

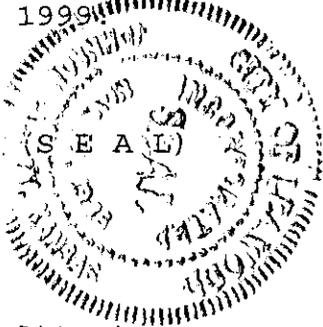
RESOLUTION NO. 1451

A RESOLUTION DESIGNATING THE MAIN FLOOR OF LEAWOOD CITY HALL AS A PORTION OF THE LEAWOOD COMMUNITY CENTER FOR THE PURPOSE OF SECTION 3-207(C) OF THE CODE OF THE CITY OF LEAWOOD.

WHEREAS, the Governing Body of the City of Leawood has determined that it is in the public interest to designate the main floor of Leawood City Hall as a portion of the Leawood Community Center for the purpose of Section 3-207(c) of the Code of the City of Leawood;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby designates the main floor of the Leawood City Hall as a portion of the Leawood Community Center for the date of Saturday, January 23, 1999, to permit the serving of alcoholic liquor during intermission of the Kansas City Brass performance sponsored by the Arts Council on said date in accordance with Section 3-207(c) of the Code of the City of Leawood.

Adopted by the Governing Body this 18th day of January, 1999.



Peggy J. Dunn
Peggy J. Dunn, Mayor

Attest:
Martha Heizer
Martha Heizer, City Clerk

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE PURCHASE AGREEMENT BETWEEN UMB BANC LEASING CORP. AND THE CITY OF LEAWOOD, KANSAS WITH RESPECT TO CERTAIN RADIO COMMUNICATIONS EQUIPMENT AND CERTAIN PUBLIC WORKS VEHICLES

WHEREAS, the Governing Body has heretofore found and determined that it is necessary and advisable to acquire and install a new radio communications system for the police and other departments of the City and to acquire a street sweeper and back-hoe for the public works department (the "Equipment")

WHEREAS, it is proposed that the City enter into a Lease Purchase Agreement (the "Lease") with UMB Banc Leasing Corp. (the "Lessor") to finance the cost of the Equipment;

WHEREAS, the City has reviewed its financing requirements for the current calendar year and reasonably expects that the City and any subordinate entities will not issue more than ten million dollars (\$10,000,000) of tax-exempt obligations taken into account under Section 265(b)(3) of the Internal Revenue Code during the calendar year;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Leawood, Kansas, as follows:

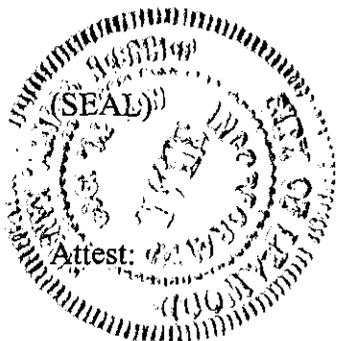
Section 1. That the City be, and hereby is, authorized to enter into the Lease with Lessor for a period of 5 years and providing for Rental Payments comprised of a principal component in the amount of \$ 1,132,000 and an interest component computed at the rate of 4.40 % per annum.

Section 2. That the Mayor and City Clerk of the City be, and they hereby are, authorized, empowered and directed to execute and attest, respectively, for and on behalf of the City, the Lease in substantially the form presented to the City by the Lessor but with such changes therein as shall be with advice of counsel considered appropriate, together with any addenda, schedules, notes, UCC financing statements or other instruments issued under the provisions of the Lease and any other instrument or document which may be necessary or expedient in connection with agreement upon or fulfillment of the provisions of the Lease.

Section 3. That pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, the Lease is hereby designated a "qualified tax-exempt obligation" includable within the ten million dollars (\$10,000,000) of the aggregate issues designated as "qualified tax-exempt obligations" for the current calendar year. That the City shall not designate more than ten million dollars (\$10,000,000) of tax-exempt obligations taken into account under Section 265(b)(3) of the Code as qualified tax-exempt obligations during the current calendar year.

Section 4. This Resolution shall take effect from and after its passage and approval by the Governing Body.

ADOPTED by the Governing Body this 18th day of January, 1999.



Peggy J. Dunn
Peggy J. Dunn, Mayor

Martha Heizer
Martha Heizer, City Clerk

RESOLUTION NO. 1453

The Leawood City Council has considered the request for approval of final plat for the Woods located at approximately 114th Street from Roe to College and hereby finds the following:

WHEREAS, the development consists of 59 RP-1 lots and 62 RP-4 units, and;

WHEREAS, the roads are to be public, and;

WHEREAS, the developer is responsible for College Boulevard street fee, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to 59 single family (RP-1) lots and 62 cluster (RP-4) homes.
2. An erosion control plan for both construction and long term must be a part of the final engineering plans. These plans must be approved by the City Engineer.
3. All streets within the subdivision will be public. Auto courts are not to be considered as private streets, but private drives.
4. Any plantings or statuary within the street right-of-way will be maintained by the developer and then the Homes Association.
5. All formal landscape areas will be irrigated.
6. All lawn areas must be sodded.
7. All common areas and trails will be built by the developer and maintained by the homes association. The trail system is to be built to public park trail standards.
8. All sidewalks will be installed as per street construction standards to the satisfaction of the public works department allowing for professionally designed alternatives and supplemental walkways. Sidewalks are required along College and Roe frontages.
9. The developer is responsible for \$130/front foot for College Boulevard from El Monte to the east property line.
10. Lots 1 and 56-59 shall not have direct access to College Boulevard. Houses 3-5 and 23-24 in the RP-4 section shall not have direct access to Roe Avenue.
11. Developer shall coordinate with each home builder for the protection of existing trees by identifying trees to be protected and approve removal assessing a landscaping fee for trees destroyed during the home construction.
12. Posting of a \$5,000 mud bond is required prior to issuance of a permit.
13. A maintenance agreement is to be submitted to the city to cover maintenance of non-standard lighting fixtures.

14. The developer/property owner agree to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat for the Woods with stipulations.

Adopted by the Governing Body this 1st day of February, 1999.



Peggy J. Dunn

Mayor

Martha Heizer

City Clerk

RESOLUTION NO. 1454

The Leawood City Council has considered the request for approval of final plat for Highlands Ranch 2nd Plat located at approximately 138th and Belinder and hereby finds the following:

WHEREAS, the development will contain 75 lots on 52.1 acres, and;

WHEREAS, a park impact fee in the amount of \$300 per lot is required prior to recording the plat, and;

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

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

~~WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:~~ *mk*

1. The development is limited to 75 single family lots.
2. The developer must pay a Park Impact Fee in the amount of \$300 per dwelling unit. The amount to be paid prior to recording of the plat is \$22,500.
3. An erosion control plan for both construction and long term must be a part of the final engineering plans. These plans must be approved by the City Engineer.
4. No lot may have access directly onto 138th Street (lots 114,115,116,117,125,126,130,131,145, tract Q).
5. All streets within the subdivision will be public. Any plantings or statuary within the street right-of-way will be maintained by the developer or Homes Association.
6. Any area marked L/E on the plat will be maintained by the homes association. No fence may encroach into any area marked L/E.
7. All sidewalks will be installed per street construction standards.
8. Street trees must be installed on the north side of 138th Street.
9. All utilities must be placed underground.
10. All parking for the pool and cabana will be on site.
11. A revised final site plan, including elevations, layout, landscaping and screening for the pool and cabana, is required to be submitted on a future 'tract Q' development and layout plan.
12. The developer will work with planning staff to save as many existing trees as possible.
13. All issues addressed in the attached public works memo must be resolved prior to recording of the plat.

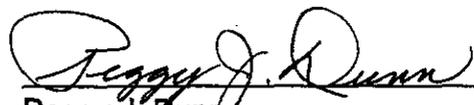
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.

WHEREAS, the developers/owners agree to these stipulations,

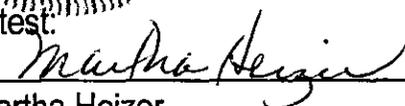
NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat with stipulations.

Adopted by the Governing Body this 1st day of February, 1999.

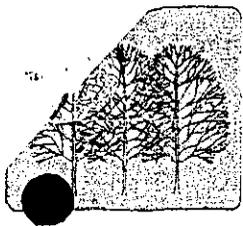




Peggy J. Dunn Mayor

Attest:


Martha Heizer City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

January 20, 1999

To: Robert McKay, Director of Planning and Development

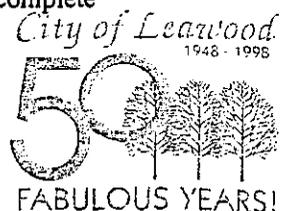
From: Shahram Pourazari, P.E., Special Projects Engineer,
Public Works Department 

Re: Highlands Ranch, 2nd Plat
Case No.03-99

The Public Works Department has reviewed the Plat for the referenced project and would like to make the following stipulations part of the platting process.

