerly curb returns of the street which will serve the north and south commercial areas.

b. If development of the northern commercial area commences prior to construction of the remainder of College Blvd., developer will widen the eastern 700' to 4 lane divided arterial standards and will bear the full cost of said design and construction.

c. If the condition described in 1.b above does not occur, the widening of the easterly 700' will be included in the project to construct the remainder of College Blvd.

2. Remainder of College Blvd.

a. College Blvd. from the west property line

to 700' west of State Line Road will be constructed as a four lane undivided roadway in accordance to standards defined by the City. The City intends to seek funding from Johnson County for approximately 50% of the cost of constructing the roadway. The developer agrees to assume the cost equal to the City's share of constructing the roadway (approx. 50%) through the creation of a benefit district. Property included in the district will be limited to that within the proposed development and will be assessed as defined in the benefit district petition submitted by the owners.

b. The additional two lanes of the remaining easterly 700' will be included in the benefit district if not previously constructed as provided in 1.b above and based upon the cost sharing as defined in 2.a.

STATE LINE ROAD

State Line Road is to be improved to 6 lanes from 103rd to Red Bridge and 4 lanes south of that point. This construction is expected to commence in 1988.

1. North of College/Red Bridge

a. Developer agrees to pay cost of improvements to roadway specifically attributed to the traffic generated by the development of Hallbrook Farms. The maximum contribution to be provided by the developer will be the design and construction of one additional lane to State Line Road in Kansas from the I-435 ramp on the north to the Red Bridge intersection on the south plus whatever deceleration lanes are required due to the Hallbrook development.

2. South of College/Red Bridge to 119th St.

a. Developer agrees to participate in the creation of a benefit district for improvements to this section of State Line Road, presently projected as a five lane undivided roadway. Further, it shall be the intent of the City and the developer to include where feasible "off site improvements", left turning lanes, median improvements and signalization in the benefit district. Any of these improvements not eligible for inclusion in the benefit district shall be performed by the City at the same time as the benefit district work and accordingly paid for by the developer simultaneously with the funding of Leawood's share of the benefit district.

b. Assessments for improvements shall be equal to the City's cost of design, construction and other associated costs for this section of roadway.

c. Developer agrees to pay above assessments in cash within 30 days following the levying of said assessments.

119TH STREET

Developer agrees to pay in cash either \$325,000 or one-half of the City's cost of improving 119th St. abutting the development, whichever is less.

- B. VACATION OF COLLEGE AND 115TH STREET RIGHT-OF-WAY
These rights-of-way will be vacated during the platting process.

The Gordon tract to the north will be accessed through the Hallbrook property at two points. One access point is south off of College Blvd. and the other is at approximately 115th Street.

- C. PRIVATE STREETS
The staff is requiring that some sort of written agreement be entered into between the city and the developer or homes association regarding the private streets or "private access easements". This agreement will cover public safety aspects such as access for police and fire vehicles. It will also cover maintenance by the City, if any. And it must describe who will have access to the streets. This agreement cannot restrict access to the Gordon property to the northwest.

The developer has indicated that the entrances will have some sort of restricted access. This needs to be fully described in the agreement, including design and management of the entrances. The entrance from State Line Road must have stacking room for at least 4 vehicles, so that traffic is not backed onto the street.

- D. PRIVATE STREET LIGHTING
The private streets are required to have minimum safety lighting. This provides for lighting at the intersections.
- E. PRIVATE STREET SIGNS

The street signs in the development are required to be of the standard type to be provided by the City and paid for by the developer.

F. CIVIL DEFENSE SIREN

A civil defense siren is required on the northern portion of this parcel to be activated by the Fire Department in times of emergency. This siren is to be placed in a position determined by the Fire Department.

G. STORM DRAINAGE SYSTEM

The storm drainage system is to be relocated at 119th to avoid storm impact in existing Verona Gardens.

Storm drainage in the commercial area shall consider retention/detention.

H. FIRE PROTECTION

Prior to the construction of College Blvd. there will be limited access to the properties in the northwest corner of the site. In order to ensure for the safety of these people, 60' will be required between dwellings together with the installation of a master security system.

I. TRIANGULAR PARCEL TO THE WEST

There is a small triangular shaped parcel in the southwest portion of this tract that is part of the City of Leawood Greenway. The City agrees to donate part of that parcel to this development in the area that it would be used for the golf course. This will not harm the Greenway in any manner.

J. SANITARY SEWER

The main drainage area flows north to Indian Creek (448.85 acres). This area will require an expansion of the Leawood Sanitary Sewer district. This area flows north by gravity to Indian Creek where an existing 72" gravity interceptor terminates. This 72" interceptor flows by gravity to and is included in the Kansas City, Missouri Pollution Control System.

The southwest area (203.77 acres) is included in the Johnson County, Kansas Wastewater District, Tomahawk Creek Sewer Sub-District No. 4. Main laterals have been constructed and additional

sub-laterals will be required to be constructed within the district boundaries.

The southeast area (13.79 acres) is included in the State Line (121st St.) Main Sewer District, Lateral District No. 1, Sec. 1 and 2, of Johnson County, Kansas.

- K. ENTRANCE FROM 119TH STREET
The main entrance from 119th Street does not align with Aberdeen and must be re-aligned. This may require some shifting of lots.
- L. CUL-DE-SAC ON 119TH STREET
On the far southwest corner of the project there is a cul-de-sac that does not fit the regulations requiring 150' between streets. This street should be realigned to meet with Wenonga on the south side of 119th Street.
- M. DEED RESTRICTIONS
Deed restrictions must be submitted as part of the initial final plat that includes residential properties.
- N. DEVELOPMENT STANDARDS
Development standards must be submitted as part of the initial final plat that includes any residential or commercial properties.
- O. SCHEDULE
Developer shall submit project schedule in bar chart, time line or other graphic form for entire duration of project showing dates for at least the following activities:
Expected submittal for plat and plan approvals;
Planned construction start and completion of site grading, utilities, streets, construction phases and expected occupancy or use.
Schedule shall be updated with revised and actual dates and submitted prior to commencing each activity or phase.
- Project schedule submittals shall be made at no less than 6-month intervals until project completion.
- P. CONSTRUCTION ACCESS

Access to the property by construction vehicles and equipment for site grading and utility installation shall be from State Line Road and be limited to points as needed during each portion of work.

Provisions for access by construction vehicles, equipment, and delivery of materials shall be submitted for approval by the City with each final plat and final plan.

Q. LETTER OF AGREEMENT

A letter agreeing to the conditions submitted by George or Jack Kroh.

R. FIRE PROTECTION

Fire protection for the commercial buildings to be approved by the Fire Chief.

S. Parks and amenities to be provided in accordance with market survey.

T. The developer agrees to work with the city to provide access to the City Park from the south; and

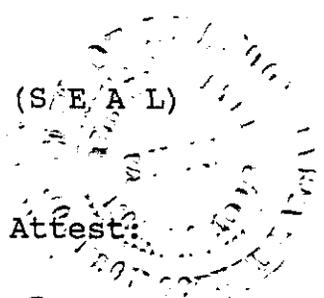
WHEREAS, the developer is willing to meet the conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the rezoning, preliminary plat and preliminary site plan of Hallbrook, with conditions.

Adopted by the Governing Body this 7th day of July, 1986.

(S/E A L)

Attest:


J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise

Mayor
Mayor

RESOLUTION NO. 789

WHEREAS, in 1985, the City placed itself in the State of Kansas Assigned Risk Pool for Worker's Compensation insurance in an attempt to protect itself from cancellation by its then-carrier; and

WHEREAS, three years ago, a highly successful self-funded, pooled trust was formed by several Missouri entities, in an attempt to gain some control over their Worker's Compensation insurance; and

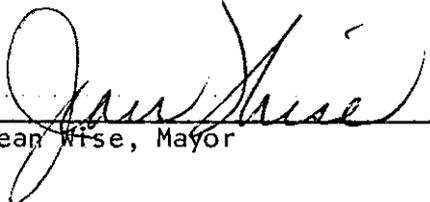
WHEREAS, in an attempt to control their Worker's Compensation insurance, several governing entities on the Kansas side are attempting to model a trust after that in Missouri, the Kansas trust to be named KANSAS EASTERN REGION INSURANCE TRUST (KERIT); and

WHEREAS, KERIT is in compliance with all State regulations;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does in good faith intend to make a commitment to enter KERIT.

Adopted by the Governing Body this 7th day of July, 1986.




Jean Wise, Mayor

Attest:


J. Oberlander, City Clerk

1 orig. mailed 7/
Marvin Rainey & Assoc.
7/11/86

CITY OF LEAWOOD

RESOLUTION NO. 790

A RESOLUTION CONSENTING TO THE INCLUSION OF PROPERTY WITHIN THE CITY LIMITS OF LEAWOOD, KANSAS IN A SEWER SUB-DISTRICT.

WHEREAS, Charter Resolution 18-84 exempting Johnson County, Kansas from Chapter 99, 1983 Session Law of Kansas (K.S.A. 1983 Supp. 19-27a01 through 19-27a27 and K.S.A. 19-2752a through 19-2752i, and providing additional provisions on the same subject, provides that "the Board of County Commissioners shall not create initially any sewer district within or extend any sewer district into the limits of any incorporated city without the consent of the governing body of the city; and

WHEREAS, the owners of 100% of the property described and shown on Exhibit "A" attached hereto have petitioned the Board of County Commissioners to enlarge the boundaries of Blue River Sewer Sub-District No. 2 within the limits of the City of Leawood, Kansas to include said property.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: Consent to Inclusion of Property Within the City of Leawood in a Sewer Sub-District. That the City of Leawood, Kansas hereby consents to the enlargement of Blue River Sub-District No. 2 to include the real estate described and shown on Exhibit "A" attached hereto.

ADOPTED BY THE CITY COUNCIL this 7th day of July, 1986.



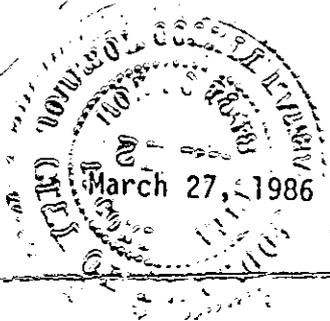
Jean Huse
Mayor

J. Oleslander
City Clerk

(SEAL)



SHAFFER, KLINE & WARREN, P.A.
CIVIL ENGINEERS — LAND SURVEYORS — LAND PLANNERS



LEGAL DESCRIPTION
ADDITION TO BLUE RIVER SEWER SUB-DISTRICT NO. 2
JOHNSON COUNTY, KANSAS

All that part of the South $\frac{1}{2}$ of Fractional Section 35, Township 13, Range 25, now in the City of Leawood, Johnson County, Kansas, more particularly described as follows: Beginning at the Northeast corner of the South $\frac{1}{2}$ of said Fractional Section 35; thence S $59^{\circ} 11' 29''$ W, a distance of 1,252.24 feet, to a point on the West line of the South $\frac{1}{2}$ of said Fractional Section 35; thence S $2^{\circ} 01' 08''$ E, along said West line, a distance of 4.60 feet; thence S $88^{\circ} 58' 01''$ E, a distance of 1,102.58 feet to a point on the East line of the South $\frac{1}{2}$ of said Fractional Section 35; thence N $2^{\circ} 19' 30''$ W, along said East line, a distance of 666.39 feet to the point of beginning.

52°01'08"E
4.60'

WEST LINE, S 1/2
FRAC. SEC. 35-13-25

1102.58'
588°58'01"E

559°11'29"W
1,252.24'

NE CORNER, S 1/2
FRAC. SEC. 35-13-25

POINT OF
BEGINNING

666.39'
N2°19'30"W

EAST LINE, S 1/2
FRAC. SEC. 35-12-25



SCALE: 1" = 200'



PROJECT NO. 43315	DATE 3/86	BY DAL
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ADDITION TO

BLUE RIVER SEWER SUB-DISTRICT NO. 2

JOHNSON COUNTY, KANSAS



SHAFFER, KLINE & WARREN, P.A.
ENGINEERS-SURVEYORS
OVERLAND PARK, KANSAS

cc: Tom B.
7/28/86

LAW OFFICES

MARVIN E. RAINEY & ASSOCIATES

SUITE 400, GENERAL SQUARE CENTER

9800 METCALF

OVERLAND PARK, KANSAS 66212

MARVIN E. RAINEY
MICHAEL R. SANTOS
KENNETH C. SLOWINSKI

TELEPHONE 913-341-5280

RECEIVED

JUL 25 1986

CITY OF LEAWOOD

July 24, 1986

Jinny Overlander
City Clerk
City of Leawood
9617 Lee Boulevard
Leawood, Kansas 66206

Re: Resolution No. 790, a Resolution consenting to the inclusion of property within the City Limits of Leawood, Kansas in a sewer sub-district

Dear Ms. Overlander:

As we discussed on the telephone, the legal description and map which were submitted to the City for inclusion in the above referenced Resolution as Exhibit "A" are incorrect. I am enclosing herewith a corrected legal description and map of the area sought to be included in the boundaries of Blue River Sewer Sub-District No. 2 within the limits of the City of Leawood.

Please forward the corrected legal description and map to the proper person for inclusion in Resolution No. 790. If you have any questions about this matter, feel free to contact me.

Your cooperation and assistance in this matter are greatly appreciated.

Very truly yours,

Kenneth C. Slowinski

Kenneth C. Slowinski

KCS:cg

Enclosure



SHAFER, KLINE & WARREN, P.A.
CIVIL ENGINEERS — LAND SURVEYORS — LAND PLANNERS

July 14, 1986

REVISED
LEGAL DESCRIPTION FOR
PROPOSED ADDITION TO BLUE RIVER SEWER SUB-DISTRICT NO. 2
CITY OF LEAWOOD
JOHNSON COUNTY, KANSAS

All that part of the S $\frac{1}{2}$ of Frac. Section 35, Township 13, Range 25, now in the City of Leawood, Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Frac. Section 35; thence S 1° 59' 26" E, along the West line of the N $\frac{1}{2}$ of said Frac. Section 35, a distance of 2659.20 feet, to the Southwest corner thereof; thence S 2° 01' 08" E, along the West line of the S $\frac{1}{2}$ of said Frac. Section 35, a distance of 660 feet, to the true point of beginning of subject tract; thence continuing S 2° 01' 08" E, along the West line of the S $\frac{1}{2}$ of said Frac. Section 35, a distance of 4.60 feet; thence S 88° 57' 58" E, a distance of 1102.17 feet, to a point on the East line of the S $\frac{1}{2}$ of said Frac. Section 35, said point also being on the Missouri-Kansas State Line, as now established, said point also being on the West line of Frac. Section 30, Township 47, Range 33, Kansas City, Jackson County, Missouri; thence N 2° 20' 17" W, along the East line of the S $\frac{1}{2}$ of said Frac. Section 35, along said Kansas-Missouri State Line, and along the West line of said Frac. Section 30, a distance of 666.46 feet, to the Northwest corner of said Frac. Section 30, said point also being the Southwest corner of Frac. Section 19, Township 47, Range 33, Kansas City, Jackson County, Missouri; thence N 1° 51' 32" W, along the East line of the S $\frac{1}{2}$ of said Frac. Section 35, along said Kansas-Missouri State Line, and along the West line of said Frac. Section 19, a distance of 62.12 feet, to the Northeast corner of the S $\frac{1}{2}$ of said Frac. Section 35; thence S 56° 44' 52" W, a distance of 1283.02 feet, to the true point of beginning of subject tract.

The above described tract of land contains 9.255 Gross Acres, more or less.

Orig. H/Benoit

RESOLUTION NO. 791

WHEREAS, Abney J. Benoit, Jr., became one of the first full time, paid Firefighters in the City of Leawood, Kansas, on July 19, 1962, and in the ensuing years became a Certified Emergency Technician, was promoted to Firefighter First Class, Lieutenant, and Captain; and

WHEREAS, Captain Benoit participated in saving lives and property on many occasions, and in January, 1978, rescued a Leawood citizen from her burning home, saving her life at the risk of his own; and

WHEREAS, the Captain has served faithfully, loyally, and honorably, and made valuable contributions to the City government and the welfare of the community to the day of his retirement on the 26th day of June, 1986;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, commend and express its gratitude to Captain Benoit for the vital services he has performed and his outstanding dedication to the City; and

BE IT FURTHER RESOLVED that the Governing Body extend to him its best wishes for his retirement years.

Adopted by the Governing Body this 21st day of July, 1986.



Jean Wise
Jean Wise, Mayor

Attest:

J. Oberlander
J. Oberlander, City Clerk

RESOLUTION NO. 792

The Leawood City Council has considered the final plat of Leawood Country Manor, 8th Plat, Rosewood and 114th Terrace, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial compliance with the approved preliminary plat; and

WHEREAS, the Plan Commission recommends approval of the final plat with the following conditions:

1. Tract "A" should be indicated as Tract "B". Note on the plat that Tract "B" is to be maintained by the homes association;
2. Letter of Credit for improvements to 115th Street is required in the amount of \$80.00 a foot;
3. Widths and types of all adjacent easements are not indicated on the plat;
4. Deed restrictions and homes associations declarations submitted for staff approval; and

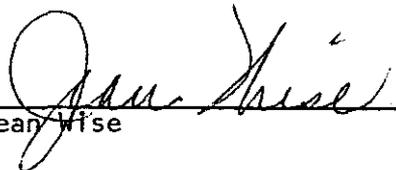
WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Country Manor, 8th Plat.

Adopted by the Governing Body this 4th day of August, 1986.

(S. E. A. L.)

Attest:



Jean Wise Mayor



J. Oberlander City Clerk

RESOLUTION NO. 793

The Leawood City Council has considered the final plat of The Woodlands, 5th Plat, 131st and Granada, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial compliance with the approved preliminary plat; and

WHEREAS, the Plan Commission recommends approval with the following conditions:

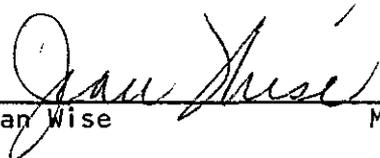
1. Widths and types of all adjacent easements are not indicated on the plat;
2. Indicate Carriage Crossing to the west;
3. Deed restrictions and homes association declarations submitted for staff approval; and

WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of The Woodlands, 5th Plat.

Adopted by the Governing Body this 4th day of August, 1986.

(S E A L)


Jean Wise Mayor

Attest:


J. Oberlander City Clerk

RESOLUTION NO. 794

*(formerly Berkshire Pl.)
changed to Bristol Pl.
9/25/86*

The Leawood City Council has considered the final plat of Belcourt Place, 125th Street, Catalina, Buena Vista and Alhambra, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

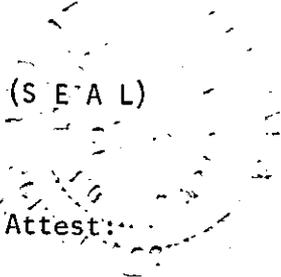
WHEREAS, the Plan Commission recommends approval of the final plat with the following conditions:

1. Revise setback on Lot 5 to 35 feet as required by the zoning regulations;
2. Tree line on the north side to be retained as much as possible by the developer;
3. Official names of adjacent subdivisions are not complete on the plat;
4. Widths of all proposed streets are not indicated on the plat;
5. Widths and types of all adjacent easements are not indicated on the plat; and

WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Belcourt Place.

Adopted by the Governing Body this 4th day of August, 1986.



Jean Wise

 Jean Wise Mayor

J. Oberlander

 J. Oberlander City Clerk

RESOLUTION NO. 795

The Leawood City Council has considered the final plat of Leawood Forest Estates, Third Plat, Sherwood and 126th Streets, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved revised preliminary plat; and

WHEREAS, the Plan Commission recommends approval with the following conditions:

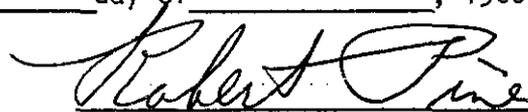
1. Location and description of all survey monuments to be indicated on the plat;
2. Names of proposed streets to be indicated on the plat;
3. Plat acknowledgements for Tracts "F" and "G" stating that Tract "F" is to be dedicated to the City of Leawood for Greenway easement and "G" is to be dedicated to the homes association to be indicated on the plat;
4. The acknowledgements for the streets state that these are to be public streets. Change the plat to indicate that these will be private streets;
5. A key map is required on the plat;
6. A revised preliminary plat is required that indicates the acreage of Tracts "F" and "G";
7. The developer is required to submit a letter of credit for \$68,596.40 for the improvements of Roe Avenue prior to filing the plat;
8. Record the 2nd Plat of Leawood Forest Estates prior to the recording of the 3rd Plat;
9. Submit deed restrictions and homes association declarations for staff approval; and

WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Forest Estates, Third Plat.

Adopted by the Governing Body this 18th day of August, 1986.

(SEAL)



Robert Pine, Presiding Officer

Attest:



J. Oberlander
City Clerk

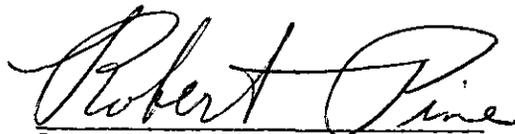
RESOLUTION NO. 796

WHEREAS, Resolution No. 464 established a Reserve Fund for acquisition of public land and maintenance of park and recreation facilities; and

WHEREAS, it was the opinion of the Governing Body that the Fund should be considered as part of the City's operating budget;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood, Kansas, that \$ 54,800 be transferred from the Reserve Fund into the General Fund for the purpose of addressing concerns relating to salaries of public safety employees.

Adopted by the Governing Body this 18th day of August, 1986.


Presiding Officer




City Clerk

RESOLUTION NO. 797

The Leawood City Council has considered the application for final plat approval, Foxborough Third Plat, located on the south side of 124th Street between Pembroke and State Line Road, and hereby resolves the following:

WHEREAS, the plat is in substantial compliance with the approved preliminary plat; and

WHEREAS, the developer has made the changes on the final plat as directed by the Staff and Plan Commission; and

WHEREAS, the plat is in conformance with the subdivision regulations; and

WHEREAS, the Staff has reviewed the final plat and final development plan; and

WHEREAS, the Plan Commission recommends approval of the Third Plat of Foxborough as submitted;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the Third Plat of Foxborough as submitted.

Adopted by the Governing Body this 2nd day of September, 1986.

(S E A L)



Jean Wise Mayor

Attest:



S. Oberlander City Clerk

- 4802 APPOINTMENTS (Cont'd.): Committee to look into Vietman Veterans Memorial for Fred Sutter: Mr. and Mrs. Elsham and Rosenthal or her designee; approved on motion of Chavers, seconded by Pucci; unanimous.
- 4842 Administrative Procedures Committee, to consider reorganization of some of the staff positions: Moore and Pucci, to serve with Sumner and work with City Administrator on potential reorganization; approved on motion of Lin, seconded by Sumner; unanimous.
- 4922 PEDESTRIAN UNDERPASS, ROE AVENUE: Cost approximately doubled due to engineers' error in calculation. Sumner moved to abandon project at this time; 2nd, Pine; failed, Sumner in favor, all others opposed.
- 5775 Lin moved to authorize the design, recognizing the estimated construction cost of the underpass would be approximately \$120,000; second, Pine; passed unanimously.
- 5822 GAS LINE RELOCATION; 119TH STREET IMPROVEMENT: Chavers' motion to authorize Mayor to sign Agreement with KP&L passed on second of Monica; Pine opposed, all others in favor.
- 5894 RESOLUTION NO. 798, 1986 COOPERATIVE AGREEMENT FOR SEWER SERVICE: Be it resolved that the Mayor be authorized to sign the Agreement. Motion, Sumner; second, Chavers; adopted unanimously.
- 5953 ORDINANCE NO. 929 ESTABLISHING 1987 SEWER USER CHARGE: 1st & 2nd Readings: Passed unanimously on motion of Sumner, seconded by Moore.
- 6007 TEMPORARY TRAFFIC SIGNALIZATION, 119TH & STATE LINE: Discussion of concept, based on interlocal agreement to be prepared by Kansas City, Missouri, at cost of approximately \$5,000.
- 6258 Moore's motion to approve seconded by Monica. Sumner's amendment to waive normal bid procedure and direct Public Works Committee to review several bids from electrical contractors so that installation can be made as quickly as possible; second, Chavers; passed unanimously. Motion as amended passed unanimously.
- 6487 Discussion, League's annual meeting to be held in Wichita.
- EXECUTIVE SESSION: Sumner moved to hold immediately following, for 30 minutes, to discuss litigation; second, Moore; unanimous.
- 6684 PUBLIC WORKS DIRECTOR'S CONTRACT WITH CITY: Pine discussed the last extension of contract.
6758

SONY #8182
270

City Attorney's opinion was that no Council action was required under the circumstances. Pine moved to include discussion in executive session, for an additional 15 minutes; second, Sumner; passed; Sumner opposed, all others in favor.

RESOLUTION NO. 799

The Leawood City Council has considered the request for rezoning from A to RP-4, preliminary plat approval and preliminary site development plan approval for 42.7 acres located between 115th Street and College Blvd., Roe to Tomahawk Creek Parkway, commonly known as Leawood Campus, and hereby resolves the following:

WHEREAS, this is part of a mixed use project of residential and office uses; and

WHEREAS, the proposed use is in accordance with the "Master Development Plan" adopted May 27, 1986; and

WHEREAS, four public hearings were held over the course of one year by the Plan Commission to gain input from the public; and

WHEREAS, the developer has met with surrounding property owners to develop a plan that is in the best interests of all of the property owners in the area; and

WHEREAS, the Plan Commission has reviewed this application in light of the Kansas State Statutes requirements for a master plan and it meets these requirements; and

WHEREAS, the proposed land use is compatible with other land uses designated by the "Master Plan" in the vicinity; and

WHEREAS, the population expected to be generated by this site is less than was proposed in the 1984 "Master Plan"; and

WHEREAS, this proposed development will not adversely impact the public facilities because the population for this location has been included in the population projections; and

WHEREAS, the traffic to be generated by this site has been analyzed by traffic engineers and the necessary street improvements have been included in the conditions of approval; and

WHEREAS, this project is likely to be less of an economic burden to the City as a commercial/residential project than if it were developed exclusively residential; and

WHEREAS, the Plan Commission has reviewed this application in light of the eight criteria commonly referred to as "Golden"

PLEASE NOTE: This property had previously been zoned R-1. P & D had erroneously deemed it to be A during all Plan Comm. considerations of the project. City Clerk's Office advised P & D of this error and prepared an ord. repealing the R-1 zoning (to return the zoning to A) which was to be passed prior to this resolution (Ord. 930) at the 9/15/86 Council meeting. The Council took no action.

criteria and it is in accordance with these criteria; and

WHEREAS, the staff has reviewed and recommends approval of the application with conditions; and

WHEREAS, the Plan Commission recommends approval of the preliminary plan with the following conditions:

1. The residential buildings are to be constructed in substantial compliance with the preliminary site plan housing unit design including floor plans, unit size and elevations.

2. The number of residential buildings to be limited to 190 as shown on the plan, such buildings to be designed to allow individual ownership either under condominium statutes or other ownership procedures involving corporate maintenance of common areas and facilities.

3. The residential buildings are to be constructed in accordance with the phasing plan.

4. Maximum height of the buildings is to be two and one-half stories.

5. The large cluster of 24 units is to be redesigned so that it meets the policy limiting the number of units on a cul-de-sac to 12.

6. The street pattern in the residential development is to be designed such that there is no connection between the residential property on the north portion of the tract and the east-west collector street.

7. A landscape buffer is to be developed along College Blvd. as part of the initial phase of development.

8. A landscape buffer is to be developed together with residential construction between this property and adjacent residential property to the west in Brittany Court and Huntington Farms.

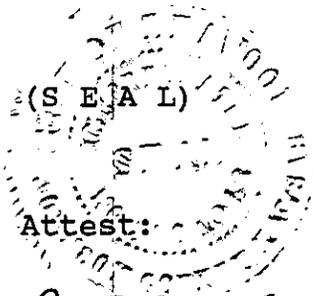
9. Fences, if any, shall provide privacy around patios and decks only.

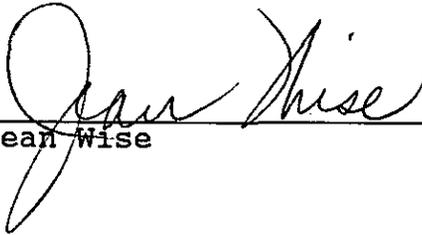
10. Roofs of buildings shall have a Class A rating; and

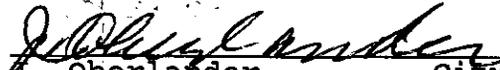
WHEREAS, the developer has agreed to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat, preliminary plan, and rezoning from A to RP-4.

Adopted by the Governing Body this 15th day of September, 1986.




Jean Wise Mayor


J. Oberlander City Clerk

RESOLUTION NO. 800

The Leawood City Council has considered the request for rezoning from A to RP-5, preliminary plat approval and preliminary site development plan approval for 10.5 acres located between 115th Street and College Blvd., Roe to Tomahawk Creek Parkway, commonly known as Leawood Campus, and hereby resolves the following:

WHEREAS, this is part of a mixed use project of residential and office uses; and

WHEREAS, the proposed use is in accordance with the "Master Development Plan" adopted May 27, 1986; and

WHEREAS, four public hearings were held over the course of one year by the Plan Commission to gain input from the public; and

WHEREAS, the developer has met with surrounding property owners to develop a plan that is in the best interests of all of the property owners in the area; and

~~WHEREAS, the Plan Commission has reviewed this application in light of the Kansas State Statutes requirements for a master plan and it meets these requirements; and~~

WHEREAS, the proposed land use is compatible with other land uses designated by the "Master Plan" in the vicinity; and

WHEREAS, the population expected to be generated by this site is less than was proposed in the 1984 "Master Plan"; and

WHEREAS, this proposed development will not adversely impact the public facilities because the population for this location has been included in the population projections; and

WHEREAS, the traffic to be generated by this site has been analyzed by traffic engineers and the necessary street improvements have been included in the conditions of approval; and

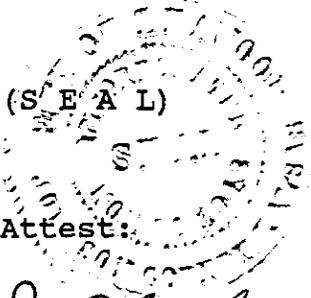
WHEREAS, this project is likely to be less of an economic burden to the City as a commercial/residential project than if it were developed exclusively residential; and

WHEREAS, the Plan Commission has reviewed this application in light of the eight criteria commonly referred to as "Golden"

PLEASE NOTE: This property had previously been zoned R-1. P & D had erroneously deemed it to be A during all Plan Comm. considerations of the project. City Clerk's Office advised P & D of this error and prepared an ord. repealing the R-1 zoning (to return the zoning to A) which was to be passed prior to this resolution (Ord. 931) at the 9/15/86 Council meeting. The Council took no action.

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat, preliminary plan, and rezoning from A to RP-5.

Adopted by the Governing Body this 15th day of September, 1986.



Jean Wise
Jean Wise Mayor

Attest:
J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 801

The Leawood City Council has considered the request by John Sherzinger and Jack Tandy for rezoning from A (Agricultural) to R-1 (Single Family Residential) and the request for approval of the preliminary plat and final plat for the Replat of Stonebridge Estates, Lots 1 and 2, located one-half mile east of Mission Road on the north side of 143rd Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Leawood Plan Commission recommends approval of the request with the condition that the owner will file an agreement to run with the land stating that they will not oppose a benefit district for the improvement of 143rd Street in the future. This agreement will be recorded in conjunction with the plat; and

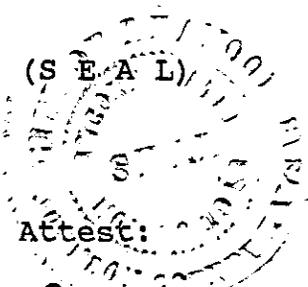
WHEREAS, the developer agrees to this condition; and

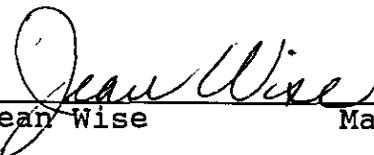
WHEREAS, the proposed use is in accordance with the "Master Plan"; and

WHEREAS, the preliminary and final plats meet the requirements of the "Subdivision Regulations";

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the rezoning, preliminary plat and final plat of the Replat of Stonebridge Estates, Lots 1 and 2, with the above condition.

Adopted by the Governing Body this 15th day of September, 1986.




Jean Wise Mayor


J. Oberlander City Clerk

RESOLUTION NO. 802
AUTHORITY TO AWARD CONTRACT
COMMITMENT OF CITY FUNDS

2 Copies to City

Date: September 5, 1986

46 U-1039-01
(Formerly BHM-2880(1))
City of Leawood
Johnson County

WHEREAS, bids were received at Topeka, Kansas on August 21, 1986, for the performance of work covered by plans on the above numbered project, and

WHEREAS, the bidder and the low bid or bids on work covered by this project were:

CONTRACTOR	ADDRESS	TYPE OF WORK	AMOUNT
APAC-Kansas, Inc.	Kansas City, Ks.	Gr. & Br. Sta. 30+04.92	\$437,368.76

WHEREAS, bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance by the City, now therefore:

BE IT RESOLVED, that after due consideration by the Mayor, this bid or these bids are acceptable and said SECRETARY is hereby authorized to award and execute the necessary contracts for completion of the work on this project as covered by such bid or bids.

An estimated 20% of the Bid plus 15%
for engineering and contingencies = \$100,595.00

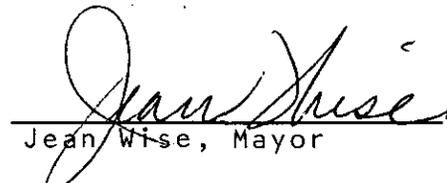
BE IT FURTHER RESOLVED that city funds in the amount of = \$100,595.00 which are required for matching of Federal funds to complete this work are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Secretary of Transportation of the State of Kansas on or before October 1, 1986, for use by the SECRETARY in making payments for construction work and engineering on the above designated project.

Adopted this 15th day of September 19 86 at Leawood, Kansas

Recommended for Approval:



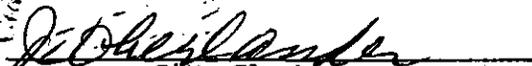
Tom E. Bieszczat
Director of Public Works



Jean Wise, Mayor

ATTEST:

(SEAL)



City Clerk

RESOLUTION NO. 803

A Resolution Regarding Use of City Owned Utility
Easements by Johnson County Unified Wastewater District

WHEREAS, numerous plats have been filed regarding property located within the City of Leawood in which utility easements have been conveyed to the City of Leawood; and

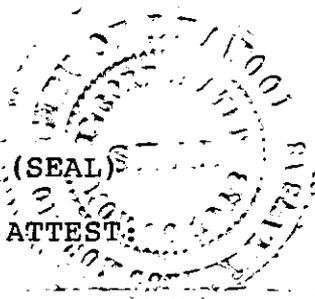
WHEREAS, numerous sewer lines are presently located within said existing utility easements and said sewer lines are serviced and maintained by Johnson County Unified Wastewater District; and

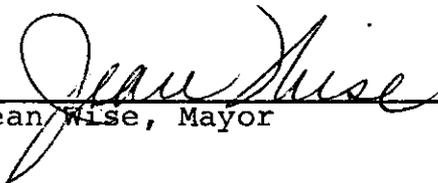
WHEREAS, it is the desire of the City of Leawood that Johnson County Unified Wastewater District be authorized to use dedicated city utility easements for purposes of servicing and maintaining sewer lines; and

NOW, THEREFORE, BE IT RESOLVED by the City of Leawood, Kansas that:

Johnson County Unified Wastewater District is hereby authorized to enter upon and use areas designated within plats and easements of the City of Leawood as utility easements. Said authorization is given to Johnson County Unified Wastewater District for the purpose of servicing and maintaining sewer lines within said City.

Adopted by the Governing Body of the City of Leawood, Kansas, this 15th day of September, 1986.





Jean Wise, Mayor



J. Oberlander, City Clerk

RESOLUTION NO. 804

The Leawood City Council has considered the request for rezoning from A to CP-0, preliminary plat approval and preliminary site development plan approval for 68.9 acres located between 115th Street and College Blvd., Roe to Tomahawk Creek Parkway, commonly known as Leawood Campus, and hereby resolves the following:

WHEREAS, the Plan Commission previously considered this proposal and recommended approval to the City Council by a vote of 7-1; and

WHEREAS, the City Council considered this request and did not choose to affirm the recommendation of the Plan Commission and subsequently referred it back to the Plan Commission for reconsideration; and

WHEREAS, the Plan Commission reconsidered this application and reaffirmed their earlier recommendation of approval by a vote of 5 to 0; and

WHEREAS, this is part of a mixed use project of residential and office uses; and

WHEREAS, the proposed use is in accordance with the Master Development Plan adopted May 27, 1986; and

WHEREAS, five public hearings were held over the course of more than one year by the Plan Commission to gain input from the public; and

WHEREAS, the developer has met with surrounding property owners to develop a plan that is in the best interests of all of the property owners in the area; and

WHEREAS, the Plan Commission has reviewed this application in light of the Kansas State Statutes requirements for a master plan and it meets these requirements; and

WHEREAS, the proposed land use is compatible with other land uses designated by the Master Plan in the vicinity; and

WHEREAS, the population expected to be generated by this site is less than was proposed in the 1984 Master Plan; and

WHEREAS, this proposed development will not adversely impact the public facilities because the population for this location has been included in the population projections; and

WHEREAS, the traffic to be generated by this site has been analyzed by traffic engineers and the necessary street improvements have been included in the conditions of approval; and

WHEREAS, this project is likely to be less of an economic burden to the City as a commercial/residential project than if it were developed exclusively residential; and

WHEREAS, the Plan Commission has reviewed this application in light of the eight criteria commonly referred to as "Golden" criteria and it is in accordance with these criteria; and

WHEREAS, the staff has reviewed and recommends approval of the application with conditions; and

WHEREAS, the Plan Commission recommends approval of the preliminary plan with the following conditions:

1. In order for this development to be a success, the timing of the development of the surrounding streets must be coordinated with the development of the office portion of the project. The office buildings are to be constructed in accordance with the phasing plan as attached.

2. The developer agrees to participate in the construction of 115th Street per Subdivision Regulations as it abuts the south property line.

3. The developer agrees to participate in the construction of Tomahawk Creek Parkway. The cost of the Parkway will be divided between the developers of this property and other properties between College, Roe, Tomahawk Creek Parkway, and 119th Street and the City of Leawood in an equitable manner to be determined by the City of Leawood.

4. An assessment will be made for the full improvement of College Blvd. from El Monte easterly to the east property line of the project which will be made necessary due to the increased projected residential and office traffic generated by this development. The assessment amount is to be determined by the City staff.

5. Pedestrian pathways are to be developed connecting this property to the parkway system to the east.

6. The developer is not required to have on-site retention/detention, however, the developer is required to participate in an engineering study and construction of proposed ponds, if feasible, on the east side of Tomahawk Creek Parkway.

7. The collector running southeast from the major collector street that bisects the site is required to be approximately 600' north of the intersection of 115th and Tomahawk Creek Parkway and shall be the complete responsibility of the developer.

8. The developer agrees to build the east-west collector street that bisects the property from Roe to the east property line.

9. The developer is required to participate in the costs of any traffic signals at the intersections of 115th Street and Tomahawk Creek Parkway and Roe Ave and 114th Street as required by the traffic generated by the development.

10. The developer agrees to install fire protection systems in all buildings over 3 stories in height to be approved by the Fire Chief.

11. Developer agrees to submit development/design standards to the City to be approved by the staff prior to the sale of any land.

12. Developer agrees to retain as many trees as possible on the tract.

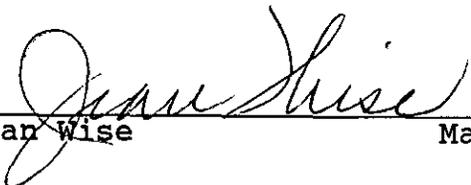
* See Amendments, below.

WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the preliminary plat, preliminary plan, and rezoning from A to CP-0 for Leawood Campus.

Adopted by the Governing Body this 20th day of October, 1986.

(S E A L)


Jean Wise Mayor

Attest:


J. Oberlander City Clerk

* Amendments: (See minutes, #1814) Added, that the developers must guarantee future installation of a traffic signal at 114th & Roe Avenue, and that the developers contribute a maximum of \$20,000 for landscape screening along Roe Avenue.

J.O.

REVISED SUBMISSION

LEGEND

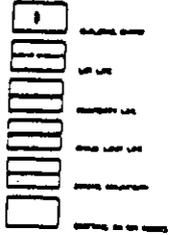
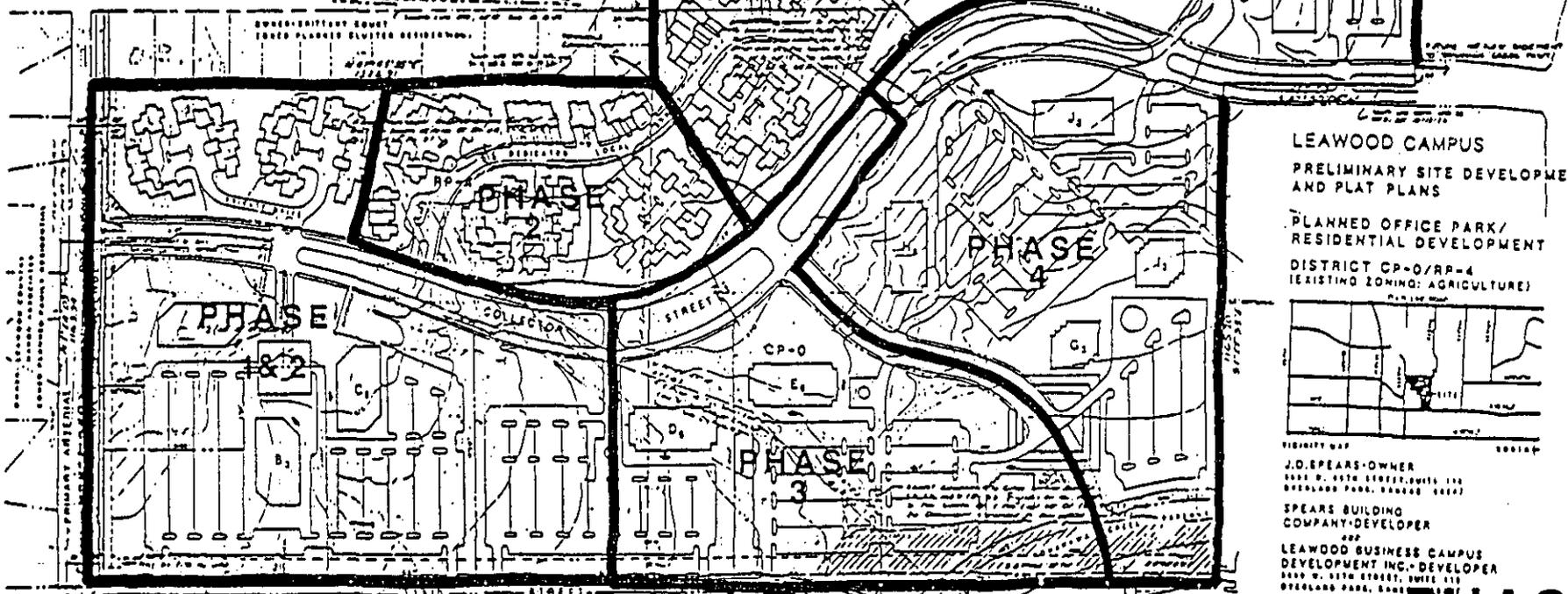


Table with multiple rows and columns, likely detailing zoning codes and their corresponding symbols.



APPROVED
BY
PLAN COMM.
7-15-86

LEAWOOD CAMPUS
PRELIMINARY SITE DEVELOPMENT
AND PLAT PLANS

PLANNED OFFICE PARK/
RESIDENTIAL DEVELOPMENT
DISTRICT CP-0/RP-4
(EXISTING ZONING: AGRICULTURE)



J.O. SPEARS-OWNER
5000 W. 50TH STREET, SUITE 112
OAKLAND PARK, FLORIDA 33042

SPEARS BUILDING
COMPANY-DEVELOPER

LEAWOOD BUSINESS CAMPUS
DEVELOPMENT INC.-DEVELOPER
5000 W. 50TH STREET, SUITE 112
OAKLAND PARK, FLORIDA 33042

THE SWA GROUP
LAND PLANNING/ARCHITECTURE
2200 S. GARDEN WAY, SUITE 200
DOWNEY, CALIFORNIA 90241

HEARING AND STAFF MEETING
5000 W. 50TH STREET
OAKLAND PARK, FLORIDA 33042

WM. SHAFER-P.E./L.S.
4333 W. 50TH STREET

60,000 SF 1ST. PHASE

PHASING EXHIBIT 2

RESOLUTION NO. 805

The Leawood City Council has considered the request for rezoning from A (Agricultural) to R-1 (Single Family Residential) and the request for approval of the preliminary plat of Cherry Creek, located on the southwest corner of 127th Street and Mission Road, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

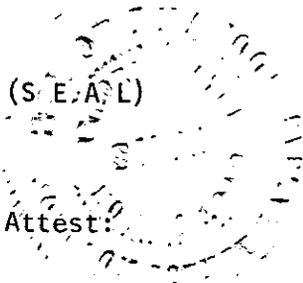
WHEREAS, the proposed use is in accordance with the "Master Plan"; and

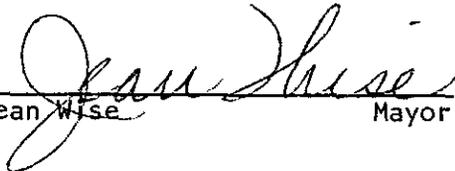
WHEREAS, the preliminary plat meets the requirements of the "Sub-division Regulations"; and

WHEREAS, the Plan Commission recommends approval of the rezoning and preliminary plat with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the rezoning and preliminary plat of Cherry Creek.

Adopted by the Governing Body this 20th day of October, 1986.




Jean Wise Mayor


J. Oberlander City Clerk

RESOLUTION NO. 806

The Leawood City Council has considered the final plat of Leawood Meadows, 4th Plat, approximately 138th and Roe, and hereby resolves the following:

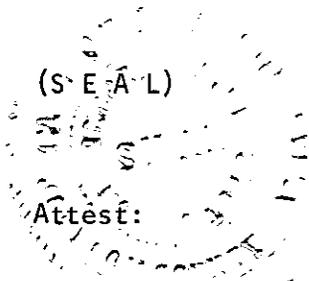
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Meadows, 4th Plat.

Adopted by the Governing Body this 20th day of October, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 807

The Leawood City Council has considered the application for a replat of Lots 7, 8, and 9, Block 5, Royse, 2nd Plat, to be known as Royse, 6th Plat, located at the north end of the cul-de-sac of Meadow Lane and 127th Street, and hereby resolves the following:

WHEREAS, the plat is a replat of three lots into two lots; and

WHEREAS, the staff has reviewed and recommends approval of the application; and

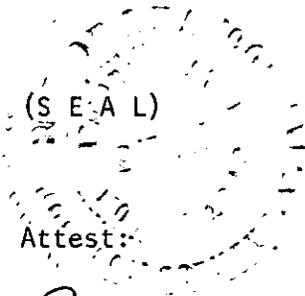
WHEREAS, the Plan Commission recommends approval of the Plat with the following technical changes:

1. The title and title block be corrected to read Royse, 6th Plat, Replat of Part of 2nd Plat; Lots 7, 8, and 9, Block 5;
2. Label adjacent property Royse, 4th Plat;
3. Include the total acres to be replatted at the end of the legal description; and

WHEREAS, the developer agrees to these conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the 6th Plat of Royse with the above conditions.

Adopted by the Governing Body this 20th day of October, 1986.



Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise Mayor

RESOLUTION NO. 808

The Leawood City Council has considered the application for the final plat and final plan of Royse Swim Club at 127th and State Line Road and hereby resolves the following:

WHEREAS, the Staff has reviewed and recommends approval of the application; and

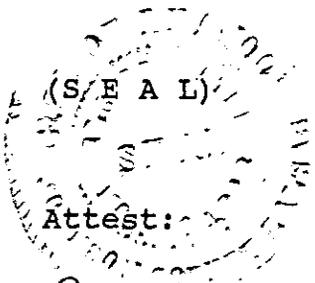
WHEREAS, the final plat will be developed as a private swim club for the residents of Royse; and

WHEREAS, the plat is in accordance with the Subdivision Regulations; and

WHEREAS, the Plan Commission recommends approval of the final plat with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Royse Swim Club as submitted.

Adopted by the Governing Body this 3rd day of November, 1986.



Jean Wise
Jean Wise Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 809

The Leawood City Council has considered the application for a replat of Lots 10 and 11, Block 22, Leawood South 6th Plat, to be known as Leawood South 8th Plat, located at 12619 Wenonga and 12621 Wenonga, and hereby resolves the following:

WHEREAS, the plat is a replat of two lots that adjusts the common property line in order to facilitate the construction of homes on the lots; and

WHEREAS, the Plan Commission recommends that the plat be known as Leawood South 8th Plat, a Replat of Lots 10 and 11, Block 22, Leawood South 6th Plat; and

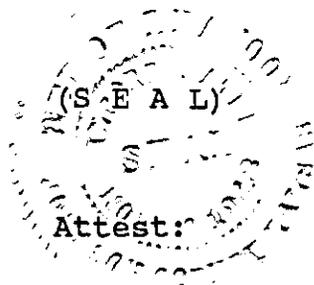
WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the plat meets the requirements of the Subdivision Regulations; and

WHEREAS, the Plan Commission recommends approval of the 8th Plat of Leawood South;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the 8th Plat of Leawood South.

Adopted by the Governing Body this 3rd day of November, 1986.



Attest:

J. Oberlander
J. Oberlander City Clerk

Jean Wise
Jean Wise Mayor

RESOLUTION NO. 810

WHEREAS, the City of Leawood has approved certain zoning and preliminary plats for a mixed use development within said City to be known as Hallbrook Farms.

WHEREAS, the area to be included in the development known as Hallbrook Farms is not presently served by sanitary sewers.

WHEREAS, the owners of Hallbrook Farms desires to construct a sanitary sewer system to serve said development.

WHEREAS, the owners of said Hallbrook Farms propose to construct the sewer system to serve Hallbrook farms without cost to the City of Leawood.

WHEREAS, the owners of said Hallbrook Farms propose upon completion of said sewer system to convey the system to the City of Leawood.

WHEREAS, the City of Leawood and the owners of Hallbrook Farms have determined that said development can best be served by the Leawood sewer system.

WHEREAS, any expansion of the Leawood sewer system requires the approval and acceptance of the City of Kansas City, Missouri.

WHEREAS, the City of Kansas City, Missouri, has agreed to permit expansion of the Leawood sewer system to serve the area known as Hallbrook Farms and has further agreed to accept such additional flows of sewerage as may be generated by said development.

WHEREAS, the City of Kansas City has passed its Ordinance No. 60055 authorizing its Director of Pollution Control to enter into a cooperative agreement with the City of Leawood for the purpose of approving and accepting expansion of the Leawood sewer system to serve the area known as Hallbrook Farms.

WHEREAS, the owners has agreed to construct a sewer system to serve Hallbrook Farms acceptable to the City of Leawood in accordance with specifications of the Leawood sewer system.

WHEREAS, the City of Leawood is willing to expand the Leawood sewer system to include the area known as Hallbrook Farms and to

accept conveyance of the system to be constructed by the owners as long as said sewer system is constructed in accordance with specifications of the Leawood sewer system and approved by the City of Leawood.

NOW, THEREFORE, BE IT RESOLVED:

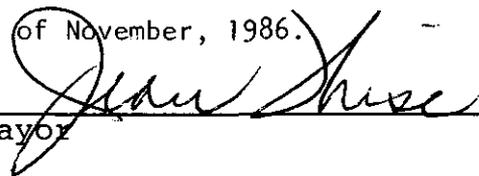
THE CITY OF LEAWOOD does hereby set forth its statement of intent to expand the Leawood sewer system to include that portion of the City of Leawood which is legally described as follows:

[See Exhibit A which is attached hereto.]

THE CITY OF LEAWOOD does hereby set forth its intent to accept conveyance of sewers to be constructed on the above described lands into the Leawood sewer system. This statement of intent is conditioned upon completion of said system by the owners in accordance with specifications of the Leawood sewer system and execution of an agreement providing for conveyance of said system under mutually satisfactory terms.

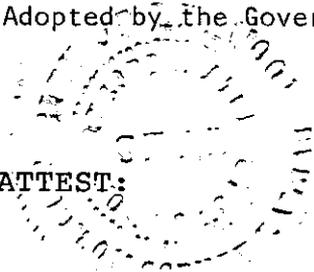
BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute an agreement with the owners of Hallbrook Farms whereby said City agrees to accept conveyance of the sewer system to be constructed by the landowners consistent with this resolution.

Adopted by the Governing Body this 3rd day of November, 1986.



Mayor

ATTEST:




City Clerk

THE AREA SHOWN SHADED IS TO BE INCLUDED
IN THE LEAWOOD SEWER DISTRICT.
SEE ATTACHED LEGAL DESCRIPTION.

10-18-25

N 1/2, FRAC.
SEC. 11-13-25
I-435 HIGHWAY



SCALE 1" = 1000'

S 1/2, FRAC.
SEC. 11-13-25

EXISTING TOMAHAWK CREEK SEWER
SUB-DISTRICT NO. 4 BOUDARY

N 1/2, FRAC.
SEC. 14-13-25

15-18-25

STATE LINE ROAD

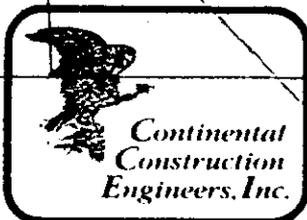
HALLBROOK
FARMS

S 1/2, FRAC.
SEC. 14-13-25

EXISTING STATE LINE
(121ST. STREET) MAIN
SEWER DISTRICT BOUNDARY

119TH. STREET
TRUE POINT OF
BEGINNING

10-9-86



Suite 2620
1100 Main Street
City Center Square
Kansas City, Missouri 64105
816-421-0211

Member of
ICBO
International Conference of Building Officials

Leawood Sewer District Expansion
October 9, 1986

A TRACT OF LAND IN FRACTIONAL SECTION 11-13-25, FRACTIONAL SECTION 14-13-25, EAST 1/2 OF SECTION 15-13-25 AND SECTION 10-13-25, CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 14,

THENCE NORTH $2^{\circ}-05'-34''$ WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 14, A DISTANCE OF 272.37 FEET,

THENCE NORTH $2^{\circ}-21'-12''$ WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 14, A DISTANCE OF 77.63 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH $58^{\circ}-24'-57''$ WEST, A DISTANCE OF 722.96' ALONG THE BOUNDARY OF THE STATE LINE (121 STREET) MAIN SEWER DISTRICT AS NOW ESTABLISHED,

THENCE SOUTH $43^{\circ}-20'-15''$ WEST, A DISTANCE OF 1068.45' ALONG SAID SEWER DISTRICT BOUNDARY TO A POINT 275.88' WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15-13-25, SAID POINT ALSO BEING COMMON TO A POINT ON THE EASTERLY BOUNDARY OF TOMAHAWK CREEK SEWER SUB DISTRICT #4 AS NOW ESTABLISHED,

THENCE NORTH $33^{\circ}-54'-06''$ WEST, A DISTANCE OF 1742.47' ALONG SAID SEWER DISTRICT BOUNDARY TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15-13-25,

THENCE NORTH $1^{\circ}-30'-12''$ WEST, A DISTANCE OF 1214.16' ALONG SAID SEWER DISTRICT BOUNDARY, SAID LINE BEING 700' EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 15-13-25,

THENCE NORTH $24^{\circ}-24'-19''$ WEST, A DISTANCE OF 1027.87 FEET ALONG SAID SEWER DISTRICT BOUNDARY,

THENCE NORTH $1^{\circ}-30'-12''$ WEST, A DISTANCE OF 500.00 FEET ALONG SAID SEWER DISTRICT BOUNDARY TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-13-25, SAID LINE BEING 300' EAST OF AND PARALLEL WITH THE WEST LINE OF THE SAID NORTHEAST 1/4,

THENCE SOUTH $88^{\circ}-02'-19''$ WEST, A DISTANCE OF 300' ALONG THE SAID SEWER DISTRICT BOUNDARY TO THE NORTH 1/4 CORNER OF SECTION 15,

THENCE SOUTH $87^{\circ}-50'-04''$ WEST, A DISTANCE OF 391.82' ALONG THE SAID SEWER DISTRICT BOUNDARY AND SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-13-25,

THENCE LEAVING THE TOMAHAWK CREEK SEWER SUB-DISTRICT #4 BOUNDARY NORTH $16^{\circ}-35'-17''$ EAST, ALONG THE EASTERLY LINE OF TRACT A, LEAWOOD GREENWAY AND PARKS, A SUBDIVISION NOW IN THE CITIES OF LEAWOOD AND OVERLAND PARK, JOHNSON COUNTY, KANSAS, A DISTANCE OF 256.53 FEET;

THENCE NORTH $19^{\circ}-03'-17''$ EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 150 FEET; THENCE NORTH $14^{\circ}-31'-17''$ EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 160 FEET;

THENCE NORTH $19^{\circ}-49'-17"$ EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 160 FEET;

THENCE NORTH $27^{\circ}-27'-17"$ EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 309.30 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10;

THENCE NORTH $65^{\circ}-31'-23"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 401.84 FEET;

THENCE SOUTH $35^{\circ}-03'-34"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 100.67 FEET;

THENCE SOUTH $26^{\circ}-55'-27"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 75.48 FEET;

THENCE SOUTH $36^{\circ}-44'-46"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 81.99 FEET;

THENCE SOUTH $56^{\circ}-17'-16"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 83.32 FEET;

THENCE SOUTH $81^{\circ}-50'-55"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 51.15 FEET;

THENCE NORTH $82^{\circ}-28'-47"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 204.26 FEET;

THENCE NORTH $67^{\circ}-50'-32"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 310.21 FEET;

THENCE NORTH $60^{\circ}-54'-10"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 136.13 FEET;

THENCE NORTH $58^{\circ}-06'-27"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 83.32 FEET;

THENCE NORTH $57^{\circ}-49'-25"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 59.22 FEET;

THENCE NORTH $74^{\circ}-43'-33"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 75.54 FEET;

THENCE NORTH $65^{\circ}-46'-07"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 325.22 FEET;

THENCE NORTH $72^{\circ}-48'-48"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 46.56 FEET;

THENCE NORTH $87^{\circ}-37'-46"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 74.49 FEET;

THENCE NORTH $79^{\circ}-48'-20"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 125.05 FEET;

THENCE SOUTH $84^{\circ}-36'-56"$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT

"A", A DISTANCE OF 25.76 FEET;

THENCE NORTH 69°-52'-11" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 40.83 FEET;

THENCE NORTH 51°-06'-10" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 77.57 FEET;

THENCE NORTH 35°-54'-50" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 125.76 FEET;

THENCE NORTH 19°-51'-53" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 81.50 FEET;

THENCE NORTH 16°-09'-08" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 54.29 FEET;

THENCE NORTH 87°-58'-57" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT
"A", A DISTANCE OF 202.07 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°-56'-43" WEST ALONG THE EASTERLY LINE OF SAID TRACT
"A", A DISTANCE OF 854.83 FEET;

THENCE NORTH 43°-42'-59" EAST ALONG THE EASTERLY LINE OF SAID TRACT
"A", A DISTANCE OF 327.25 FEET;

THENCE NORTH 2°-00'-46" WEST ALONG THE EASTERLY LINE OF SAID TRACT
"A", A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST
1/4 OF SAID SECTION 10;

THENCE NORTH 2°-06'-10" WEST ALONG THE EASTERLY LINE OF SAID TRACT
"A", A DISTANCE OF 194.61 FEET TO THE NORTHEAST CORNER THEREOF, SAID
POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE
HIGHWAY 435, AS NOW ESTABLISHED;

THENCE NORTH 24°-23'-33" WEST 150.00 FEET TO A POINT IN THE
CENTERLINE OF INTERSTATE 435 HIGHWAY;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF INTERSTATE 435 HIGHWAY
TO THE EAST LINE OF NORTH 1/2 OF FRACTIONAL SECTION 11-13-25;

THENCE SOUTH 2°-25'-06" EAST, A DISTANCE OF 967.45 FEET MORE OR LESS
TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF FRACTIONAL SECTION
11-13-25;

THENCE SOUTH 2°-10'-14" EAST, A DISTANCE OF 2464.54 FEET ALONG THE
EAST LINE OF THE SOUTH 1/2 OF FRACTIONAL SECTION 11-13-25;

THENCE SOUTH 2°-10'-14" EAST ALONG THE EAST LINE OF THE SOUTH 1/2 OF
SAID FRACTIONAL SECTION 11, AND ALONG THE WEST LINE OF THE
FRACTIONAL NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 47, RANGE 33, KANSAS
CITY, JACKSON COUNTY, MISSOURI, A DISTANCE OF 2464.54 FEET TO THE
SOUTHEAST CORNER OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 11,

THENCE CONTINUING SOUTH 2°-10'-14" EAST ALONG THE EAST LINE OF THE
NORTH 1/2 OF SAID FRACTIONAL SECTION 14, AND ALONG THE WEST LINE OF

THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 79.07 FEET, TO THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6;

THENCE SOUTH $2^{\circ}-22'-55''$ EAST ALONG THE EAST LINE OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 14, AND ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2703.4 FEET, TO THE SOUTHWEST CORNER OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 6;

THENCE SOUTH $2^{\circ}-21'-12''$ EAST ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 14 AND ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 47, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI. A DISTANCE OF 2180.07 FEET TO THE TRUE POINT OF BEGINNING; THE ABOVE CONTAINING 462.5 ACRES MORE OR LESS.

RESOLUTION NO. 811

A RESOLUTION ESTABLISHING A "STOP" SIGN AT THE FOLLOWING LOCATION WITHIN THE CITY OF LEAWOOD.

WHEREAS, an evaluation of traffic flow along and in the Oxford Hills subdivision has been performed by a consulting engineer, it has been determined that a need exists for a "4-Way Stop" Sign at the following location:

All four directions of traffic at 121st and Wenonga

NOW, THEREFORE, BE IT RESOLVED that a "4-Way Stop" Sign be placed at this location; and

BE IT FURTHER RESOLVED that the Leawood Public Works Department is instructed to post a "4-Way Stop" Sign at this location; and

BE IT FURTHER RESOLVED that the Leawood Police Department is instructed to enforce same.

Adopted by the Governing Body this 2nd day of Nov., 1986



Jean Wise
Jean Wise Mayor

Attest:

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 812

The Leawood City Council has considered a request for rezoning from A (Agricultural) to CP-2 (Planned General Business), and request for approval of the preliminary plat and preliminary plan of Camelot Court located on the northeast corner of 119th and Roe, and hereby resolves the following:

WHEREAS, the proposed use is in accordance with the Master Plan adopted May 27, 1986; and

WHEREAS, the Plan Commission considered the request for CP-2 zoning; and

WHEREAS, CP-2 zoning allows retail uses with very few restrictions; and

WHEREAS, the Plan Commission and staff do not support the rezoning from A to CP-2 because they do not have adequate knowledge to determine the effects of the potential businesses that could be constructed under CP-2 zoning; and

WHEREAS, many of the same uses are allowed under CP-1 zoning, with restrictions; and

WHEREAS, the Plan Commission and staff support the rezoning from A to CP-1 because it allows many of the same uses with restrictions; and

WHEREAS, the staff has reviewed and recommends approval of the application with stipulations; and

WHEREAS, the Plan Commission recommends approval of the preliminary site plan with the following stipulations:

1. No retail use will be allowed occupancy without adequate street access from either 119th or Roe Ave. The bridge on 119th Street was started in October, 1986, with completion approximately in June of 1987. 119th Street was started in August, 1986, with the roadway to be completed in June, 1987. Therefore, with the bridge construction, 119th Street will not be available for traffic between now and June of 1987. Roe is scheduled for construction to begin in Spring of 1987 with completion in December of 1987 at the earliest. Therefore, no occupancy could be granted before either 119th or Roe is completed and open for traffic.

2. A berm, landscape buffer and fencing will be developed on the adjacent property to the north, on the north side of the utility easement, to screen the rear of the shopping

center. In order to construct the berm, an easement must be obtained from the owner to the north that will run with the land. It must be recorded prior to issuance of any building permits. This berm and landscape buffer will be built at the same time as the adjacent structure and must be completed before occupancy will be granted. At the time that the shopping center to the north is built, the developer of this property will remove the berm and landscape area.

3. The landscaping of this property and the adjacent property to the north must be landscaped in a compatible manner. The landscaping must include berming along 119th Street to screen the parking area and additional landscaping and trees in the parking area in front of the grocery store.

4. On the east and west ends of the shopping center where it will be in close proximity to the adjacent development, the architecture of this development and the adjacent development to the north must be harmonious.

5. Signage is to be limited to that shown in the preliminary site development plan. It is to be integrally designed with the buildings. The signs are to be included in detail on the final site plan. The grocery store will be limited to one sign 4 feet at its highest point and an overall length of 20 feet.

6. No slopes over 3:1 will be allowed around any buildings.

7. Outparcel development will be limited to the number of structures, square footage, and location shown on the plan. The out buildings shall have architecture that is harmonious with the center. There is to be one architectural theme for the entire site.

8. Rooftop units must be screened from view from off of the site.

9. The developer shall participate in the construction of 119th, Roe and Tomahawk Creek Parkway as per Subdivision Regulations or benefit district.

10. The developer shall participate in one-fourth of the cost of traffic signals at the intersection of 119th and Roe; and one-half of the cost of traffic signals at the intersection of 119th and Tomahawk Creek Parkway. The City will determine when the traffic signals are warranted. A letter of credit for the amount to pay for the traffic signals is required prior to filing the plat.

11. The developer will be responsible for the construction of acceleration and deceleration lanes as directed by the City's traffic engineer on 119th Street, Roe, and Tomahawk

Creek Parkway.

12. On Lot 1, the grocery store site, the parking provided is approximately 100 more cars than is required. The staff recommends that this parking be scaled back to allow for more landscaping and trees in this large parking lot.

13. The developer agrees to plant additional deciduous hardwood trees with a projected mature spread of approximately 40 feet and a projected mature height of approximately 50 feet. These trees are to have an exposed area around the base for proper watering and to allow for full growth.

14. There is to be not more than two aisles of parking between rows of trees.

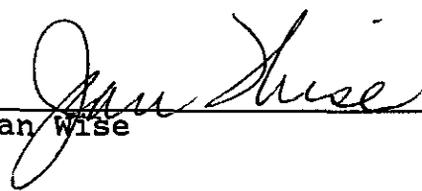
15. The developer agrees to pay for a part of a drainage study for ponds that may be constructed on the east side of Tomahawk Creek Parkway and to pay for a part of the cost of development of these ponds, the cost to be determined by the City in an equitable manner and assessed to adjacent property owners with no participation by the City.

WHEREAS, the developer agrees to these stipulations;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat, preliminary plan and rezoning from A to CP-1, for Camelot Court.

Adopted by the Governing Body this 17th day of November, 1986.

(S E A L)


Jean Wise

Mayor

Attest:


J. Oberlander

City Clerk

RESOLUTION NO. 813

The Leawood City Council has considered a request for rezoning from A (Agricultural) to CP-2 (Planned General Business), and request for approval of the preliminary plat and preliminary plan of Shafton Shopping Center located on the east side of Roe at 117th Street, and hereby resolves the following:

WHEREAS, the proposed use is in accordance with the Master Plan adopted May 27, 1986; and

WHEREAS, the Plan Commission considered the request for CP-2 zoning; and

WHEREAS, CP-2 zoning allows retail uses with very few restrictions; and

WHEREAS, the developer had proposed a car wash for Lot 4 as part of the development; and

WHEREAS, the Plan Commission does not support the zoning of CP-2 for the car wash; and

WHEREAS, the Plan Commission and staff do not support the rezoning from A to CP-2 for the entire site because they do not have adequate knowledge to determine the effects of the potential businesses that could be constructed under CP-2 zoning; and

WHEREAS, many of the same uses are allowed under CP-1 zoning, with restrictions; and

WHEREAS, the Plan Commission and staff support the rezoning from A to CP-1 because it allows many of the same uses with restrictions; and

WHEREAS, the staff has reviewed and recommends approval of the application with stipulations; and

WHEREAS, the Plan Commission recommends approval of the preliminary site plan with the following stipulations:

1. No retail use will be allowed occupancy without adequate street access from Roe Ave. Roe is scheduled for construction to begin in Spring of 1987 with completion in December of 1987 at the earliest.

2. The owner of this property must grant an easement to the owner to the south, construct a berm, landscape buffer, and

fencing on the south boundary of this property. The easement must be recorded prior to issuance of any building permit. This easement will run with the land.

3. The landscaping of this property and the adjacent property to the south must be compatible.

4. On the east and west ends of the shopping center where it will be in close proximity to the adjacent development, the architecture of the two developments must be harmonious.

5. Signage is to be limited to that shown in the preliminary site development plan. It is to be integrally designed with the buildings. The signs are to be included in detail on the final site plan.

6. No slopes over 3:1 will be allowed around any buildings.

7. Outparcel development will be limited to the number of structures, square footage, and location shown on the plan. The out buildings shall have architecture that is harmonious with the center. There is to be one architectural theme for the entire site.

8. Rooftop units must be screened from view from off of the site.

9. The developer shall participate in the construction of 117th, Roe and Tomahawk Creek Parkway as per Subdivision Regulations or benefit district.

10. The developer shall participate in one-half of the cost of traffic signals at the intersection of 117th and Tomahawk Creek Parkway, and one-fourth of the cost of traffic signals at the intersection of 117th and Roe Avenue. The City will determine when the traffic signals are warranted. A letter of credit for the amount to pay for the traffic signals is required prior to filing the plat.

11. The developer will be responsible for the construction of acceleration and deceleration lanes as directed by the City's traffic engineer on 117th Street, Roe, and Tomahawk Creek Parkway.

12. The developer agrees to pay for a part of a drainage study for ponds that may be built on the east side of Tomahawk Creek Parkway and to pay for a part of the cost of development of these ponds, the cost to be determined by the City in an equitable manner, and assessed to adjacent property owners, with no participation by the City.

13. The developer agrees to plant additional deciduous hardwood trees with a projected mature spread of approximately 40 feet and a projected mature height of

approximately 50 feet. These trees are to have an exposed area around the base for proper watering and to allow for full growth.

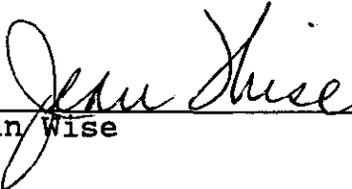
14. There is to be not more than two aisles of parking between rows of trees; and

WHEREAS, the developer agrees to these stipulations;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council doe hereby approve the preliminary plat, preliminary plan and rezoning from A to CP-1, with the exception of Lot 4 (proposed car wash), for Shafton Shopping Center.

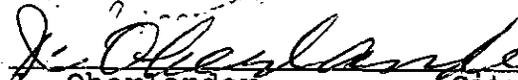
Adopted by the Governing Body this 17th day of November, 1986.

(S·E·A·L)



Jean Wise Mayor

Attest:



J. Oberlander City Clerk

RESOLUTION NO. 814

The Leawood City Council has considered a request for rezoning from A (Agricultural) to CP-2 (Planned General Business), and request for approval of the preliminary plat and preliminary plan for Lot 4 of Shafton Shopping Center, located on the south side of 117th Street east of Roe, and hereby resolves the following:

WHEREAS, the proposed use is in accordance with the Master Plan adopted May 27, 1986; and

WHEREAS, the Plan Commission considered the request for CP-2 zoning; and

WHEREAS, CP-2 zoning allows retail uses with very few restrictions; and

WHEREAS, the developer has proposed a car wash for Lot 4 as part of the development; and

WHEREAS, the Plan Commission does not support the zoning of CP-2 for the car wash; and

WHEREAS, the Plan Commission and staff do not support the rezoning from A to CP-2 for the entire site because they do not have adequate knowledge to determine the effects of the potential businesses that could be constructed under CP-2 zoning; and

WHEREAS, the Plan Commission recommends approval of the preliminary site plan with the following stipulations:

1. No retail use will be allowed occupancy without adequate street access from Roe Ave. Roe is scheduled for construction to begin in Spring of 1987 with completion in December of 1987 at the earliest.
2. The landscaping of this property and the adjacent property to the south must be compatible.
3. Signage is to be limited to that shown in the preliminary site development plan. It is to be integrally designed with the buildings. The signs are to be included in detail on the final site plan.
4. No slopes over 3:1 will be allowed around any buildings.
5. Outparcel development will be limited to the number of structures, square footage, and location shown on the plan.

The out buildings shall have architecture that is harmonious with the center. There is to be one architectural theme for the entire site.

6. Rooftop units must be screened from view from off of the site.

7. The developer shall participate in the construction of 117th.

8. The developer agrees to pay for a part of a drainage study for ponds that may be built on the east side of Tomahawk Creek Parkway and to pay for a part of the cost of development of these ponds, the cost to be determined by the City in an equitable manner.

9. The developer agrees to plant additional deciduous hardwood trees with a projected mature spread of approximately 40 feet and a projected mature height of approximately 50 feet. These trees are to have an exposed area around the base for proper watering and to allow for full growth.

10. There is to be not more than two aisles of parking between rows of trees; and

11. The developer agrees to pay for a part of a drainage study for ponds that may be built on the east side of Tomahawk Creek Parkway and to pay for a part of the cost of development of these ponds, the cost to be determined by the City in an equitable manner and assessed to adjacent property owners, with no participation by the City; and

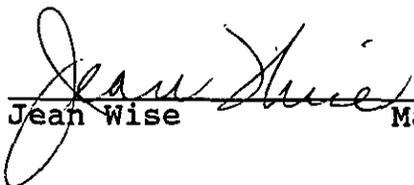
WHEREAS, the developer agrees to these stipulations;

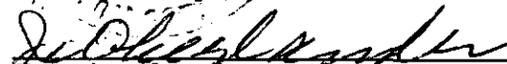
NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat, preliminary plan and rezoning from A to CP-2 for Lot 4, Shafton Shopping Center.

Adopted by the Governing Body this 1st day of December, 1986.

(S E A L)

Attest:


Jean Wise Mayor


U. Oberlander City Clerk

RESOLUTION NO. 815

The Leawood City Council has considered the request for rezoning from A (Agricultural) to RP-1 (Planned Single Family Residential), RP-2 (Planned Two Family Residential) and RP-4 (Planned Cluster Residential), and the request for approval of the preliminary plat and preliminary plan of Leawood Falls, located at approximately 136th to 139th on the west side of Kenneth Road, and hereby resolves the following:

WHEREAS, the proposed use is in accordance with the Master Plan adopted May 27, 1986; and

WHEREAS, this property is part of the K-150 Corridor and the proposed development is in accordance with the K-150 Corridor plan; and

WHEREAS, two public hearings and five work sessions were held by the Plan Commission to gain input from the public and the Plan Commission; and

WHEREAS, the staff has reviewed and recommends approval of the application with stipulations; and

WHEREAS, the Plan Commission recommends approval of the application with the following stipulations:

1. The developer shall determine the stability of existing dams and establish 100-year flood plain in relation to ponds and streams.

2. Phase one will be limited to that area on the plans indicated as Phase one.

3. Phase two may commence when there are sanitary sewers available to the property.

4. When approximately 450 dwelling units are constructed, a second means of egress to the subdivision is required.

5. Monument signs will be required as part of the final site development plan.

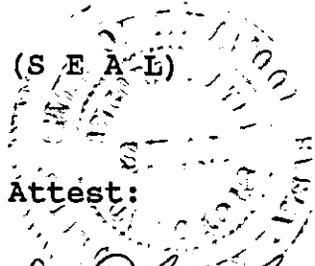
6. The collector street shall be built to primary collector standards with a deviation on the horizontal curves; and

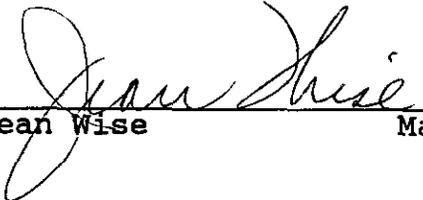
WHEREAS, the developer agrees to these stipulations;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat, preliminary plan, and rezoning from A to RP-1, RP-2, and RP-4 for Leawood Falls.