1. Delete tracts L, M, N, O, and P from the plat. Designation of such tracts are not allowed within the right-of-way. Maintenance responsibilities for landscaping and other amenities installed within the islands will be as set forth in a Right-of -Way Maintenance Agreement.
2. Drainage easements (15-foot wide minimum) shall be provided for all storm sewers and overflow swales. The easements shall be indicated on the plat after the locations of the storm sewers and overflow swales are finalized during preparation of the construction plans.
3. The 25-foot radii currently shown at each cul-de-sac should be revised to 33 feet to comply with City of Leawood Public Improvement Construction Standard ST 11.
4. Confirm that the most current FEMA map has been used to determine existing floodplain information for the development.
5. The design of the cul-de-sac around Lots 129-132 does not comply with the City of Leawood Public Improvement Construction Standards for residential streets. Residential street construction requires symmetrical construction on each side of the street.
6. The cul-de-sac around Lots 93-103 is approximately 540 feet in length and consequently exceeds the maximum allowable of 500 feet. The length of the cul-de-sac must be decreased, or the construction of an island (10 feet wide and 40 feet in length) is required at the beginning of the cul-de-sac to compensate for the additional length.
7. Provide a 10 foot utility easement adjacent to the right-of-way on Lots 132, 133, 137, and 138. Reduce the width of the utility easements along back lot lines from 15 feet to 10 feet.
8. The developer shall submit a storm drainage study to the Engineering Division of the Public Works Department for review and approval. The study shall include and address, but not be limited to, the impacts the proposed development will have on existing downstream drainage facilities in Welcreek Estates and Highlands Ranch -1st Plat. A professional engineer in the State of Kansas shall complete the study.

Sister City to I-Lan, Taiwan, R.O.C.



9. The developer shall submit hydrologic and hydraulic data to the Kansas Division of Water Resources (DWR) for review and approval for all proposed improvements that are under the jurisdiction of DWR.
10. The developer shall secure and submit to the Public Works Department an N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.
11. Design criteria for all public street, storm sewers, and street lights shall be in accordance with the following documents:
 - APWA Section 5200 – Streets
 - APWA Section 5600 – Storm Drainage Systems and Facilities
 - KDOT Hydraulic Performance of Set Back Curb Inlets.
 - Roadway Lighting Handbook (Federal Highway Administration)
 - A Policy on Geometric Design of Highways and Streets (AASHTO)
12. All public improvements for streets, storm sewers, and street lights shall be constructed in accordance with the City of Leawood Public Improvement Construction Standards (Revised July 28, 1986), and APWA Standard Construction Details and Specifications (Latest Edition).
13. Construction plans for public streets, storm sewers, and street lights shall be submitted to the Engineering Division of the Public Works Department for review and approval.
14. Preliminary street and storm sewer plans shall be submitted to the Public Works Department for review of drainage concepts, storm sewer alignment, and inlet locations. Preliminary submittal shall include title sheet, street plan and profile sheets, and the drainage area map with tributary area delineated to each proposed inlet.
15. All public improvement permits for streets, storm sewers, and street lights shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

If you have any questions regarding this matter, please feel free to contact me or Bert Schnettgoecke, P.E.

bgs

cc: Public Works Book
File

RESOLUTION NO. 1455

The Leawood City Council has considered the request for approval of the preliminary plat for Steeplechase located at approximately the southeast corner of 143rd and Mission Road and hereby finds the following:

WHEREAS, the plat is to contain 169 lots on 137.9 acres, and;

WHEREAS, a trail connection has been provided from Camden Woods to the City of Leawood's south park, and;

WHEREAS, the tract for the trail shall also have an access easement for people outside of the Steeplechase subdivision to have the right to use the trail, and;

WHEREAS, the trail will be maintained by the homes association, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

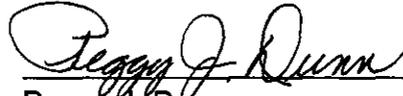
1. The development is limited to 169 single family lots.
2. The developer must pay a Park Impact Fee in the amount of \$300 per dwelling unit. The amount to be paid prior to recording of the plat is \$50,400.
3. The developer is responsible for \$130 per front foot of property contained in tract F that abuts Mission Road. The total amount due prior to recording the plat is \$59,853.30.
4. An erosion control plan for both construction and long term must be a part of the final engineering plans. These plans must be approved by the City Engineer.
5. All streets within the subdivision will be public. Any plantings or statuary within the street right-of-way will be maintained by the developer or Homes Association.
6. Sidewalks are required per street construction standards. A sidewalk plan must be submitted to and approved by Public Works prior to issuance of any building permits.
7. Street trees must be installed (planted 40 feet apart on center) on both sides of all public streets.
8. The developer will install a 10 foot wide hike/bike trail as shown in tracts H, J, K, and G.
9. All issues addressed in the attached public works memo must be resolved prior to recording of the plat.
10. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through twelve.
11. The trail be is to be privately maintained by the homes' association which includes a 20 foot access easement for access to the park.
12. In the plats final review, it would be subject to any stormwater standards approved by the Council as a result of the Public Works Committee's review of stormwater management in March 1999.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat for Steeplechase with stipulations.

Adopted by the Governing Body this 16th day of February, 1999.



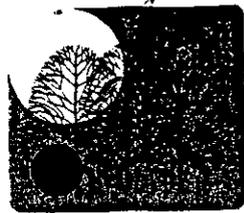

Peggy J. Dunn

Mayor

Attest:


Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339- 6781 Fax
(913) 339-6225 TDD

January 20, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., Special Projects Engineer, *SP*
Public Works Department

Re: Revised Preliminary Site Plan
Steeplechase
Case No. 06-99

The Public Works Department has reviewed the Revised Preliminary Site Plan for the referenced project and would like to make the following stipulations part of the platting process.

1. All site plans submitted to the City for the development shall be signed and sealed by the professional engineer in responsible charge of the project.
2. Indicate the width of the street right-of-way on the site plan. The width of the street right-of-way shall comply with the City of Leawood Standard ST 3.
3. Provide horizontal curve data for the streets on the site plan. Minimum centerline radius shall be 200 feet per City of Leawood Standard ST 3.
4. Indicate proposed sidewalk locations on the site plan.
5. Provide a temporary cul-de-sac in the vicinity of Lots 66 and 33 per City of Leawood Standard ST 13 since the street in this area exceeds one lot in length.
6. All entrances and U-shaped drives with islands shall be designed per APWA Section 5200 (and AASHTO geometric design requirements, as necessary) to allow the passage of an emergency vehicle while a car is parked on the street. A 12-foot wide traffic lane plus an 8-foot wide parking lane (excluding curb and gutter) shall be provided on both sides of the island. Proposed islands shall be located behind the right-of-way line so that interference with sidewalks is eliminated.
7. Provide the map number and date of the FEMA document from which the 100-year floodplain information was obtained. Provide the 100-year flood elevation on the site plan.
8. The Public Works Department is concerned with the impacts future upstream development will have on water surface elevations on Lots 83, 84, and 85, and also the adequacy of the existing open channel located in Tract F to convey these flows. These issues will need to be satisfactorily addressed during completion of the drainage study and the construction plan review process.
9. The developer shall submit a storm drainage study to the Engineering Division of Public Works Department for approval. The study shall address the concerns indicated above in Item 8. The study

shall also address impacts the development will have on existing downstream drainage facilities in the City Park. A professional engineer registered in the State of Kansas shall prepare the study.

10. The developer shall secure and submit to Public Works Department a copy of the N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.
11. Design criteria for all public street, storm sewers, and street lights shall be in accordance with the following documents:
 - APWA Section 5200 - Streets
 - APWA Section 5600 - Storm Drainage Systems and Facilities
 - KDOT Hydraulic Performance of Set-Back Curb Inlets
 - Roadway Lighting Handbook (Federal Highway Administration)
 - A Policy on Geometric Design of Highways and Streets (AASHTO)
12. All public improvements for streets, storm sewers, and street lights shall be constructed in accordance with the City of Leawood Public Improvement Construction Standards (Revised July 28, 1986), and APWA Standard Construction Details and Specifications (Latest Edition).
13. Construction plans for public streets, storm sewers, and street lights shall be submitted to the Engineering Division of the Public Works Department for review and approval.
14. Preliminary street and storm sewer plans shall be submitted to the Public Works Department for review of drainage concepts, storm sewer alignment, and inlet locations. Preliminary submittal shall include title sheet, street plan and profile sheets, storm sewer plan sheets, and drainage area map with tributary area delineated for each proposed inlet.
15. All public improvement permits for streets, storm sewers, and street lights shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

If you have any questions regarding this matter, please feel free to contact me or Bert Schnettgoecke, P.E.

bgs

cc: Public Works Book
File

OK

Resolution No. 1456

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE PURCHASE AGREEMENT BETWEEN UMB BANC LEASING CORP. AND THE CITY OF LEAWOOD, KANSAS WITH RESPECT TO CERTAIN RADIO COMMUNICATIONS EQUIPMENT, CERTAIN PUBLIC WORKS VEHICLES AND GOLF CARTS AND GOLF COURSE MAINTENANCE EQUIPMENT.

WHEREAS, the Governing Body has heretofore found and determined that it is necessary and advisable to acquire and install a new radio communications system for the police and other departments of the City and to acquire a street sweeper and back-hoe for the public works department, and the Governing Body now hereby finds and determines that it is necessary and advisable to acquire eighty (80) golf carts and certain golf course maintenance equipment for the City's public golf course (collectively, the "Equipment");

WHEREAS, it is proposed that the City enter into a Lease Purchase Agreement (the "Lease") with UMB Banc Leasing Corp. (the "Lessor") to finance the cost of the Equipment;

WHEREAS, the City has reviewed its financing requirements for the current calendar year and reasonably expects that the City and any subordinate entities will not issue more than ten million dollars (\$10,000,000) of tax-exempt obligations taken into account under Section 265(b)(3) of the Internal Revenue Code during the calendar year;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Leawood, Kansas, as follows:

Section 1. That the City be, and hereby is, authorized to enter into the Lease with Lessor for a period of five (5) years and providing for Rental Payments comprised of a principal component in the amount of \$1,508,000 and an interest component computed at the rate of 4.40% per annum.

Section 2. That the Mayor and City Clerk of the City be, and they hereby are, authorized, empowered and directed to execute and attest, respectively, for and on behalf of the City, the Lease in substantially the form presented to the City by the Lessor but with such changes therein as shall be with advice of counsel considered appropriate, together with any addenda, schedules, notes, UCC financing statements or other instruments issued under the provisions of the Lease and any other instrument or document which may be necessary or expedient in connection with agreement upon or fulfillment of the provisions of the Lease.

Section 3. That pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, the Lease is hereby designated a "qualified tax-exempt obligation" includable within the ten million dollars (\$10,000,000) of the aggregate issues designated as "qualified tax-exempt obligations" for the current calendar year. That the City shall not designate more than ten million dollars (\$10,000,000) of tax-exempt obligations taken into account under Section 265(b)(3) of the Code as qualified tax-exempt obligations during the current calendar year.

Section 4. That Resolution No. 1452 adopted by the Governing Body of the City on January 18, 1999 is hereby rescinded.

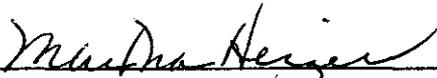
Section 5. This Resolution shall take effect from and after its passage and approval by the Governing Body.

ADOPTED by the Governing Body this 1st day of March, 1999.





Peggy J. Dunn, Mayor



Martha Heizer, City Clerk

OK

RESOLUTION NO. 1457

The Leawood City Council has considered the request for approval of a final plat for Berkshire Villas located at approximately 123rd and Roe Avenue and hereby finds the following:

WHEREAS, the subdivision is completely built out; and,

WHEREAS, the streets were originally known as access easements; and,

WHEREAS, the subdivision is now dedicating 26' wide right-of-way with utility easements on each side; and,

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

1. The note at the northeast corner of the plat (9' private roadway and utility easement) should be removed from the plat.
2. The plat should be drawn at a scale of 1" = 50'-0" to match all other Berkshire plats.
3. The applicant must obtain all approvals and permits from the Public Works Department, prior to recording the plat.
4. The developer/property owner agree to execute a statement acknowledging in writing that they agree to stipulations one through four.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat for Berkshire Villas with stipulations.

Adopted by the Governing Body this 1st day of March, 1999.



Peggy J. Dunn

 Peggy J. Dunn Mayor

Attest:
Martha Heizer

 Martha Heizer City Clerk

OK

RESOLUTION NO. 1458

**A RESOLUTION REQUESTING JOHNSON COUNTY, KANSAS,
PARTICIPATION IN THE CITY OF LEAWOOD'S FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM THROUGH THE COUNTY'S ASSISTED ROAD
SYSTEM (C.A.R.S.) 2000-2004**

WHEREAS, the Governing Body of the City of Leawood has reviewed and approved the
submittal of the attached five-year road and bridge improvement program and,

WHEREAS, pursuant to the Johnson County Commissioners' commitment to hold
Leawood harmless from any loss, 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. 44-90 and Resolution No. 0881-91.

ADOPTED by the governing body this 1st day of March, 1999.



Peggy J. Dunn
Peggy J. Dunn, Mayor

Martha Heizer
Martha Heizer, City Clerk

County Assistance Road System 2000-2004 Program Summary Sheet

Participating City: Leawood, Kansas

Priority	Project Location	Proposed Start/Finish	Project Type	CARS Route Classification		CARS Program Funding Request	Total Project Cost
				Major	Minor		
2000 Continue	College Boulevard	1998	Capacity	x		1,000,000.00	13,065,000.00
2000 [1]	Lee Boulevard	Mar-00 May-01	Major Maintenance	x		602,814.00	1,165,628.00
2000 [2]	Tomahawk Creek Parkway College Blvd. to Roe	May-00 Aug-00	Major Maintenance	x		210,500.00	421,000.00
2000 [3]	92nd & State Line Road	Mar-00 Nov-00	System Enhancement	x		85,500.00	442,000.00
2001 Continue	College Boulevard	1998	Capacity	x		466,000.00	13,065.00
2001 [1]	119th Street State Line Road to Roe	Jul-01 Sep-01	Major Maintenance	x		155,000.00	310,000.00
2001 [2]	95th Street State Line Road to West City Limits	May-01 Aug-01	Major Maintenance	x		155,000.00	310,000.00
2001 [3]	Mission Road 127th Street to 135th Street	May-01 Aug-01	Major Maintenance		x	68,500.00	137,000.00
2001 [4]	117th Street Roe to Tomahawk Creek Parkway	May-01 Aug-01	Major Maintenance		x	30,000.00	60,000.00
2002 [1]	119th Street and Mission Road	Mar-02 May-03	System Management	x		1,097,379.00	3,627,480.00
2002 [2]	Lee Boulevard 95th Street to 103rd Street	May-02 Aug-02	Major Maintenance		x	74,000.00	148,000.00

**County Assistance Road System
2000-2004 Program Summary Sheet**

Participating City: Leawood, Kansas

Priority	Project Location	Proposed Start/Finish	Project Type	CARS Route Classification		CARS Program Funding Request	Total Project Cost
				Major	Minor		
2003 [1]	Lee Boulevard 95th to Somerset	May-03 Aug-03	Major Maintenance		x	90,000.00	180,000.00
2003 [2]	Town Center Drive Roe to Nall	May-03 Aug-03	Major Maintenance		x	90,000.00	180,000.00
2003 [3]	117th Street Nall to Town Center Drive	May-03 Aug-03	Major Maintenance		x	30,000.00	60,000.00
2004 [1]	Roe 124th to 135th Street	Mar-04 Oct-05	Capacity	x		2,351,247.00	5,168,645.00

CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: Continued

Project Location: College Boulevard, (Continuation)

Joint Project With: _____ Administrating City: Leawood, Kansas

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s)#: 3

Estimated Project Schedule: Start Date (mo/yr): _____ Completion Date (mo/yr): 2000

Current Average Daily Traffic (ADT): _____ Accident History (Prior 3 Years): N/A

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

No road existed prior to construction of this improvement.

Detailed Description of Project Scope:

4-Lane undivided roadway with curb and gutter, storm sewers, street lights and signals.

Project Cost Information *

- 1. Design Cost: _____
- 2. Right-of-way acquisition cost: _____
- 3. Utility relocation Cost: _____
- 4. Construction cost: _____
- 5. Construction engineering cost: _____
- Total project cost: _____

Calculation of CARS Eligible costs:

- A. Sum item # 4 & 5 above (+) _____
- B. Federal Aid Participation (-) _____
- C. State Aid Participation (-) _____
- D. Other Non-local Participation (-) _____
- Subtotal (CARS eligible costs) \$1,000,000.00
- CARS Funding request _____
- (Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 1

Project Location: Lee Boulevard, 103rd Street, south to Mission Road

Joint Project With: N/A Administrating City: Leawood, Kansas

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): March 2000 Completion Date (mo/yr): May 2001

Current Average Daily Traffic (ADT): 3992 Accident History (Prior 3 Years): 98-3, 97-0, 96-4

Project Type: Capacity **Major Maintenance** Bridge Replacement
 Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair **Poor**

Detailed Description of Existing Facility:

Existing 2-Lane curb and gutter street from 103rd to I-435. The street turns into a ditch street through the City Park to Mission Road.

Detailed Description of Project Scope:

Street is approximately 40 years old and needs to be completely rehabilitated from 103rd Street to I-435. South of I-435 geometric improvements will be made to eliminate a 90° bend, improve pedestrian crossing and provide street lights to Mission Road.