Adopted by the Governing Body this 1st day of December, 1986.

(S E A L)





Jean Wise Mayor

Attest:



J. Oberlander City Clerk

RESOLUTION NO. 816

The Leawood City Council has considered the request for revised final site development plan and the request for approval of the preliminary plat of The Highlands, south of 127th Street and east of Nall Avenue, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application with a stipulation; and

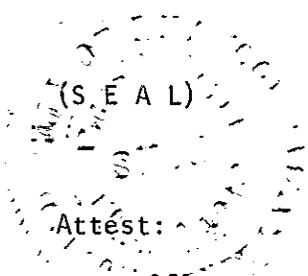
WHEREAS, the Plan Commission recommends approval with the stipulation that the City require that homes with a two story side shall have a minimum side setback of 13 feet on that side; and

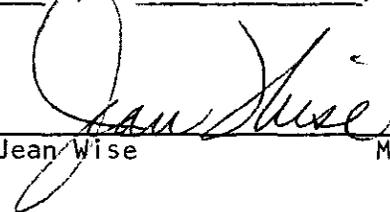
WHEREAS, the developer is willing to meet this stipulation; and

WHEREAS, the developer has made the changes on the preliminary plat as required by staff and Plan Commission;

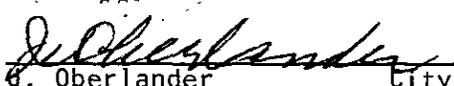
NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the revised preliminary site development plan and preliminary plat of The Highlands with the above condition.

Adopted by the Governing Body this 15th day of December, 1986.





Jean Wise Mayor

Attest:


G. Oberlander City Clerk

RESOLUTION NO. 817

The Leawood City Council has considered the request for rezoning from A (Agricultural) to R-1 (Single Family Residential) and the request for approval of the preliminary plat of Hampshire, east of Mission Road and north of 143rd Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommends approval of the application with stipulations; and

WHEREAS, the Plan Commission recommends approval of the rezoning and preliminary plat with four stipulations:

1. The City requires the developer to participate in a benefit district or to furnish the City with a letter of credit for the improvement of Mission Road based on the rate of \$80.00 per lineal foot of frontage.
2. The developer agrees to comply with the Fire Department's water flow requirements as part of the approval of the final plat.
3. The developer agrees to provide for the expansion of Johnson County Sewer Sub-District #6.
4. The developer agrees to consider and resolve off-site drainage prior to final plat approval; and

WHEREAS, the developer is willing to meet the four stipulations; and

WHEREAS, the developer has made the changes on the preliminary plat as required by staff and Plan Commission;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the preliminary plat of Hampshire with conditions.

Adopted by the Governing Body this 15th day of December, 1986.

(S.E.A.L)

Attest:

Jean Wise

Mayor

J. Oberlander

City Clerk

RESOLUTION NO. 818

A RESOLUTION DECLARING THE NECESSITY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY AND AUTHORIZING A SURVEY AND DESCRIPTION OF THE LAND AND INTEREST TO BE CONDEMNED.

WHEREAS the City of Leawood intends to make certain necessary improvements to State Line Road from 81st Street to 85th Street.

WHEREAS all necessary right of ways and easements have been obtained by the City with the exception of a tract of ground described as:

Roach Cadillac Temporary Construction Easement. A tract of land in Lot 29 in "MEADOW LAKE LAWN", a subdivision in the City of Leawood, Johnson County, Kansas, described as follows: Beginning at a point on the existing East right-of-way line of State Line Road that is 115.13 feet North of the South line of said Lot 29; thence continuing North along said existing right-of-way line, a distance of 40.0 feet; thence East 5.0 feet; thence South 40.0 feet; thence West 5.0 feet to the Point of Beginning; containing 200.0 square feet, more or less.

Roach Cadillac - Temporary Construction Easement. A tract of land in Lots 29 and 30 in "MEADOW LAKE LAWN", a subdivision in the City of Leawood, Johnson County, Kansas, described as follows: Commencing at a point on the existing East right-of-way line of State Line Road that is 18.71 feet North of the existing North right-of-way line 81st Street; thence N0°00'00"E along the existing East right-of-way line of State Line Road, a distance of 176.29 feet to the Point of Beginning; thence N0°00'00"E continuing along the East right-of-way line, a distance of 83.53 feet; thence S02°51'23"E, a distance of 55.32 feet; thence S89°22'44"E, a distance of 7.24 feet; thence S0°00'00"E a distance of 28.31 feet; thence N89°22'44"W, a distance of 10.0 feet to the Point of Beginning; containing 359 square feet, more or less.

John J., Jr. and Grace R. Roach - Temporary Construction Easement. A tract of land in Lot 30 in "MEADOW LAKE LAWN", a subdivision in the City of Leawood, Johnson County, Kansas, described as follows: Beginning at a point on the existing East right-of-way line of State Line Road that is 18.71 feet North of the existing North right-of-way of 81st Street; thence N0°00'00"E along the existing East right-of-way line of State Line Road, a distance of 2.61 feet; thence N90°00'00"E, a distance of 5.0 feet; thence N0°00'00"E, a distance of 10.0 feet; thence S90°00'00"W, a distance of 5.0 feet to a point on the said existing East right-of-way line of State Line Road; thence N0°00'00"E along said existing East right-of-way line a distance of 163.68 feet; thence S89°22'44"E, a distance of 10.00 feet; thence S0°00'00"E a distance of 1.69 feet; thence N89°22'44"W, a distance of 5.75 feet; thence S02°51'23"E, a distance of 14.96 feet; thence S0°00'00"E, a distance of 71.95 feet; thence N90°00'00"E, a distance of 5.0 feet; thence S0°00'00"E, a distance of 30.0 feet; thence S90°00'00"W, a distance of 5.0 feet; thence S0°00'00"E, a distance of 37.33 feet; thence N 90°00'00"E, a distance of 3.0 feet; thence S0°00'00"E, a distance of 26.07 feet; thence N54°19'30"W,

a distance of 9.84 feet to the Point of beginning; containing 1,068 square feet, more or less.

John J., Jr. and Grace R. Roach - Permanent Drainage Easement. A tract of land in Lot 30 in "MEADOW LAKE LAWN", a subdivision in the City of Leawood, Johnson County, Kansas, described as follows: Beginning at a point on the existing East right-of-way line of State Line Road that is 21.32 feet North of the existing North right-of-way line of 81st Street; thence N0°00'00"E along the existing East right-of-way line of State Line Road, a distance of 10.0 feet; thence N90°00'00"E, a distance of 5.0 feet; thence S0°00'00"E, a distance of 10.0 feet; thence N90°00'00"W, a distance of 5.0 feet to the Point of Beginning; containing 50 square feet, more or less.

John J., Jr. and Grace R. Roach - Right-of-Way. A tract of land in Lot 30 in "MEADOW LAKE LAWN", a subdivision in the City of Leawood, Johnson County, Kansas, described as follows: Beginning at the intersection of the existing East right-of-way line of State Line Road and the existing North right-of-way line of 81st Street; thence N0°00'00"E along the existing East right-of-way line of State Line Road, a distance of 18.71 feet; thence S54°19'30"E, a distance of 32.58 feet to a point on the North right-of-way line of 81st Street as it now exists; thence N89°22'44"W along said North right-of-way line, a distance of 26.47 feet to the Point of Beginning; containing 248 square feet, more or less.

WHEREAS it appears that said necessary right of way and easements cannot be obtained other than through condemnation.

NOW THEREFORE, be it resolved by the City of Leawood, Kansas:

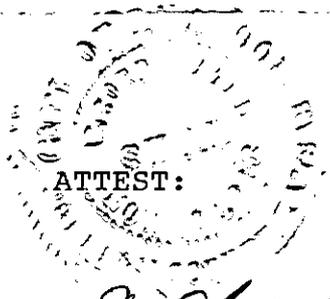
That the City does hereby declare it to be necessary to appropriate certain private property for the use of the city for purposes of making certain improvements to State Line Road from 81st Street to 85th Street.

That the City is hereby authorized and directed to obtain a survey and description of the land and interest to be condemned.

That said survey shall be made by a competent engineer and filed with the City Clerk.

That this Resolution shall be published once in the official city newspaper.

PASSED AND APPROVED THIS 15th DAY OF December, 1986



Jean Wise
Mayor Jean Wise

J. Oberlander
City Clerk J. Oberlander

RESOLUTION NO. 819

A RESOLUTION ESTABLISHING FEE SCHEDULE FOR THOSE FEES NOT SPECIFICALLY PROVIDED FOR IN THE 1984 CODIFICATION.

WHEREAS, the Codification of 1984 omits certain fee schedules for reasons of economy and expediency; and

WHEREAS, the City Administrator is, by Section 1-701 of the Codification, authorized to make fee adjustments necessary from time to time, and annually report to the Council amounts at which such fees are established;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood does hereby ratify the following Fee Schedule for 1987.

4-208. 114.3.1 FEE SCHEDULE: NEW CONSTRUCTION, ALTERATIONS AND REMODELING.

New Building Construction Permits

A through R-1 Zoning	\$.08/SF
R-1 Zoning, Churches	.13/SF
RP-1 to RP-4 Zoning	.09/SF
RP-3 Zoning (Apartments)	235.00 per unit
RP-5 to RP-6 Zoning	.10/SF
CP-0, CP-1, CP-2 Zoning	.10/SF
MP-1 Zoning	.08/SF

Existing Building Construction Permits

Residential:

1. Building alterations, remodeling, additions, decks (fees are calculated on the area being added or improved) 30.00 min.+.07/SF
2. Mechanical, electrical, and plumbing 25.00 each

Commercial, Office, Industrial:

1. Interior finish for new construction; building alterations, remodeling .10/SF
2. Mechanical, electrical, plumbing 40.00 each

Miscellaneous

1. Swimming pools, whirlpool, hydro pool, other pools 55.00 each
2. Reroofing 15.00 each
3. Lawn sprinkler systems
 - a. Residential 20.00 each
 - b. Commercial 30.00 each

4. Towers, satellite dish equipment, solar equipment	\$ 25.00 each
5. Demolition, each unit or building	60.00 each
6. Structure moving	150.00 each
7. Street curb cut	15.00 each
8. Fences, walls, patio covers	20.00 each
9. Major foundation repair	25.00 each

Occupancy of Space or Building

Application fee	10.00 each
Inspection fee	15.00 each

Reinspection Fees

Residential reinspections	30.00 each
Office/commercial reinspections	30.00 each
Occupancy reinspection	20.00 each

4-603(g). APPLICATION FEE; MOVING BUILDING PERMIT. 150.00

4-803(b)(3). FEES FOR OIL AND GAS DRILLING AND PRODUCTION.

Special Use Permit	200.00
Permit for one well	50.00
Blanket permit where there is more than one well	150.00

11-306. FALSE ALARMS.

Seven (7) through ten (10) false alarms	25.00 each
Eleven (11) through fourteen (14) false alarms	50.00 each
Fifteen (15) through eighteen (18) false alarms	75.00 each
Nineteen (19) and each subsequent alarm	100.00 each

11-511. SIGN PERMIT FEE.

Residential

1. Garage Sale	5.00 each
2. Builder Temporary Sign	5.00 each
3. Developer Temporary Sign	20.00 each
4. Subdivision Monument Signs and Structures	50.00 each

Commercial

1. Permanent Sign	
Small (0 to 10/SF Total Area)	25.00 each
Medium (11/SF to 20/SF Total Area)	50.00 each
Large (Over 20/SF Total Area)	75.00 each
2. Temporary Sign	
Developer/Real Estate Leasing Sign	
Small (0/SF to 32/SF)	20.00 each
Large (Over 32/SF)	40.00 each

13-1A03. PERMIT FEES; SIDEWALKS.

For any permit issued under the provisions
of this article \$ 10.00 each

13-207. PERMIT FEES; STREETS.

For any permit issued under the provisions
of this article 10.00 each
Maintenance bond 100% of con-
struction cost for
2 years

15-110. SEWER CONNECTION CHARGE. 800.00

16-202. FEES FOR ZONING PROCEDURES.

<u>Rezoning</u>	<u>Tract Size</u>	<u>Rezoning Fee</u>	<u>Preliminary Plan</u>	<u>Final Plan</u>
Residential (AR-1 to RP-6)	0 - 5 acres	\$ 150	\$ 150	\$ 150
	5+ - 40	200	200	150
	40+ - up	200	250	200
Office (CP-0)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	300	200
	25+ - 50	200	350	200
	50+ - up	250	400	250
Commercial (CP-1 to CP-2)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	350	200
	25+ - 50	200	400	250
	50+ - up	250	450	250
Recreation	0 - 5 acres	150	150	100
	5+ - 25	150	150	150
	25+ - up	150	200	200
Industrial	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - up	200	300	200
Business Park (BP)	0 - 5 acres	150	200	150
	5+ - 10	150	250	150
	10+ - 25	200	300	200
	25+ - 50	200	350	200
	50+ - up	250	400	250
Special Develop- ment	0 - 5 acres	150	200	150
	5+ - 10	200	200	150
	10+ - 25	200	250	300
	25+ - up	200	300	300

Mixed Zoning	0 - 10 acres	200	200	200
(Combination	10+ - 25	250	250	250
of any two or	25+ - 50	250	300	300
more districts)	50+ - 75	300	350	300
	75+ - up	350	350	350

Special Use	0 - 5	200
Permits,	5+ - 10	250
except oil	10+ - up	300
and gas		

Other Plan Approvals

Landscape Plan	\$100.00
Sign Policy Approval	75.00
Flood Plain Development	100.00

Streets, Utility Vacation 100.00

Board of Zoning Appeals
Hearing 50.00

Applicant is responsible for the cost of publishing rezoning or special use permit ordinance following City Council approval, and cost of recording plats. (See fees for Final Plat Submission.)

Applicant shall be responsible for paying a late fee in the amount of \$250.00 if an application for site development plan is submitted to the City after the deadline for submissions has expired.

16-309. BOARD OF ZONING APPEALS HEARING; FEE. \$ 50.00

16-402. FEES FOR SUBDIVISION REGULATION PROCEDURES.

Preliminary Plat Submission:

Applicant to pay \$200.00 minimum plus \$2.00 per lot.

Final Plat Submission:

Applicant to pay \$200.00 minimum plus \$2.00 per lot plus \$30.00 recording fee.

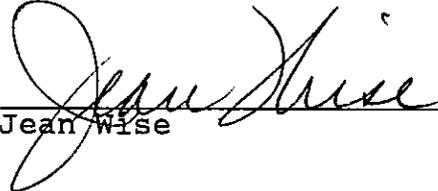
PLANNING AND DEVELOPMENT DEPARTMENT DOCUMENT FEES.

Master Plan Book	\$ 25.00 each
Zoning Regulations	5.00 each
Subdivision Regulations	5.00 each
Zoning Map	2.00 each
Subdivision Map	2.00 each
Master Plan Map	5.00 each
Topography Map	2.00 each

Other Department Publications/Report Fees (to be individually determined based upon printing costs)
Fees According to Open Records Act
Record Search (Ordinance No. 801) \$ 10.00 minimum
Copying fee per page .50

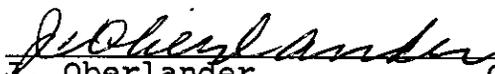
Adopted by the Governing Body this 15th day of December, 1986.

(S E A L)



Jean Wise Mayor

Attest:



J. Oberlander City Clerk

RESOLUTION NO. 820

A RESOLUTION DESIGNATING HOLIDAYS FOR THE YEAR 1987. IN ACCORDANCE WITH THE "PERSONNEL RULES AND REGULATIONS" OF THE CITY OF LEAWOOD, KANSAS, DATED JANUARY 3, 1984.

WHEREAS, Section 11.2(a) of the "Personnel Rules and Regulations", dated January 3, 1984, designates holidays for all regular employees of the City of Leawood; and

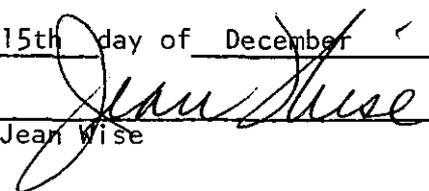
WHEREAS, after review of holiday dates in 1987, staff recommends that the following schedule be adopted;

NOW, THEREFORE, BE IT RESOLVED that the City Hall of Leawood, Kansas, shall be closed on the following holiday dates in 1987:

New Year's Day	January 1
Presidents' Day (3rd Mon.-Feb.)	February 16
Memorial Day (last Mon.-May)	May 25
Independence Day	July 3 (Fri.)
Labor Day (1st Mon.-Sept.)	September 7
Columbus Day (2nd Mon.-Oct.)	October 12
Thanksgiving (4th Thurs. & Fri.-Nov.)	November 26 & 27
Christmas	December 25
Personal Day	Floating or chosen by employee

Adopted by the Governing Body this 15th day of December, 1986.

(SEAL)


Jean Wise

Mayor

Attest:


J. Oberlander City Clerk

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS,
CONSENTING TO THE ENLARGEMENT OF AREA INTO CERTAIN SEWER DISTRICTS
GOVERNED BY JOHNSON COUNTY, KANSAS

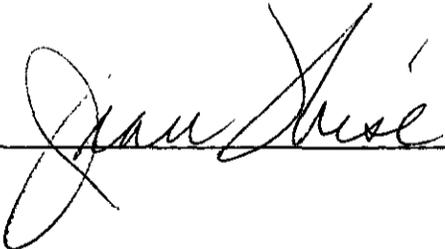
On this 15th day of December, 1986, the
Governing Body of the City of Leawood, Kansas, met in regular
session with the Mayor and a majority of the Council being present.

There comes before the Council for consideration the matter
of the enlargement of Tomahawk Creek Sewer Sub-District No. 5 and
Tomahawk Creek Main Sewer District No. 1. The tract to be enlarged
into sewer districts governed by the county is described on Exhib-
its A and A-1 attached and made a part of this resolution. The
provisions of Charter Resolution 18-84, Johnson County, Kansas,
provide that when any such sewer districts extend into the city
limits of any incorporated city, the Board of County Commissioners
shall not have the power to create or extend such sewer district
within the city limits without the consent of the governing body of
the city.

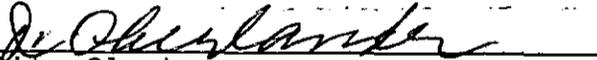
THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF LEAWOOD, KANSAS, that the City does hereby consent that the
property shown and described on Exhibits A and A-1 be included
within sewer districts as described and which are governed by
Johnson County, Kansas.



ATTEST:



Mayor



City Clerk

EXHIBIT "A"

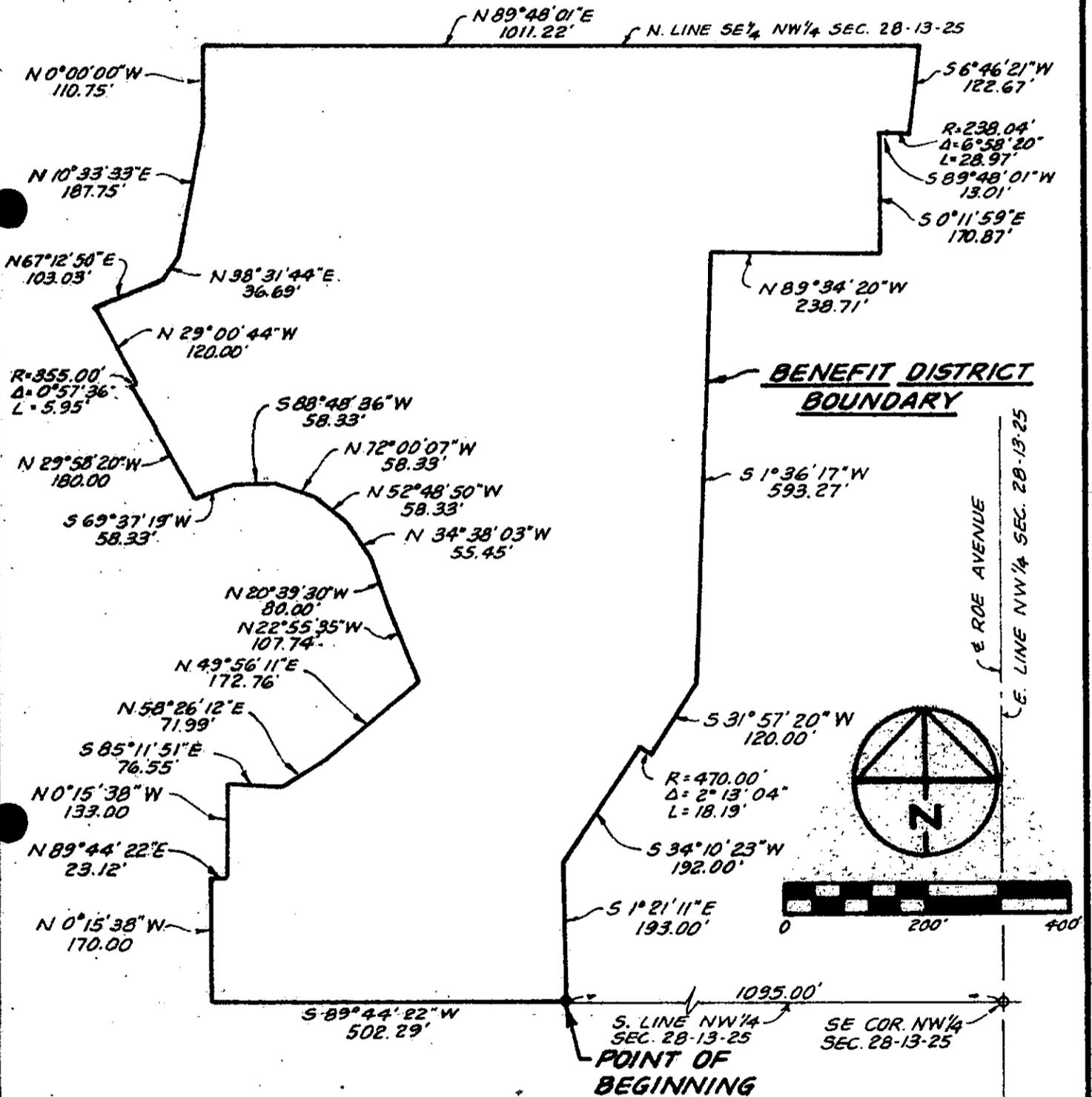
BOUNDARY DESCRIPTION

Description (Sec. 6 L.S.D. #11 T.C.S.S.D. #5)

Commencing at the SE Corner of the NW $\frac{1}{4}$ of Section 28, Township 13, Range 25, in the City of Leawood, Johnson County, Kansas; thence S. $89^{\circ}44'22''$ W., along the S. Line of said NW $\frac{1}{4}$, a distance of 1095.00 feet to the Point of Beginning; thence continuing S. $89^{\circ}44'22''$ W., along said S. Line, a distance of 502.29 feet to a point; thence N. $0^{\circ}15'38''$ W., a distance of 170.00 feet to a point; thence N. $89^{\circ}44'22''$ E., along a line parallel to the S. Line of said NW $\frac{1}{4}$, a distance of 23.12 feet to a point; thence N. $0^{\circ}15'38''$ W., a distance of 133.00 feet to a point; thence S. $85^{\circ}11'51''$ E., a distance of 76.55 feet to a point; thence N. $58^{\circ}26'12''$ E., a distance of 71.99 feet to a point; thence N. $49^{\circ}56'11''$ E., a distance of 172.76 feet to a point; thence N. $22^{\circ}55'35''$ W., a distance of 107.74 feet to a point; thence N. $20^{\circ}39'30''$ W., a distance of 80.00 feet to a point; thence N. $34^{\circ}38'03''$ W., a distance of 55.45 feet to a point; thence N. $52^{\circ}48'50''$ W., a distance of 58.33 feet to a point; thence N. $72^{\circ}00'07''$ W., a distance of 58.33 feet to a point; thence S. $88^{\circ}48'36''$ W., a distance of 58.33 feet to a point; thence S. $69^{\circ}37'19''$ W., a distance of 58.33 feet to a point; thence N. $29^{\circ}58'20''$ W., a distance of 180.00 feet to a point on a curve; thence on said curve to the right having a radius of 355.00 feet, a central angle of $0^{\circ}57'36''$ and a length of 5.95 feet to a point of tangency; thence N. $29^{\circ}00'44''$ W., a distance of 120.00 feet to a point; thence N. $67^{\circ}12'50''$ E., a distance of 103.03 feet to a point; thence N. $38^{\circ}31'44''$ E., a distance of 36.69 feet to a point; thence N. $10^{\circ}33'33''$ E., a distance of 187.75 feet to a point; thence N. $0^{\circ}00'00''$ W., a distance of 110.75 feet to a point in the N. Line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 28; thence N. $89^{\circ}48'01''$ E., along said N. Line, a distance of 1011.22 feet to a point; said point being the NW Corner of Lot 42, Carriage Crossing, a subdivision in the City of Leawood, Johnson County, Kansas; thence S. $6^{\circ}46'21''$ W., along the W. Line of said Lot 42, a distance of 122.67 feet to a point on a curve; thence on said curve to the right having a radius of 238.04 feet, a central angle of $6^{\circ}58'20''$, and a length of 28.97 feet to a point of tangency; thence S. $89^{\circ}48'01''$ W., a distance of 13.01 feet to a point; thence S. $0^{\circ}11'59''$ E., a distance of 170.87 feet to a point; said point being the NE Corner of Lot 37 of said Carriage Crossing; thence N. $89^{\circ}34'20''$ W., a distance of 238.71 feet to a the NW Corner of Lot 36 of said Carriage Crossing; thence S. $1^{\circ}36'17''$ W., along the W. Line of Lots 26, 27, 34, 35 and 36 of said Carriage Crossing, a distance of 593.27 feet to a point; thence S. $31^{\circ}57'20''$ W., along the W. Line of Lot 17 of said Carriage Crossing, a distance of 120.00 feet to a point on a curve; thence on said curve to the right having a radius of 470.00 feet, a central angle of $2^{\circ}13'04''$, and a length of 18.19 feet to a point of tangency; thence S. $34^{\circ}10'23''$ W., a distance of 192.00 feet to a point; thence S. $1^{\circ}21'11''$ E., along the W. Line of Lots 14 and 15 of said Carriage Crossing, a distance of 193.00 feet to the Point of Beginning, containing 20.157 acres, more or less.

BENEFIT DISTRICT MAP

SEE EXHIBIT "A" FOR BOUNDARY DESCRIPTION.



Sec. 6 L.S.D. #11 T.C.S.S.D. #5

SCHLAGEL & ASSOCIATES
CONSULTING ENGINEERS

1673090 ✓

RESOLUTION NO. 822

A RESOLUTION OF FINDINGS AS TO THE ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 12-6a 01 et seq. THE IMPROVEMENT AND CONSTRUCTION OF 119TH STREET IN THE CITY OF LEAWOOD, KANSAS, FROM THE CENTERLINE OF ROE AVENUE (SW CORNER SE 1/4 SEC. 15 TOWNSHIP 13, RANGE 25), TO THE CENTERLINE OF MISSION ROAD (SE CORNER SE 1/4 SECTION 15, TOWNSHIP 13, RANGE 25), A DISTANCE OF 2,655.86 FEET MORE OR LESS.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood by the owners of a majority of the area sought to be included in the improvement district described herein, proposing the following improvements: The construction of 119th Street in the City of Leawood, Kansas, from the centerline of Roe Avenue (SW Corner SE 1/4 Sec. 15 Township 13, Range 25), to the centerline of Mission Road (SE Corner SE 1/4 Section 15, Township 13, Range 25), a distance of 2,655.86 feet more or less. The improvement will generally consist of construction of a divided and undivided four lane arterial street with turning lanes, concrete curbs and gutters. The improvement will also include bridge improvements, all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

WHEREAS, said improvements were requested by petition of those liable for the cost of same, said proceedings shall be without notice as provided by K.S.A. 12-6a 04.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LEAWOOD, KANSAS:
FINDINGS OF ADVISABILITY AND GENERAL NATURE OF THE IMPROVEMENT:

That the Governing Body finds and finally determines it is in the public interest necessary and advisable to make the following improvements: The construction of 119th Street in the City of Leawood, Kansas, from the centerline of Roe Avenue (SW Corner SE 1/4 Sec. 15 Township 13, Range 25), to the centerline of Mission Road (SE Corner SE 1/4 Section 15, Township 13, Range 25), a distance of

8.00
ck

2,655.86[±] feet more or less. The improvement will generally consist of construction of a divided and undivided four lane arterial street with turning lanes, concrete curbs and gutters. The improvement will also include bridge improvements, all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

IMPROVEMENT ORDERED:

That the improvements described in this Resolution are hereby authorized and ordered to be made in accordance with the findings of the Governing Body of the City of Leawood.

ESTIMATED AND PROBABLE COST:

The estimated or probable cost of the total improvement is \$1,600,000. The improvement will be undertaken in cooperation with the Federal Highway Administration which will fund approximately 80% of the Bridge Construction Cost or estimated \$515,150.00, and Johnson County, Kansas which will fund approximately 10% of the Bridge Engineering and Construction Cost or estimated \$60,250.00 and estimated 45% of the Roadway Engineering and Construction Cost or estimated \$397,750.00.

BOUNDARIES OF IMPROVEMENT DISTRICT:

That the boundaries of the improvement district are as indicated on the map attached hereto and incorporated as Exhibit A.

EXTENT OF PROPOSED IMPROVEMENT DISTRICT TO BE ASSESSED:

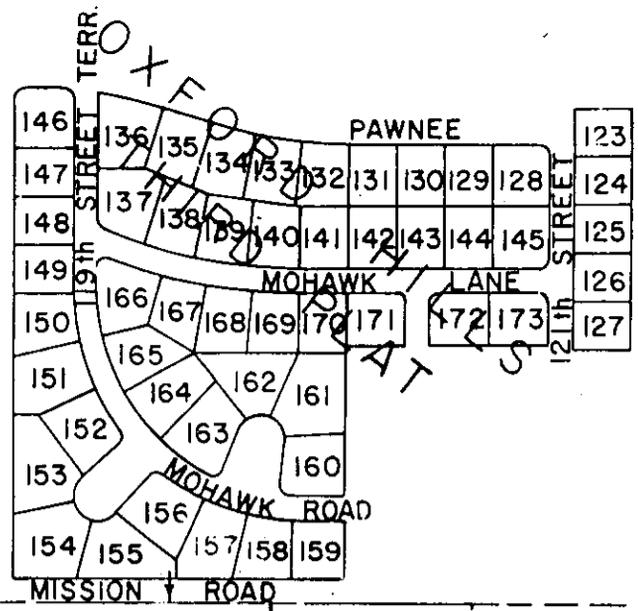
That the extent of the proposed improvement district to be assessed is all assessable property within the Improvement District.

METHOD OF ASSESSMENT:

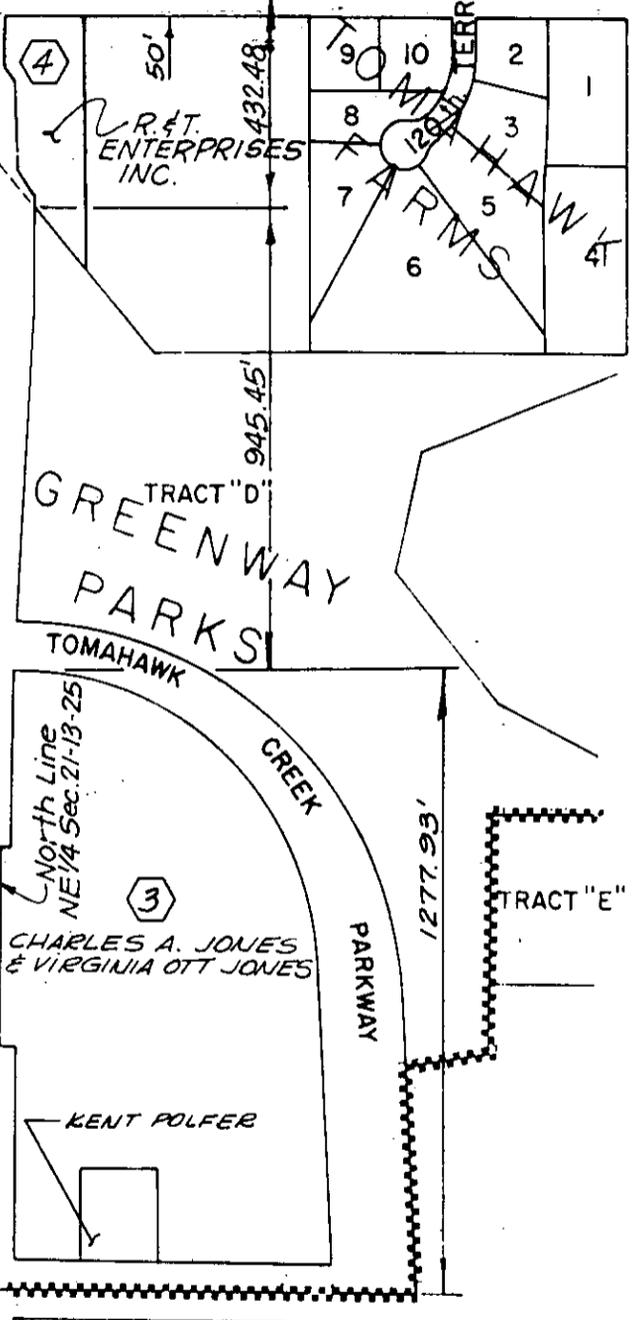
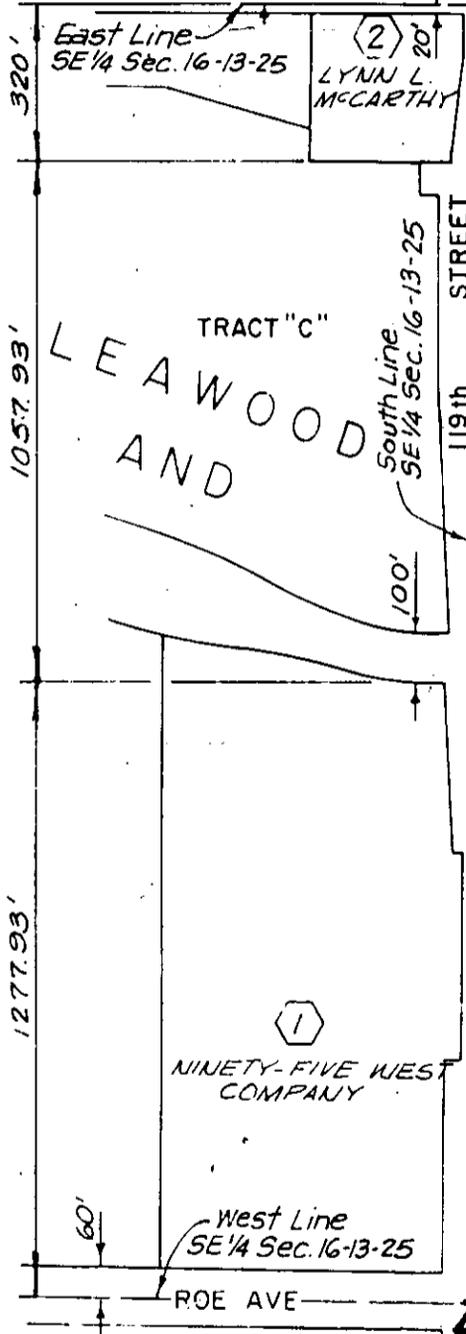
That the method of assessment will be as follows: All assessable property within the Improvement District which is not excluded and which abuts the proposed improvement will be assessed as follows: Tracts one (1) and three (3) will be assessed at the rate of \$122 per front foot. Tracts two (2) and four (4) will be assessed at the rate of \$50 per front foot provided, however, that in the event that tract two (2) or four (4) shall be further subdivided within five years of the date of the assessment ordinance, the City shall convene a subsequent assessment hearing and adjust the assessments on tracts two (2) and four (4) and reassess said properties as

END IMPROVEMENT DISTRICT
SE CORNER SE 1/4 SEC. 15-13-25

SW 1/4 SEC 15-13-25



SE 1/4 SEC. 16-13-25



NE 1/4 SEC. 21-13-25

BEGIN IMPROVEMENT DISTRICT
SW CORNER SE 1/4 SEC. 15-13-25



SCALE : 1" = 400'

----- CITY LIMITS LINE

EXHIBIT "A" IMPROVEMENT DISTRICT MAP

119TH STREET

(ROE AVENUE TO MISSION ROAD)

City of Greenwood
Attn: Ginny Overlander
9617 Lee Blvd
Greenwood, MO 66206

RESOLUTION NO. 823

The Leawood City Council has considered the application for final plat of Carriage Crossing 2nd Plat, located approximately 1/4 mile west of Roe Avenue on 130th Terrace, and recommends the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

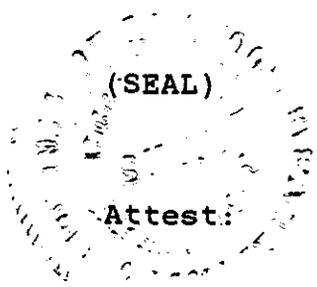
WHEREAS, the final plat conforms to the previously approved preliminary plat, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

WHEREAS, the Plan Commission recommends approval of the final plat of Carriage Crossing, 2nd Plat;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Carriage Crossing, 2nd Plat.

Adopted by the Governing Body this 2nd day of February, 1987.





Jean Wise Mayor



J. Oberlander City Clerk

RESOLUTION NO. 824

The Leawood City Council has considered the application for a replat of Lots 1-5, Block 6, Royse 5th Plat, to be known as Royse 7th Plat, located at the northwest side of Sagamore and 126th Street, and hereby resolves the following:

WHEREAS, the plat is a replat of five lots in order to avoid lot and block duplication; and

WHEREAS, the Plan Commission recommends that the plat be known as Royse 7th Plat, a Replat of Lots 1-5, Block 6, Royse 5th Plat; and

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the plat meets the requirements of the Subdivision Regulations; and

WHEREAS, the Plan Commission recommends approval of the 7th Plat of Royse;

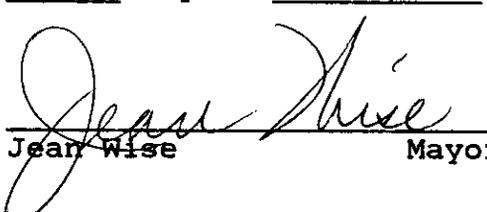
NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the 7th Plat of Royse.