Project Cost Information *

1. Design Cost:	\$ 93,250.00
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	\$1,165,628.00
5. Construction engineering cost:	\$ 40,000.00
Total project cost:	\$1,298,878.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	\$1,205,628.00
B. Federal Aid Participation	(-)	---
C. State Aid Participation	(-)	---
D. Other Non-local Participation	(-)	---
Subtotal (CARS eligible costs)		\$1,205,628.00
CARS Funding request		\$ 602,814.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 3

Project Location: 92nd and State Line Road

Joint Project With: Kansas City, Missouri Administrating City: Kansas City, Missouri

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): March 2000 Completion Date (mo/yr): November 2000

Current Average Daily Traffic (ADT): 33,500 Accident History (Prior 3 Years): 98-5, 97-1, 96-4

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: D

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

The existing roadway is a 4-Lane divided curb and gutter with street lights and storm sewers. The intersection of 92nd and State Line has stop signs for 92nd Street and the entrance into the College on the Missouri side.

Detailed Description of Project Scope:

To widen State Line at the intersection of 92nd Street to provide north and south bound traffic with left turn lanes and signalize the intersection. Improvements would include widening 92nd Street to provide a left and a right turn lane. This project was originally proposed in 1990 with commitment from the County for funding. The City was unable to get cooperation from Kansas City, Missouri for funding. Kansas City has secured federal funds to proceed with the design and construction of this project.

Project Cost Information *

1. Design Cost:	\$ 57,000.00
2. Right-of-way acquisition cost:	\$ 30,000.00
3. Utility relocation Cost:	_____
4. Construction cost:	\$325,000.00
5. Construction engineering cost:	\$ 30,000.00
Total project cost:	\$442,000.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	\$355,000.00
B. Federal Aid Participation	(-)	---
C. State Aid Participation	(-)	---
D. Other Non-local Participation	(-)	\$184,000.00
Subtotal (CARS eligible costs)		\$171,000.00
CARS Funding request		\$ 85,500.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: Kansas City, Missouri Funding: \$184,000.00
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas **City Priority Ranking:** _____

Project Location: College Boulevard, Continuation

Joint Project With: N/A **Administrating City:** Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works **County Commission District(s) #:** 3

Estimated Project Schedule: Start Date (mo/yr): _____ **Completion Date (mo/yr):** 2001

Current Average Daily Traffic (ADT): _____ **Accident History (Prior 3 Years):** _____

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ **Pavement Condition:** **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

No road existed prior to construction of this improvement.

Detailed Description of Project Scope:

4-Lane undivided roadway with curb, gutter, storm sewers, street lights and signals.

Project Cost Information *

- | | |
|-----------------------------------|-------|
| 1. Design Cost: | _____ |
| 2. Right-of-way acquisition cost: | _____ |
| 3. Utility relocation Cost: | _____ |
| 4. Construction cost: | _____ |
| 5. Construction engineering cost: | _____ |
| Total project cost: | _____ |

Calculation of CARS Eligible costs:

- | | | |
|---|-----------------|---------------------|
| A. Sum item # 4 & 5 above | (+) | _____ |
| B. Federal Aid Participation | (-) | _____ |
| C. State Aid Participation | (-) | _____ |
| D. Other Non-local Participation | (-) | _____ |
| Subtotal (CARS eligible costs) | | _____ |
| CARS Funding request | | <u>\$466,000.00</u> |
| <small>(Request cannot exceed 50% of the CARS eligible costs)</small> | | |
| Funding participation by other cities: | | |
| City Name: <u>N/A</u> | Funding: | _____ |
| City Name: _____ | Funding: | _____ |

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by **March 1, 1999**

Submitting City: Leawood, Kansas City Priority Ranking: 1

Project Location: 119th Street, State Line Road to Roe

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): July 2001 Completion Date (mo/yr): Sept. 2001

Current Average Daily Traffic (ADT): 22,700 Accident History (Prior 3 Years): 98-51, 97-29, 96-34

Project Type: Capacity Major Maintenance Bridge Replacement
 Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 4-Lane undivided curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$310,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$310,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$310,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$310,000.00</u>
CARS Funding request		<u>\$155,000.00</u>
<small>(Request cannot exceed 50% of the CARS eligible costs)</small>		

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 2

Project Location: 95th Street, State Line Road-West to City Limits

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2001 Completion Date (mo/yr): Aug. 2001

Current Average Daily Traffic (ADT): 27,000 Accident History (Prior 3 Years): 98-18, 97-21, 96-33

Project Type: Capacity Major Maintenance Bridge Replacement
 Bridge Rehabilitation Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:

A 4-Lane undivided curb and gutter street.

Detailed Description of Project Scope:

Do joint repair on the existing concrete, replace those sections in asphalt with concrete, intersection of 95th & Lee Boulevard, and 95th and State Line Road.

Project Cost Information *

- | | |
|-----------------------------------|---------------------|
| 1. Design Cost: | _____ |
| 2. Right-of-way acquisition cost: | _____ |
| 3. Utility relocation Cost: | _____ |
| 4. Construction cost: | _____ |
| 5. Construction engineering cost: | <u>\$310,000.00</u> |
| Total project cost: | _____ |

Calculation of CARS Eligible costs:

- | | | |
|----------------------------------|-----|---------------------|
| A. Sum item # 4 & 5 above | (+) | <u>\$310,000.00</u> |
| B. Federal Aid Participation | (-) | _____ |
| C. State Aid Participation | (-) | _____ |
| D. Other Non-local Participation | (-) | _____ |
| Subtotal (CARS eligible costs) | | <u>\$310,000.00</u> |
| CARS Funding request | | <u>\$155,000.00</u> |

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas **City Priority Ranking:** 3

Project Location: Mission Road, 127th Street to 135th Street

Joint Project With: N/A **Administrating City:** Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works **County Commission District(s) #:** 3

Estimated Project Schedule: Start Date (mo/yr): May 2001 **Completion Date (mo/yr):** Aug. 2001

Current Average Daily Traffic (ADT): 4,571 **Accident History (Prior 3 Years):** 98-1, 97-4, 96-3

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A **Pavement Condition:** **Good** **Fair** **Poor**

Detailed Description of Existing Facility:
 Existing 2-lane, 36' wide curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay.

Project Cost Information *

- | | |
|-----------------------------------|---------------------|
| 1. Design Cost: | _____ |
| 2. Right-of-way acquisition cost: | _____ |
| 3. Utility relocation Cost: | _____ |
| 4. Construction cost: | <u>\$137,000.00</u> |
| 5. Construction engineering cost: | _____ |
| Total project cost: | _____ |

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$137,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$137,000.00</u>
CARS Funding request		<u>\$ 68,500.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name:	<u>N/A</u>	Funding:	_____
City Name:	_____	Funding:	_____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 4

Project Location: 117th Street, Roe to Tomahawk Creek Parkway

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2001 Completion Date (mo/yr): Aug. 2001

Current Average Daily Traffic (ADT): 3,605 Accident History (Prior 3 Years): 98-4, 97-2, 96-1

Project Type: Capacity Major Maintenance Bridge Replacement
 Bridge Rehabilitation Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 36' wide 2-lane curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$60,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$60,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$60,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$60,000.00</u>
CARS Funding request		<u>\$30,000.00</u>
<small>(Request cannot exceed 50% of the CARS eligible costs)</small>		

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 1

Project Location: 119th Street and Mission Road

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): March 2002 Completion Date (mo/yr): May 2003

Current Average Daily Traffic (ADT): 22,700 Accident History (Prior 3 Years): 98-13, 97-11, 96-19

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: E

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

119th Street, 2 through lane each direction with no designated left or right turn lanes. There is a signal at this intersection. The west bound approach of 119th Street is at a 10% grade. Mission Road north bound approach is a 10% grade also. Mission Road has a through/right turn lane and a left turn lane.

Detailed Description of Project Scope:

Widen 119th Street to provide an east bound right turn lane and left turn lanes for both east and west bound traffic. Extend the west bound left turn lane east approximately 1000 feet to provide left turn movements into church and residential development. This lane will also provide turning movements from side streets onto 119th Street. Reduce street grade on both 119th Street and Mission Road to 8%.

Project Cost Information *

1. Design Cost:	\$ 282,722.00
2. Right-of-way acquisition cost:	\$ 100,000.00
3. Utility relocation Cost:	\$ 50,000.00
4. Construction cost:	\$2,827,220.00
5. Construction engineering cost:	\$ 367,538.00
Total project cost:	\$3,627,480.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	\$3,194,758.00
B. Federal Aid Participation	(-)	\$1,000,000.00
C. State Aid Participation	(-)	0
D. Other Non-local Participation	(-)	0
Subtotal (CARS eligible costs)		\$2,194,758.00
CARS Funding request		\$1,097,379.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000-2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 2

Project Location: Lee Boulevard, 95th Street to 103rd Street

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2002 Completion Date (mo/yr): Aug. 2002

Current Average Daily Traffic (ADT): 6,079 Accident History (Prior 3 Years): 98-7, 97-6, 96-7

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

Existing 2-Lane ditch street.

Detailed Description of Project Scope:

Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$148,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$148,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$148,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$148,000.00</u>
CARS Funding request		<u>\$ 74,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 1

Project Location: Lee Boulevard, Somerset Drive to 95th Street

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2003 Completion Date (mo/yr): Aug. 2003

Current Average Daily Traffic (ADT): 6,962 Accident History (Prior 3 Years): 98-7, 97-7, 96-3

Project Type: Capacity **Major Maintenance** Bridge Replacement
 Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: Good **Fair** Poor

Detailed Description of Existing Facility:

Existing 2-Lane ditch street.

Detailed Description of Project Scope:

Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$180,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$180,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$180,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$180,000.00</u>
CARS Funding request		<u>\$ 90,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 2

Project Location: Town Center Drive, Roe to Nall

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2003 Completion Date (mo/yr): Aug. 2003

Current Average Daily Traffic (ADT): 3,700 Accident History (Prior 3 Years): 98-8, 97-3, 96-2

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:
 Existing 4-Lane divided curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$180,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$180,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$180,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$180,000.00</u>
CARS Funding request		<u>\$ 90,000.00</u>
<small>(Request cannot exceed 50% of the CARS eligible costs)</small>		

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2000 Program Projects). A copy of the sealed estimates must be furnished for all 2000 CARS program requests.

CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 3

Project Location: 117th Street, Nall to Town Center Drive

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): May 2003 Completion Date (mo/yr): Aug. 2003

Current Average Daily Traffic (ADT): 3,605 Accident History (Prior 3 Years): 98-2, 97-2, 96-1

Project Type: Capacity Bridge Rehabilitation **Major Maintenance** Bridge Replacement
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: Good **Fair** Poor

Detailed Description of Existing Facility:
 36' Wide 2-Lane curb and gutter asphalt street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>\$60,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>\$60,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>\$60,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>\$60,000.00</u>
CARS Funding request		<u>\$30,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

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CARS Form A
2000--2004 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 1999

Submitting City: Leawood, Kansas City Priority Ranking: 1

Project Location: Roe, Tomahawk Creek, south to 135th Street

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s)#: 3

Estimated Project Schedule: Start Date (mo/yr): March 2004 Completion Date (mo/yr): Oct. 2005

Current Average Daily Traffic (ADT): 10,100 Accident History (Prior 3 Years): 98-6, 97-8, 96-9

Project Type: **Capacity** **Major Maintenance** **Bridge Replacement**
 Bridge Rehabilitation
 Route Enhancement **System Management**

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: **Good** **Fair** **Poor**

Detailed Description of Existing Facility:

Existing 2-lane unimproved asphaltic road with open ditch drainage, no street lights, no sidewalks. Temporary traffic signal is at 127th & Roe.

Detailed Description of Project Scope:

Improve to a 4-lane roadway with curb and gutter, storm sewers, street lights, sidewalks and permanent traffic signals.

Project Cost Information *

1. Design Cost:	\$ 416,150.00
2. Right-of-way acquisition cost:	\$ 40,000.00
3. Utility relocation Cost:	\$ 10,000.00
4. Construction cost:	\$4,161,500.00
5. Construction engineering cost:	\$ 540,995.00
Total project cost:	\$5,168,645.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	\$4,702,495.00
B. Federal Aid Participation	(-)	---
C. State Aid Participation	(-)	---
D. Other Non-local Participation	(-)	---
Subtotal (CARS eligible costs)		\$4,702,495.00
CARS Funding request		\$2,351,247.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2000 Program Projects). A copy of the sealed estimates must be furnished for all 2000 CARS program requests.

CITY OF LEAWOOD

RESOLUTION NO. 1459

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, CONSENTING TO THE ENLARGEMENT OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO JOHNSON COUNTY CHARTER RESOLUTION NO. 29-92.

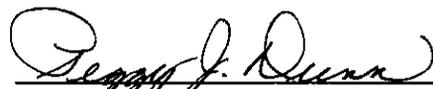
WHEREAS, there comes before the Governing Body for the City of Leawood, Kansas, the matter of the enlargement of Consolidated Main Sewer District of Johnson County, Kansas. The tract to be included within the sewer district governed by the County is described on Exhibit "A" attached hereto and made a part of this Resolution. The provisions of Charter Resolution No. 29-92, Johnson County, Kansas, and any amendments thereto, provide that when any such sewer district extends into the city limits of any incorporated city, the Board of County Commissioners shall not have power to create or extend such sewer district within the city limits without consent of the governing body of the city:

NOW, 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 a sewer district which is governed by the Board of County Commissioners of Johnson County, Kansas.

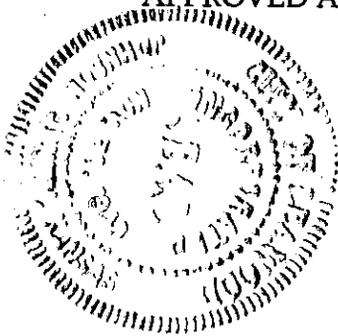
ADOPTED by the Governing Body this 19 day of April, 1999.

APPROVED AND SIGNED by the Mayor this 19 day of April, 1999.

City of Leawood, Kansas



Peggy J. Dunn, Mayor



ATTEST:



Martha Heizer, City Clerk

Johnson County Wastewater Districts
Proposed Enlargement of Consolidated Main Sewer District
(Designated as Blue River Sewer Sub-District No. 6, Contract No. 3)

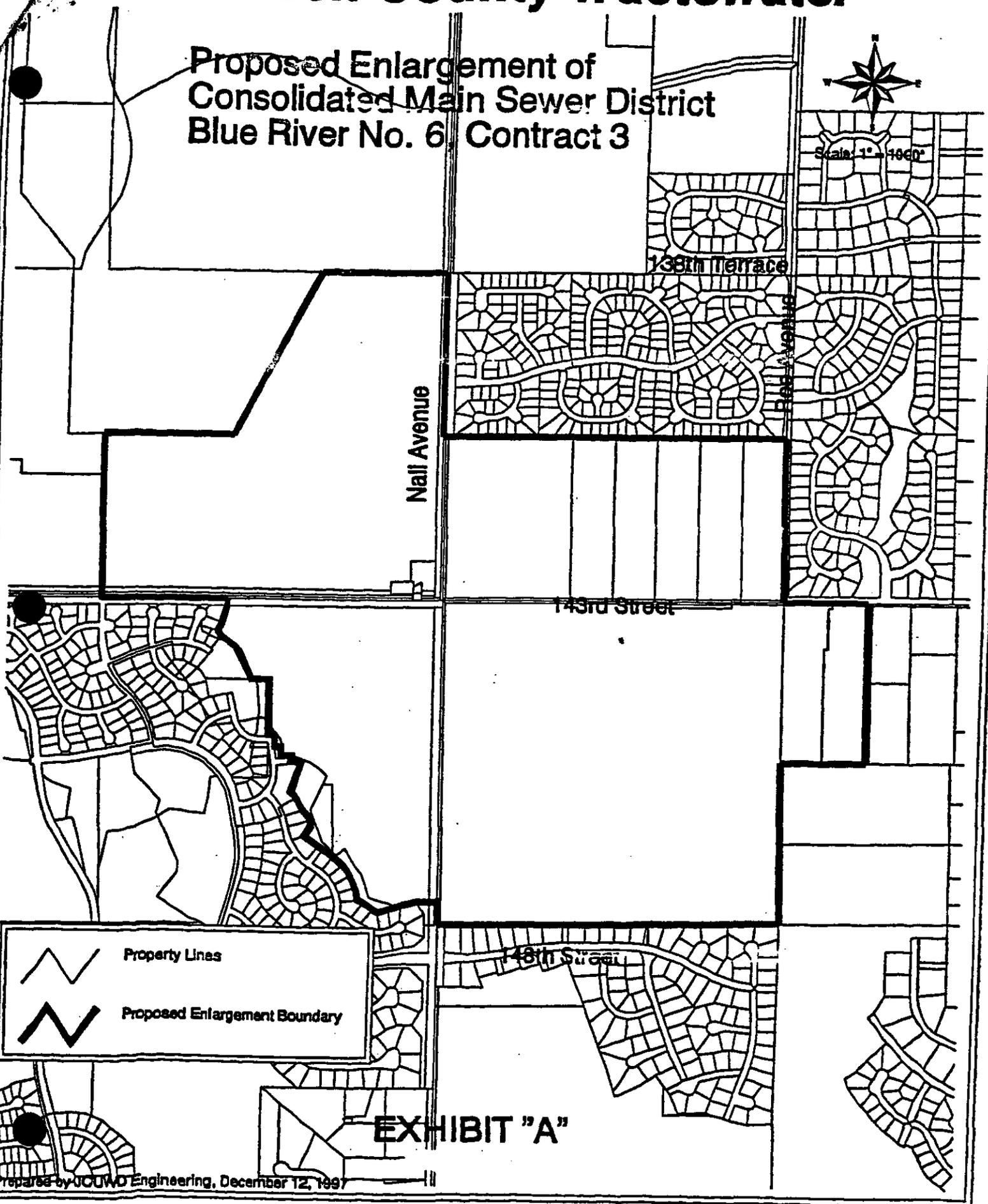
Legal Description: Part of Section 33, Township 13, Range 25, and part of Section 4, Township 14, Range 25 both within the City of Leawood, Johnson County, Kansas, being more particular described as follows: BEGINNING: at the Southeast corner of the Northwest 1/4 of said Section 4; thence North along the West line of said Northwest 1/4 to the Northwest corner of said Northwest 1/4; thence continuing North along the West line of said Section 33 to the Northwest corner of the South 1/2 of the Southwest 1/4 of Section 33, Township 13, Range 25 Johnson County, Kansas; thence East along the North line of said South 1/2 to the Northeast corner of said South 1/2; thence South along the East line of the Southwest 1/4 of said Section 33 to the Southeast corner of the Southwest 1/4 of said Section 33, said corner also being the Northwest corner of the Northeast 1/4 of Section 4, Township 14, Range 25; thence East along the North line of the Northeast 1/4 of said Section 4 a distance of 680'; thence South along a line 680' East of and parallel to the West line of the Northeast 1/4 of said Section 4 to the South line of the North 1/2 of the Northeast 1/4 of said Section 4; thence West along said South line to the West line of the Northeast 1/4 of said Section 4; thence South along said West line to the Southwest corner of said Northeast 1/4 said corner also being the Southeast corner of the Northwest 1/4 of said Section 4; thence West along the South line of said Northwest 1/4 to the POINT OF BEGINNING.