Adopted by the Governing Body this 2nd day of February, 1987.

(SEAL)

Attest:


J. Oberlander City Clerk


Jean Wise

Mayor

RESOLUTION NO. 825

The Leawood City Council has considered the application for a replat of Lot 19, Block 5, Leawood Country Manor 8th Plat, to be known as Leawood Country Manor 9th Plat, located at 11216 Rosewood, and hereby resolves the following:

WHEREAS, the plat is a replat of one lot in order to avoid lot and block duplication; and

WHEREAS, the Plan Commission recommends that the plat be known as Leawood Country Manor 9th Plat, a Replat of Lot 19, Block 5, Leawood Country Manor 8th Plat; and

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the plat meets the requirements of the Subdivision Regulations; and

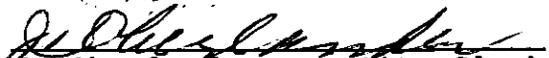
WHEREAS, the Plan Commission recommends approval of the 9th Plat of Leawood Country Manor;

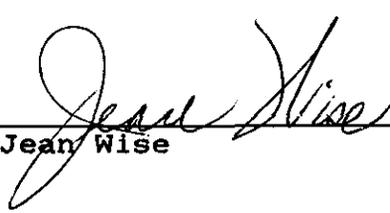
NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the 9th Plat of Leawood Country Manor.

Adopted by the Governing Body this 2nd day of February, 1987.

(SEAL)

Attest:


J. Oberlander City Clerk


Jean Wise

Mayor

RESOLUTION NO. 826

The Leawood City Council has considered the application for final plat of Hampshire, located approximately 660 feet north of 143rd Street on the east side of Mission Road, and recommends the following:

WHEREAS, the staff has reviewed and recommends approval of the application; and

WHEREAS, the Plan Commission recommends two conditions of approval:

1. The City Engineer approve the plans for off-site drainage; and
2. The developer contribute \$80 a lineal foot for the improvement of Mission Road; and

WHEREAS, the developer agrees to these conditions; and

WHEREAS, the final plat is in accordance with the preliminary plat; and

WHEREAS, the final plat is in accordance with the Subdivision Regulations; and

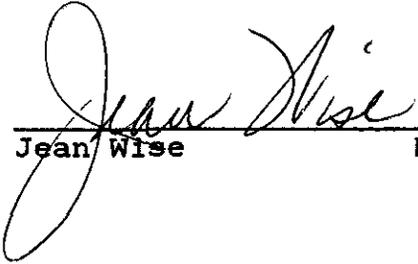
WHEREAS, the Plan Commission recommends approval of the final plat of Hampshire;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Hampshire.

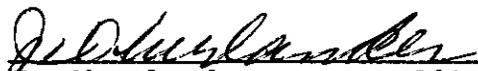
Adopted by the Governing Body this 2nd day of February, 1987.

(SEAL)

Attest:


Jean Wise

Mayor


J. Oberlander City Clerk

RESOLUTION NO. 827

WHEREAS, the Shawnee Mission School District has consistently provided excellence in education for the future workers and leaders of our community; and

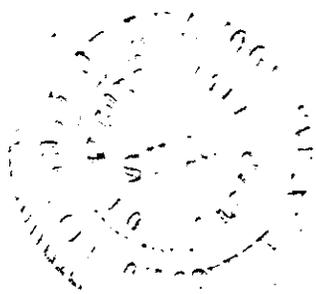
WHEREAS, the Shawnee Mission School District has provided real educational leadership on a regional and national level and achieved a national reputation for excellence; and

WHEREAS, the excellent reputation of the Shawnee Mission School District has positively affected residential property values, economic development and quality of life in this community; and

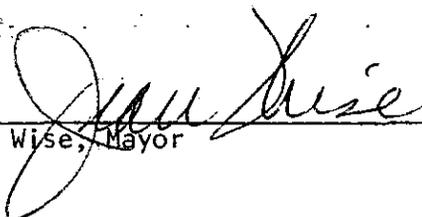
WHEREAS, this community is now in danger of losing the benefits of excellence in education in the Shawnee Mission School District because the district is facing a financial crisis;

NOW THEREFORE BE IT RESOLVED that the City of Leawood, Kansas hereby urges its citizens to vote "Yes" for Proposition One on Tuesday, March 3, and give the district the authority to increase the amount of money it spends on each pupil, so that excellence in education will be maintained.

Adopted by the Council this 17th day of February, 1987.



Attest:



Jean Wise, Mayor



J. Oberlander, City Clerk

RESOLUTION NO. 828

RESOLUTION REQUESTING JOHNSON COUNTY, KANSAS, PARTICIPATION
IN THE CITY OF LEAWOOD'S FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
THROUGH THE COUNTY'S ASSISTANCE ROAD SYSTEM (CARS).

WHEREAS, the City of Leawood's Governing Body has reviewed and
approved the attached Five-Year Road and Bridge Improvement
Program; and

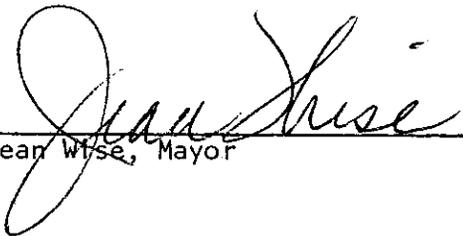
WHEREAS, the City of Leawood is requesting participation from
Johnson County, Kansas, through the County's Assistance Road
System (CARS);

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City
of Leawood, Kansas that the attached Five-Year Road and Bridge
Program be submitted to Johnson County, Kansas, per Johnson
County's Resolution No. 085-85.

Adopted by the Governing Body this 17th day of February, 1987.



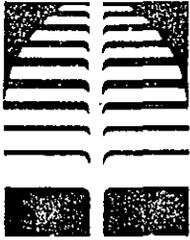
Attest:



Jean Wise, Mayor



S. Oberlander, City Clerk



City of Leawood

9617 Lee Boulevard • Leawood, Kansas 66206 • (913) 642-5555

CITY OF LEAWOOD FIVE-YEAR ROAD IMPROVEMENT PLAN

SUBMISSION FOR 1988 JOHNSON COUNTY CARS PROGRAM

1988

Tomahawk Creek Parkway, College Boulevard to Roe	Jo. Co.	\$1,000,000
	Leawood	<u>1,000,000</u>
	TOTAL:	\$2,000,000

*State Line Road, Red Bridge to 135th Street/ Administered by Johnson County; included in Johnson County 1988 C.A.R.S. Program.	Jo. Co.	\$2,000,000
	KC, MO.	2,000,000
	Leawood	<u>2,000,000</u>
	TOTAL:	\$6,000,000

*Project to be extended to south end of Indian
Creek Bridge.

1989

119th Street, Mission Road to State Line Road (widening to 48' roadway)	Jo. Co.	\$ 778,325
	Leawood	<u>855,275</u>
	TOTAL:	\$1,633,600

1990

Mission Road, 103rd Street to College Blvd.	Jo. Co.	\$2,808,485
	OP, KS	417,175
	Leawood	<u>1,301,110</u>
	TOTAL:	\$4,526,770

College Boulevard, El Monte to State Line Road	Jo. Co.	\$2,103,550
	Leawood	<u>2,396,450</u>
	TOTAL:	\$4,500,000

1991

Somerset Road, Wenonga Road to Sagamore Road	Jo. Co.	\$ 557,925
	P.V. KS	359,010
	Leawood	<u>316,695</u>
	TOTAL:	\$1,233,630

83rd Street, West City limits to State Line Rd.	Jo. Co.	\$ 500,000
	Leawood	<u>500,000</u>
	TOTAL:	\$1,000,000

1992

Roe Avenue--Tomahawk Creek Bridge to 135th ST.	Jo. Co.	\$ 500,000
	Leawood	<u>500,000</u>
	TOTAL:	\$1,000,000

Possible Projects Beyond 1992

95th Street, Mission Road to State Line Road

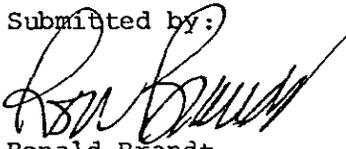
Mission Road, 95th Terrace to 103rd Street

151st Street, Nall Avenue to State Line

135th Street (K-150), Nall Avenue to State Line Road

143rd Street, Nall Avenue to Kenneth

Submitted by:



Ronald Brandt

Director of Public Works

RB:jb

RESOLUTION No. 829

The Leawood City Council has considered the request by Leawood United Methodist Church to expand their facilities by 11,790 square feet in four phases at 2915 West 95th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommended approval of the application; and

WHEREAS, the proposal meets the requirements of the Zoning Ordinance; and

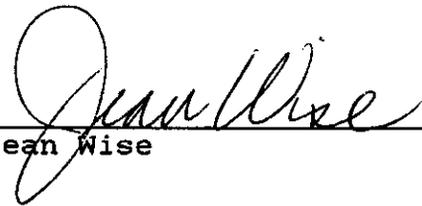
WHEREAS, a church is a permitted use in an R-1 district; and

WHEREAS, the Leawood Plan Commission recommends approval of the request;

NOW,-- THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas does hereby approve the request by Leawood United Methodist Church to expand their facilities.

Adopted by the Governing Body this 2nd day of March, 1987.





Jean Wise Mayor



J. Oberlander City Clerk

RESOLUTION NO. 830

The Leawood City Council has considered the final plat of Cherry Creek, approximately 130th and Mission Road, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

WHEREAS, the developer has made the changes on the final plat as directed by the Staff and Plan Commission, and

WHEREAS, the plat is in substantial compliance with the approved preliminary plat, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

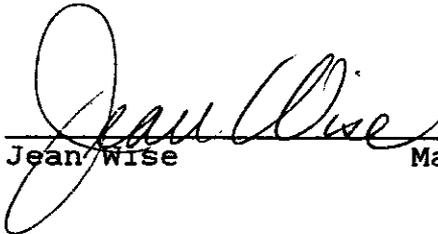
WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Cherry Creek, as submitted.

Adopted by the Governing Body this 2nd day of March, 1987.

(S E A L)

Attest:


Jean Wise

Mayor


J. Oberlander

City Clerk

RESOLUTION NO. 831

The Leawood City Council has considered the final plat of The Highlands of Leawood, located on the south side of 127th Street approximately 1/4 mile east of Nall, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

WHEREAS, the developer has made the changes on the final plat as directed by the Staff and Plan Commission, and

WHEREAS, the plat is in substantial compliance with the approved preliminary plat, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

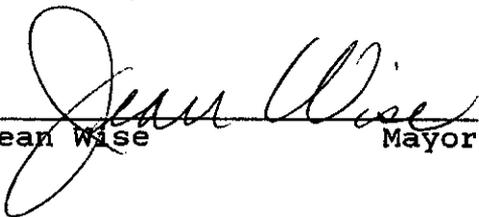
WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of the Highlands of Leawood, as submitted.

Adopted by the Governing Body this 2nd day of March, 1987.

(S E A L)

Attest:


Jean Wise Mayor


J. Oberlander City Clerk

RESOLUTION NO. 832

The Leawood City Council has considered the final plat of Leawood Meadows, 5th Plat located at 4017 West 137th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

WHEREAS, the developer has made the changes on the final plat as directed by the Staff and Plan Commission, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

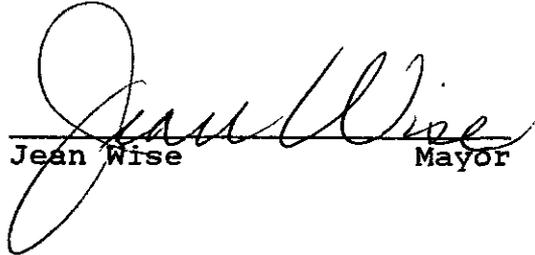
WHEREAS, the Leawood Plan Commission recommends approval with no conditions;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the final plat of Leawood Meadows, 5th Plat, as submitted.

Adopted by the Governing Body this 2nd day of March, 1987.

(S E A L)

Attest:


Jean Wise

Mayor


J. Oberlander

City Clerk

Resolution No. 833

The Leawood City Council has considered the request for rezoning and revised plat approval for Hazelwood located on the northeast corner of 119th Street and Mission Rd., and hereby resolves the following:

WHEREAS, the staff has reviewed this project and recommends approval subject to the following stipulations:

- A) The City will initiate a title search to get a determination as to the existence of Mission/Miller Rd. north of 119th Street, and
- B) Prior to filing a final plat that abuts this right-of-way for Mission/Miller Rd. by this property owner or any of the other property owners north of 119th Street, the question of the existence of the right-of-way must be resolved.

WHEREAS, The preliminary plat is conformance with the Subdivision Regulations, and

WHEREAS, This rezoning and preliminary plat are in accordance with the Master Development Plan,

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for the rezoning and preliminary plat for Hazelwood with the following stipulations:

- A) The City will initiate a title search to get a determination as to the existence of Mission/Miller Rd. north of 119th Street, and
- B) Prior to filing a final plat that abuts this right-of-way for Mission/Miller Rd. by this property owner or any of the other property owners north of 119th Street, the question of the existence of the right-of-way must be resolved.

Adopted by the Governing Body this 16th day of March, 1987.



Jean Wise
Jean Wise Mayor

Attest:
J. Oberlander
J. Oberlander City Clerk

Resolution No. 834

The Leawood City Council has considered the request for rezoning from RP-4, Planned Cluster Residential to RP-1, Planned Single Family Residential and the request for revised preliminary site plan and preliminary plat approval for the Sixth Plat of Patrician Woods located approximately 250 feet east of Nall Avenue on the north side of 127th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed the application and recommends approval of the application with the stipulation that all technical deficiencies be corrected prior to submission to the City Council; and

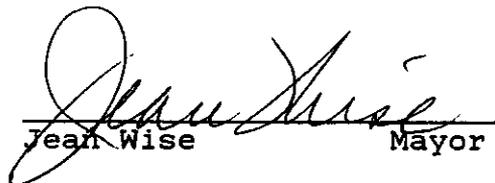
WHEREAS, the applicant has complied with the staff's stipulations; and

WHEREAS, the proposed use is in accordance with the Master Development Plan,

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for rezoning from RP-4 to RP-1, and the revised preliminary site development plan for the Sixth Plat of Patrician Woods.

Adopted by the Governing Body this 16th day of March, 1987.

(S E A L)


Jean Wise Mayor

Attest:


J. Oberlander City Clerk

Resolution No. 835

The Leawood City Council has considered the request for revised preliminary site plan and revised preliminary plat approval for the Seventh Plat of Patrician Woods located on the northwest corner of 127th Street and Roe Avenue, and hereby resolves the following:

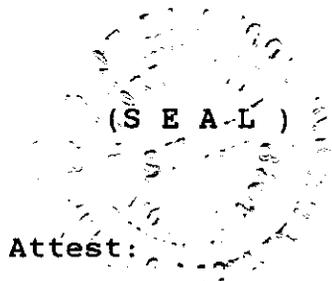
WHEREAS, the staff has reviewed the application and recommends approval of the application with the stipulation that all technical deficiencies be corrected prior to submission to City Council; and

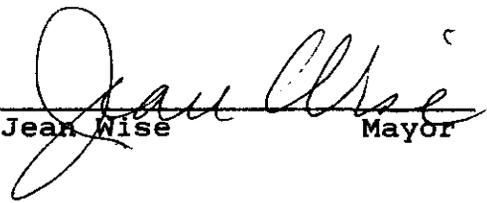
WHEREAS, The applicant has complied with the staff's stipulations; and

WHEREAS, the proposed use is in accordance with the Master Development Plan, and

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for the revised preliminary site development plan and revised preliminary plat for the Seventh Plat of Patrician Woods.

Adopted by the Governing Body this 16th day of March, 1987.




Jean Wise Mayor

Attest:

J. Oberlander City Clerk

RESOLUTION NO. 836

A Resolution directing the City Clerk to publish notice of proposed assessments.

WHEREAS, the Governing Body of the City of Leawood has previously by resolution ordered the improvement of 119th Street between Roe and Nall Avenue in the City of Leawood and 127th Street between Roe and Nall Avenue;

WHEREAS, said improvements have now been completed and final costs of the project determined;

WHEREAS, said costs are to be paid by assessments to property within previously formed improvement districts; and

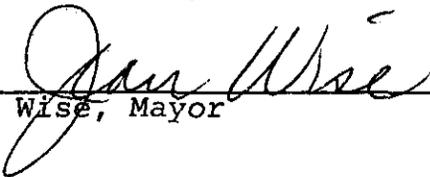
WHEREAS, assessment to individual properties have been determined.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood, Kansas, that the City Clerk is hereby directed to publish notice that the Governing Body will meet at 7:00 o'clock P.M. on the 6th day of April, 1987, at Leawood City Hall, 9617 Lee Boulevard, to consider proposed assessments for the cost of improvement to 119th Street Roe to Nall and 127th Street Roe to Nall.

The notice of said hearing shall be published once not less than ten (10) days prior to such meeting of the Governing Body and shall state the date, time and place of such meeting, the general nature of the improvements, the cost, extent of the improvement district proposed to be assessed, and that written or oral objections will be considered at such hearing.

The City Clerk is further directed to mail to the owners of property liable to pay the assessments, at their last known post office address, a notice of the hearing and a statement of the cost proposed to be assessed against the land so owned and assessed.

Adopted by the Governing Body this 16th day of March, 1987.



Jean Wise, Mayor



J. Oberlander, City Clerk

RESOLUTION NO. 837

The Leawood City Council has considered the request for preliminary plat and rezoning approval for Hillsboro located on the southeast corner of the intersection of 143rd Street and Mission Road, and hereby resolves the following:

WHEREAS, the staff has reviewed the application and recommends approval of the application with these stipulations:

1. The developer agrees to pay 10% of the cost, not to exceed \$43,900 of the improvement of K-150 and the south leg of the K-150/Mission Rd. intersection prior to the recording of any final plat.
2. The developer is responsible for \$80.00 per lineal foot for improvement of Mission Rd. and 143rd St. as it abuts the subdivision or will agree not to oppose creation of a benefit district for such street improvements.
3. In lieu of making payments pursuant to stipulations 1 and 2 above, the developer will agree to pay road impact fees based upon an ordinance in effect at the time the final plat is submitted. If no road impact fee has been adopted by the time the first final plat is submitted, payment shall be made pursuant to stipulations 1 and 2. If a road impact fee ordinance is adopted at some time after submission of the first final plat, but prior to submission of the subsequent final plats for the subdivision, appropriate adjustments in the amounts to be paid would be agreed to by the City and the developer at the time of approval of such subsequent final plats.
4. No building permits for any portion of the project shall be issued for 2 years following approval of the rezoning by the City Council.
5. During the third year following approval of the rezoning by the City Council, developer will be allowed to build phase one of the project, consisting of approximately 44 lots, as determined by the approved final plat for such phase.
6. If construction of the intersection improvements to K-150 and Mission Rd. referenced in stipulation 1 has not commenced within three years following the approval of the rezoning by the City Council, the developer will not be allowed to develop more than the first phase of the project until the intersec-

tion improvements have been commenced or until 42 months following the approval of the rezoning by the City Council, whichever occurs first. Said second phase of development shall consist of approximately 40 lots, as determined by an approved final plat for such phase.

7. Beginning at that point in time four years after approval of the rezoning by the City Council, developer will be allowed to develop phase three and subsequent phases of the project at a rate of approximately 40 lots per year, regardless of whether the prior phase has been commenced or completed, with each phase determined by the final plat approved for such phase. Each phase to be cumulative with the previous phase. Provided, however; that in the event improvements are made to Mission Rd. from 135th St. to the south boundry of Hillsboro and to 143rd from Mission Rd. to the east boundry of Hillsboro prior to build-out of the subdivision, the developer will no longer be required to phase the development and may submit final plats for the remainder of the subdivision at any time.
8. The developer must comply with the water flow requirements as required by City Ordinance before any final plat will be approved. A certificate from the proper water agency must be provided stating that the necessary water improvements will be in place at the time of development; and

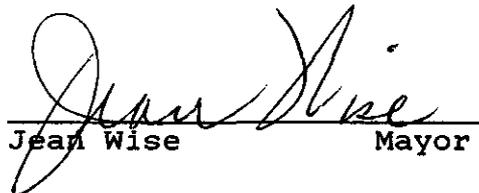
WHEREAS, the developer agrees to these stipulations; and

WHEREAS, the application is in accordance with the master development plan;

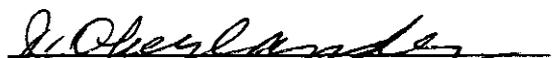
NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for the preliminary plat and rezoning of Hillsboro with stipulations.

Adopted by the Governing Body this 20th day of April, 1987.

(S. E. A. L.)


Jean Wise Mayor

Attest: ?


J. Oberlander City Clerk

RESOLUTION NO. 838

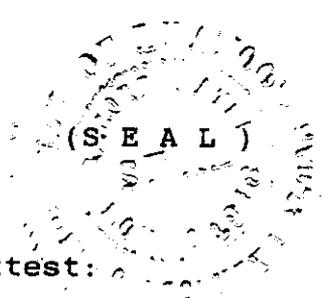
The Leawood City Council has considered the request for final plat approval for the Sixth Plat of Patrician Woods located approximately 250 feet east of Nall Avenue on the north side of 127th Street, and hereby resolves the following:

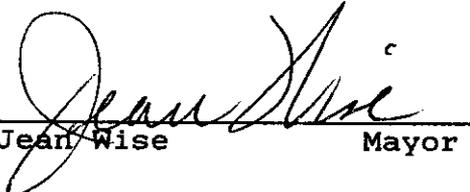
WHEREAS, the staff has reviewed the application and recommends approval of the application; and

WHEREAS, the proposed final plat is in accordance with the previously approved preliminary plat and the Master Development Plan,

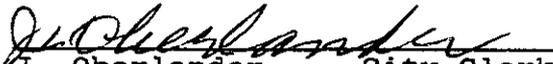
NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for final plat approval for the Sixth Plat of Patrician Woods.

Adopted by the Governing Body this 20th day of April, 1987.




Jean Wise Mayor

Attest:


J. Oberlander City Clerk

RESOLUTION NO. 839

The Leawood City Council has considered the request for final plat approval for the Eighth Plat of Royse located approximately 200 feet west of the intersection of Sagamore and 126th Street, and hereby resolves the following:

WHEREAS, the staff has reviewed the application and recommends approval of the application; and

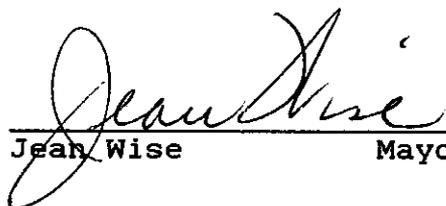
WHEREAS, the proposed final plat is in accordance with the previously approved preliminary plat and the Master Development Plan,

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for the final plat of Royse Eighth Plat.

Adopted by the Governing Body this 20th day of April, 1987.



Attest:


Jean Wise Mayor


J. Oberlander City Clerk

RESOLUTION NO. 840

The Leawood City Council has considered the application for revised final plat of Leawood South, 9th Plat, located at 12329 Mission Road, and recommends the following:

WHEREAS, the staff has reviewed the application and recommends approval of the revised final plat; and

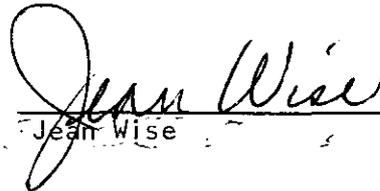
WHEREAS, the Plan Commission has no conditions of approval; and

WHEREAS, the plat is in accordance with the Subdivision Regulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the revised final plat of Leawood South, 9th Plat be approved as submitted.

Adopted by the Governing Body this 4th day of May, 1987.

(SEAL)



Jean Wise Mayor

Attest:




J. Oberlander City Clerk

RESOLUTION NO. 841

The Leawood City Council has considered the application for revised preliminary plat and final plat of Stonebridge, located at 9121 Lee Blvd., and recommends the following:

WHEREAS, the staff has reviewed the application and recommends approval of the revised preliminary plat and final plat; and

WHEREAS, the Plan Commission recommends one condition of approval:

the Declaration of Covenants and Restrictions is to contain Leawood Estates Homes Association as a beneficiary.

WHEREAS, the developer agrees to this condition; and

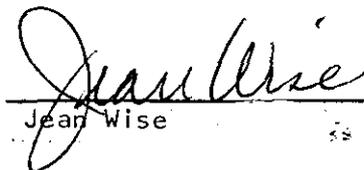
WHEREAS, the plats are in accordance with the Subdivision Regulations; and

WHEREAS, the Plan Commission recommends approval of the revised preliminary and final plat of Stonebridge;

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary plat and final plat of Stonebridge be approved as submitted.

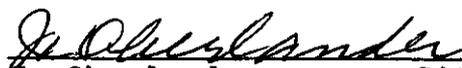
Adopted by the Governing Body this 4th day of May, 1987.

(SEAL)



Jean Wise Mayor

Attest:



J. Oberlander City Clerk

RESOLUTION NO. 842

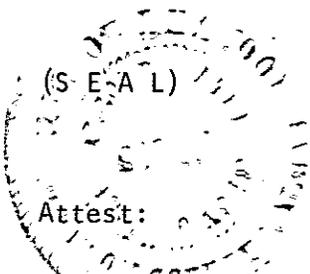
WHEREAS, certain publications are required by State Statute and by Ordinance; and

WHEREAS, the City of Leawood finds increasing need for prompt, regular publication of ordinances and legal notices; and

WHEREAS, it has been determined that THE JOHNSON COUNTY SUN and THE DAILY NEWS OF JOHNSON CO. meet all statutory requirements;

NOW, THEREFORE, BE IT RESOLVED that the City of Leawood, Kansas, does hereby designate THE JOHNSON COUNTY SUN and/or THE DAILY NEWS OF JOHNSON COUNTY as the official City newspapers for all documents requiring legal publication.

Adopted by the Governing Body this 4th day of May, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION 843

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1986 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

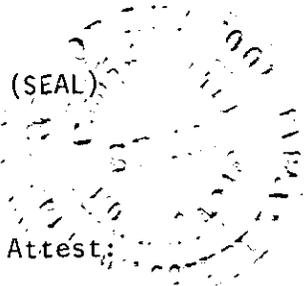
NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets maintained by the City.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
Lee Boulevard	81st Street to 103rd Street	35 mph
State Line Road	Within City Limits	35 mph
Mission Road	North City Limits to 103rd Street	35 mph
Mission Road	330 Ft. South of I-435 to El Monte	15 mph
Mission Road	119th Street to 151st Street	35 mph
Roe Avenue	Within City Limits	35 mph
83rd Street	Within City Limits	30 mph
85th Street Terrace	Lee Boulevard to State Line Road	30 mph
89th Street	Lee Boulevard to Road Termination	20 mph
89th Street	Mission Road to Lee Boulevard	30 mph
95th Street	Within City Limits	30 mph
103rd Street	Within City Limits	35 mph
College Boulevard	Between Roe Avenue and Nall	45 mph
College Boulevard	Roe to .1 mile West of Buena Vista	35 mph
I-435	Within City Limits	55 mph
119th Street	State Line Road to Mission	30 mph
119th Street	Mission Road to Roe Avenue	35 mph
119th Street	Roe Avenue to Nall Avenue	45 mph
123rd Street	State Line Road to Mission Road	30 mph
K-150	Westbound from State Line Road to a point .10 miles West of intersection of K-150 and State Line Road	45 mph

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 mph
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 mph
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 mph
143rd Street	Kenneth Road to Nail Avenue	30 mph
151st Street	Within City Limits	45 mph
Kenneth Road	Within City Limits	45 mph
Nail Avenue	Within City Limits	30 mph

Adopted by the Governing Body this 18th day of May, 1987.



Attest:

Marcia Rinehart
Marcia Rinehart Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 844

The Leawood City Council has considered the application for final plat approval of Patrician Woods 7th plat located on the northwest corner of 127th St. and Roe Avenue, and recommends the following:

WHEREAS, the staff has reviewed the application and recommends approval of the final plat, and

WHEREAS, the final plat is in accordance with the subdivision regulations, and

WHEREAS, the developer will be allowed to use cedar shakes or shingles when a minimum of 15' is maintained between dwelling units, and

WHEREAS, the front yard will have a minimum setback of 13' with the minimum rear yard setback of 22.5'.

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Patrician Woods, 7th plat as submitted.

Adopted by the Governing Body this 1st day of June, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 845

The Leawood City Council has considered the application for final plat of Leawood Falls, First Plat, located at approximately 1320' south of 135th St. along the west side of Kenneth Road, and recommends the following:

WHEREAS, the staff has reviewed the application and recommends approval of the final plat with the stipulation that a 12" water line be installed to serve this development, and

WHEREAS, the developer agrees to this condition of approval, and

WHEREAS, the final plat is in accordance with the preliminary plat and the preliminary site development plan, and

WHEREAS, the final plat is in accordance with the Subdivision Regulations and the master development plan,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Leawood Falls, First Plat as submitted.

Approved by the Governing Body this 1st day of June, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

J. Oberlander
J. Oberlander City Clerk

RESOLUTION 846

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1986 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

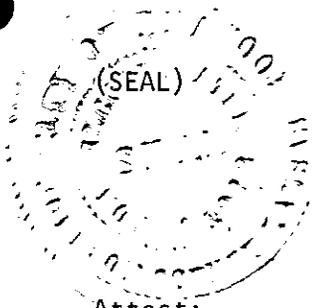
NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets by the City.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
Lee Boulevard	81st Street to 103rd Street	35 m.p.h.
State Line Road	Within City Limits	35 m.p.h.
Mission Road	North City Limits to 330 ft. South of I-435	35 m.p.h.
Mission Road	330 ft. South of I-435 to El Monte	15 m.p.h.
Mission Road	119th Street to 151st Street	35 m.p.h.
Roe Avenue	Within City Limits	35 m.p.h.
83rd Street	Within City Limits	35 m.p.h.
85th Street Terrace	Lee Boulevard to State Line Road	30 m.p.h.
89th Street	Lee Boulevard to Road Termination	20 m.p.h.
89th Street	Mission Road to Lee Boulevard	30 m.p.h.
95th Street	Within City Limits	30 m.p.h.
103rd Street	Within City Limits	35 m.p.h.
College Boulevard	Between Roe Avenue and Nall	45 m.p.h.
College Boulevard	Roe to .1 mile West of Buena Vista	35 m.p.h.
I-435	Within City Limits	55 m.p.h.
119th Street	State Line Road to Roe Avenue	35 m.p.h.
119th Street	Roe Avenue to Nall Avenue	45 m.p.h.
123rd Street	State Line Road to Mission Road	30 m.p.h.
K-150	Westbound from State Line Road to a point .10 miles West of intersection of K-150 and State Line Road	45 m.p.h.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 m.p.h.
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 m.p.h.
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 m.p.h.
143rd Street	Kenneth Road to Nall Avenue	30 m.p.h.
151st Street	Within City Limits	45 m.p.h.
Kenneth Road	Within City Limits	45 m.p.h.
Nall Avenue	Within City Limits	30 m.p.h.

Adopted by the Governing Body this 1st day of June 1987.



Attest:

Marcia Rinehart
Marcia Rinehart Mayor

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 847

A RESOLUTION AUTHORIZING THE SALE OF \$2,400,000 GENERAL OBLIGATION BONDS OF THE CITY OF LEAWOOD, KANSAS, TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS WITHIN SAID CITY; APPROVING THE FORM OF NOTICE OF BOND SALE AND PRELIMINARY OFFICIAL STATEMENT TO BE USED IN CONNECTION THEREWITH; AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE SUCH SALE IN THE MANNER PRESCRIBED BY LAW.

WHEREAS, the City of Leawood has heretofore by Resolution No. 671, adopted September 17, 1984, authorized the construction of certain improvements to the City's sanitary sewer system pursuant to K.S.A. 12-618 and 12-624, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of the improvement have been certified to be the sum of \$1,302,879.06; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 721, adopted August 5, 1985, authorized the construction of certain improvements to 119th Street extending from Roe Avenue to Nall Avenue pursuant to K.S.A. 12-6a01, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvement have been certified to be the sum of \$209,100.66; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 646, adopted March 26, 1984, authorized the construction of certain improvements to 127th Street extending from Roe Avenue to Nall Avenue pursuant to K.S.A. 12-6a01, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvement have been certified to be the sum of \$747,008.15; and

WHEREAS, the City of Leawood has heretofore received prepayments on assessments against property specially benefitted by the improvements to 127th Street in the amount of \$5,031.71; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 460, adopted May 1, 1978, authorized the construction of

certain improvements to the intersection of 95th Street and Mission Road pursuant to K.S.A. 12-685, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvements have been certified to be the sum of \$93,129.85; and

WHEREAS, the City of Leawood has heretofore by Resolution No. 706 adopted June 10, 1985, authorized the construction of certain improvements to the City's public works facility pursuant to K.S.A. 12-1736, et seq., and all acts amendatory thereto, and authorized the issuance of temporary notes to pay the costs thereof; and

WHEREAS, the construction work directed to be done on said project has been completed and in accordance with the certificate of the Project Engineer the costs of said improvement have been certified to be the sum of \$52,913.99; and

WHEREAS, it is necessary and desirable at this time that the City retire said temporary notes previously issued and outstanding and provide permanent financing for said improvement projects by the issuance of general obligation bonds of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS:

Section One: That the City Clerk on behalf of Leawood, Johnson County, Kansas, is hereby authorized and directed to advertise for public sale in the manner required by law, the general obligation bonds of the City in the aggregate principal amount of \$2,400,000, the aggregate cost of the combined projects to be financed reduced by prepayments of special assessments previously levied, for the purpose of financing the costs of the above-described improvement projects pursuant to the statutes hereinbefore enumerated and amendments thereto, and further pursuant to the general obligation bond authority provided by the laws of the State of Kansas.

Section Two: That the notice of sale shall be substantially in the following form:

NOTICE OF BOND SALE
\$2,400,000
COMBINED PROJECTS IMPROVEMENT
GENERAL OBLIGATION BONDS
SERIES 1987
LEAWOOD, JOHNSON COUNTY, KANSAS

Sealed bids will be received by the Governing Body of Leawood, Johnson County, Kansas, at the City Council Chambers, 9617 Lee Boulevard, Leawood, Johnson County, Kansas, on Monday, June 15, 1987, at 7:30 p.m., C.D.T., for the sale of the above-captioned general obligation bonds of the City of Leawood, Johnson County, Kansas, to finance the cost of construction of certain improvement projects within said City, at which time said bids will be publicly opened.

The bonds will consist of fully registered bonds without coupons in the denominations of \$5,000 and any integral multiple thereof aggregating the principal amount of \$2,400,000. All of said bonds will be dated July 1, 1987, and will mature serially on September 1 of each year, as follows:

<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>
1988	150,000	1996	195,000
1989	155,000	1997	200,000
1990	160,000	1998	115,000
1991	165,000	1999	125,000
1992	170,000	2000	130,000
1993	175,000	2001	140,000
1994	180,000	2002	150,000
1995	190,000		

Interest on said bonds from the date thereof at the rates determined when the bonds are sold as herein provided will be payable semi-annually on March 1 and September 1 in each year through maturity, commencing on March 1, 1988.

The principal of and interest on the bonds will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the paying agent and bond registrar), to the registered owners thereof whose names appear on the registration books maintained by the bond registrar as of the 15th day of the month preceding each interest payment date. The bonds will be registered pursuant to a plan of registration approved by the City and the Attorney General of the State of Kansas. The bonds may be registered as fully registered certificates or uncertificated (book entry) bonds at the option of each registered owner.

The City will pay the fees of the bond registrar for registration and transfer of the bonds and will also pay for printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the bond registrar, will be the responsibility of the bondholders.

The type and denominations of the bonds and the names, addresses and social security or taxpayer identification numbers of the registered owners shall be submitted in writing by the successful bidder to the City and bond registrar at least two weeks prior to the closing date. In the absence of such information, the City will deliver bonds in the denomination of each maturity registered in the name of the successful bidder.

At the option of the City, bonds maturing on September 1, 1998, and thereafter will be subject to redemption and payment prior to maturity, on September 1, 1997, and on any interest payment date thereafter in whole or in part (in integral multiples of \$5,000) in inverse order of maturity (and by lot within a single maturity) at the redemption price of 100 percent of the principal amount thereof, plus accrued interest to the date fixed for redemption.

If the City shall elect to call any bond for redemption and payment prior to the maturity thereof, the City shall give written notice of its intention to redeem and pay said bonds on a specified date, the same being described by number and maturity, said notice to be mailed by United States registered or certified mail addressed to the State Treasurer of Kansas, said notice to be mailed at least 60 days prior to the redemption date, to the registered owners of said bonds, and to the manager or managers of the underwriting account making the successful bid, each of said notices to be mailed at least 30 days prior to the redemption date. If any bond be called for redemption and payment as aforesaid, all interest on such bonds shall cease.

All of said bonds will be and constitute the general obligation of the City of Leawood and the full faith and credit of the City shall be pledged to the payment of the principal of and interest on said bonds. Such principal and interest shall be payable in part from special assessments levied upon property benefitted by the construction of certain improvements and, if not so paid, from ad valorem taxes levied upon all taxable tangible property including land and improvements thereon located within the territorial limits of the City of Leawood, Johnson County, Kansas, with the balance payable from ad valorem taxes which may be levied without limitation as to rate or amount upon all such taxable tangible property, real and personal, within the territorial limits of said City.

The bonds will be designated "qualified tax exempt obligations" by the City for the purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986.

No bids will be considered at a price of less than par and interest accrued on the bonds to date of the payment thereof by the purchaser.

Proposals will be received on bonds bearing such rate or rates of interest as may be specified by the bidders subject to the following conditions: Not more than five different rates shall be specified and the same rate will apply to all bonds of the same maturity. Each interest rate specified shall be in an even multiple of 1/8th of 1% or 1/20th of 1%. No rate shall exceed the most recent 20 bond index, as published in Credit Markets, New York, New York, on the Monday next preceding the date of sale by more than 2%, and the difference between the highest rate specified and lowest rate specified in any bid shall not exceed 1½%.

One bid shall be submitted for all bonds hereinbefore described on an all or none basis. Bonds will be awarded to the highest and best bidder or bidders on an all or none basis. Determination of the best bid or bidders will be made by deducting the premium bid (if any) from the total interest costs and the bonds will be awarded to the bidder bidding the lowest net interest cost to the City. The City will be entitled to rely on the stated net interest cost in awarding the Bonds. If there is any discrepancy between said lowest net interest cost and the rates specified in said bid or the average annual net interest cost specified in said bid, the net interest cost figure shall govern and the rates shall be adjusted accordingly.

The initial reoffering price to the public shall be furnished to the City by the successful bidder at least one week prior to the closing date. A certificate setting forth such initial reoffering price to the public shall be furnished by the successful bidder at closing.

The bonds printed, executed and registered with the Office of the State Treasurer will be furnished by the City, and the bonds will be delivered subject to the legal opinion of Linde Thomson Fairchild Langworthy Kohn & Van Dyke, P.C., Kansas City, Missouri, Bond Counsel, whose services will be paid for by the City. The opinion of Bond Counsel will state that under existing laws and regulations and, assuming continued compliance with the covenants contained in the bond ordinance, the interest on the bonds is exempt from federal income taxation, except with respect to certain taxpayers as more specifically described in the Official Statement of the City.

The bonds will be delivered to the purchaser on or about July 28, 1987, at any such bank or trust company in the Chicago, Kansas City, Topeka, or Wichita metropolitan areas, as specified by the purchaser, or elsewhere at the expense of the purchaser.

At the request of the successful bidder, CUSIP identification numbers will be printed on said bonds, but neither the failure to print such numbers on any bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for said

bonds in accordance with the terms of the purchase contract. All expenses in relation to the printing of the CUSIP numbers on said bonds, including the CUSIP Service Bureau's charge for assignment of said numbers, will be paid for by the City.

The population of the City is approximately 17,000. The 1986 assessed valuation of all taxable tangible property within Leawood, Kansas is \$88,626,485, including motor vehicle valuation of \$21,652,989. The total general obligation bonded indebtedness of Leawood, Kansas, at the date hereof, including the issue of bonds herein offered for sale, is \$9,115,000. In addition, the City of Leawood has temporary notes outstanding in the total amount of \$6,188,800, of which \$2,588,800 will be redeemed and cancelled from the proceeds of the bonds herein offered for sale and prepayments of tax assessments.

A good faith deposit by cashier's or certified check in the amount of 2% of the total amount of the bid for the bonds shall accompany each bid.

Additional copies of this notice of bond sale, copies of the City's Official Statement relating to the bonds and further information may be obtained from the undersigned City Clerk or George K. Baum & Company, 1004 Baltimore Avenue, Kansas City, Missouri 64105, (816) 474-1100, the City's financial advisor.

Mailed bids should be addressed to J. Oberlander, City Clerk, City of Leawood, Kansas, 9617 Lee Boulevard, Leawood, Kansas 66206, and marked "Bid for purchase of \$2,400,000 Combined Projects Improvement General Obligation Bonds, Series 1987, Leawood, Johnson County, Kansas." Bids may also be delivered to the said officer in the City Council Chambers at Leawood, Kansas, at or immediately prior to 7:30 o'clock p.m.

DATED at Leawood, Kansas, this 1st day of June, 1987.

J. OBERLANDER, City Clerk

Section Three: That proposals for the purchase of said bonds shall be submitted in the form of the proposal attached hereto as Exhibit A which form is hereby approved for use by bidders or prospective purchasers of said bonds.

Section Four: That the preliminary official statement in substantially the form attached hereto as Exhibit B is hereby approved, and the City Clerk is authorized and directed to cause such official statement, together with the proposal and notice of bond sale, to be printed and/or published as required by law and mailed or otherwise distributed to known interested prospective bidders and purchasers.

Section Five: That the Governing Body hereby finds and determines as follows:

(a) None of the gross proceeds of the bonds will be used (on a basis different from use by the general public of the improvements to be financed with the bonds), directly or indirectly, in any trade or business carried on by any person (including exempt persons) other than the City, any political subdivision of the State of Kansas or any governmental unit of the State of Kansas, or to make loans to any such person;

(b) The amount of tax-exempt obligations (other than private activity bonds) which the City reasonably anticipates will be issued during the calendar year 1987 does not exceed \$10,000,000 and the City shall not issue more than \$10,000,000 of any such obligations.

The Governing Body hereby designates the bonds as "qualified tax exempt obligations" for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986.

Section Six: This Resolution shall take effect and be in force from and after its passage and approval by the Governing Body of the City.

PASSED by the Governing Body this 1st day of June, 1987.

SIGNED by the Mayor this 1st day of June, 1987.



Marcia Rinehart
Marcia Rinehart, Mayor
Marcia

J. Oberlander
J. Oberlander, City Clerk

EXHIBIT A
 PROPOSAL FOR THE PURCHASE OF BONDS
 OF
 THE CITY OF LEAWOOD, KANSAS

TO THE CITY OF LEAWOOD, KANSAS:

For \$ _____ principal amount of Combined Projects Improvement General Obligation Bonds, Series 1987, of the City of Leawood, Kansas, described in your Notice of Bond Sale, dated July 1, 1987 said bonds to bear interest as follows:

<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>
-----------------	---------------	-----------------	---------------

The undersigned will pay 100% of the principal amount of said Bonds plus accrued interest to date of delivery, plus a total premium of \$ _____.

Total interest cost to the City on entire bond issue calculated to maturity on the rates specified above.....	\$ _____
Total premium on entire bond issue on basis of this bid.....	\$ _____
Net interest cost to the City on entire bond issue on basis of this bid.....	\$ _____
Average annual net interest rate to the City on basis of this bid.....	_____ %

This proposal is subject to all of the terms and conditions contained in said Notice of Bond Sale, and if the undersigned is the successful bidder, the undersigned will comply with all of said provisions.

A cashier's or certified check, in the amount of \$ _____, payable to the order of the City of Leawood, Kansas, accompanies this proposal as an evidence of good faith. Said check shall be returned to the undersigned if the bid of the undersigned is not accepted. If the bid of the undersigned is accepted but said

City shall fail to deliver its bonds to the undersigned in accordance with the terms of this proposal, said check or the proceeds thereof shall be delivered to the undersigned. If the bid herein contained is accepted, then the check delivered to the City on account of such bid, or the proceeds thereof, shall be held by the City until the undersigned shall have complied with all of the terms of said notice and such bid, at which time the amount of said check shall be paid to or upon the order of the undersigned. If the bid herein contained is accepted and if the undersigned shall default in the performance of any of the terms and conditions of such bid, the amount of such check shall be retained by the City as and for liquidated damages.

Submitted by: _____
(Name of Firm)

By: _____
_____, _____
(Name) (Office)

Account Members:

Pursuant to action duly taken by the Governing Body of the City of Leawood, Kansas, the above proposal is hereby accepted this ____ day of _____, 1987.

THE CITY OF LEAWOOD, KANSAS

Mayor

ATTEST:

City Clerk

(Note: No additions or alterations in the above proposal shall be made and any erasures may cause a rejection of any bid. Bids must be filed with the City Clerk of the City of Leawood, Kansas, at the City Hall, 9617 Lee Boulevard, in said City, sealed, at or prior to 7:30 o'clock P.M. C.D.T., on Monday, June 15, 1987, or delivered to said officer in the City Council Chambers at Leawood, Kansas at or immediately prior to that time on said date.)

EXHIBIT B

THIS PRELIMINARY OFFICIAL STATEMENT DATED _____

ORIGINAL COMPARED WITH RECORD

1713571 ✓

STATE OF KANSAS]
COUNTY OF JOHNSON]
FILED FOR RECORD

1987 JUN -9 A 10:42.9

RESOLUTION NO. 848

RUBIE M. SCOTT
REGISTER OF DEEDS

A RESOLUTION OF FINDINGS AS TO THE ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND ~~DIRECTING~~ ^{DEP} UNDER AND PURSUANT TO K.S.A. 12-6a 01 et seq. THE IMPROVEMENT AND CONSTRUCTION OF NALL AVENUE IN THE CITY OF LEAWOOD, KANSAS AND OVERLAND PARK, KANSAS FROM THE CENTERLINE OF 119th STREET (THE SOUTH LINE OF THE S.W. 1/4 SECTION, 16, TOWNSHIP 13, RANGE 25) TO THE CENTERLINE OF COLLEGE BLVD. (THE NORTH LINE OF THE N.W. 1/4 SECTION, 16, TOWNSHIP 13, RANGE 25) A DISTANCE OF 5,305.02 FEET MORE OR LESS.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood by the owners of a majority of the area sought to be included in the improvement district described herein, proposing the following improvements: The construction of Nall Avenue in the City of Leawood, Kansas and Overland Park, Kansas from the centerline of 119th Street (The South line of the S.W. 1/4 Section, 16, Township 13, Range 25) to the centerline of College Boulevard (The North line of the N.W. 1/4 Section, 16, Township 13, Range 25) a distance of 5,305.02 feet more or less. The Improvement will generally consist of construction of two 28 foot asphaltic concrete lanes with turning lanes, concrete curbs and gutter and a 24 foot median. The Improvement will also include all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

WHEREAS, said improvements were requested by petition of those liable for the cost of same, said proceedings shall be without notice as provided by K.S.A. 12-6a 04.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LEAWOOD, KANSAS:

FINDINGS OF ADVISABILITY AND GENERAL NATURE OF THE IMPROVEMENT:

That the Governing Body finds and finally determines it is in the public interest necessary and advisable to make the following improvements: The construction of Nall Avenue in the City of Leawood, Kansas and Overland Park, Kansas from the centerline of 119th Street (The South line of the S.W. 1/4 Section, 16, Township 13, Range 25) to the centerline of College Boulevard (The North line of the N.W. 1/4 Section, 16, Township 13, Range 25) a distance of 5,305.02 feet more or less. The Improvement will generally consist of construction of two 28 foot asphaltic concrete lanes with turning lanes, concrete curbs and gutter and a 24 foot median. The Improvement will also include all necessary storm drainage facilities, sidewalks, street lighting and other appurtenances.

IMPROVEMENT ORDERED:

That the improvements described in this Resolution are hereby authorized and ordered to be made in accordance with the findings of the Governing Body of the City of Leawood.

ESTIMATED AND PROBABLE COST:

That the estimated and probable cost of the total improvement is \$1,930,000.00.

BOUNDARIES OF IMPROVEMENT DISTRICT:

That the boundaries of the improvement district are as follows: All property abutting the improvements and within the City of Leawood as is indicated on the attached Exhibit A which is incorporated into this resolution.

EXTENT OF PROPOSED IMPROVEMENT DISTRICT TO BE ASSESSED:

That the extent of the proposed improvement district to be assessed is all assessable property within the Improvement District with the exception of the following: Property within Leawood Country Manor, Fourth Plat, Lot 1 shall not be assessed for the reason that the developer of Leawood Country Manor, Fourth Plat, Lot 1 has, in compliance with the subdivision regulations of the City of Leawood, Kansas paid an amount equal to or greater than the amount which would be assessed under this Improvement District, which amount will be applied by the City toward payment of the portion of the project which will be paid for by the City at large.

METHOD OF ASSESSMENT:

That the method of assessment will be as follows: All assessable property within the Improvement District which is not excluded and which abuts the proposed Improvement will be assessed on an abutting front foot basis.

APPORTIONMENT OF COST:

That the apportionment of the cost between the improvement district and the City at large is as follows: 80% is to be assessed against the Improvement District and 20% to be paid by the City at large.

The City Clerk shall make proper publication of this Resolution which shall be published in the official city paper and which shall be effective from and after said publication.

ADOPTED by the Governing Body of the City of Leawood this 1st day of June, 1987.

Marcia Rinehart
Mayor Marcia Rinehart

ATTEST:

J. Oberlander
City Clerk J. Oberlander

END IMPROVEMENT DISTRICT

NW COR. OF NW 1/4 SEC. 16-13-25

COLLEGE BLVD.

LEAWOOD
COUNTRY MANOR
FOURTH PLAT
LOT 1
Tract 3

UNPLATTED

741.63'

NOONEY INCOME FUND LTD. B
NOONEY INCOME FUND LTD., II

112TH ST

S & S
DEVELOPERS
Tract 1

557.11'

LEAWOOD
COUNTRY
MANOR
ASSOC.
Tract 2

1500.00'

115TH STREET

PARK

OVERLAND

OF

CITY

LEAWOOD

OF

CITY

AVENUE

RCE

MARNEL CORP.
Tract 4

2591.93'

CITY LIMITS LINE

119TH STREET

BEGIN IMPROVEMENT DISTRICT

SW COR. OF SW 1/4 SEC. 16-13-25

EXHIBIT "A"

IMPROVEMENT DISTRICT MAP

NALL AVENUE VOL 2602 PAGE 791

(119TH ST. TO COLLEGE BLVD.)



SCALE: 1" = 500'

City of Leawood
9617 Lee Blvd
Leawood, KS
66206

RESOLUTION 849

WHEREAS, The Johnson County Board of County Commissioners has set an election on September 1, 1987, on a proposed half-cent sales tax increase for capital improvements; and

WHEREAS, Johnson County's portion of the tax will be dedicated to the repair and expansion of the county's major roadways in financial partnership with cities, and the control of flood waters; and

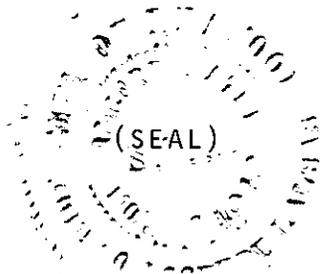
WHEREAS, the use of the sales tax income will allow the county to provide street and stormwater capital improvements without incurring additional debt, while continuing to provide essential human services such as libraries, emergency medical care, health clinics, meals for elderly citizens and programs for mentally ill and mentally retarded residents; and

WHEREAS, the City of Leawood also will benefit directly from the sales tax by receiving city revenues amounting to approximately \$389,477 in the first year alone.

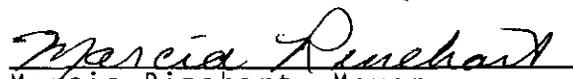
NOW, THEREFORE, BE IT RESOLVED that the City Council of Leawood endorses the passage of the half-cent sales tax for capital improvements on September 1, 1987; and

FURTHER, BE IT RESOLVED that the City Council of Leawood urges that residents of the city vote yes on the half-cent sales tax to ensure the continued safety and economic health of the county and cities by improving and expanding major roads and by helping to control flooding.

Adopted by the Governing Body this 15th day of June, 1987.



Attest:


Marcia Rinehart, Mayor


J. Oberlander, City Clerk

RESOLUTION NO. 850

The Leawood City Council has considered the application for a replat of the east one-half of Lot 7 and all of Lot 8, of Merry Lea Farms, to be known as Merry Lea Farms, 2nd Plat, located at the southwest corner of 140th Drive and Mission Road and concludes the following:

WHEREAS, the staff has reviewed the application and recommends approval of the replat; and

WHEREAS, the Plan Commission recommends two conditions of approval;

- 1) 100' to be maintained between homes.
 - 2) No structures to be built on the utility easement,
- and

WHEREAS, the developer agrees to these conditions, and

WHEREAS, the plat is in accordance with the Subdivision Regulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the replat of Merry Lea Farms, 2nd Plat as submitted.

Adopted by the Governing Body this 15th day of June, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

J. Oberlander
J. Oberlander City Clerk

RESOLUTION NO. 851

A RESOLUTION RELATING TO BENEFITS
OBTAINABLE BY CITIES UNDER THE PROGRAM
FOR FEDERAL AID ON HIGHWAY CONSTRUCTION

Be it Resolved by the Governing Body of the City of Leawood :

That the Mayor and City Clerk are authorized and directed to execute for and on behalf of the City of Leawood, Kansas, Agreement No. 17-87 between the City and the Kansas Department of Transportation, giving the Secretary of Transportation of the State of Kansas authority to act for the City, and in its place and stead, to obtain for the City such benefits as are obtainable under the program of the Federal Aid Plan of Highway Construction, and obtain the benefits of such legislation for the City on the terms and conditions set forth in such agreement as may be prepared and approved by the Secretary of Transportation for the ~~improvement~~ replacement of the bridge on Roe Avenue over Tomahawk Creek along with the
(project description)
associated grading, surfacing and seeding

and known as Project No. 46 U-1065-01.

Passed by the (Council)(Commission) this 15th day of June, 19 87.

(Approved)(Signed) Marcia Reinhard, Mayor

(SEAL)

ATTEST:

J. Oberlander
City Clerk

RESOLUTION OF APPRECIATION

WHEREAS, Jinny Oberlander was first employed by the City as Assistant City Clerk April 29, 1963, and has served as City Clerk since June 17, 1963; and

WHEREAS, Mrs. Oberlander has undertaken a variety of administrative, financial, informational and human services which are vital to an effective and responsible government at the local level; and

WHEREAS, Mrs. Oberlander has strived continually to improve the administration of her office, consistent with applicable laws and sound management practices, in order to fulfill her responsibilities to the community; and

WHEREAS, Mrs. Oberlander has served faithfully, loyally, and honorably, and made valuable contributions to the City government;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood commend and express its gratitude to her for the vital services she has performed and her outstanding dedication to the City; and

BE IT FURTHER RESOLVED that the Governing Body extend to her its best wishes for her retirement years.

Adopted by the Governing Body this 6th day of July, 1987.

(S E A L)

/s/ Marcia Rinehart
Marcia Rinehart Mayor

Attest:

/s/ Martha Heizer
Martha Heizer City Clerk

original printed by computer, framed, and presented to Jinny 7/6/87.

RESOLUTION NO. 852

The Leawood City Council has considered the application for a Special Use Permit to allow the use of four temporary buildings at Leawood Middle School, located at 2410 West 123rd Street and recommends the following:

WHEREAS, the staff has reviewed the application and recommends approval of the Special Use Permit with the following stipulations:

1. The buildings are to be placed on the site as shown on the site plan.
2. The buildings are to be removed prior to July 15, 1988. The site is to be restored to its original state at that time.
3. The staff is to be notified prior to moving the buildings through Leawood and the staff will approve the route to be used.
4. A building permit is required prior to starting work on the site.
5. The question of limiting parking on High Drive and other streets surrounding the school is to be referred to the Public Safety Committee for their recommendation, and

WHEREAS, the representative agrees to these stipulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the Special Use Permit to allow the use of four temporary buildings at Leawood Middle School with stipulations.

Approved by the Governing Body this 6th day of July, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 853

The Leawood City Council has considered the application for final plat of Hazelwood First Plat, located at the northeast corner of 119th Street and Mowhawk and recommends the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

WHEREAS, the final plat is in conformance with the approved preliminary plat, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

WHEREAS, the conditions of approval of the preliminary plat have been met,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Hazelwood First Plat be approved as submitted.

Approved by the Governing Body this 6th day of July, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 854

The Leawood City Council has considered the application for approval of the final plats of Normandy Place, Third and Fourth Plats and approval of the final site development plan of Normandy Place, Second, Third and Fourth Plats located at the southwest corner of 127th and Roe and resolves the following:

WHEREAS, the staff has reviewed the application and recommends approval of the final plat and final site development plan with the following stipulations:

1. Buildings are to be at least 20 feet apart.
2. The minimum front setback is 25 feet from the back of curb. The minimum rear setback is 30 feet.
3. The developer is required to submit a letter of credit for Roe Avenue improvements in the amount of \$50,859.25 (782.45 feet at \$65 foot). This letter of credit is required before the Fourth Plat is recorded.
4. Certificates of survey are required for each building.
5. Landscaping will be of the same quality as that installed in the First Phase. All landscaping must be installed prior to issuance of a Certificate of Occupancy.
6. Buildings will be allowed to use a wood shake roof.
7. Plans for the multifamily dwellings as approved in the first phase will be used. The single-family homes will be of similar materials and concept.
8. The gates will be installed as part of the final phase of development.
9. Second plat is limited to 24 units.
10. Third plat is limited to 27 units.
11. Fourth plat is limited to 16 units, and

WHEREAS, the developer agrees with the stipulations, and

WHEREAS, the final site development plans are in accordance with the approved preliminary site development plans, and

WHEREAS, the final plat is in accordance with the Subdivision Regulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plats of Normandy Place, Third and Fourth Plats and the final site development plans of Normandy Place, Second, Third and Fourth Plats with stipulations.

Approved by the Governing Body this 6th day of July,
1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

A RESOLUTION ESTABLISHING A CITY POLICY REGULATING THE SMOKING OF TOBACCO PRODUCTS IN ALL PUBLIC MEETINGS AND ALL CITY-OWNED PUBLIC FACILITIES.

WHEREAS, House Bill 2412 regulates the use of smoking of tobacco products in all public meetings and public buildings and prohibits smoking in all areas not otherwise designated as smoking areas; and

WHEREAS, the Leawood City Council does recognize that the use and smoking of tobacco products is often offensive to many individuals and does pose a substantial health and safety hazard; and

WHEREAS, the designation of smoking and nonsmoking areas in work places and public buildings is a proven and effective means to protect the various interests of all persons and is a reasonable and acceptable accommodation for those who smoke as well as those who do not;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood, Johnson County, Kansas, that the following be declared to be the policy of the City of Leawood:

A. The use of smoking materials shall be prohibited in all City-owned facilities or during any public meetings conducted in same buildings except where otherwise clearly designated and properly posted by the person in charge of the City-owned facility. Smoking shall not be permitted during any meetings of the City Council and its committees or any public hearings established by the City. Rooms utilized for such meetings shall be clearly posted as nonsmoking areas, and ashtrays will be removed.

B. The person in charge of the City-owned facility shall post or cause to be posted in a conspicuous place, signs clearly stating that smoking is prohibited by state law. Same person shall also post or cause to be posted in any designated smoking area, signs stating that smoking is permitted in such room or area. Same person shall have the authority to establish the percentage of area in the City-owned facility which shall be posted and designated as a smoking area.

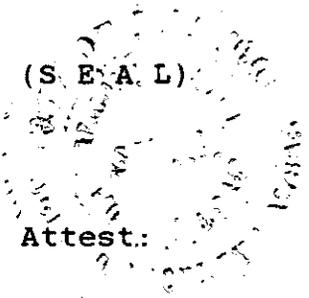
C. The health concerns of nonsmokers shall be given priority consideration in resolving any conflict arising from implementation of this policy.

D. This policy shall be implemented and administered by and through the City Administrator in accordance with the above policy.

BE IT FURTHER RESOLVED by the Governing Body of the City of Leawood, Johnson County, Kansas, that all City personnel and officials, whether appointed or elected, and all persons using City-owned facilities are requested to recognize the spirit and intent of the policy and to provide the considerations and accommodations required.

Adopted by the Governing Body this 20th day of July, 1987.

(S. E. A. L.)


Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 856

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1986 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets by the City.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
Lee Boulevard	81st Street to 103rd Street	35 m.p.h.
State Line Road	Within City Limits	35 m.p.h.
Mission Road	North City Limits to 330 ft. South of I-435	35 m.p.h.
Mission Road	330 ft. South of I-435 to El Monte	15 m.p.h.
Mission Road	119th Street to 151st Street	35 m.p.h.
Roe Avenue	College to 129th Street	35 m.p.h.
Roe Avenue	129th Street to K-150	45 m.p.h.
Roe Avenue	K-150 to End of Roadway	35 m.p.h.
83rd Street	Within City Limits	30 m.p.h.
85th Terrace	Lee Boulevard to State Line Road	30 m.p.h.
89th Street	Lee Boulevard to Road Termination	20 m.p.h.
89th Street	Mission Road to Lee Boulevard	30 m.p.h.
95th Street	Within City Limits	30 m.p.h.
103rd Street	Within City Limits	35 m.p.h.
College Boulevard	Between Roe Avenue and Nall Avenue	45 m.p.h.
College Boulevard	Roe to .1 mile West of Buena Vista	35 m.p.h.
I-435	Within City Limits	55 m.p.h.
119th Street	State Line Road to Roe Avenue	35 m.p.h.
119th Street	Roe Avenue to Nall Avenue	45 m.p.h.
123rd Street	State Line Road to Mission Road	30 m.p.h.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
K-150	Westbound from State Line Road to a point .10 miles West of intersection of K-150 and State Line Road	45 m.p.h.
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 m.p.h.
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 m.p.h.
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 m.p.h.
143rd Street	Kenneth Road to Nall Avenue	30 m.p.h.
151st Street	Within City Limits	45 m.p.h.
Kenneth Road	Within City Limits	45 m.p.h.
Nall Avenue	Within City Limits	30 m.p.h.

Adopted by the Governing Body this 20th day of July 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 857

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS,
CONSENTING TO THE ENLARGEMENT OF AREA INTO CERTAIN SEWER DISTRICTS
GOVERNED BY JOHNSON COUNTY, KANSAS

On this 20th day of July, 1987, the
Governing Body of the City of Leawood, Kansas, met in regular
session with the Mayor and a majority of the Council being present.

There comes before the Council for consideration the matter
of the enlargement of Tomahawk Creek Sewer Sub-District No. 3 and
Tomahawk Creek Main Sewer District No. 1. The tracts to be en-
larged into sewer districts governed by the county are described on
Exhibits A and B attached and made a part of this resolution. The
provisions of Charter Resolution 18-84, Johnson County, Kansas, and
any amendments thereto, provide that when any such sewer districts
extend into the city limits of any incorporated city, the Board of
County Commissioners shall not have the power to create or extend
such sewer district within the city limits without the consent of
the governing body of the city.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF LEAWOOD, KANSAS, that the City does hereby consent that the
property shown and described on Exhibits A and B be included within
sewer districts as described and which are governed by Johnson
County, Kansas.



Marcia Reinhardt
Mayor

Marta Heizer
City Clerk

EXHIBIT "A"

DESCRIPTION

Part of the S.½ of the NW¼ of Section 28, Township 13, Range 25, in the City of Leawood, Johnson County, Kansas, more particularly described as follows:

Beginning at the SW Corner of the NW¼ of said Section 28; thence N. 0°13'21" W., along the W. Line of said NW¼, a distance of 1325.95 feet to the NW Corner of the S.½ of the NW¼ of said Section 28; thence N. 89°48'01" E., along the N. Line of the S.½ of the NW¼ of said Section 28, a distance of 1049.67 feet to the Northwesternly Corner of Carriage Crossing Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas; thence S. 0°00'00" E., along the Westerly Line of Lot 98 of said Carriage Crossing Second Plat, a distance of 110.75 feet; thence S. 10°33'33" W., along the W. Line of Lots 96 and 97 of said Carriage Crossing Second Plat, a distance of 187.75 feet; thence S. 38°31'44" W., along the rear lot line of Lot 95 of said Carriage Crossing Second Plat, a distance of 36.69 feet; thence S. 67°12'50" W., along the rear lot line of Lot 94 of said Carriage Crossing Second Plat, a distance of 103.03 feet; thence S. 29°00'44" E., a distance of 120.00 feet to a point of curvature; thence Southwesterly on a curve to the left having a chord bearing of S. 60°30'28" W., a radius of 355.00 feet, a central angle of 0°57'36", for a distance of 5.95 feet; thence S. 29°58'20" E., a distance of 180.00 feet; thence N. 69°37'19" E., along the rear line of Lot 93 of said Carriage Crossing Second Plat, a distance of 58.33 feet; thence N. 88°48'36" E., along the rear line of Lot 92 of said Carriage Crossing Second Plat, a distance of 58.33 feet; thence S. 72°00'07" E., along the rear line of Lot 91 of said Carriage Crossing Second Plat, a distance of 58.33 feet; thence S. 52°48'50" E., along the rear line of Lot 90 of said Carriage Crossing Second Plat, a distance of 58.33 feet; thence S. 34°38'03" E., along the rear line of Lot 89 of said Carriage Crossing Second Plat, a distance of 55.45 feet; thence S. 20°39'30" E., along the rear line of Lot 88 of said Carriage Crossing Second Plat, a distance of 80.00 feet; thence S. 22°55'35" E., along the rear line of Lot 87 of said Carriage Crossing Second Plat, a distance of 107.74 feet; thence S. 49°56'11" W., along the rear line of Lots 84 and 85 of said Carriage Crossing Second Plat, a distance of 172.76 feet; thence S. 58°26'12" W., along the rear line of Lot 83 of said Carriage Crossing Second Plat, a distance of 71.99 feet; thence N. 85°11'51" W., along the rear line of said Carriage Crossing Second Plat, a distance of 76.55 feet; thence S. 0°15'38" E., a distance of 133.00 feet; thence S. 89°44'22" W., a distance of 23.12 feet; thence S. 0°15'38" E., a distance of 170.00 feet to a point on the S. Line of the NW¼ of said Section 28; thence S. 89°44'22" W., along said S. Line, a distance of 1060.31 feet to the Point of Beginning, and containing 33.576 acres, more or less.

RESOLUTION NO. 858

The Leawood City Council has considered the request for final plat approval for the Third Plat of Carriage Crossing located approximately 1/2 mile south of 127th St. on the east side of Nall Avenue, and hereby resolves the following:

WHEREAS, the staff has reviewed the application and recommends approval of the application with no stipulations; and

WHEREAS, the application is in accordance with a previously approved preliminary plat; and

WHEREAS, the proposed use is in accordance with the Master Development Plan;

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the request for final plat for the Third Plat of Carriage Crossing.

Adopted by the Governing Body this 3rd day of August, 1987.




Curtis G. Chavers
Presiding Officer

Attest:


Martha Heizer City Clerk

Resolution authorizing filing of application with the Environmental Protection Agency, United States of America, for a Grant under the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1251, et seq.).

WHEREAS under the terms of the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1251, et seq.), the United States of America has authorized the making of grants to authorized applicants to aid in the construction of specific public projects,

NOW, THEREFORE, be it resolved by City of Leawood, Kansas
(Governing Body of Applicant)

1. That Ronald A. Brandt be and he/she is hereby authorized
(Designate Official)
to execute and file an application on behalf of the Leawood Sewer System
(Legal Name of Applicant)
with the United States Government for a grant to aid in the construction of
Sanitary Sewer Improvements 83rd & Lee Boulevard
(Brief Project Description)

2. That Ronald A. Brandt, Director of Public Works
(Name of Authorized Representative) (Title)
be and he/she is hereby authorized and directed to furnish such information as
the Environmental Protection Agency may reasonably request in connection with
the application which is herein authorized, to sign all necessary documents on
behalf of the applicant, to furnish such assurances to the Environmental
Protection Agency as may be required by law or regulation, and to receive
payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

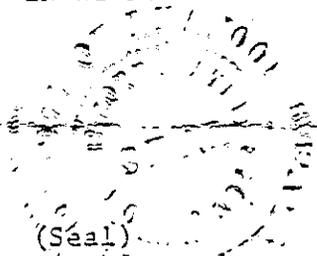
The undersigned, duly qualified and acting Mayor of the
(Title of Officer)
City of Leawood, Kansas (Leawood Sewer System), does hereby certify:
(Legal Name of Applicant)

That the above resolution is a true and correct copy of the resolution
adopted at a legally convened meeting of the Governing Body of the
(Name of Governing
City of Leawood, Kansas held on the 3rd day of August,
(Body of Applicant)

1987; and, further, that such resolution has been fully recorded in the journal
of proceedings and records in the office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of Aug., 1987

Marcia Rinehart
Marcia Rinehart
Mayor



(Seal)
If applicant has an official
seal, impress here.

Attest:
Martha Heizer
Martha Heizer City Clerk

Resolution authorizing filing of application with the Environmental Protection Agency, United States of America, for a Grant under the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1251, et seq.).

WHEREAS under the terms of the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1251, et seq.), the United States of America has authorized the making of grants to authorized applicants to aid in the construction of specific public projects,

NOW, THEREFORE, be it resolved by The City of Leawood, Kansas
(Governing Body of Applicant)

1. That Ronald A. Brandt be and he/she is hereby authorized
(Designate Official)
to execute and file an application on behalf of the Leawood Sewer System
(Legal Name of Applicant)
with the United States Government for a grant to aid in the construction of
Sanitary Sewer Somerside Subdivision
Prairie Village, Kansas
(Brief Project Description)

2. That Ronald A. Brandt, Director of Public Works
(Name of Authorized Representative) (Title)
be and he/she is hereby authorized and directed to furnish such information as the Environmental Protection Agency may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Environmental Protection Agency as may be required by law or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

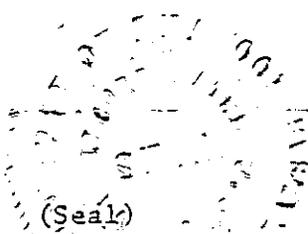
The undersigned, duly qualified and acting Mayor of the
(Title of Officer)
The City of Leawood, Kansas (Leawood Sewer System) does hereby certify:
(Legal Name of Applicant)

That the above resolution is a true and correct copy of the resolution adopted at a legally convened meeting of the Governing Body of the
(Name of Governing
City of Leawood, Kansas held on the 3rd day of August,
(Body of Applicant)

1987 and, further, that such resolution has been fully recorded in the journal of proceedings and records in the office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of Aug., 1987.

Marcia Rinehart
Marcia Rinehart
Mayor



(Seal)
If applicant has an official seal, impress here.

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 861

A RESOLUTION RELATING TO THE CONSENT OF THE CITY OF LEAWOOD, KANSAS, TO THE INCLUSION OF PROPERTY WITHIN THE BOUNDARIES OF TOMAHAWK CREEK MAIN SEWER DISTRICT NO. 1 AND TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 5, JOHNSON COUNTY, KANSAS

WHEREAS, there has previously been created within the City of Leawood, Kansas, Tomahawk Creek Main Sewer District No. 1 and Tomahawk Creek Sewer Sub District No. 5, and

WHEREAS, it has been requested that the above-named districts be enlarged to include the property as described and shown on Exhibit "A" attached hereto; and

WHEREAS, the governing body of the City of Leawood, Kansas, finds that by the provisions of the Article 27 (a) of Chapter 19 of Kansas Statutes Annotated, the consent of the City is necessary before the property described in Exhibit "A" can be included within the previously created sewer districts above named.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

Section 1. That the City of Leawood, Kansas, does hereby consent to the inclusion of the property described in Exhibit "A" within the boundaries of Tomahawk Creek Main Sewer District No. 1 and Tomahawk Creek Sewer Sub-District No. 5, Johnson County, Kansas.

Adopted by the governing body this 3rd day of August, 1987.

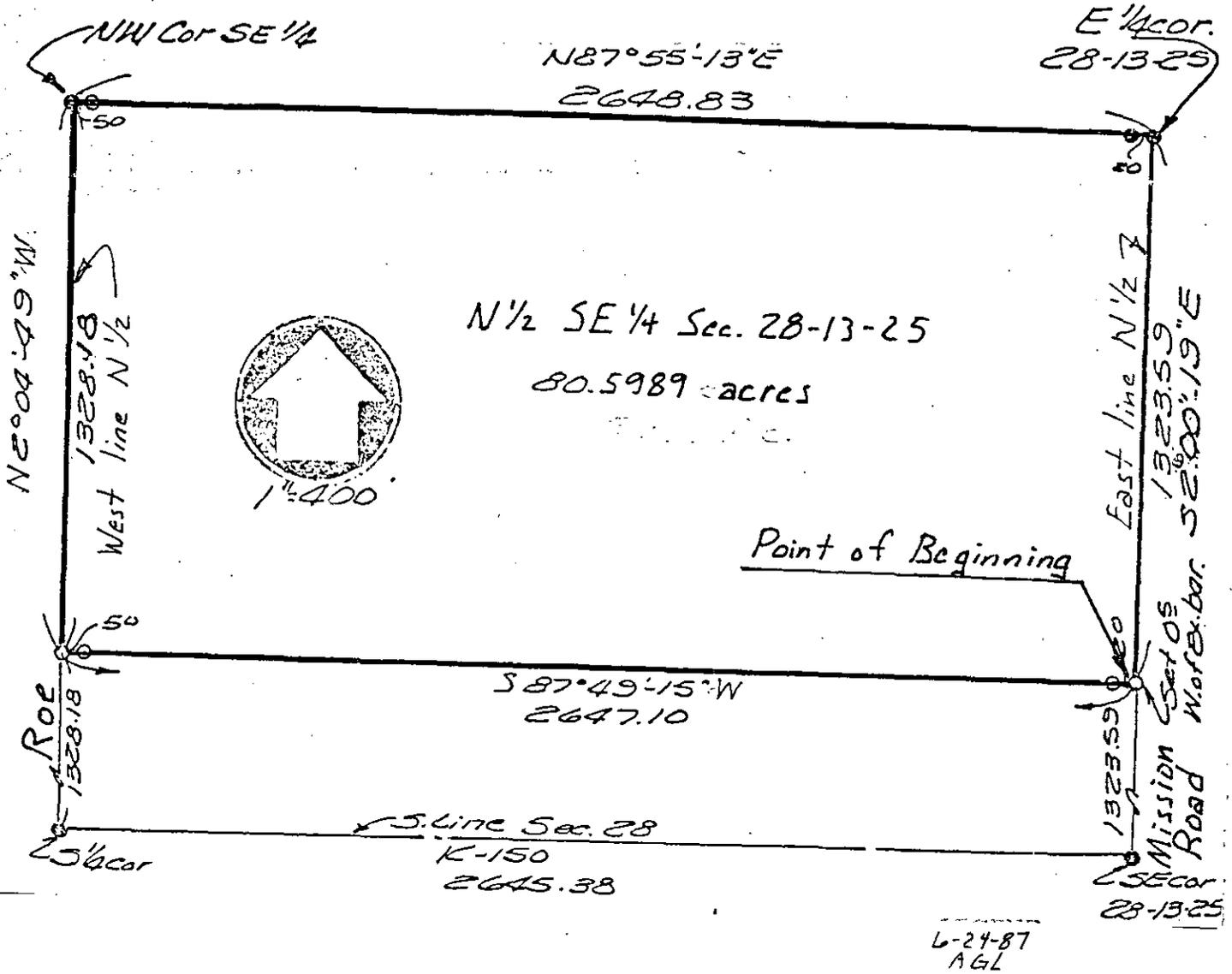


Curtis G. Chavers

Curtis G. Chavers Presiding Officer

ATTEST:

Martha Heizer
City Clerk Martha Heizer



LEGAL DESCRIPTION OF AREA TO BE ADDED TO TOMAHAWK CREEK MAIN SEWER DISTRICT NO. 1 AND TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 5 AND TO BE MADE PART OF LATERAL SEWER DISTRICT NO. 16 WITHIN TOMAHAWK CREEK SEWER SUB-DISTRICT NO. 5.