Johnson County Wastewater

Proposed Enlargement of Consolidated Main Sewer District Blue River No. 6, Contract 3



Scale: 1" = 1000'



	Property Lines
	Proposed Enlargement Boundary

EXHIBIT "A"

OK

RESOLUTION NO. 1460

The Leawood City Council has considered the request for approval of preliminary site plan and preliminary plat for Asset Management located on the south side of College Boulevard halfway between Roe and Nall and hereby finds the following:

WHEREAS, the building is limited to a two story building to contain 17,000 square feet on 1.62 acres, and

WHEREAS, a deviation of two parking spaces has been provided, and

WHEREAS, the building setback deviation is limited to 19' on the east side, and

WHEREAS, the parking setback deviation is limited to 10' on the west side, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The building is limited to a two story building to contain 17,000 square feet on 1.62 acres.
2. All landscape areas are to be irrigated.
3. A revised landscape plan must be submitted at final to include shrubs and a plant schedule.
4. All sign calculations, location and material shall be provided at final.
5. Detailed information regarding public art will be required at the time of final site plan.
6. All downspouts are to be enclosed.
7. All roof top units must be screened from view.
8. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
9. All alarms installed must be silent.
10. The lighting plans and fixtures must be included in the final application.
11. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.
12. Materials board must be submitted at the time of final site plan application.
13. The applicant must obtain all approvals and permits from the Public Works Department, prior to recording the plat.
14. The fire hydrant on College Boulevard may be located on the proposed ** main and may be a private hydrant.
15. The 21' building setback (19' deviation) on the east side, the 15' parking setback (10' deviation) on the west side, and the 2 parking space deviation will be allowed.
16. A park impact fee in the amount of \$.10 / square foot is required prior to recording of the plat.
17. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seventeen.

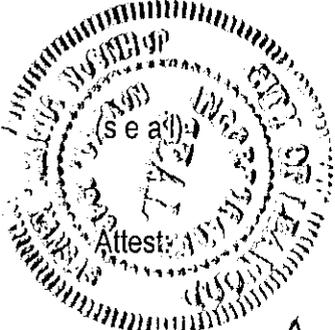
WHEREAS, the developers/owners agree to these stipulations,

107 7

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and preliminary plat for Asset Management with two additional stipulations:

1. A public art fee in the amount of \$.10 per square foot or an approved piece of public art is required.
2. A sidewalk along College Boulevard will be required and must meet the Public Work standards.

Adopted by the Governing Body this 3rd day of May, 1999.



Peggy J. Dunn
Peggy J. Dunn Mayor

Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 1461

The Leawood City Council has considered the request for rezoning from AG to RP-4, preliminary site plan and preliminary plat approval of Bretton Court located on the southwest corner of 151st and Mission and hereby finds the following:

WHEREAS, the development has 42 single family patio homes on 13.45 acres equaling 3.12 units per acre, and

WHEREAS, the property is located at the intersection of 151st and Mission Road adjacent to the Ironhorse Golf Course, south of Pavilions of Leawood, southwest of Mission Heights, and west of Reserve at Ironhorse, and

WHEREAS, the homes are to have mostly front entry garages, and

WHEREAS, the plan has two ponds on the west side of the property which receive water from the north, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following reasons for denial:

1. The density of the project;
2. The project is incompatible with the rest of the area;
3. Drainage concerns with the increased density;
4. Number of front loading driveways / garages.

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby deny the rezoning, preliminary site plan and preliminary plat for Bretton Court.

Adopted by the Governing Body this 17th day of May, 1999.





Peggy J. Dunn

Mayor



Martha Heizer

City Clerk

RESOLUTION NO. 1462

The Leawood City Council has considered the request for approval of final plat for Steeplechase located at approximately 143rd and Mission Road and hereby finds the following:

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

WHEREAS, the plat contains 51 single-family homes on 24.29 acres yielding a density of 2.09 units per acre, and;

WHEREAS, this property does back to the city park, and;

WHEREAS, the public works department has reviewed the preliminary storm drainage information, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

1. The development is limited to 51 single-family lots.
2. The developer must pay a Park Impact Fee in the amount of \$300 per dwelling unit. The amount to be paid prior to recording of the plat is \$15,300.
3. The developer is responsible for \$130 per front foot of property contained in tract F that abuts Mission Road. The total amount due prior to recording the plat is \$59,840.30.
4. An erosion control plan for both construction and long term must be a part of the final engineering plans. The City Engineer must approve these plans.
5. All streets within the subdivision will be public. The developer or Homes Association will maintain any plantings or statuary within the street right-of-way.
6. Sidewalks are required per street construction standards. A sidewalk plan must be submitted to and approved by Public Works prior to issuance of any building permits.
7. Street trees must be installed (planted 40 feet apart on center) on both sides of all public streets.
8. All utilities must be placed underground.
9. *The Steeplechase homes association will own and maintain Tract F.*
10. All regulations of the public works department must be resolved prior to recording of the plat.

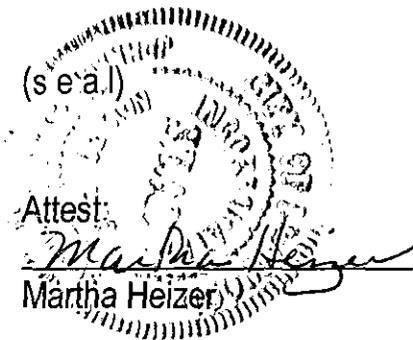
11. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eleven.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat for the second phase of Steeplechase with one additional stipulation.

1. The developer has agreed to limit fencing to wrought iron or aluminum fencing adjacent to the park.

Adopted by the Governing Body this 7th day of June, 1999.



Peggy J. Durfn
Peggy J. Durfn

Mayor

Martha Heizer

City Clerk

OK

RESOLUTION NO. 1463

The Leawood City Council has considered the request for approval of preliminary and final plat for Mission View 2nd Plat located at 12000 Mission Road and hereby finds the following:

WHEREAS, the plat contains one lot on 5.19 acres, and;

WHEREAS, the floodplain does encroach on to the property on the west side, and;

WHEREAS, the lot does meet all development ordinance standards, and;

WHEREAS, the applicant will pay the park impact fee, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

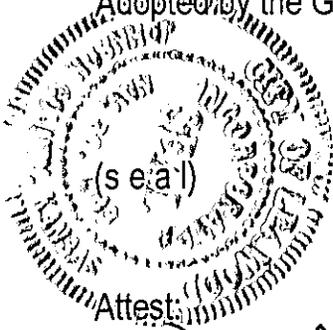
~~WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:~~ *ml*

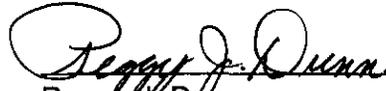
1. Final plat must be recorded prior to issuance of a building permit.
2. The name of the plat will be changed to Mission View 2nd Plat.
3. The applicant will not oppose any future benefit districts for any future Mission Road improvements. Grading of the lot should take these future improvements into consideration.
4. The applicant will connect to Johnson County wastewater prior to issuance of final occupancy
5. The applicant will not construct any residence within the 100-year floodplain. The plat must also be altered to include flood limits established by the Johnson County Tomahawk Flood Study prepared by Phelps Engineering.
6. The applicant is responsible for a \$300 Park Impact Fee to be paid prior to recording of the plat.
7. All issues in the attached Public Works memo must be satisfied prior to release of the plat for recording.
8. At the time of roadway intersection improvements at 119th and Mission Road, the applicant must place all utilities underground.
9. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through nine.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary and final plat for Mission View 2nd Plat with stipulations.