All that area in the North Half of the Southeast Quarter of Section 28, Township 13, Range 25, Leawood, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of said North Half; thence S-87°49'15"-W, a distance of 2,647.10 feet to a point on the West line of said North Half; thence N-2°04'49"-W along said West line, a distance of 1328.18 feet to the Northwest corner of said North Half; thence N-87°55'13"-E, a distance of 2,648.83 feet to a point on the East line of said North Half; thence S-2°00'19"-E, a distance of 1,323.59 feet to the point of beginning, containing 3,510,887 square feet.

RESOLUTION NO. 862

The Leawood City Council has considered the request for rezoning from RP-1 TO RP-1 (109.34 acres), A REC and RP-1 to RP-1 (168.44 acres), REC and RP-1 to RP-1 (37.02 acres), REC and A to A (17.38 acres) CP-2 to CP-2 (37.06 acres), SP to SP (21.88 acres) RP-4 and REC to RP-4 (91.14 acres) A, REC, RP-1, CP-2, SP, and RP-4 to REC (168.43 acres); revised preliminary plat approval and revised preliminary site development plan approval for a mixed use project on 714.6 acres, commonly known as Hallbrook, bounded by State Line Road, I-435, 119th Street and Tomahawk and Indian Creeks, and hereby resolves the following:

WHEREAS, the project is unusual in its size and scope, and

WHEREAS, the plan has been reviewed in detail in the past by the staff, Plan Commission, and Governing Body and all have unanimously recommended approval, and

WHEREAS, the proposed changes are not significant and are improvements to the original site plan, and

WHEREAS, the staff has reviewed and recommends approval of the revised application with stipulations; and

WHEREAS, the Plan Commission recommends approval of the preliminary plan with the following stipulations:

A. STREETS

COLLEGE BOULEVARD

1. Easterly 700'

a. Developer agrees to assume full cost of design and construction of the easternmost approximate 700' of College Blvd. as a 2 lane roadway. This section of roadway, hereafter known as "easterly 700'", shall be constructed from the edge of the existing pavement of State Line Rd. and extended to the westerly curb returns of the street which will serve the north and south commercial areas.

b. If development of the northern commercial area commences prior to construction of the remainder of College Blvd., developer will widen the eastern 700' to 4 lane divided arterial standards and will bear the full cost of said design and construction.

c. If the condition described in 1.b above does not occur, the widening of the easterly 700' will be included in the project to construct the

remainder of College Blvd.

2. Remainder of College Blvd.

a. College Blvd. from the west property line to 700' west of State Line Road will be constructed as a four lane undivided roadway in accordance to standards defined by the City. The City intends to seek funding from Johnson County for approximately 50% of the cost of constructing the roadway. The developer agrees to assume the cost equal to the City's share of constructing the roadway (approx. 50%) through the creation of a benefit district. Property included in the district will be limited to that within the proposed development and will be assessed as defined in the benefit district petition submitted by the owners.

When development of the residential area commences north of 115th Street, the timing of the construction of College will be addressed.

b. The additional two lanes of the remaining easterly 700' will be included in the benefit district if not previously constructed as provided in 1.b above and based upon the cost sharing as defined in 2.a.

c. Hallbrook Farms development will not object to the formation of a benefit district to finance the construction of a College Boulevard Bridge over Tomahawk Creek based upon the following:

1. At least 50% of the cost of designing and constructing the bridge will be borne by the County (or some other funding source);

2. The City at Large will participate in the cost of the bridge;

3. An equitable allocation of the remainder of the costs of the bridge will be assessed to the Hallbrook Farms development based upon the benefit derived.

d. The City of Leawood, as a separate issue from the Hallbrook obligation noted above, will be responsible for developing the funding mechanism for constructing College Boulevard west of the bridge over Tomahawk Creek.

STATE LINE ROAD

State Line Road is to be improved to 8 lanes from 103rd to Red Bridge and 5 lanes south of that point as designed by Kansas City, Missouri, Leawood, Kansas and Johnson County, Kansas. This construction is expected to commence after 1988.

1. North of College/Red Bridge

a. Developer agrees to pay cost of improvements to roadway specifically attributed to the traffic generated by the development of Hallbrook

Farms. The maximum contribution to be provided by the developer will be the design and construction of one additional lane to State Line Road in Kansas from the I-435 ramp on the north to the Red Bridge intersection on the south plus whatever deceleration lanes are required due to the Hallbrook development.

2. South of College/Red Bridge to 119th St.

a. Developer agrees to participate in the creation of a benefit district for improvements to this section of State Line Road, presently projected as a five lane undivided roadway. Further, it shall be the intent of the City and the developer to include where feasible "off site improvements", left turning lanes, median improvements and signalization in the benefit district. Any of these improvements not eligible for inclusion in the benefit district shall be performed by the City at the same time as the benefit district work and accordingly paid for by the developer simultaneously with the funding of Leawood's share of the benefit district.

b. Assessments for improvements shall be equal to the City's cost of design, construction and other associated costs for this section of roadway.

c. Developer agrees to pay above assessments in cash within 30 days following the levying of said assessments.

119TH STREET

Developer agrees to pay in cash or Letter of Credit \$325,000 or one-half of the City's cost of improving 119th St. abutting the development, whichever is less. Such monies are to be collected when the final plat is filed adjacent to 119th Street.

- B. VACATION OF COLLEGE AND 115TH STREET RIGHT-OF-WAY
These rights-of-way will be vacated during the platting process or at any time prior to platting at the discretion of the developer.

115th Street has been vacated as it crosses the golf course and the south one-half of the right-of-way as it adjoins the outparcel at State Line Road.

C. STREETS

The streets are now designated as public streets. Many of the streets have medians due to the length of the cul-de-sacs. The medians are for safety considerations. In the event that one side of the street is closed the other side could be used for access. Many of the medians will have planted ar-

as and there is also a fountain. These medians will be maintained by the homes association. A document outlining the maintenance of the medians and other amenities is required as part of the final plat/plan submission.

D. IRRIGATION

The streets indicate that the medians will be irrigated by underground sprinklers. These systems will be maintained by the homes association as documented in the final plat/plan submission. If public streets are damaged during repair of the irrigation system, the homes association will be responsible for the repair of the streets.

E. STREET LIGHTING

While the streets will be public, the developer has requested that they be allowed to use a specialized type of lighting. The City agrees to this lighting with the stipulations that the lighting is of the same quality as the standard city lighting and that the lighting will be maintained by the Homes Association. A document outlining the maintenance of the lighting is required as part of the final plat/plan submission.

F. STREET SIGNS

The developer has requested that specialized street signs poles be utilized. The City agrees with the stipulation that the signs be maintained by the Homes Association. A document outlining the maintenance of the street signs is required as part of the final plat/plan submission.

G. CIVIL DEFENSE SIREN

A civil defense siren is required on the northern portion of this parcel to be activated by the Fire Department in times of emergency. This siren is to be placed in a position determined by the developer and approved by the Fire Department.

H. STORM DRAINAGE SYSTEM

The storm drainage system is to be relocated at 119th to avoid storm impact in existing Verona Gardens.

Storm drainage in the commercial area shall consider retention/detention.

I. FIRE PROTECTION

Prior to the construction of College Blvd. there will be limited access to the properties in the northwest corner of the site. At the time of final plat application for these lots, fire protection will be addressed by the developer and the staff.

J. **SANITARY SEWER**

The main drainage area flows north to Indian Creek (448.85 acres). This area will require an expansion of the Leawood Sanitary Sewer district. This area flows north by gravity to Indian Creek where an existing 72" gravity interceptor terminates. This 72" interceptor flows by gravity to and is included in the Kansas City, Missouri Pollution Control System.

The southwest area (203.77 acres) is included in the Johnson County, Kansas Wastewater District, Tomahawk Creek Sewer Sub-District No. 4. Main laterals have been constructed and additional sub-laterals will be required to be constructed within the district boundaries.

The southeast area (13.79 acres) is included in the State Line (121st St.) Main Sewer District, Lateral District No. 1, Sec. 1 and 2, of Johnson County, Kansas.

K. **ENTRANCE FROM 119TH STREET**

The main entrance from 119th Street will align with Belinder.

L. **CUL-DE-SAC ON 119TH STREET**

In the southwest corner of the project there is a cul-de-sac that will align with Wenonga. The staff is concerned about the economic viability of a street that serves only 3 homes.

M. **DEED RESTRICTIONS**

Deed restrictions must be submitted as part of the initial final plat that includes residential properties.

N. **DEVELOPMENT STANDARDS**

Development standards must be submitted as part of the initial final plat that includes any residential or commercial properties.

O. **SCHEDULE**

Developer shall submit project schedule in bar chart, time line or other graphic form for entire duration of project showing dates for at least the following activities:

Expected submittal for plat and plan approvals;
Planned construction start and completion of site grading, utilities, streets, construction phases and expected occupancy or use.

Schedule shall be updated with revised and actual dates and submitted prior to commencing each activity or phase.

Project schedule submittals shall be made at no

less than 6-month intervals until project completion.

P. CONSTRUCTION ACCESS

Access to the property by construction vehicles and equipment for site grading, street, storm sewers, and utility installation shall be from State Line Road and be limited to points as needed during each portion of work.

Provisions for access by construction vehicles, equipment, and delivery of materials shall be submitted for approval by the City with each final plat and final plan.

Q. FIRE PROTECTION

Fire protection for the commercial buildings to be per applicable city codes.

R. PARK ACCESS

The developer agrees to work with the city to provide access to the City Park from the south and has designated an area on the preliminary plat that will be dedicated as park land. This park land is to be dedicated to the City of Leawood when College Boulevard is constructed.

S. FINAL PLAT/PLANS

Each phase of development will require the submission of a final plat and final site development plans to be reviewed by the staff. Additional information may be required as per discussions with the staff.

WHEREAS, the developer is willing to meet the stipulations;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the rezoning, revised preliminary plat and revised preliminary site plan of Hallbrook Farms, with conditions.

Adopted by the Governing Body this 17th day of Aug., 1987.

(S E A L)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 863

The Leawood City Council has considered the application for final plat of Osage Downs, Second Plat, located north of 143rd Street, east of Charlemagne Manor and finds the following:

WHEREAS, the Plan Commission has reviewed and recommended approval of the application, and

WHEREAS, the final plat is a replat of Lot 3 of Osage Downs. The intent is to add approximately 2.2 acres to this lot making it 12 acres in all, and

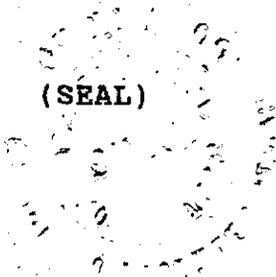
WHEREAS, the plat is in conformance with the Subdivision Regulations, and

WHEREAS, the plat is in conformance with the Master Plan,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Osage Downs, Second Plat as submitted.

Approved by the Governing Body this 8th day of September, 1987.

(SEAL)


Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 864

The Leawood City Council has reviewed the application for final plat and final site plan for Hallbrook Farms, First Plat, located at 119th and State Line Road and finds the following:

WHEREAS, the Plan Commission has reviewed and recommended approval of the application with the following stipulations,

1. All technical deficiencies to be satisfied prior to submission for recording.

2. The haul road from Sate Line will be rocked and maintained in a dust free condition which method shall be approved by Public Works. The location of this road is to be in the proximity of 117th/118th Street, such location shall also be approved by Public Works.

3. Developer has agreed to pay in cash or Letter of Credit \$325,000 or one-half of the City's cost of improving 119th Street abutting the development, whichever is less. Such monies are to be collected when the final plat is filed adjacent to 119th Street, therefore, the monies must be collected prior to recording of this plat.

4. Medians are to be irrigated by underground sprinklers to be maintained by the Homes Association.

5. Documents must be submitted stating that the Homes Association is to maintain all common areas including but not limited to medians, bermed areas, lighting, and fountains, prior to issuance of the first residential building permit.

6. Street lights are to be approved by the Director of Public Works and maintained by the Homes Association.

7. Street signs are to be maintained by the Homes Association.

8. Deed Restrictions must be submitted and recorded prior to issuance of the initial residential building permit in the plat.

9. Development Standards must be submitted to the staff for approval prior to the issuance of the initial residential building permit in the plat.

10. Access to the property by construction vehicles and equipment for site grading, street, storm sewers, and utility installation shall be from State Line Road and limited to points as needed during each portion of work, and

11. Setbacks shall be the same as required in R-1, and

WHEREAS, the developer agrees to these stipulations, and

WHEREAS, the final plat and final site plan are in substantial conformance with the approved preliminary plat and plan,

and

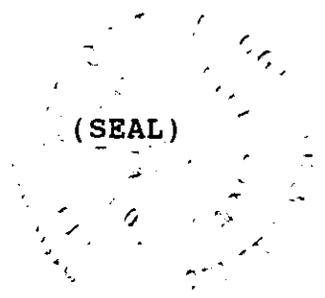
WHEREAS, the property affected is zoned RP-1, and

WHEREAS, the conditions of approval of the preliminary plat have been met,

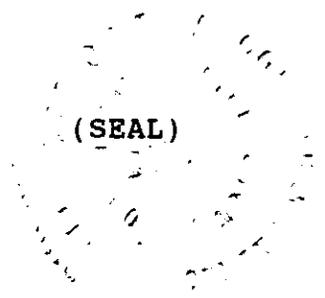
NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plan and final site plan of Hallbrook Farms, First Plat be approved with stipulations.

Approved by the Governing Body this 8th day of September, 1987.

(SEAL)


Marcia Rinehart
Marcia Rinehart Mayor

Attest:


Martha Heizer
Martha Heizer City Clerk

CITY OF LEAWOOD
RESOLUTION NO. 865

A RESOLUTION CONSENTING TO THE INCLUSION OF PROPERTY WITHIN THE CITY LIMITS OF LEAWOOD, KANSAS IN A MAIN SEWER DISTRICT.

WHEREAS, Charter Resolution 18-84 exempting Johnson County, Kansas from Chapter 99, 1983 Session Law of Kansas (K.S.A. 1983 Supp. 19-27a01 through 19-27a27 and K.S.A. 19-2752a through 19-2752i, and providing additional provisions on the same subject, provides that "the Board of County Commissioners shall not create initially any sewer district within or extend any sewer district into the limits of any incorporated city without the consent of the governing body of the city; and

WHEREAS, the owners of 100% of the property described and shown on Exhibit "A" attached hereto have petitioned the Board of County Commissioners to enlarge the boundaries of Tomahawk Creek Main Sewer District No. 1 within the limits of the City of Leawood, Kansas to include said property.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: Consent to Inclusion of Property Within the City of Leawood in a Main Sewer District. That the City of Leawood, Kansas hereby consents to the enlargement of Tomahawk Creek Main Sewer District No. 1 to include the real estate described and shown on Exhibit "A" attached hereto.

ADOPTED BY THE CITY COUNCIL this 21st day of Sept.

1987.

ATTEST:

Martina Heizer
City Clerk

Marcia Reinhardt
MAYOR



ANDERSON

SURVEY COMPANY
6412 EAST 87TH STREET
P.O. BOX 11689
KANSAS CITY, MO. 64138
(816) 361-5596

**CONSTRUCTION
ENGINEERS, INC.**

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R. C. ROUDEBUSH
WILLIAM LAHEY
DANA G. KINSLEY
THOMAS L. LANG
WILLIAM W. FOX
PHILIP J. HENEHAN
RICK E. GARD
PHILIP A. LONG

AUG 12 1987

PROPOSED LEAWOOD SEWER DISTRICT
REVISED AUGUST 11, 1987

DESCRIPTION: ALL THAT PART OF FRACTIONAL SECTION 11, FRACTIONAL SECTION 14, SECTION 15, AND SECTION 10, ALL IN TOWNSHIP 13, RANGE 25, IN LEAWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 14; THENCE NORTH $2^{\circ}-05'-34''$ WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 14, A DISTANCE OF 272.37 FEET; THENCE NORTH $2^{\circ}-21'-12''$ WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 77.63 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DECRIBED; THENCE NORTH $60^{\circ}-06'-04''$ WEST, A DISTANCE OF 709.47 FEET TO A POINT THAT IS 725.00 FEET NORTH AND 600.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 14, AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND EAST LINES THEREOF; THENCE SOUTH $44^{\circ}-20'-44''$ WEST ALONG A LINE THAT IF EXTENDED WOULD PASS THROUGH A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15 THAT IS 275.88 FEET WEST OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 701.16 FEET TO A POINT ON A LINE DRAWN 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH $1^{\circ}-20'-08''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 128.21 FEET; THENCE SOUTH $88^{\circ}-39'-52''$ WEST, A DISTANCE OF 153.39 FEET; THENCE NORTH $83^{\circ}-22'-44''$ WEST, A DISTANCE OF 165.40 FEET; THENCE NORTH $72^{\circ}-49'-24''$ WEST, A DISTANCE OF 174.94 FEET; THENCE NORTH $59^{\circ}-36'-34''$ WEST, A DISTANCE OF 85.35 FEET; THENCE NORTH $64^{\circ}-45'-50''$ WEST, A DISTANCE OF 140.54 FEET; THENCE NORTH $66^{\circ}-53'-19''$ WEST, A DISTANCE OF 123.81 FEET; THENCE NORTH $71^{\circ}-52'-17''$ WEST, A DISTANCE OF 130.89 FEET; THENCE NORTH $17^{\circ}-18'-42''$ EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH $72^{\circ}-41'-18''$ WEST, A DISTANCE OF 232.65 FEET; THENCE NORTH $82^{\circ}-43'-43''$ WEST, A DISTANCE OF 103.55 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH $82^{\circ}-43'-43''$ WEST, A RADIUS OF 1000.00 FEET, AND A CENTRAL ANGLE OF $4^{\circ}-31'-24''$ AN ARC DISTANCE OF 78.95 FEET; THENCE NORTH $2^{\circ}-44'-53''$ EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH $73^{\circ}-14'-57''$ EAST, A DISTANCE OF 31.47 FEET; THENCE NORTH $2^{\circ}-02'-08''$ EAST, A DISTANCE OF 135.90 FEET; THENCE NORTH $9^{\circ}-26'-04''$ WEST, A DISTANCE OF 127.47 FEET; THENCE NORTH $21^{\circ}-55'-02''$ WEST, A DISTANCE OF 127.47 FEET; THENCE NORTH $42^{\circ}-37'-23''$ WEST, A DISTANCE OF 120.28

PROPOSED LEAWOOD SEWER DISTRICT
REVISED AUGUST 11, 1987

FEET; THENCE NORTH 32°-24'-17" WEST, A DISTANCE OF 86.37 FEET; THENCE NORTH 42°-37'-23" WEST, A DISTANCE OF 61.41 FEET; THENCE NORTH 60°-25'-23" WEST, A DISTANCE OF 317.79 FEET; THENCE NORTH 81°-49'-41" WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 8°-10'-18" EAST, A DISTANCE OF 269.32 FEET; THENCE SOUTH 60°-25'-20" EAST, A DISTANCE OF 184.53 FEET; THENCE NORTH 43°-59'-05" EAST, A DISTANCE OF 2.43 FEET TO A POINT ON A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, THAT IS 275.88 FEET WEST OF THE SOUTHEAST CORNER THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15 THAT IS 700.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 33° 54'-05" WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 640.87 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 700.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 1°-30'-12" WEST, PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1208.60 FEET TO A POINT WHICH IS 1450.00 FEET SOUTH OF AND 700.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, AS MEASURED ALONG THE WEST LINE OF SAID NORTHEAST 1/4 AND AT RIGHT ANGLES THERETO; THENCE NORTH 24°-17'-07" WEST, A DISTANCE OF 1032.99 FEET TO A POINT 500.00 FEET SOUTH OF AND 300.00 FEET WEST OF THE NORTHWEST CORNER THEREOF, AS MEASURED PARALLEL TO THE NORTH AND WEST LINES THEREOF; THENCE NORTH 1°-30'-12" WEST PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 500.00 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88°-02'-17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 87°-50'-04" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 391.82 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "A" OF SAID "LEAWOOD GREENWAY AND PARKS"; THENCE NORTH 16°-35'-17" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 256.53 FEET; THENCE NORTH 19°-03'-17" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 150.00 FEET; THENCE NORTH 14°-31'-17" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 160.00 FEET; THENCE NORTH 19°-49'-17" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 160.00 FEET; THENCE NORTH 27°-27'-17" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 309.30 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 65°-31'-23" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 401.84 FEET; THENCE SOUTH 35°-03'-34" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 100.67 FEET; THENCE SOUTH 26°-55'-27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 75.48 FEET; THENCE SOUTH 36°-44'-46" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 81.99 FEET; THENCE SOUTH 56°-17'-16" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 103.73 FEET; THENCE SOUTH 81°-50'-55" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 51.15 FEET; THENCE NORTH 82°-28'-47" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 204.26 FEET; THENCE NORTH 67°-50'-32" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 310.21 FEET; THENCE

PROPOSED LEAWOOD SEWER DISTRICT
REVISED AUGUST 11, 1987

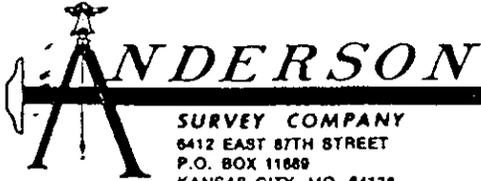
NORTH 60°-54'-10" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 136.13 FEET; THENCE NORTH 58°-06'-27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 83.32 FEET; THENCE NORTH 57°-49'-25" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 59.22 FEET; THENCE NORTH 74°-43'-33" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 75.54 FEET; THENCE NORTH 65°-46'-07" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 325.22 FEET; THENCE NORTH 72°-48'-48" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 46.56 FEET; THENCE NORTH 87°-37'-46" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 74.49 FEET; THENCE NORTH 79°-48'-20" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 125.05 FEET; THENCE SOUTH 84°-36'-56" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 25.76 FEET; THENCE NORTH 69°-52'-11" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 40.83 FEET; THENCE NORTH 51°-06'-10" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 77.57 FEET; THENCE NORTH 35°-54'-50" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 125.76 FEET; THENCE NORTH 19°-51'-53" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 81.50 FEET; THENCE NORTH 16°-09'-08" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 54.29 FEET; THENCE NORTH 87°-58'-57" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 202.07 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°-56'-43" WEST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 854.83 FEET; THENCE NORTH 43°-42'-59" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 327.25 FEET; THENCE NORTH 2°-00'-46" WEST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 2°-06'-10" WEST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 194.61 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 435, AS NOW ESTABLISHED; THENCE NORTH 24°-23'-33" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 435; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF INTERSTATE 435 HIGHWAY TO THE EAST LINE OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 11; THENCE SOUTH 2°-25'-06" EAST ALONG SAID EAST LINE, A DISTANCE OF 967.45 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 11; THENCE SOUTH 2°-10'-14" EAST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 11 AND ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 47, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, A DISTANCE OF 2652.65 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 11; THENCE CONTINUING SOUTH 2°-10'-14" EAST ALONG THE EAST LINE OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 14, AND ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 79.07 FEET TO THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 2°-22'-55" EAST, ALONG THE EAST

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PROPOSED LEAWOOD SEWER DISTRICT
REVISED AUGUST 11, 1987

Page 4

LINE OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 14 AND ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2576.75 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 2°-22'-55" EAST ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 14, AND ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 127.40 FEET TO THE SOUTHWEST CORNER OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 2°-21'-12" EAST ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 14 AND ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 47, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, A DISTANCE OF 2180.07 FEET TO THE POINT OF BEGINNING. CONTAINING 468 ACRES, MORE OR LESS.

August 11, 1987
For: Hallbrook Farms Associates



ANDERSON

SURVEY COMPANY
6412 EAST 87TH STREET
P.O. BOX 11689
KANSAS CITY, MO. 64138
(816) 361-5655

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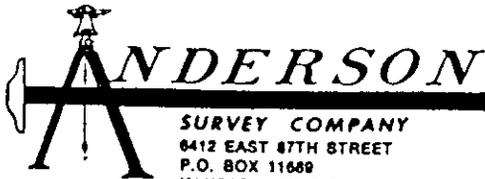
JUNE E. ANDERSON, President
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R. C. ROUDEBUSH
WILLIAM LAHEY
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THOMAS L. LANG
WILLIAM W. FOX
PHILIP J. HENEHAN
RICK E. GARD
PHILIP A. LONG

PROPERTY TO BE REMOVED FROM THE LEAWOOD SEWER DISTRICT AND
ADDED TO THE TOMAHAWK CREEK SEWER SUB-DISTRICT #4

DESCRIPTION: ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15,
TOWNSHIP 13, RANGE 25, IN LEAWOOD, JOHNSON COUNTY, KANSAS,
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF
SAID SOUTHEAST 1/4; THENCE SOUTH 87°-47'-56" WEST, ALONG THE SOUTH
LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 275.88 FEET TO THE TRUE
POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED;
THENCE NORTH 33°-54'-05" WEST, ALONG A LINE THAT IF EXTENDED WOULD
PASS THROUGH A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION
15 THAT IS 700.00 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID
SECTION 15, AS MEASURED AT RIGHT ANGLES THERETO; A DISTANCE OF
599.81 FEET; THENCE SOUTH 64°-45'-50" EAST, A DISTANCE OF 20.16 FEET;
THENCE SOUTH 59°-36'-34" EAST, A DISTANCE OF 85.35 FEET; THENCE SOUTH
72°-49'-24" EAST, A DISTANCE OF 174.97 FEET; THENCE SOUTH 83°-22'-44"
EAST, A DISTANCE OF 165.40 FEET; THENCE NORTH 88°-39'-52" EAST, A
DISTANCE OF 153.39 FEET TO A POINT ON A LINE DRAWN 25.00 FEET
WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE
EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 1°-20'-08" EAST, ALONG
SAID PARALLEL LINE, A DISTANCE OF 128.20 FEET TO A POINT ON A LINE
DRAWN FROM THE POINT OF BEGINNING TO A POINT 725.00 FEET NORTH
AND 600.00 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST
FRACTIONAL 1/4 OF SECTION 14, TOWNSHIP 13, RANGE 25, IN LEAWOOD,
JOHNSON COUNTY, KANSAS; THENCE SOUTH 44°-20'-44" WEST ALONG LAST
SAID LINE, A DISTANCE OF 350.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 121,669 SQUARE FEET OR 2.793 ACRES, MORE OR LESS.

August 11, 1987
For: Hallbrook Farms Associates

*The quiet of our estates, in a great measure, depends upon
the faithfulness, understanding, and care of our surveyors.
Virginia Statutes, 1705*



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WILLIAM W. FOX
PHILIP J. HENEHAN
RICK E. GARD
PHILIP A. LONG

PROPERTY TO BE REMOVED FROM THE TOMAHAWK CREEK SEWER SUB-DISTRICT #4 AND ADDED TO THE LEAWOOD SEWER DISTRICT.

DESCRIPTION: ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 13, RANGE 25, IN LEAWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87°-47'-56" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 275.88 FEET; THENCE NORTH 33°-54'-05" WEST, ALONG A LINE THAT IF EXTENDED WOULD PASS THROUGH A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 15 THAT IS 700.00 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 15, AS MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 599.81 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 33°-54'-05" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1883.32 FEET; THENCE SOUTH 43°-59'-10" WEST, A DISTANCE OF 2.43 FEET; THENCE NORTH 60°-25'-20" WEST, A DISTANCE OF 184.53 FEET; THENCE SOUTH 8°-10'-18" WEST, A DISTANCE OF 269.32 FEET; THENCE SOUTH 81°-49'-41" EAST, A DISTANCE OF 91.10 FEET; THENCE SOUTH 60°-25'-23" EAST, A DISTANCE OF 317.79 FEET; THENCE SOUTH 42°-37'-23" EAST, A DISTANCE OF 61.41 FEET; THENCE SOUTH 32°-24'-17" EAST, A DISTANCE OF 86.37 FEET; THENCE SOUTH 42°-37'-23" EAST, A DISTANCE OF 120.28 FEET; THENCE SOUTH 21°-55'-02" EAST, A DISTANCE OF 127.47 FEET; THENCE SOUTH 9°-26'-04" EAST, A DISTANCE OF 127.47 FEET; THENCE SOUTH 2°-02'-08" WEST, A DISTANCE OF 135.90 FEET; THENCE SOUTH 73°-14'-57" WEST, A DISTANCE OF 31.47 FEET; THENCE SOUTH 2°-44'-53" WEST, A DISTANCE OF 200.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°-15'-07" EAST, A RADIUS OF 1000.00 FEET, AND A CENTRAL ANGLE OF 4°-31'-24", AN ARC DISTANCE OF 78.95 FEET; THENCE SOUTH 82°-43'-43" EAST, A DISTANCE OF 103.55 FEET; THENCE SOUTH 72°-41'-18" EAST, A DISTANCE OF 232.65 FEET; THENCE SOUTH 17°-18'-42" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 71°-52'-17" EAST, A DISTANCE OF 130.89 FEET; THENCE SOUTH 66°-53'-19" EAST, A DISTANCE OF 123.81 FEET; THENCE SOUTH 64°-45'-50" EAST, A DISTANCE OF 120.38 FEET TO THE POINT OF BEGINNING. CONTAINING 265,866 SQUARE FEET OR 6.103 ACRES, MORE OR LESS.

August 11, 1987

For: Hallbrook Farms Associates

The quiet of our estates, in a great measure, depends upon the faithfulness, understanding, and care of our surveyors.

Virginia Statutes, 1705

RESOLUTION NO. 866

The Leawood City Council has considered the application for final plat of The Highlands, Second Plat located at the southeast corner of 127th and Nall and finds the following:

WHEREAS, the staff has reviewed and recommended approval of the application with the following stipulations:

1. Final site plan approval is required prior to issuance of any residential building permits.
2. Homes with a two story side shall have a minimum setback of 13 feet on that side, the other side yard is to be a minimum of seven feet, and

WHEREAS, the applicant agrees to these stipulations, and

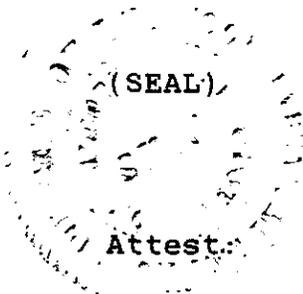
WHEREAS, the final plat conforms to the previously approved preliminary plat, and

WHEREAS, the plat is in conformance with the Subdivision Regulations, and

WHEREAS, the Plan Commission recommends approval of the final plat of The Highlands, Second Plat.

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of The Highlands, Second Plat.

Adopted by the Governing Body this 6th day of October, 1987.



Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 867

WHEREAS, the Governing Body has heretofore considered the sale and issuance of the following described Temporary Notes of the City and in connection therewith did make certain findings and determinations for the purpose of designating said Notes to be "qualified tax-exempt obligations" of the City within the meaning of and for the purposes provided in Section 802 of H.R. 3838 (99th Congress), as passed by the House of Representatives on December 17, 1985 ("H.R. 3838"), to wit:

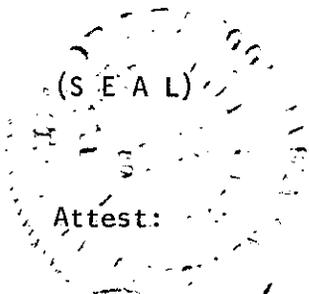
<u>Description of Notes</u>	<u>Ordinance No.</u>	<u>Adoption Date</u>
\$ 502,000 Street Improvement Temporary Notes, Series L.I.D. 86-3, Phase 1, dated May 1, 1986	919	July 7, 1986
\$1,507,300 Sanitary Sewer System Temporary Notes, Series L.S.S. 2-86, dated June 20, 1986	926	August 4, 1986
\$ 207,100 Street Improvement Temporary Notes, Series 86-4, dated August 14, 1986	928	August 20, 1986
\$2,000,000 Street Improvement Temporary Notes, Series L.I.D. 86-6, dated October 2, 1986	934	September 15, 1986
\$ 555,000 Street Improvement Temporary Notes, Series 86-5, dated October 2, 1986	935	September 15, 1986
\$ 120,000 Combined Project Temporary Notes, Series 86-7, dated December 1, 1986	953	December 1, 1986
\$ 795,000 Street Improvement Temporary Notes, Series 8-86, dated December 29, 1986	954	December 1, 1986

herein called the "Temporary Notes"; and

WHEREAS, The Tax Reform Act of 1986, as amended by the Technical Corrections Act of 1987 (the "1986 Act"), provides that issuers of obligations issued after December 31, 1985 and prior to August 8, 1986 which were designated qualified tax-exempt obligations in reliance on Section 802 of H.R. 3838 must reaffirm such election under the 1986 Act in order that the issue derive the benefits associated with such designation;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood that the City reaffirms its election that the aforesaid Temporary Notes be and they hereby are designated "qualified tax-exempt obligations" within the meaning of and for the purposes of Section 265 of the 1986 Act.

Adopted by the Governing Body this 6th day of October, 1987.



Attest:

Martha Heizer
Martha Heizer City Clerk

Marcia Rinehart
Marcia Rinehart Mayor

RESOLUTION NO. 868

WHEREAS, by Ordinance No. 912 duly adopted on June 2, 1986, the Governing Body considered the sale and issuance of the City's Combined Projects Improvement General Obligation Bonds, Series 1986, dated June 1, 1986, in the principal amount of \$2,485,000 (the "Bonds"), and in connection therewith did make certain findings and determinations for the purpose of designating said Bonds to be "qualified tax-exempt obligations" of the City within the meaning of and for the purposes provided in Section 802 of H.R. 3838 (99th Congress), as passed by the House of Representatives on December 17, 1985 ("H.R. 3838"); and

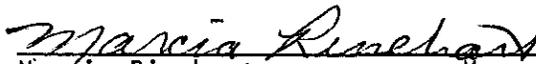
WHEREAS, The Tax Reform Act of 1986, as amended by the Technical Corrections Act of 1987 (the "1986 Act") provides that issuers of obligations issued after December 31, 1985 and prior to August 8, 1986 which were designated qualified tax-exempt obligations in reliance on Section 802 of H.R. 3838 must reaffirm such election under the 1986 Act in order that the issue derive the benefits associated with such designation;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leewood that the City reaffirms its election that the aforesaid Bonds be and they hereby are designated "qualified tax-exempt obligations" within the meaning of and for the purposes of Section 265 of the 1986 Act.

Adopted by the Governing Body this 6th day of October, 1987..

(S E A L)

Attest:



Marcia Rinehart Mayor



Martha Heizer City Clerk

RESOLUTION NO. 869

A RESOLUTION ESTABLISHING " 4-WAY STOP" SIGNS AT THE FOLLOWING LOCATIONS WITHIN THE CITY OF LEAWOOD.

WHEREAS, an evaluation of traffic flow along various streets has been performed by a traffic specialist of the Leawood Police Department and reviewed by a consulting engineer, and it has been determined that a need exists for "4-Way Stop" signs at the following locations:

119th and Roe Avenue
121st and Aberdeen

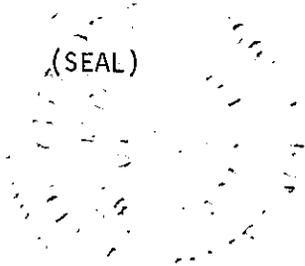
NOW, THEREFORE, BE IT RESOLVED that stop signs be installed at the locations; and

BE IT FURTHER RESOLVED that the Leawood Public Works Department is instructed to post permanent stop signs at the locations; and

BE IT FURTHER RESOLVED that the Leawood Police Department is instructed to enforce same.

Adopted by the Governing Body this 19th day of October 1987.

(SEAL)



Attest:

Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 870

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1986 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets by the City.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
Lee Boulevard	81st Street to 103 Street	35 m.p.h.
State Line Road	Within City limits	35 m.p.h.
Mission Road	North City Limits to 330 ft. South of I-435	35 m.p.h.
Mission Road	330 ft. South of I-435 to El Monte	15 m.p.h.
Mission Road	119th Street to 151st Street	35 m.p.h.
Roe Avenue	College to 129th Street	35 m.p.h.
Roe Avenue	129th Street to K-150	45 m.p.h.
Roe Avenue	K-150 to End of Roadway	35 m.p.h.
83rd Street	Within City Limits	30 m.p.h.
85th Terrace	Lee Boulevard to State Line Road	30 m.p.h.
89th Street	Lee Boulevard to Road Termination	20 m.p.h.
89th Street	Mission Road to Lee Boulevard	30 m.p.h.
95th Street	Within City Limits	30 m.p.h.
103rd Street	Within City Limits	35 m.p.h.
College Boulevard	Between Roe Avenue and Nall Avenue	45 m.p.h.
College Boulevard	Roe to .1 mile West of Buena Vista	35 m.p.h.
I-435	Within City Limits	55 m.p.h.
119th Street	State Line Road to Roe Avenue	35 m.p.h.
119th Street	Roe Avenue to Nall Avenue	45 m.p.h.
123rd Street	State Line Road to Mission Road	30 m.p.h.
127th Street	Mission Road to Nall Avenue	30 m.p.h.

<u>STREET</u>	<u>PORTION CONTROLLED</u>	<u>APPLICABLE SPEED LIMIT</u>
K-150	Westbound from State Line Road to a point .10 miles West of intersection of K-150 and State Line Road	45 m.p.h.
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 m.p.h.
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 m.p.h.
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 m.p.h.
143rd Street	Kenneth Road to Nail Avenue	30 m.p.h.
151st Street	Within City Limits	45 m.p.h.
Kenneth Road	Within City Limits	45 m.p.h.
Nail Avenue	Within City Limits	30 m.p.h.

Adopted by the Governing Body this 19th day of October 1987.

(SEAL)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 871

RESOLUTION AUTHORIZING ISSUANCE OF A REDEMPTION REQUEST, A RELEASE OF LEASE AGREEMENT AND LEASEHOLD MORTGAGE, TERMINATION OF UCC FINANCING STATEMENTS: AND EXECUTION AND DELIVERY OF DEED OF CONVEYANCE PERTAINING TO REDEMPTION OF ALL OUTSTANDING INDUSTRIAL REVENUE BONDS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$6,300,000.00 DATED NOVEMBER 1, 1985 (UNIQUE SUPER MARKETS OF KANSAS, INC. PROJECT.)

WHEREAS, the City of Leawood (the "City") heretofore issued Industrial Revenue Bonds dated November 1, 1985 in the original principal amount of \$6,300,000.00 for the project known as Unique Super Markets of Kansas, Inc.; and

WHEREAS, the City executed a trust indenture with First Trust Company, Inc., a lease agreement with Unique Super Markets of Kansas, Inc. and certain financing statements under the Uniform Commercial Code, all pertaining to the project and all dated as of November 1, 1985; and

WHEREAS, notice to redeem all the said bonds now outstanding has or will be received from Unique Super Markets of Kansas, Inc. (the "Company"); and

WHEREAS, the company is obligated to exercise its option to purchase the project for the option price of \$100.00; and

WHEREAS, Wetterau Incorporated (the "Guarantor") has consented to the redemption of said bonds; and

WHEREAS, the City is required by the said indenture to give notice as issuer of said bonds to the trustee of such redemption notice and exercise of the option to purchase.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas as follows:

Section 1. The City as issuer hereby authorizes the giving of all notices of redemption required by the said trust indenture and lease subject to payment of current lease payments and payment of

all principal and interest, redemption premium (as determined by the trustee) and all expenses of the City relating thereto.

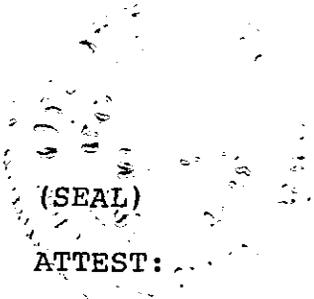
Section 2. Upon certification by the City attorney that (a) all bonds have been so redeemed and all principal interest, redemption premium and all of the City's expenses have been paid, (b) that the option price of \$100 has been paid or tendered for delivery to the City by the "Company"; then the Mayor and City Clerk are authorized to execute and deliver a Quit Claim Deed of the project to the "Company", execute termination documents of record, Uniform Commercial Code financing statements and such other incidental documents as may be reasonable required to redeem and pay said bonds.

Section 3. This resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

ADOPTED this 19th day of October, 1987.

CITY OF LEAWOOD, KANSAS

By: Marcia Reinhardt
Mayor



ATTEST:

Martina Heiger
City Clerk

RESOLUTION NO. 872

WHEREAS, the Governing Body of the City of Leawood is on occasion required to establish names for various sites, facilities, streets and access drives; and

WHEREAS, the Governing Body has determined that sites, facilities, streets, and access drives should be named in an orderly manner after taking into account numerous considerations; and

WHEREAS, the Governing Body believes it to be in the best interest of the City to establish by resolution a policy to be used by the Council in naming sites, facilities, streets and access drives.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Leawood that the following policy be adopted for naming city sites, facilities, streets and access drives:

POLICY FOR NAMING CITY SITES, FACILITIES AND ACCESS DRIVES

1. All public and private streets will be named and conform to the adopted Standardized City Street Grid System.

2. Small sections of access roadways, which serve City sites or facilities, that cannot be given an address according to the Standardized City Street Grid System and do not connect to any City street, may be named if in accordance with this policy and approved by a majority of the City Council, with the recommendation of City staff when appropriate.

3. When approving a name for a City site, facility, or access drive, the City Council shall give preference to names with historical significance.

4. The Council may, when deemed appropriate, authorize dedications of City sites and facilities which recognize individuals or groups who have made extraordinary contributions or donations to the City of Leawood.

5. Individuals or groups wishing to make a proposal under this policy shall submit a letter of request to the City Council. The Council may approve the request or refer it to the appropriate Department, Commission, or Committee for review and recommendation.

Adopted by the Governing Body of the City of Leawood dated this

2nd day of November, 1987.



ATTEST:

Marcia Rinehart
Mayor

Martina Heizer
City Clerk

RESOLUTION NO. 873

The Leawood City Council has considered the application for final plat of Waterford, Plat No. 3, located at 131st and Mission, and finds the following:

WHEREAS, the staff has reviewed and recommended approval of the application, and

WHEREAS, the Plan Commission recommends no stipulations of approval, and

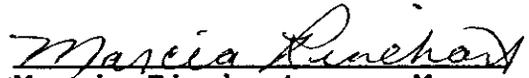
WHEREAS, the final plat is in substantial conformance with the approved preliminary plat,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Waterford, Plat No. 3, as submitted.

Adopted by the Governing Body this 2nd day of November, 1987.

(SEAL)

Attest:


Marcia Rinehart Mayor


Martha Heizer

City Clerk

RESOLUTION NO. 874

A RESOLUTION RELATING TO BENEFITS
OBTAINABLE BY CITIES UNDER THE PROGRAM
FOR FEDERAL AND STATE AID ON HIGHWAY CONSTRUCTION

Be it Resolved by the Governing Body of the City of Leawood:

That the Mayor and City Clerk are authorized and directed to execute for and on behalf of the City of Leawood, Kansas, Agreement No. 48-87 between the City and the Kansas Department of Transportation, giving the Secretary of Transportation of the State of Kansas authority to act for the City, and in its place and stead, to obtain for the City such benefits as are obtainable under the program of the Federal and State Aid Plan of Highway Construction, and obtain the benefits of such legislation for the City on the terms and conditions set forth in such agreement as may be prepared and approved by the Secretary of Transportation for the improvement of 85th St. and State Line Road. Safety project for traffic signals, cold plastic (project description) pavement markings and minor median island modifications on federal aid s ystem at intersection of 85th St. and State Line Rd. designated as a city connecting link on the State Highway System and known as Project No. 46 U 1155-01, HES 000S(150).

Passed by the (Council) (Commission) this 2nd day of November, 1987

(Approved) (Signed)

Marcia Rinehart, Mayor
Marcia Rinehart

(SEAL)

ATTEST:

Martha Heizer
City Clerk

Martha Heizer

RESOLUTION NO. 875

The Leawood City Council has reviewed the application for revised preliminary plat and revised preliminary site plan for approximately 13 acres located one quarter mile north of 127th Street on the east side of Nall, commonly known as Patricia Woods 8th Plat and finds the following:

WHEREAS, this is an application for a revised preliminary site plan and revised preliminary plat to construct 48 dwelling units on approximately 13 acres, and

WHEREAS, there is to be a minimum of 20 feet between buildings, and

WHEREAS, this plan indicates that a significant amount of parkland is to be dedicated as part of the final plat, and

WHEREAS, the plan and plan are in accordance with the Subdivision Regulations and Zoning Ordinance, and

WHEREAS, the staff has reviewed and recommended approval of the application with conditions, and

WHEREAS, the Plan Commission recommends approval of the revised preliminary plat and revised preliminary plan with the following stipulations:

1. The total amount of units is limited to 48 as shown on the site plan.
2. All land within the 100 year floodplain is to be dedicated to the City of Leawood for park land as part of the platting process as defined by Black and Veatch and accepted by FEMA.
3. The parking structures will be constructed of the same materials as the dwellings with roof lines to be similar to the dwellings.
4. The parking structures will have berms and landscaping along Nall and the north property line.
5. Fencing on the north property line is to be clarified prior to submission to the City Council.
6. Buildings are to meet the code in effect when the final plat and final site plan is submitted. A code review will be part of the final plan approval.
7. A letter of credit for Nall is required in an amount to be determined prior to approval of the final plat. It will be collected prior to recording the final plat.
8. The private drive is to be built to the same standards as a private street, in relation to thickness and construc-

tion materials.

9. A turnaround for emergency vehicles on the south end of the private drive will be considered as part of the final site plan.

10. A "mud bond" in the amount of \$5000 will be required prior to recording the final plat.

11. Area lighting and sidewalks shall be provided and shown on the final site plan, and

WHEREAS, the developer agrees to these stipulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary plat and revised preliminary plan of Patrician Woods, 8th plat with stipulations.

Approved by the Governing Body this 16th day of November 1987.

(SEAL)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 876

RESOLUTION ESTABLISHING FEE SCHEDULE FOR THOSE FEES NOT SPECIFICALLY PROVIDED FOR IN THE "UNIFORM BUILDING CODE", 1985 EDITION.

WHEREAS, the Governing Body of the City of Leawood has adopted the "Uniform Building Code", 1985 Edition, published by the International Conference of Building Officials (ICBO); and

WHEREAS, staff recommends using the UBC fee schedule and the valuation formulas listed in the ICBO "Building Valuation Data" sheet for the calculation of UBC fees; and

WHEREAS, there are other fees not provided for in the "Uniform Building Code", 1985 edition, which must be approved;

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood does hereby approve the use of the UBC fee schedule and the valuation formulas listed in the ICBO "Building Valuation Data" sheet to calculate UBC fees; and

BE IT FURTHER RESOLVED, that the Governing Body does hereby approve the following fees not provided for in the "Uniform Building Code", 1985 edition:

New Building Construction Permits

Mechanical, electrical, and plumbing \$ 50.00 ea.

Existing Building Construction Permits

Commercial, Office, Industrial:
Mechanical, electrical, plumbing 50.00 ea.

Miscellaneous

1. Reroofing 30.00 ea.
2. Lawn sprinkler systems
a. Residential 40.00 ea.
b. Commercial 60.00 ea.
3. Building permit reissuance 60.00 ea.
4. Land use permit 200.00 ea.

Occupancy of Space or Building

Application fee 20.00 ea.
Inspection fee 30.00 ea.

Adopted by the Governing Body this 16th day of November 1987.

(S E A L)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 877

A RESOLUTION DECLARING THE INTENT OF THE GOVERNING BODY OF THE CITY OF LEAWOOD TO PROCEED WITH THE CONSTRUCTION OF ROE AVENUE FROM 112th STREET TO 121st STREET PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 et seq. AND TO REPEAL RESOLUTION NO. 639 AUTHORIZING CONSTRUCTION OF ROE AVENUE FROM 112th TO 121st STREET PURSUANT TO THE PROVISIONS OF K.S.A. 12-685.

WHEREAS, the Governing Body of the City of Leawood did on the 6th day of February, 1984 by Resolution No. 639 makes certain findings and determinations on the necessity and advisability of improving Roe Avenue from 112th Street to 121st Street pursuant to the provisions of K.S.A. 12-685, et seq.

WHEREAS, subsequent to the adoption of said Resolution No. 639 a petition for the improvement of Roe Avenue from 112th Street to 121st Street was presented to the Governing Body as provided by K.S.A. 12-6a01 et seq.

WHEREAS, the petition for improvement of Roe Avenue from 112th Street to 121st Street was approved and construction of Roe Avenue ordered and directed pursuant to K.S.A. 12-6a01 et seq. by Resolution No. 757 on the 3rd day of February 1986.

WHEREAS, the Governing Body intends to proceed with construction of Roe Avenue from 112th Street to 121st Street with financing pursuant to the provisions of K.S.A. 12-6a01 et seq. and not in the manner authorized by K.S.A. 12-685 et seq.

WHEREAS, the Governing Body does, by this resolution, intend to make clear its intent regarding construction and financing of Roe Avenue pursuant to the provisions of K.S.A. 12-6a01 et seq.

NOW, THEREFORE, be it resolved:

Section 1. The Governing Body of the City of Leawood does hereby express its intent to proceed with construction and financing of Roe Avenue from 112th Street to 121st Street in the manner authorized by K.S.A. 12-6a01 et seq. and prior Resolution No. 757.

Section 2. That the Governing Body of the City of Leawood does hereby repeal Resolution No. 639 which authorized construction of Roe Avenue from 112th to 121st Street pursuant to the provisions of K.S.A. 12-685.

Adopted by the Governing Body of the City of Leawood this 16th day of November, 1987.


Marcia Rinehart

Marcia Rinehart, Mayor

ATTEST:

Martha Heizer

Martha Heizer, City Clerk

RESOLUTION NO. 878

The Leawood City Council has considered a request for rezoning from CP-2 to CP-1, revised preliminary plat and revised preliminary plan for Camelot Court located between 117th and 119th, Roe to Tomahawk Creek Parkway and hereby resolves the following:

WHEREAS, the proposed use is in accordance with the Master Plan adopted May 27, 1987, and

WHEREAS, the request is for approval of a shopping center of 273,000 square feet on 37 acres, with 11 out parcels, and

WHEREAS, this request is actually a revision of a previously approved plat and plan, and

WHEREAS, the request is due to change in ownership of the site, and

WHEREAS, the Staff has reviewed and recommended approval of the application with stipulations, and

WHEREAS, the Plan Commission recommends approval of the application with the following stipulations:

1. No retail use shall be allowed occupancy without adequate street access from either 119th or Roe Ave. 119th Street is now open and Roe will start construction in Spring of 1988. Therefore, this stipulation is no longer applicable.
2. Signage is to be resubmitted as part of the initial final site plan.
3. No slopes over 3:1 will be allowed around any buildings.
4. Outparcel development shall be limited to the number of structures, square footage, and location shown on the plan. The out buildings shall have architecture that is harmonious with the center. There is to be one architectural theme for the entire site. Access to the parking areas from the outparcels will be reviewed by the staff as part of the final site plan application.
5. Rooftop units must be screened from view from off of the site. Sheet 8 shows screening by parapet walls. The back side of any parapet wall shall be architecturally treated to enhance the visual appearance.

6. The developer shall participate in the construction of Roe and Tomahawk Creek Parkway as per Subdivision Regulations or benefit district.

7. There is to be not more than two aisles of parking between rows of trees.

8. The developer agrees to pay for a part of the cost of ponds that may be constructed on the east side of Tomahawk Creek Parkway, the cost to be determined by the City in an equitable manner.

9. The developer shall participate in one-fourth of the cost of traffic signals at the following intersections: 117th and Tomahawk Creek Parkway and 119th and Roe. The City will determine when the traffic signals are warranted. A letter of credit for the amount is required prior to filing the initial plat.

10. The developer shall be responsible for the construction of acceleration and deceleration lanes as directed by the city's traffic engineer on 117th Street, Roe, and Tomahawk Creek Parkway.

11. A fire lane surrounding the building is to be part of Phase One development.

12. There shall be a connection to Tomahawk Creek Parkway as part of Phase Two.

13. Class "A" roofing shall be used on the entire site.

14. The developer shall participate in future traffic signalization at entrances to shopping center.

15. The southerly entrance (approximately 118th Terrace) onto Tomahawk Creek Parkway shall have no median cut.

16. All four sides of pad site buildings shall be finished and rooftop equipment screened.

17. Developer shall participate in 1/2 the cost of potential traffic signal at 119th and Tomahawk Creek Parkway, and

WHEREAS, the developer agrees to these stipulations,

NOW, THEREFORE, BE IT RESOLVED that the Leawood City Council does hereby approve the request for rezoning from CP-2 to CP-1, revised preliminary plat and revised preliminary plan for Camelot Court with stipulations.

Adopted by the Governing Body this 7th day of December,
1987.

(SEAL)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 879

A RESOLUTION APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE CITY'S \$5,200,000 INDUSTRIAL REVENUE BONDS, SERIES A 1985 (LEAWOOD EXECUTIVE CENTRE ASSOCIATES, L.P. PROJECT).

WHEREAS, the City of Leawood, Kansas (the "City"), is authorized pursuant to the provisions of K.S.A. 12-1740 to 12-1749a, inclusive, as amended (the "Act"), to acquire, purchase, construct and equip certain facilities (as defined in the Act), and to issue industrial revenue bonds for the purpose of paying the cost of such facilities, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, pursuant to the Act, the governing body of the City adopted Ordinance No. 880 on November 4, 1985, authorizing the issuance of its Industrial Revenue Bonds, Series A 1985 (Leawood Executive Centre Associates, L.P. Project), in the principal amount of \$5,200,000 (the "Bonds") and on December 23, 1985, issued the Bonds pursuant to the Indenture of Trust dated as of December 1, 1985 (the "Indenture"), between the City and Valley View State Bank, in the City of Overland Park, Kansas, as trustee (the "Trustee"), for the purpose of acquiring, purchasing, constructing and installing a commercial facility, including real estate, buildings and improvements and equipment (the "Project"), leased to Leawood Executive Centre Associates, L.P., a Kansas limited partnership (the "Tenant"), pursuant to the Lease Agreement dated December 1, 1985 (the "Lease"), by and between the City and the Tenant; and

WHEREAS, Section 9.02 of the Indenture authorizes the Trustee and the Issuer, with the consent of the City and the Holders of not less than 75% in aggregate principal amount of the Bonds Outstanding, to execute supplemental indentures; and

WHEREAS, the Tenant has requested that the City amend the Indenture for the purpose of facilitating the sale of the Bonds to A.G. Edwards & Sons, Inc., St. Louis, Missouri to be held by it pending the sale of the Bonds to investors on a long-term basis or making provision for credit enhancement.

WHEREAS, A.G. Edwards & Sons, Inc. has agreed to purchase the Bonds and to hold such bonds on a temporary basis until the earlier of (i) the date on which the Bonds are sold on a permanent basis, (ii) the date upon which the Bonds are secured by credit enhancement satisfactory to A.G. Edwards & Sons, Inc., or (iii) July 1, 1988.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, AS FOLLOWS:

Section 1. Authorization of Documents. The City is hereby authorized to enter into the following documents, in substantially the forms presented to and reviewed by the governing body of the City at this meeting (copies of which documents shall be filed in the records of the City), with such changes therein as shall be approved by the officers of the City executing such documents, such officers' signatures thereon being conclusive evidence of their approval thereof:

First Supplemental Indenture of Trust dated as of December 15, 1987 (the "First Supplemental Indenture"), between the City and the Trustee, supplementing and amending the Indenture.

Section 3. Execution of Bonds and Documents. The Mayor of the City is hereby authorized and directed to execute and deliver the First Supplemental Indenture and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the First Supplemental Indenture and such other documents, certificates and instruments. The City hereby elects to have Section 144(a)(4) of the Internal Revenue Code of 1986 apply to the Bonds.

Section 4. Further Authority. The City shall, and the officers and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the City with respect to the Supplemental Documents.

Section 5. Effective Date. This Resolution shall take effect and be in full force from and after its passage by the governing body of the City.

PASSED by the governing body of the City of Leawood, Kansas,
this 7th day of Dec., 1987.

CITY OF LEAWOOD, KANSAS

By Marcia K. Rinehart
Marcia K. Rinehart
Mayor



Martha Heizer
Martha Heizer
City Clerk

A RESOLUTION DECLARING THE INTENT OF THE GOVERNING BODY OF THE CITY OF LEAWOOD TO PROCEED WITH THE CONSTRUCTION OF 119TH STREET FROM ROE AVENUE TO MISSION ROAD PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 et seq.

WHEREAS, the Governing Body of the City of Leawood did on the 5th day of December, 1985, enter into an agreement with the Board of County Commissioners of Johnson County, Kansas, for public improvement of 119th Street from Roe Avenue to Mission Road citing the authority for such improvement as K.S.A. 12-683 through 12-690 and amendments thereto.

WHEREAS, the Governing Body of the City of Leawood did on the 15th day of September, 1986, by Ordinance No. 935 authorize the issuance of temporary notes in the amount of \$555,000 under the authority of K.S.A. 12-685 et seq.

WHEREAS, subsequent to above, a petition for the improvement of 119th Street from Roe Avenue to Mission Road was presented to the Governing Body as provided by K.S.A. 12-6a01 et seq.

WHEREAS, the petition for improvement of 119th Street from Roe Avenue to Mission Road was approved and construction of 119th Street from Roe Avenue to Mission Road ordered and directed pursuant to K.S.A. 12-6a01 et seq. by Resolution No. 822 on the 5th day of January, 1987.

WHEREAS, the Governing Body of the City of Leawood did on the 9th day of September, 1987, by Ordinance No. 1000 authorize the issuance of temporary notes in the amount of \$585,000 under under the authority of K.S.A. 12-6a01 et seq.

WHEREAS, the Governing Body intends to proceed with construction of 119th Street from Roe Avenue to Mission Road with financing pursuant to the provisions of K.S.A. 12-6a01 et seq. and not in the manner authorized by K.S.A. 12-685 et seq.

WHEREAS, the Governing Body does, by this resolution, intend to make clear its intent regarding construction and financing of 119th Street from Roe Avenue to Mission Road pursuant to the provisions of K.S.A. 12-6a01 et seq.

NOW, THEREFORE, be it resolved:

Section 1. The Governing Body of the City of Leawood does hereby express its intent to proceed with construction and financing of 119th Street from Roe Avenue to Mission Road in the manner authorized by K.S.A. 12-6a01 et seq. and prior Resolution No. 822.

Adopted by the Governing Body of the City of Leawood this 7th
day of December, 1987.



Marcia Rinehart

Marcia Rinehart, Mayor

ATTEST:

Martha Heizer

Martha Heizer, City Clerk

RESOLUTION NO. 881

RESOLUTION OF INTENT TO ESTABLISH COMMON BOUNDARY.

WHEREAS, the City of Leawood has under consideration annexation of property in the general area south of its existing boundaries; and

WHEREAS, the City of Overland Park has received petitions from property owners in the area presently under consideration by the City of Leawood, requesting annexation to the City of Overland Park; and

WHEREAS, it is the desire of the City of Leawood to avoid a dispute and possible litigation over annexation; and

WHEREAS, representatives of the City of Overland Park and the City of Leawood have expressed interest in the execution of joint resolutions or agreements whereby both cities would agree that their common boundary would be Nall Avenue; and

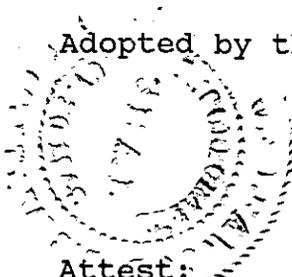
WHEREAS, it is desirable that negotiations between Overland Park and Leawood result in an agreement establishing Nall Avenue as their common boundary;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood:

1. The Governing Body does hereby direct its representatives to meet with representatives of the City of Overland Park for the purpose of preparing appropriate resolutions or agreements establishing Nall Avenue as a common boundary between the two cities;

2. The Governing Body does hereby set forth its intent to postpone any decision to annex additional property pending discussions with the City of Overland Park for the purpose of establishing common boundaries.

Adopted by the Governing Body this 21st day of December, 1987.



Attest:

Marcia Rinehart
Marcia Rinehart, Mayor

Martha Heizer
Martha Heizer, City Clerk

RESOLUTION NO. 882

A RESOLUTION ESTABLISHING FEE SCHEDULE FOR THOSE FEES NOT SPECIFICALLY PROVIDED FOR IN THE 1984 CODIFICATION.

WHEREAS, the Codification of 1984 omits certain fee schedules for reasons of economy and expediency; and

WHEREAS, the City Administrator is, by Section 1-701 of the Codification, authorized to make fee adjustments necessary from time to time, and annually report to the Council amounts at which such fees are established;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood does hereby ratify the following Fee Schedule for 1988.

FEE SCHEDULE: CONSTRUCTION, ALTERATIONS AND REMODELING.

New Building Construction Permits

Mechanical, electrical, and plumbing \$ 50.00 ea.

Existing Building Construction Permits

Residential:

1. Building alterations, remodeling, additions, decks (fees are calculated on the area being added or improved) 30.00 min.+.07/SF
2. Mechanical, electrical, and plumbing 25.00 each

Commercial, Office, Industrial:

1. Interior finish for new construction; building alterations, remodeling .10/SF
2. Mechanical, electrical, plumbing 50.00 each

Miscellaneous

1. Swimming pools, whirlpool, hydro pool, other pools 55.00 each
2. Reroofing 30.00 each
3. Lawn sprinkler systems
 - a. Residential 40.00 each
 - b. Commercial 60.00 each
4. Towers, satellite dish equipment, solar equipment 25.00 each
5. Demolition, each unit or building 60.00 each
6. Structure moving 150.00 each
7. Street curb cut 15.00 each
8. Fences, walls, patio covers 20.00 each
9. Major foundation repair 25.00 each

10. Building permit issuance	\$ 60.00 each
11. Land use permit	200.00 each
<u>Occupancy of Space or Building</u>	
Application fee	20.00 each
Inspection fee	30.00 each
<u>Reinspection Fees</u>	
Residential reinspections	30.00 each
Office/commercial reinspections	30.00 each
Occupancy reinspection	20.00 each
4-603(g). APPLICATION FEE; MOVING BUILDING PERMIT.	150.00
4-803(b)(3). FEES FOR OIL AND GAS DRILLING AND PRODUCTION.	
Special Use Permit	400.00
Permit for one well	100.00
Blanket permit where there is more than one well	300.00
11-306. FALSE ALARMS.	
Seven (7) through ten (10) false alarms	25.00 each
Eleven (11) through fourteen (14) false alarms	50.00 each
Fifteen (15) through eighteen (18) false alarms	75.00 each
Nineteen (19) and each subsequent alarm	100.00 each
11-511. SIGN PERMIT FEE.	
<u>Residential</u>	
1. Garage Sale	5.00 each
2. Builder Temporary Sign	5.00 each
3. Developer Temporary Sign	20.00 each
4. Subdivision Monument Signs and Structures	50.00 each
<u>Commercial</u>	
1. Permanent Sign	
Small (0 to 10/SF Total Area)	50.00 each
Medium (11/SF to 20/SF Total Area)	100.00 each
Large (Over 20/SF Total Area)	150.00 each
2. Temporary Sign	
Developer/Real Estate Leasing Sign	
Small (0/SF to 32/SF)	20.00 each
Large (Over 32/SF)	40.00 each
13-1A03. PERMIT FEES; SIDEWALKS.	
For any permit issued under the provisions of this article	10.00 each

13-207. PERMIT FEES; STREETS.

For any permit issued under the provisions of this article

Maintenance bond

\$ 10.00 each
100% of construction cost for 2 years

13-225. BACK CHARGE RECOVERY COST FEES; "MUD ORD.".

For men and/or equipment. This is not a service. Back charged work will be done only with the approval of the Director or Asst. Director of Public Works. There will be a one hour minimum charge. Transportation to the job site will be charged at the same rate.

Men with hand tool only	\$ 16.00/hr.
Pick-up truck with driver	26.00/hr.
Dump truck with driver	41.00/hr.
Sweeper with operator	86.00/hr.
Jet rodder with operator	86.00/hr.
Back hoe with operator	56.00/hr.
Mowing tractor with operator	56.00/hr.
Bobcat, pick-up, trailer, and hand tools with operator	66.00/hr.
Grader with operator	66.00/hr.
Loader with operator	66.00/hr.
Outside contractors	65.00/hr. with a 3 hr. min.

15-110. SEWER CONNECTION CHARGE.

800.00

16-202. FEES FOR ZONING PROCEDURES.

<u>Rezoning</u>	<u>Tract Size</u>	<u>Rezoning Fee</u>	<u>Preliminary Plan</u>	<u>Final Plan</u>
Residential (AR-1 to RP-6)	0 - 5 acres	\$ 300	\$ 300	\$ 150
	5+ - 40	400	400	150
	40+ - up	400	400	200
Office (CP-0)	0 - 5 acres	300	300	150
	5+ - 10	300	300	150
	10+ - 25	400	400	200
	25+ - 50	400	400	200
	50+ - up	400	400	250
Commercial (CP-1 to CP-2)	0 - 5 acres	300	300	150
	5+ - 10	300	300	150
	10+ - 25	400	400	200
	25+ - 50	400	400	250
	50+ - up	500	500	250

Recreation	0 - 5 acres	\$300	\$300	\$100
	5+ - 25	300	300	150
	25+ - up	300	300	200
Industrial	0 - 5 acres	300	300	150
	5+ - 10	300	300	150
	10+ - up	400	400	200
Business Park (BP)	0 - 5 acres	300	300	150
	5+ - 10	300	300	150
	10+ - 25	400	400	200
	25+ - 50	400	400	200
	50+ - up	500	500	250
Special Develop- ment	0 - 5 acres	300	300	150
	5+ - 10	400	400	150
	10+ - 25	400	400	300
	25+ - up	400	400	300
Mixed Zoning (Combination of any two or more districts)	0 - 10 acres	400	400	200
	10+ - 25	500	500	250
	25+ - 50	500	500	300
	50+ - 75	600	600	300
	75+ - up	700	700	350
Special Use Permits, except oil and gas	0 - 5	400		
	5+ - 10	500		
	10+ - up	600		

Other Plan Approvals	
Landscape Plan	\$200.00
Sign Policy Approval	150.00
Flood Plain Development	200.00

Streets, Utility Vacation 200.00

Board of Zoning Appeals
Hearing 150.00

Applicant is responsible for the cost of publishing rezoning, preliminary plat or special use permit Notice of Hearing.

Applicant is responsible for the cost of publishing rezoning, special use permit, or vacation ordinance following City Council approval, and cost of recording plats. (See fees for Final Plat Submission.)

Applicant shall be responsible for paying a late fee in the amount of \$500.00 if an application for site development plan is

submitted to the City after the deadline for submissions has expired.

16-309. BOARD OF ZONING APPEALS HEARING; FEE. \$ 150.00

16-402. FEES FOR SUBDIVISION REGULATION PROCEDURES.

Preliminary Plat Submission:

Applicant to pay \$400.00 minimum plus \$2.00 per lot.

Final Plat Submission:

Applicant to pay \$200.00 minimum plus \$2.00 per lot plus \$30.00 recording fee.

PLANNING AND DEVELOPMENT DEPARTMENT DOCUMENT FEES.

Master Plan Book	\$ 25.00 each
Zoning Regulations	5.00 each
Subdivision Regulations	5.00 each
Zoning Map	2.00 each
Subdivision Map	2.00 each
Master Plan Map	5.00 each
Topography Map	2.00 each
Other Department Publications/Report Fees (to be individually determined based upon printing costs)	
Fees According to <u>Open Records Act</u>	
Record Search (Ordinance No. 801)	\$ 10.00 minimum
Copying fee per page	.50

Adopted by the Governing Body this 21st day of Dec., 1987.

(S E A L)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 883

A RESOLUTION DESIGNATING HOLIDAYS FOR THE YEAR 1988 IN ACCORDANCE WITH THE "PERSONNEL RULES AND REGULATIONS" OF THE CITY OF LEAWOOD, KANSAS DATED JANUARY 3, 1984.

WHEREAS, Section 11.2(a) of the "Personnel Rules and Regulations", dated January 3, 1984, designates holidays for all regular employees of the City of Leawood; and

WHEREAS, after review of holiday dates in 1988, staff recommends that the following schedule be adopted;

NOW, THEREFORE, BE IT RESOLVED that the City Hall of Leawood, Kansas, shall be closed on the following holiday dates in 1988; and

BE IT FURTHER RESOLVED that the Governing Body hereby directs that the "Personnel Rules and Regulations", dated January 3, 1984, be amended in accordance with this resolution.

New Year's Day	January 1
Presidents' Day (3rd Monday-February)	February 15
Memorial Day (last Monday-May)	May 30
Independence Day	July 4
Labor Day (1st Monday-September)	September 5
Thanksgiving (4th Thursday & Friday, November)	November 24, 25
Christmas	December 26 (Monday)
Personal Day (2)	Chosen by employee

Adopted by the Governing Body this 21st day of Dec., 1987.

Marcia Rinehart
Marcia Rinehart, Mayor

Attest:

Martha Heizer
Martha Heizer, City Clerk

Resolution No. 884

A RESOLUTION DECLARING THE INTENT TO ENTER INTO A SISTER CITIES RELATIONSHIP WITH THE CITY OF I-LAN, CHINA.

WHEREAS, it is the intent of the Governing Body of the City of Leawood to cause the people of the City of Leawood, Kansas and the people of similar cities of foreign nations to acquire a consciousness of each other, to understand one another as individuals, as members of their community, as citizens of their country, and as part of the family of nations, and,

WHEREAS, it is understood that these people can foster such knowledge and consciousness that a continuing relationship of mutual concern between the people of the City of Leawood, Kansas and the people of similar cities of other nations, and,

WHEREAS, to undertake both in seeking to provide to one another appropriate aid and comfort, education and mutual understanding, and,

WHEREAS, to participate as an organization in promoting, fostering and publicizing state and national programs of international municipal cooperation and thereby encouraging other organizations and residents of the United States of America to engage and participate in such programs, and,

WHEREAS, to foster and promote friendly relations and mutual understanding between peoples of the City of Leawood and peoples of friendly nations outside of the United States of America,

NOW THEREFORE, Be It Resolved that the City of Leawood does hereby agree to enter into a Sister Cities relationship with such a City and

Further be it resolved that this relationship be considered with the City of I-Lan, China.

Adopted by the Governing Body of the City of Leawood this 21st day of December, 1987.



Marcia Rinehart, Mayor

ATTEST:



Martha Heizer, City Clerk

RESOLUTION NO. 885

A RESOLUTION RELATING TO SPEED LIMITS ON CERTAIN STREETS
WITHIN THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Governing Body of the City of Leawood, Kansas, has determined upon the basis of an engineering and traffic investigation that the speed limit permitted under State law and Section 33 of the "Standard Traffic Ordinance for Kansas Cities", 1987 Edition, is greater or less than is reasonable under the conditions found to exist upon the City.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby determines and declares that the reasonable and safe speed limit on said portion of said streets is as listed below; and

BE IT FURTHER RESOLVED that the Chief of Police is hereby directed to cause to have erected appropriate signs giving notice of such speed limit along said streets by the City.

STREET	PORTION CONTROLLED	APPLICABLE SPEED LIMIT
Lee Blvd.	81st Street to 103rd St.	35 m.p.h.
State Line Rd.	Within City Limits	35 m.p.h.
Mission Road	North City limits to 330 ft. South of I-435	35 m.p.h.
Mission Road	330 ft. South of I-435 to El Monte	15 m.p.h.
Mission Road	119th Street to 151st St.	35 m.p.h.
Roe Avenue	College to 129th St.	35 m.p.h.
Roe Avenue	129th Street to K-150	45 m.p.h.
Roe Avenue	K-150 to End of Roadway	35 m.p.h.
83rd Street	Within City Limits	30 m.p.h.
85th Terrace	Lee Blvd. to State Line Rd.	30 m.p.h.
89th Street	Lee Blvd. to Road Termination	20 m.p.h.
89th Street	Mission Road to Lee Blvd.	30 m.p.h.
95th Street	Within City Limits	30 m.p.h.
103rd Street	Within City Limits	35 m.p.h.
College Blvd.	Between Roe Av. & Nall Av.	45 m.p.h.

STREET	PORTION CONTROLLED	APPLICABLE SPEED LIMIT
College Blvd.	Roe to .1 Mi. West of Buena Vista	35 m.p.h.
I-435	Within City Limits	55 m.p.h.
119th Street	State Line Road to Roe Av.	35 m.p.h.
119th Street	Roe Av. to Nall Av.	45 m.p.h.
123rd Street	State Line Rd. to Mission Road	30 m.p.h.
127th Street	Mission Road to Nall Av.	30 m.p.h.
K-150	Westbound from State Line Rd. to a point .10 miles West of intersection of K-150 and State Line Road	45 m.p.h.
K-150	Westbound from .10 miles West of State Line Road to City Limits	55 m.p.h.
K-150	Eastbound from a point .30 miles West of State Line Road to State Line Road	45 m.p.h.
K-150	Eastbound from City Limits to a point .30 miles West of State Line Road	55 m.p.h.
143rd Street	Kenneth Road to Nall Av.	30 m.p.h.
151st Street	Within City limits	45 m.p.h.
Kenneth Road	Within City limits	45 m.p.h.
Nall Avenue	From College Blvd. to 119th Street	45 m.p.h.
Nall Avenue	119th Street to South City Limits	30 m.p.h.

Adopted by the Governing Body this 21st day of December
----- 1987.

(SEAL)


Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 886

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEAWOOD, KANSAS ESTABLISHING THE HIGHWAY K-150 CORRIDOR TRANSPORTATION IMPACT FEE RATE AND AMOUNTS PURSUANT TO SECTION 13-506 OF ORDINANCE NO. 1027C, "THE HIGHWAY K-150 CORRIDOR TRANSPORTATION IMPACT FEE ORDINANCE."

WHEREAS, the City Council of the City of Leawood, Kansas has adopted the "Highway K-150 Corridor Transportation Impact Fee" Ordinance, to wit Ordinance No. 1027C, in order to assure that Highway K-150 corridor transportation improvements are available and provide adequate transportation capacity to support new development in the corridor while maintaining levels of transportation service on Highway K-150 deemed adequate by the City; and

WHEREAS, Section 13-506 of said ordinance requires the City Council to establish, by Resolution, an "impact fee rate" (the amount of the applicable impact fee per trip generated by new development in the Highway K-150 corridor); and

WHEREAS, Section 13-506 of said Ordinance requires the City Council to establish, by Resolution, the amount of the impact fee per dwelling unit for residential development and per square foot of floor area, finished for non-residential development (by type); and

WHEREAS, the City has conducted a comprehensive study, including consideration of the Highway K-150 transportation improvement costs, the share of said costs reasonably attributable to new development in the corridor, the amount of development permissible in the corridor, and the anticipated type of development and traffic generation characteristics of same; and

WHEREAS, the City Council has reviewed and accepted the results of said study, which indicates the appropriate, fair and equitable impact fee rate and amount of fee by type of development;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS AS FOLLOWS:

Section 1. Pursuant to Section 13-506 of Ordinance No. 1027C, the impact fee rate shall be set at
\$17.40 per trip

Section 2. Pursuant to Section 13-506 of Ordinance No. 1027C, the amount of the impact fee, by land use type, shall be set as follows:

Residential Development

\$122.00 per dwelling unit

Non-Residential Development

- Office and Non-Retail Commercial Development 26¢ per square foot of floor area, finished
- Retail Commercial Development 87¢ per square foot of floor area, finished

Section 3. For land use types not reasonably included within the categories listed above, the City shall rely upon trip generation rates as listed in the Institute of Traffic Engineers (ITE) Trip Generation Manual (4th Edition, 1987).

Section 4. This Resolution shall be effective upon its adoption by the City Council.

ADOPTED by the Governing Body this 4th day of January, 1988.



ATTEST:

Martha Heizer
CITY CLERK (Seal)

Marcia Rinehart
MAYOR

RESOLUTION NO. 887

RESOLUTION ENDORSING BLUE VALLEY SCHOOL DISTRICT 1988 BOND PROPOSAL.