Adopted by the Governing Body this 21st day of June, 1999.

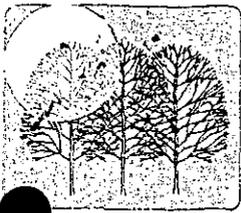



Peggy J. Dunn

Mayor

Attest:

Martha Heizer City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339- 6781 Fax
(913) 339-6225 TDD

May 18, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary Site Plan and Plat
Mission View, 2nd Plat
Case No. 20-99

The Public Works Department has reviewed the Preliminary Site Plan and Plat for the referenced project and would like to make the following stipulations part of the Preliminary Site Plan and Plat approval process:

PRELIMINARY SITE PLAN

1. Revise the title of the site plan to state "Mission View, 2nd Plat".
2. Clarify the limits of the existing right-of-way for Mission Road and 119th Street for the limits shown on the site plan.
3. Provide the panel number and date of the FEMA flood insurance rate map used for the 100-year floodplain limits.
4. Provide the 100-year floodplain limits for ultimate development in the watershed per the Tomahawk Creek Flood Study (December 1997) completed by Phelps Engineering, Inc.
5. Any grading work performed in a FEMA regulated floodplain shall comply with all applicable development ordinances of the City of Leawood.
6. Construction of the drive and grading of the lot for home construction shall be coordinated with the conceptual profile grade established for Mission Road. The Engineer shall submit the plot plan for the home construction to the City Engineer's office for review and approval prior to the issuance of the building permit.
7. Permits shall be obtained from the Public Works Department for any construction within the street right-of-way (driveway approach, etc.).
8. All site plans submitted to the City of Leawood shall be signed and sealed by a registered professional engineer in the state of Kansas.

PRELIMINARY PLAT

1. Revise the title of the plat to state "Mission View, 2nd Plat".
2. Clarify if the lot contains 5.19 acre or 5.57 acre.
3. Label the "Point of Beginning" on the plat.
4. Show both the centerline and the outside limits of the existing sanitary sewer easement.
5. Revise the signature lines on the plat per Planning Department requirements.

The Developer agrees to execute a written statement acknowledging they agree to the above Public Works Department stipulations.

If you have any questions regarding this matter, please feel free to contact me at extension 132.



Resolution No. 1464

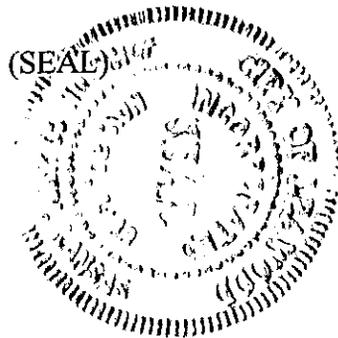
A RESOLUTION DESIGNATING THE COURTYARD AND THE MAIN FLOOR OF LEAWOOD CITY HALL AS A PORTION OF THE LEAWOOD COMMUNITY CENTER FOR THE PURPOSE OF SECTION 3-207(C) OF THE CODE OF THE CITY OF LEAWOOD.

WHEREAS, Governing Body of the City of Leawood has determined that it is in the public interest to designate the courtyard and the main floor of Leawood City Hall at the Leawood City Hall as a portion of the Leawood Community Center for purpose of Section 3-207(c) of the Code of the City of Leawood;

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

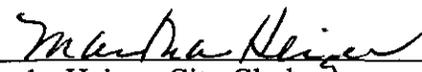
Section 1. The Governing Body hereby designates the courtyard and the main floor of Leawood City Hall at the Leawood City Hall as a portion of the Leawood Community Center for the dates of August 19 and 20, 1999, and to permit the serving of alcoholic liquor on said dates in accordance with section 3-207(c) of the Code of the City of Leawood

PASSED AND APPROVED BY THE CITY OF LEAWOOD on the 6th day of July, 1999.




Peggy J. Dunn, Mayor

Attest:


Martha Heizer, City Clerk

OK

RESOLUTION NO. 1465

The Leawood City Council has considered the request for approval of a preliminary plat for Willow Creek located at approximately 140th and Fontana and hereby finds the following:

WHEREAS, the current zoning is R-1, single family residential, and

WHEREAS, the plat conforms with the minimum requirements of the zoning ordinance, and

WHEREAS, access is provided from Worthington subdivision, and

WHEREAS, an emergency access drive will be provided from 140th Drive to 140th Street, and

WHEREAS, storm drainage has been reviewed and approved by the City Engineer, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations for approval:

1. Merry Lea Farms lot 5, split to encompass two lots 1 acre or greater in size, shall be included in the Willow Creek plat. No subsequent lot splits of Merry Lea Farms lot 5 will be allowed.
2. The project is limited to 6 buildable lots, plus the existing house on Merry Lea Farms lot 5.
3. The applicant is required to pay a Park Impact of fee of \$300 per dwelling unit, or \$1,500.00.
4. The applicant is required to pay a South Leawood Transportation Impact fee in the amount of \$437.50 per acre ($7.33 \times \$437.50 = \$3,206.88$) prior to recording the plat.
5. The existing 60' utility easement will be re-dedicated as street right-of-way. The road will be designed to split and go on either side of the existing maple trees.
6. All issues in the attached Public Works memo, including storm drainage information, shall be addressed prior to approval of the final plat.
7. The applicant will connect 140th Street from Fontana to Mission Road, and provide a pedestrian path within dedicated street right-of-way, along street frontage from Fontana to Mission. Details of material and location will provided at the time of final plat approval.
8. All newly constructed homes must be attached to and served by Johnson County Wastewater. No septic tanks will be allowed for newly constructed homes within the subdivision.
9. Lot 7 is reconfigured to allow for a minimum of 100 feet at the curb line.
10. The developer/property owner will be required to agree to execute a statement acknowledging in writing that they agree to stipulations one through ten.

WHEREAS, the Leawood City Council has reviewed the application and recommends the following revised stipulations of approval:

1. Merry Lea Farms lot 5, split to encompass two lots 1 acre or greater in size, shall be included in the Willow Creek plat. No subsequent lot splits of Merry Lea Farms lot 5 will be allowed.
2. The project is limited to 6 buildable lots, plus the existing house on Merry Lea Farms lot 5.
3. The applicant is required to pay a Park Impact of fee of \$300 per dwelling unit, or \$1,500.00.
4. The applicant is required to pay a South Leawood Transportation Impact fee in the amount of \$437.50 per acre ($7.33 \times \$437.50 = \$3,206.88$) prior to recording the plat.
5. All issues in the attached Public Works memo, including storm drainage information, shall be addressed prior to approval of the final plat.
6. All newly constructed homes must be attached to and served by Johnson County Wastewater. No septic tanks will be allowed for newly constructed homes within the subdivision.
7. A stormwater plan and erosion control / siltation plan must be approved by the City Engineer prior to issuance of a grading permit.
8. Lot 7 is reconfigured to allow for a minimum of 100 feet at the curb line.
9. The developer/property owner will be required to agree to execute a statement acknowledging in writing that they agree to stipulations one through nine.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary plat for Willow Creek with stipulations.

Adopted by the Governing Body this 6th day of July, 1999.



Peggy J. Dunn
Peggy J. Dunn Mayor

Attest:
Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 1466

The Leawood City Council has considered the request for approval of revised preliminary plat for the Whitehorse subdivision located at approximately 148th and Nall and hereby finds the following:

WHEREAS, the property is currently zoned R-1, and

WHEREAS, the plat conforms to all of the performance standards of the Leawood Development Ordinance, and

WHEREAS, the preliminary plat consists of 100 lots on 56.090 acres, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The preliminary plat is limited to 100 lots on 56.090 acres.
2. All common landscape areas must be irrigated.
3. The park impact fee and the South Leawood transportation impact fee are required prior to recording of the final plat.
4. The developer will pay \$130 per front foot of property that abuts Nall Avenue and 151st Street prior to recording of the final plat.
5. Lots 1,2, 4-6, and 96-100 shall not have access directly to Nall Avenue. Lots 79-82 shall not have access directly to 151st Street.
6. All outstanding plat comments must be resolved prior to applying for final plat.
7. The applicant is to meet all Public Works requirements prior to recording of the final plat.
8. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eight.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary plat for Whitehorse with the following additional stipulation:

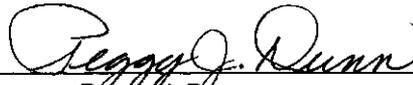
1. Landscaping and screening of lots 33 & 34 (block 6) will be done immediately after recording of the final plat.