WHEREAS, the Board of Education of the Blue Valley Unified School District No. 229 has recognized the need to provide quality education to the growing population of the City of Leawood south of I-435; and

WHEREAS, the Leawood City Council recognizes the importance of quality education; and

WHEREAS, the Board of Education has proposed a \$76.8 million dollar bond issue to meet the education needs of the Blue Valley School District;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby support the bond issue proposed by the Blue Valley Board of Education and urges all eligible voters to give their support.

Adopted by the Governing Body this 4th day of January, 1988.

(S E A L)

Attest:


Martha Heizer
Martha Heizer City Clerk

Marcia Rinehart
Marcia Rinehart Mayor

*Orig. H/Sharp
in frame*

RESOLUTION

WHEREAS, Wayne L. Sharp was first employed by the City as a Police Officer on January 1, 1968; and

WHEREAS, Captain Sharp has progressed through the Police Department, serving as an Officer, Corporal, Sergeant, and finally as a Captain since January 1, 1979; and

WHEREAS, Captain Sharp has throughout his career demonstrated a deep commitment to the law enforcement profession; and

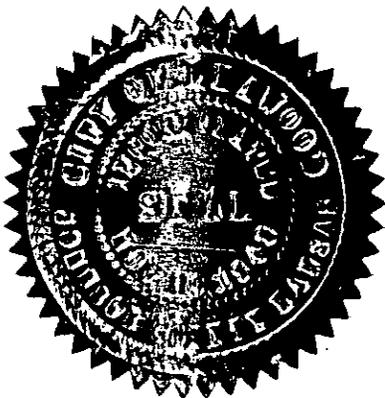
WHEREAS, Captain Sharp has demonstrated the same degree of commitment to his co-workers and the community, and has proven himself to be a capable and competent law enforcement executive; and

WHEREAS, Captain Sharp has served faithfully, loyally, and honorably, and made valuable contributions to the City government and the welfare of the community;

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood commend and express its gratitude to him for the vital services he has performed and his outstanding dedication to the City; and

BE IT FURTHER RESOLVED that the Governing Body extend to him sincere congratulations on his 20th Anniversary of uninterrupted service in the Leawood Police Department.

Adopted by the Governing Body this 18th day of January, 1988.



Marcia Rinehart

Marcia Rinehart Mayor

Attest:

Martha Heizer

Martha Heizer City Clerk

RESOLUTION NO. 888

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEAWOOD, KANSAS ESTABLISHING THE SOUTH LEAWOOD TRANSPORTATION IMPACT FEE RATE PURSUANT TO SECTION 13-606 OF ORDINANCE NO. 1031C ; "THE SOUTH LEAWOOD TRANSPORTATION IMPACT FEE ORDINANCE."

WHEREAS, the City Council of the City of Leawood, Kansas has adopted the "South Leawood Transportation Impact Fee Ordinance," to wit Ordinance No. 1031C , in order to assure that arterial street improvements are available and provide adequate transportation capacity to support new development in South Leawood; and

WHEREAS, Section 13-606 of said Ordinance requires the City Council to establish, by Resolution, an "impact fee rate" (the amount of the applicable impact fee per gross area of new development in South Leawood); and

WHEREAS, the City has considered and evaluated all studies, plans and data relevant to a determination of a fair and equitable impact fee, including but not limited to the Major Street Plan, Master Development Plan, current arterial street costs, the amount of development anticipated in the South Leawood area and the traffic generation and trip length characteristics of such development; and

WHEREAS, the City Council has reviewed and accepted the results of such studies, indicating the appropriate, fair and equitable impact fee rate;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, AS FOLLOWS:

Section 1. Pursuant to Section 13-606 of Ordinance No. 1031C , the impact fee rate shall be set at:

\$625.00 per gross acre

Section 2. This Resolution shall be effective upon its adoption by the City Council.

ADOPTED by the Governing Body this 1st day of February, 1988.



ATTEST:

Marcia Reinhard
MAYOR

Martina Heizer
CITY CLERK (Seal)

*Res. and agreement
rescinded by Res. 944,
3/6/89*

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT PURSUANT TO THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW, K.S.A. 1986 SUPP. 12-5219 to 12-5235, INCLUSIVE, AS AMENDED, BETWEEN THE CITY OF LEAWOOD, KANSAS AND GEARY COUNTY, KANSAS AND RILEY COUNTY, KANSAS, OR EITHER OF THEM (THE "SPONSOR"): AUTHORIZING THE SPONSOR TO ENGAGE IN ANY AND ALL ACTS AND EXERCISE ALL OF THE AUTHORITY AND POWERS CONFERRED BY THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW WITHIN, OR WITH RESPECT TO IMPROVEMENT OF ANY PROPERTY LOCATED WITHIN, THE CORPORATE BOUNDARIES OF THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Boards of County Commissioners of Geary County, Kansas and Riley County, Kansas are desirous of undertaking a program to provide decent, safe and sanitary housing for persons of moderate income, and of making and executing contracts and other instruments necessary and convenient in connection therewith, all in accordance with the Kansas Local Residential Housing Finance Law, K.S.A. 1986 Supp. 12-5219 to 12-5235, inclusive, as amended (the "Act"); and

WHEREAS, the Sponsor has undertaken such a program by establishing its Single Family Mortgage Credit Certificate Program, Series 1987 (the "Program"); and

WHEREAS, Section 12-5231 of the Act provides that one or more cities and counties may join together and cooperate with one another in the exercise of any powers conferred under the Act in accordance with and pursuant to a written agreement between or among such cooperating cities and counties; and

WHEREAS, the City of Leawood, Kansas (the "City"), wishes to join and cooperate with the Sponsor in the implementation of the Program for improvement of existing housing pursuant to the Act, and is willing to authorize the Sponsor to engage in acts and exercise the authority and powers conferred by the Act within, and with respect to any property located within, the corporate boundaries of the City; and

WHEREAS, it is hereby found and determined that it is desirable and in the best interests of the City to enter into a Cooperation Agreement with the Sponsor as hereinafter provided; and

WHEREAS, the City has not heretofore engaged in any act or exercised any power authorized by the Act, or comparable acts or powers authorized or contemplated under the Act or any other law of the State of Kansas, which would impair the City's authority to enter into and perform said Cooperation Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, AS FOLLOWS:

Section 1. That the Cooperation Agreement by and between the City and the Sponsor, which Agreement authorizes the Sponsor to engage in any and all acts and exercise all of the authority and powers conferred by the Act within, or with respect to any property located within, the corporate boundaries of the City, is hereby approved for improvement of existing housing, and the Mayor and the City Clerk are hereby authorized to execute and deliver the same on behalf of and as the act and deed of the City.

Section 2. This Resolution shall take effect and be in full force from and after its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Leawood, Kansas, this 1st day of February 1988.



Marcia Reinhardt
Mayor

ATTEST:

Martina Heizer
City Clerk

2 copies H. Harry
2/9/88

COOPERATION AGREEMENT

COOPERATION AGREEMENT PURSUANT TO THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW, K.S.A. 1986 SUPP. 12-5219 to 12-5235, INCLUSIVE, AS AMENDED, BETWEEN THE CITY OF LEAWOOD, KANSAS, AND GEARY COUNTY, KANSAS, AND RILEY COUNTY, KANSAS, OR EITHER OF THEM (THE "SPONSOR"), AUTHORIZING THE SPONSOR TO ENGAGE IN ANY ACT OR EXERCISE ANY OF THE AUTHORITY OR POWERS CONFERRED BY THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW WITHIN, OR WITH RESPECT TO IMPROVEMENT OF ANY PROPERTY LOCATED WITHIN, THE CORPORATE BOUNDARIES OF THE CITY OF LEAWOOD, KANSAS.

WHEREAS, the Boards of Commissioners of Geary County, Kansas and of Riley County, Kansas are desirous of undertaking a program to provide decent, safe and sanitary housing for persons of moderate income and of making and executing contracts and other instruments necessary and convenient in connection therewith, all in accordance with the Kansas Local Residential Housing Finance Law, K.S.A. 1986 Supp. 12-5219 to 12-5235, inclusive, as amended (the "Act"); and

WHEREAS, the Sponsor has undertaken such a program by establishing its Single Family Mortgage Credit Certificate Program, Series 1987 (the "Program"); and

WHEREAS, Section 12-5231 of the Act provides that one or more cities and counties may join together and cooperate with one another in the exercise of any powers conferred under the Act in accordance with and pursuant to a written agreement between or among such cooperating cities and counties; and

WHEREAS, the City of Leawood, Kansas (the "City"), wishes to join and cooperate with the Sponsor in the implementation of the Program, for improvement of existing housing, pursuant to the Act and is willing to authorize the Sponsor to engage in acts and exercise the authority and powers conferred by the Act within, and with respect to any property located within, the corporate boundaries of the City; and

WHEREAS, the City has not heretofore engaged in any act or exercised any power authorized by the Act, or comparable acts or powers authorized or contemplated under the Act or any other law of the State of Kansas, which would impair the City's authority to enter into and perform this Cooperation Agreement; and

WHEREAS, the adoption of the Resolution authorizing the execution of this Cooperation Agreement and the exercise hereof will not conflict with or constitute on the part of the City a breach of or default under the laws of the State of Kansas, including the Act, or any other agreement, indenture or instrument to which the City is a party or by which it is bound; and

WHEREAS, the execution and delivery of this Cooperation Agreement by the City has been authorized by a Resolution duly adopted by the governing body of the City; and

WHEREAS, the execution and delivery of this Cooperation Agreement by the Sponsor has been authorized by a Resolution duly adopted by the Board of Commissioners of the Sponsor.

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

Section 1. The City and the Sponsor hereby agree to join and cooperate with each other in implementing and carrying out the program for improvement of existing housing pursuant to and in accordance with the Act. In order to effectively implement the Program, the City hereby agrees not to participate in an issue of qualified mortgage credit certificates until such time as 90% of the proceeds of the Program or any extension thereof have been utilized to assist homebuyers.

Section 2. The Sponsor is hereby authorized by the City to engage in any and all acts and exercise all of the authority and powers for improvement of existing housing conferred by the Act within, or with respect to any property located within, the corporate boundaries of the City.

EXECUTED AND DELIVERED IN JOHNSON COUNTY, KANSAS, THIS 1st DAY OF February, 1988.

THE CITY OF LEAWOOD, KANSAS

Marcia Reinhardt
Mayor

ATTEST:

Martina Heizer
CITY CLERK

GEARY COUNTY, KANSAS

Chairman, Board of County Commissioners

ATTEST:

COUNTY CLERK

RILEY COUNTY, KANSAS

Chairman, Board of County Commissioners

ATTEST:

COUNTY CLERK

RESOLUTION NO. 890

WHEREAS, the City of Leawood and the City of Overland Park have lengthy common boundaries; and

WHEREAS, the two cities have in the past worked together to promote their mutual interests and to maintain common boundaries; and

WHEREAS, concerns have arisen in recent months regarding statements in the media that Leawood might seek to annex ground south of the existing boundaries of the City of Overland Park west of Nall Avenue; and

WHEREAS, the Governing Body of the City of Leawood has consistently indicated that it is not in the best interests of the City of Leawood to seek to annex territory in the area south of the current boundaries of the City of Overland Park and west of Nall Avenue; and

WHEREAS, the Governing Body of the City of Leawood feels that acceptance by Overland Park of area south of Leawood's current boundaries and east of Nall Avenue would be of nominal benefit to the City of Overland Park but would render irreparable harm to the potential future development of the City of Leawood; and

WHEREAS, the Governing Body of the City of Leawood has for a number of years included the area south of its existing boundaries and east of Nall Avenue within its published master plan; and

WHEREAS, in order to promote and preserve the good relationship which has existed for many years between the two cities, the City of Leawood offers a proposed agreement whereby it would publicly agree to not annex any ground in the area south of the current boundaries of the City of Overland Park and west of Nall; and

WHEREAS, the City of Leawood is willing to agree to an annexation moratorium for a period of five (5) years;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Leawood that the Mayor of Leawood is hereby authorized to execute an agreement in the form approved by the City attorney to include the following provisions:

2 - 5 6

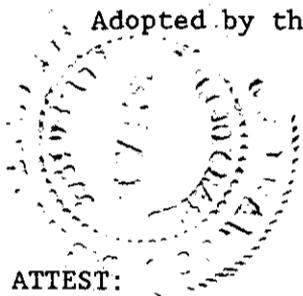
Section 1. The City of Leawood will not initiate any annexation proceedings nor accept voluntary petitions for annexation of property located west of Nall Avenue at any time in the future.

Section 2. The City of Leawood will not initiate any annexation proceedings for any property located south of its current City limits, east of Nall Avenue, for a period of five (5) years.

Section 3. The City of Overland Park will not initiate any annexation proceeding for property located east of Nall Avenue at any time in the future.

Section 4. The City of Overland Park will not accept any voluntary petitions for annexation of any property located east of Nall Avenue for a period of five (5) years.

Adopted by the Governing Body this 12th day of February, 1988.



ATTEST:

Marcia Reinhard
Mayor

Martina Heizer
City Clerk

RESOLUTION NO. 891

A RESOLUTION RELATING TO THE CONSENT OF THE CITY OF LEAWOOD, KANSAS, TO THE INCLUSION OF PROPERTY WITHIN THE BOUNDARIES OF BLUE RIVER SEWER SUB-DISTRICT NO. 9 AND LATERAL SEWER DISTRICT NO. 1

WHEREAS, it has been requested that there be created Blue River Sewer Subdistrict No. 9 and lateral Sewer District No. 1 within said Blue River Sewer Subdistrict No. 9 to include property as described in Exhibit A attached hereto and the boundary lines of which are shown on said Exhibit; and

WHEREAS, the Governing Body of the City of Leawood, Kansas, finds that by provisions of K.S.A. 1983 Supp. 19-27a05, the consent of the City is necessary before inclusion of the property described in Exhibit A within the above-described newly created sewer districts.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

That the City of Leawood, Kansas does hereby consent to the inclusion of the property described in Exhibit A, within the boundaries of Blue River Sewer Sub-District No. 9 and Lateral Sewer District No. 1 which are to be created.

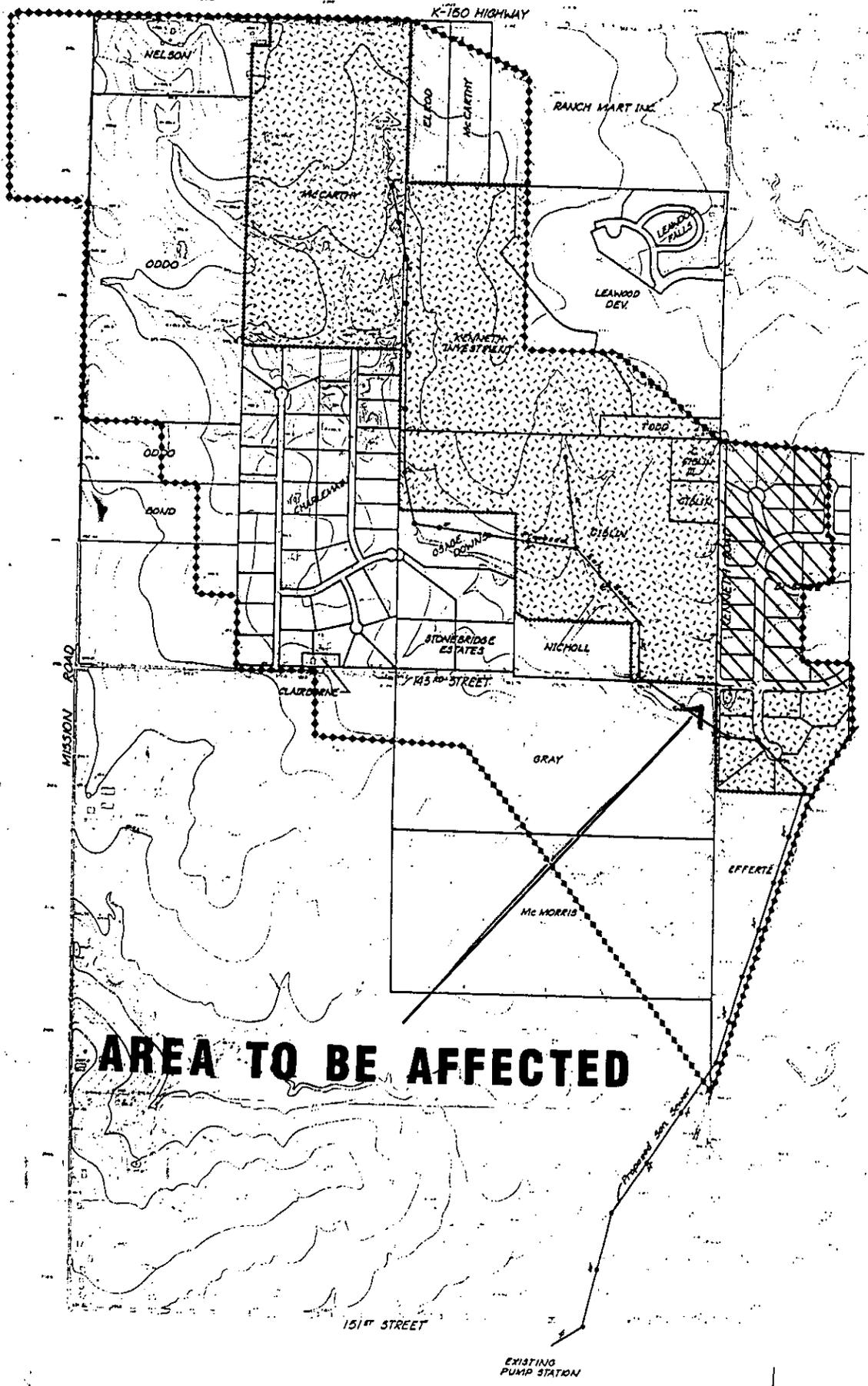
Passed by the Governing Body this 16th day of February, 1988.

Approved by the Mayor this 17th day of February, 1988.

ATTEST:


Martina Heizer
City Clerk

Maria Rinehart
Mayor



AREA TO BE AFFECTED

EXHIBIT "A"

SCALE: 1" = 400'

Revised 12-7-88, Boundary, Br 5th
 Revised 12-7-1987, Remove NW Line
 Nov. '87 Project No. 46788



RESOLUTION NO. 892

A RESOLUTION ESTABLISHING THE COST PER FOOT FOR ARTERIAL STREETS AND COLLECTOR STREETS AS REQUIRED BY THE SUBDIVISION REGULATIONS AND SATISFACTORY ARRANGEMENTS FOR PAYMENT.

WHEREAS, Section 17-402, REQUIRED IMPROVEMENTS, of the "Subdivision Regulations" adopted by the City of Leawood on January 16, 1978, requires, when a collector street or arterial street abuts a subdivision or development, the subdivider or owner shall make satisfactory arrangements to pay fifty percent (50%) of the cost to develop collector streets; and

WHEREAS, the City of Leawood has deemed it necessary to establish the cost per foot to develop arterial streets and collector streets; and

WHEREAS, said Section 17-402, REQUIRED IMPROVEMENTS, requires that the subdivider or property owner shall make satisfactory arrangements with the City of Leawood to pay for fifty percent (50%) of the cost to develop a collector street;

NOW, THEREFORE, BE IT RESOLVED that the following requirements regarding the cost to develop arterial streets and collector streets in conjunction with the "Subdivision Regulations" are hereby adopted:

1. Fifty percent (50%) of the cost to develop urban residential collector streets (for residential type development) as defined in the "Public Improvement Construction Standards" adopted by the City of Leawood on May 2, 1983, by Resolution No. 612, be established at One Hundred Dollars (\$100.00) per foot.
2. Fifty percent (50%) of the cost to develop primary collector streets (for commercial type developments) as defined in the "Public Improvement Construction Standards" adopted by the City of Leawood on May 2, 1983, by Resolution no. 612, be established at One Hundred Ten Dollars (\$110.00) per foot.
3. When an arterial street abuts a subdivision, the developer or owner shall pay the rate established for a primary collector street or \$110.00 per foot.
4. When an arterial street abuts a subdivision or development and an arterial street is required to serve the development as determined by the City, the subdivision or development shall be responsible for the full cost of an arterial street. The cost of an arterial street in this case shall be

determined at the time of construction.

5. Satisfactory arrangements with the City of Leawood for payment of fifty percent (50%) of the cost to develop collector streets shall be either in the form of cash at the time of final plat approval by the Leawood City Council, or a letter of credit not to exceed three (3) years. The letter of credit may be drawn upon at any time within the three (3) year period.

Adopted by the Governing Body this 16th day of February, 1988.



Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer, City Clerk

RESOLUTION NO. 893

The Leawood City Council has considered the request for rezoning from A to CP-0, preliminary plat approval and preliminary site development plan approval for 68.9 acres located between 115th Street and College Blvd., Roe to Tomahawk Creek Parkway, commonly known as Leawood Campus and hereby resolves the following:

WHEREAS, the Plan Commission has previously considered this proposal and recommended approval to the City Council by a vote of 7-1, and

WHEREAS, the City Council considered this request and did not choose to affirm the recommendation of the Plan Commission and subsequently referred it back to the Plan Commission for reconsideration, and

WHEREAS, the Plan Commission has reconsidered this application and reaffirms their earlier recommendation of approval by a vote of 5 to 0, and

WHEREAS, this is part of a mixed use project of residential and office uses, and

WHEREAS, the proposed use is in accordance with the Master Development Plan adopted May 27, 1986, and

WHEREAS, five Public Hearings were held over the course of more than one year by the Plan Commission to gain input from the public, and

WHEREAS, the developer has met with surrounding property owners to develop a plan that is in the best interests of all of the property owners in the area, and

WHEREAS, the Plan Commission has reviewed this application in light of the Kansas State Statutes requirements for a Master Plan and it meets these requirements, and

WHEREAS, the proposed land use is compatible with other land uses designated by the Master Plan in the vicinity, and

WHEREAS, the population expected to be generated by this site is less than was proposed in the 1984 Master Plan, and

WHEREAS, this proposed development will not adversely impact the public facilities because the population for this location has been included in the population projections, and

WHEREAS, the traffic to be generated by this site has been analyzed by traffic engineers and the necessary street improvements have been included in the conditions of approval, and

WHEREAS, the Plan Commission has reviewed this application in light of the eight criteria commonly referred to as "Golden" criteria and it is in accordance with these criteria, and

WHEREAS, the staff has reviewed and recommended approval of the application with conditions, and

WHEREAS, the Plan Commission had previously recommended approval of the preliminary plan with conditions; and

WHEREAS, litigation ensued from neighboring property owners from the approval of the original plan; and

WHEREAS, the court has since remanded the application back to the City Council for possible reconsideration; and

WHEREAS, the City Council voted unanimously to reconsider the application; and

WHEREAS, City staff, developer, and opponent's attorney have met on numerous occasions to consider amendments to the original plan that would be palatable to all parties concerned; and

WHEREAS, many alterations and amendments to the original plan have been considered and endorsed by the City staff including a major realignment of the entrance road; and

WHEREAS, concessions from the developer have negated the earlier concerns of the City Council; and

WHEREAS, the City Council after extensive review and reconsideration does hereby endorse the amended plan with the following stipulations:

1. The developer agrees to participate in accordance with existing city ordinances in the cost of constructing 115th St. in the general location of the south property line from Roe Avenue to Tomahawk Creek Parkway.

2. The developer agrees to participate in the construction of Tomahawk Creek Parkway. The cost of the parkway will be divided between the developers of this property and other properties between College, Roe, Tomahawk Creek Parkway, and 119th Street and the City of Leawood in an equitable manner to be determined by the City of Leawood.

3. An assessment will be made for the full improvement of College Blvd. from El Monte easterly to the east property line of the project which will be made necessary due to the increased projected residential and office traffic generated by this development. The assessment amount is to be determined by the City staff.

4. Pedestrian pathways are to be developed connecting this property to the parkway system to the east.

5. The developer is not required to have on-site retention/detention, however, the developer is required to participate in an engineering study and construction of proposed ponds, if feasible, on the east side of Tomahawk Creek Parkway. If the city determines that the proposed ponds are not feasible, then the developer is required to follow the City's Storm Water Management Standards.

6. The developer agrees to construct all interior streets in total.

7. The developer agrees to participate in the costs of traffic signals at the intersections of 115th Street and Roe Avenue, 115th Street and Tomahawk Creek Parkway, and 114th Street and Roe Avenue as determined by City staff.

8. The developer agrees to install fire protection systems in all buildings in accordance with the Uniform Building and Fire Code to be approved by the fire chief.

9. All future purchasers shall be bound by the approved development standards established by the Planning Commission at Final Development Plan approval.

10. The developer agrees that any use of mirrored glass within the development must first be approved by the governing body.

11. Developer agrees to retain as many trees as possible on the tract, and tree removal plans shall be reviewed by the city staff.

12. The developer agrees to establish an eight (8) foot berm adjacent to Roe Avenue to include landscaped screening in the value of \$25,000.

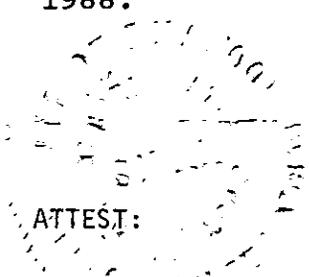
13. The developer agrees to the limitations of buildings A and B to two stories measured from the approved finish grade established at final plan review on the west elevations facing Roe Avenue.

14. The developer agrees to utilize stucco, brick, and/or stone on Buildings A, B, & C.

WHEREAS, the developer agrees to these stipulations.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, does hereby approve the preliminary plat, preliminary plan, and rezoning from A,R-1, and CP-0 to CP-0 for Leawood Campus.

Adopted by the Governing Body this 16th day of February, 1988.


Marcia Rinehart
Marcia Rinehart Mayor

ATTEST:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 894

The Leawood City Council has considered the request for final plat approval of Patrician Woods, 8th Plat, located at the northwest corner of 127th and Roe, and hereby finds the following:

WHEREAS, the staff has reviewed and recommends approval of the application with no stipulations, and

WHEREAS, the final plat is in accordance with the approved preliminary plat, and

WHEREAS, the proposed use is in accordance with the Master Plan,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Patrician Woods, 8th Plat.

Approved by the Governing Body this 7th day of March, 1988.

(SEAL)

Attest:

Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 895

The Leawood City Council has considered the request for revised preliminary site plan and plat for the RP-3 portion of Leawood Park Plaza, located south of K-150 and east of Kenneth Road, and hereby finds the following:

WHEREAS, the staff has reviewed and recommends approval of the application with the following stipulations:

1. Development is limited to 582 units as previously approved.
2. This site plan does not allow any changes in the CP-0 and CP-2 parts of the site.
3. Stormwater management study is to be done and approved by the Director of Public Works prior to submission of a final site plan.
4. The staff recommends that the developer of this tract establish a landscape buffer to the south and east to protect it from the commercial uses surrounding.
5. All buildings to have Class "A" roofing, and

WHEREAS, the developer agrees to these stipulations, and

WHEREAS, the proposed use is of the same density as the previously approved plat and plan, and

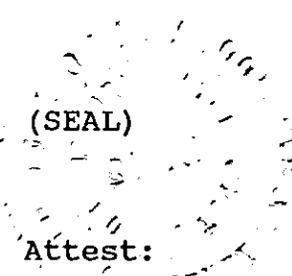
WHEREAS, the proposed use is in accordance with the Master Plan,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary site plan and plat for the RP-3 portion of Leawood Park Plaza with stipulations.

Approved by the Governing Body this 7th day of March, 1988.

(SEAL)

Attest:


Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 896

The Leawood City Council has considered the request for revised preliminary plat approval for Hazelwood located at the northeast corner of 119th and Mission, and hereby finds the following:

WHEREAS, the staff has reviewed and recommends approval of the application with the stipulation that the church is not to be denied access to Mohawk. When the church submits a site plan this will be reviewed in more detail, and

WHEREAS, the developer agrees to this stipulation, and

WHEREAS, the proposed use is of less density than the previously approved plat, and

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary plat for Hazelwood with one stipulation.

Approved by the Governing Body this 7th day of March, 1988.

(SEAL)

Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 897

The Leawood City Council has considered the application for rezoning from A to AR-2, and preliminary plat of Nichols Estates, located at the southeast corner of 147th and Nall and finds the following:

WHEREAS, the staff has reviewed and recommends approval of the application with stipulations, and

WHEREAS, the proposed use is of less density than the Master Plan indicates, and

WHEREAS, the impact fee for street improvements south of K-150 is \$468.75 per acre (\$625 X .75) for a total amount of \$36,156.25 to be paid at the time of final plat submission, and

WHEREAS, the Park Impact Fee is \$300 per lot for a total of \$9600 to be paid at final plat submission, and

WHEREAS, the developer has requested a deviation to allow septic tanks, and

WHEREAS, the developer has requested a deviation in the Urban Residential street standards to allow the streets to be built without street lights and sidewalks, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations:

1. Lots will be allowed to be developed using septic tanks contingent upon necessary permits being secured from the Johnson County Health Department.

2. Streets in the subdivision are to be built to urban residential standards with a deviation to allow the streets to be built without sidewalks.

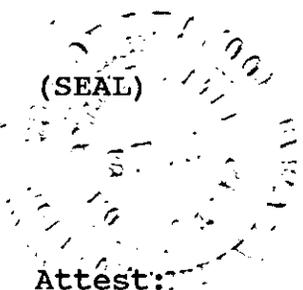
3. The developer is responsible for street impact fee in the amount of \$468.75 per acre to be paid at the time of final plat. The staff will continue to work with the developer to explore the possibility of doing street improvements in lieu of the impact fee.

4. The developer is responsible for a Park Impact Fee in the amount of \$300 per lot to be paid at the time of final plat, and

WHEREAS, the developer agrees to these stipulations, and

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the rezoning from A to AR-2 and preliminary plat of J.C. Nichols Estates with stipulations.

Approved by the Governing Body this 7th day of March, 1988.



Marcia Rinehart
Marcia Rinehart Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 898

The Leawood City Council has considered the request for rezoning from RP-4, Planned Cluster Residential to RP-1, Planned Single Family Residential District, and the request for revised preliminary plat and revised preliminary plan approval for Carriage Crossing, 4th Plat located at approximately 131st and Nall, and finds the following:

WHEREAS, the staff has reviewed and recommends approval of the application with the stipulation that the developer is to participate in the construction of Nall as per the Subdivision Regulations, and

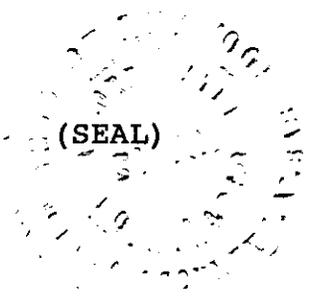
WHEREAS, the developer agrees to this stipulation, and

WHEREAS, the proposed use is of less density than the previously approved plat and plan, and

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the rezoning from RP-4 to RP-1, preliminary plat approval and preliminary site plan approval for Carriage Crossing, 4th Plat with one stipulation.

Approved by the Governing Body this 7th day of March, 1988.

(SEAL)


Marcia Rinehart
Marcia Rinehart Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk

March 2, 1988

Date

RESOLUTION NO. 899

FEDERAL AID
HAZARD ELIMINATION SAFETY
AUTHORITY TO AWARD CONTRACT
COMMITMENT OF CITY FUNDS

Project No. 46 U-1155-01
HES 000S (150)

City of Leawood
Johnson County

WHEREAS, Bids were received at Topeka, Kansas, on Feb. 18, 1988, for the performance of work covered by plans on the above numbered project, and

WHEREAS, the bidder and the low bid or bids on work covered by this project:

<u>Contractor</u>	<u>Division of Work</u>	<u>Amount</u>
Delana Construction Co. Box 334 Bonner Springs, KS 66012	Concrete Median Island Traffic Signals	\$93,761.00

WHEREAS, bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, for consideration and acceptance by the City now, therefore,

BE IT RESOLVED, that after due consideration by the City Commission/Council this bid or these bids are acceptable and said Secretary of Transportation is hereby authorized to award and execute the necessary contracts for completion of the work on this project as covered by such bid or bids.

Construction Engineering	<u>LPA</u>	<u>\$12,303.95</u>
Total Cost		<u>\$106,064.95</u>
10% of Total		<u>\$10,606.50</u>

BE IT FURTHER RESOLVED, that City funds in the amount of \$10,606.50 which are required for the matching of federal funds to complete this work are hereby pledged by the City to be remitted to the Controller of the Kansas Department of Transportation on or before April 1, 1988, for use by the Secretary of Transportation of the State of Kansas, in making payments for construction work and engineering on the above designated project.

Adopted this 7th day of March, 1988 at Leawood, Kansas

ATTEST:

(Seal)

Martina Heizer
City Clerk

Marcia Reinhard
Mayor

RESOLUTION NO. 900

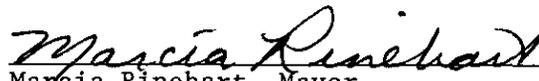
RESOLUTION REQUESTING JOHNSON COUNTY, KANSAS, PARTICIPATION IN THE CITY OF LEAWOOD'S FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM THROUGH THE COUNTY'S ASSISTANCE ROAD SYSTEM (C.A.R.S.)

WHEREAS, the City of Leawood Governing Body has reviewed and approved the attached Five-Year Road and Bridge Improvement Program, and

WHEREAS the City of Leawood is requesting participation from Johnson County, Kansas, through the County's Assistance Road System (C.A.R.S.),

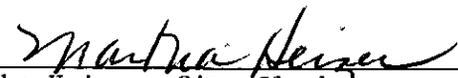
NOW, THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the attached Five-Year Road and Bridge Program be submitted to Johnson County, Kansas, per Johnson County's Resolution No. 085-85.

Adopted by the Governing Body this 7th day of March, 1988.



Marcia Rinehart, Mayor

ATTEST:

Martha Heizer, City Clerk

COUNTY ASSISTED ROAD SYSTEM 1989 - 1993

COPY

PRIORITY	PROJECT	ESTIMATED PROJECT SCHEDULE		SCOPE OF PROJECT	EXISTING FACILITIES	A.D.T.		C.A.R.S. ELIGIBLE ESTIMATED COST	PERCENTAGES OF PARTICIPATION				
		START	FINISH			CURRENT YEAR	DESIGN YEAR		COMM DIST	%	CITY	%	JCC %
89-1	TOMAHAWK CREEK PARKWAY Roe Ave to College Blvd.	9/88	12/89	Construct 4-lane divided Rural Arterial	None	000 (1988)	21,000 (2007)	2,400,000	3	100	Leawood	58	42
89-2	SOMERSET AND LEE BLVD.	6/89	12/89	Widen, Signalize & Channelize	3 way, Unsignalized Unsymmetrical, 2 lane intersection	11,770 (1985)	13,200 (2008)	890,000	3	100	FAU 620,000 Local 290,000 Leawood P.V.	27	46
89-3	95TH STREET Stateline Road to Wenonga	4/93	12/93	Complete 4-lane, Secondary Arterial	4-lane Arterial at Intersection only	15,000 1988	21,000 2008	975,000	3	100	Leawood O.P.	41	50
89-4	MISSION ROAD BRIDGE	6/88	12/89	Final Design for Future Bridge Replacement Funds	Closed Bridge, Functional Classification - 0	0 1988	12,000 (2008)	50,000	3	100	Leawood	50	50
89-5	STATELINE ROAD 135th to I-435	4/88	7/89	Final Design	Two lane Roadway	11,000 1987	21,000 2008	550,000	3	100	Kansas City, Mo.	34	33
89-6	119TH STREET, Stateline Road to Mission	4/89	12/89	Widen to 4-lane, Undivided, Secondary Arterial	36' Widen Collector Standard	9,250 1988	27,500 2008	720,000	3	100	Leawood	50	50
90-1	MISSION ROAD, College Blvd. to 103rd Street	7/89	12/90	Widen to 4-lane, divided Arterial w/bridge at Indian Creek	Two lane Roadway with Closed Bridge at Indian Creek (a) Bridge (b) Roadway	0	12,000 (2008)	4,527,000	3	100	Bridge: 1,410,000 LW FAU 1,120,000 Local 290,000 Roadway: 3,117,000 LW OP	50	50
90-2	COLLEGE BLVD. El Monte to Stateline Rd.	4/90	4/92	Widen to 4-lane, Divided Arterial	Widen with Median existing 48' Roadway	4000 1987	12,000 1988	4,500,000	3	100	Leawood	53	47
90-3	STATELINE ROAD BRIDGE OVER INDIAN CREEK	7/90	10/90	Redeck Bridge	South bound Two(2) lane Bridge	37,600 1985	45,600 2008	250,000	3	100	FAU - 200,000 Local - 50,000 LW	50	50
90-4	STATELINE ROAD, 135th to I-435	4/90	4/92	Widen Roadway to 5-lane Undivided Roadway	2-Lane Roadway	11,000 1987	21,000 2008	10,000,000	3	100	Kansas City, Mo. Leawood, Ks.	34	33

COUNTY ASSISTED ROAD SYSTEM 1989 - 1993

COPY

PRIORITY	PROJECT	ESTIMATED PROJECT SCHEDULE		SCOPE OF PROJECT	EXISTING FACILITIES	A.D.T.		C.A.R.S. ELIGIBLE ESTIMATED COST	PERCENTAGES OF PARTICIPATION		CITY	%	JO %
		START	FINISH			CURRENT YEAR	DESIGN YEAR		COMM DIST	%			
91-1	HIGHWAY K-150, Stateline Road to Nall	4/91	12/92	Widen to 4-lane, divide Primary Arterial	2-lane Asphaltic Roadway	16,000 1987	90,000	5,000,000	3	100	Leawood	50	50
92-1	83RD STREET, Stateline Road to Western City Limits	4/92	12/92	Construct Primary Collector Roadway	2-lane, Asphaltic Surfaced Roadway	8,400 1985	15,000 2008	1,000,000	3	100	Leawood	50	50
92-2	ROE AVENUE, 124th to 135th	4/92	12/92	Construct Secondary Arterial Roadway	2-lane, Asphaltic Roadway	n/a	n/a	1,000,000	3	100	Leawood	50	50
93-1	143RD STREET, Kenneth Road to Mission Rd.	4/93	12/93	4-lane Collector	2-lane Improved Roadway	n/a	n/a	1,250,000	3	100	Leawood	50	50