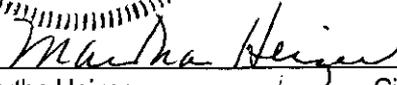
Adopted by the Governing Body this 19th day of July, 1999.



(seal)

Attest:


Peggy J. Dunn Mayor


Martha Heizer City Clerk

ok

RESOLUTION NO. 1467

The Leawood City Council has considered the request for approval of final plat for Willow Creek located at approximately 140th and Fontana and hereby finds the following:

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

WHEREAS, the plat contains six new lots and one existing lot, and;

WHEREAS, an emergency access paver drive, with a 30' easement, is being installed to connect 140th Drive with 140th Street, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. Merry Lea Farms lot 5, split to encompass three lots 1 acre or greater in size, shall be included in the Willow Creek plat. No subsequent lot splits of Merry Lea Farms lot 5 will be allowed.
2. The project is limited to 6 buildable lots, plus the existing house on Merry Lea Farms lot 5.
3. The applicant is required to pay a Park Impact of fee of \$300 per dwelling unit, or \$1,500.00.
4. The applicant is required to pay a South Leawood Transportation Impact fee in the amount of \$437.50 per acre ($7.33 \times \$437.50 = \$3,206.88$) prior to recording the plat.
5. All issues in the attached Public Works memo, including storm drainage information, shall be addressed prior to approval of the final plat.
6. All newly constructed homes must be attached to and served by Johnson County Wastewater. No septic tanks will be allowed for newly constructed homes within the subdivision.
7. A stormwater plan and erosion control / siltation plan must be approved by the City Engineer prior to issuance of a grading permit.
8. Lot 7 is reconfigured to allow for a minimum of 100 feet at the curb line.
9. The developer/property owner will be required to agree to execute a statement acknowledging in writing that they agree to stipulations one through nine.

WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

1. The developer is responsible for the construction of sidewalks extending from the west end of 140th Drive to Mission Road.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat for Willow Creek with stipulations.

Adopted by the Governing Body this 2nd day of August, 1999.

(seal)

Peggy J. Dunn

Peggy J. Dunn

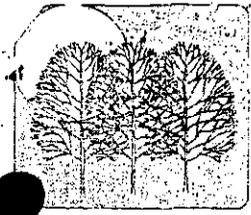
Mayor

Attest:

Martha Heizer

Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

July 21, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Final Plat of Willow Creek
Case No. 28-99

The Public Works Department has reviewed the final plat for the referenced project and would like to make the following stipulations.

1. The utility and drainage easement language shall be revised to agree with City standard.
2. Indicate all existing easements within the plat including the book and page.
3. All storm sewers shall be located and centered within a 15-foot drainage easement. All sanitary sewers shall be located and centered within a 15 foot utility easement. The location of the easements indicated on the plat will be checked against the construction plans, after the plans are completed, to ensure the plat and plans are in agreement.
4. Delete the sanitary sewer easement language shown on the plat. This will be covered by the utility easement language.
5. Delete the paragraph regarding maintenance of medians. Maintenance responsibilities for all amenities installed within the street right-of-way shall be included in a Right-of-Way Maintenance agreement executed between the City and the Homes Association.
6. Reference is made to Lot 3. Utility and drainage easements cannot be combined as shown on the lot. Indicate the outer limits of all easements in addition to the centerline.
7. Delete the note regarding vacation of existing easements. Identify all existing easements to be vacated via a separate ordinance.
8. Delete the note at the bottom of the plat regarding drainage easements. This item is covered in the City's standard drainage easement language.
9. Provide FEMA floodplain information on the plat.

10. Identify the limits of the existing 60-foot utility easement and location of existing underground and overhead facilities.
11. Revise the names of the Chairman of the Planning Commission and the Mayor.
12. The developer shall secure and submit to the Public Works Department a copy of the N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.
13. Design criteria for all public storm sewers, streets, and street lights shall be in accordance with the following documents:
 - APWA Section 5600- Storm Drainage Systems and Facilities
 - KDOT Hydraulic Performance of Set-Back Curb Inlets
 - Roadway Lighting Handbook (Federal Highway Administration)
 - A Policy on Geometric Design of Highways and Streets (AASHTO)
14. All public street, storm sewers, and street light improvements shall be constructed in accordance with the City of Leawood Public Improvement Construction Standards (Revised July 28, 1986), and the APWA Standard Construction Details and Specifications (Latest Edition).
15. Construction plans for public streets, storm sewers, and street lights shall be submitted to the Engineering Division of the Public Works Department for review and approval.
16. Preliminary street and storm sewer plans shall be submitted to the Public Works Department for review of drainage concepts, storm sewer alignment, and inlet locations. Preliminary submittal shall include title sheet, street plan and profile sheets, storm sewer plan sheets, and drainage area map with tributary area delineated (including number of acres) for each proposed inlet.
17. All public improvement permits for streets, storm sewers, and street lights shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.
18. Developer will be assessed a seven (7) percent fee for plan review and inspection services for the proposed development.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File

RESOLUTION NO. 1468

The Leawood City Council has considered the request for approval of preliminary site plan for the Oxford School relocation located at approximately 142nd and Mission Road and hereby finds the following:

WHEREAS, a public hearing was held, and;

WHEREAS, the building will sit 25' from Mission Road right-of-way, and;

WHEREAS, the bathroom facility will be a part of the first phase, and;

WHEREAS, additional landscaping will be provided to screen the bathroom facility, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. A final plan must be submitted for Plan Commission approval before relocation of the structure.
2. On the final plan, the structure will set back a minimum 25 feet from the Mission Road right-of-way line.
3. The applicant must meet all requirements of the Public Works Department before installation of the building.
4. The design of the restrooms will be required as a part of the final site plan submission.
5. The applicant/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through five.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan for Oxford School with stipulations.

Adopted by the Governing Body this 2nd day of August, 1999.



Peggy J. Dunn

 Peggy J. Dunn Mayor

Attest:
Martha Heizer

 Martha Heizer City Clerk

RESOLUTION NO. 1469

The Leawood City Council has considered the request for approval of a preliminary site plan and preliminary plat for the Baptist Foundation which includes a church facility, assisted living facility, and four-plex retirement village located at approximately the southeast corner of 143rd and Nall and hereby finds the following:

WHEREAS, the plat contains three lots on 27.56 acres, and

WHEREAS, the church is limited to 99,600 square feet on 7.29 acres, and;

WHEREAS, the assisted living facility is limited to 45,664 square feet on 4.2 acres, and;

WHEREAS, the retirement village is limited to 16 four-plex units on 13.47 acres, and;

WHEREAS, the private drives are to be maintained and owned by the Baptist Foundation, and;

WHEREAS, the development has met all setback requirements as set forth in the Leawood Development Ordinance, and;

WHEREAS, all deviations as set forth in the staff report are acceptable, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The Church at full build-out is limited to 99,612 square feet on 7.29 acres.
2. The Assisted Living facility is limited to 76 beds and 45, 664 square feet on 4.2 acres.
3. The residential portion is limited to 16 four-plex units (64 dwelling units) on 13.47 acres.
4. A detailed landscape plan will be required at final.
5. A detailed photometric study of the entire site will be required at final.
6. The applicant is responsible for:
 - There is a park impact fee in the amount of \$300/ dwelling unit for a total of (64 units x \$300) \$19,200. Also park impact fees will be collected for the Church (excluding sanctuary) and assisted living facility at a rate of \$0.10 per square foot.
 - A South Leawood Transportation Impact Fee in the amount of \$888.00 / acre (27.57 acres x \$888) \$24,482.16.
 - A fee in the amount of \$130 / front foot for 143rd Street and Nall Avenue.
 - The developer will be responsible for any road improvement deemed necessary by the traffic study, as well as a portion of the signal at 143rd and Nall.

7. Detailed elevations of all proposed buildings and fencing will be required at final plan, including materials, colors and dimensions.
8. The applicant will satisfy all requirements of the Public Works Department prior to recording any final plat.
9. All landscape areas will be irrigated.
10. An erosion control plan will be submitted to Public Works and approved prior to any grading on the site.
11. Sidewalks will be required at the time of final plan for the four-plex portion of the development.
12. Staff is to work with the developer to resolve the height differential related to the southeast corner of the site.
13. The grading and landscaping adjacent to the RP-1 development (Highlands Creek), will be enhanced to meet neighborhood compatibility.

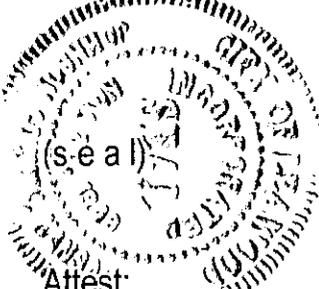
WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

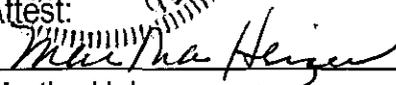
1. The sidewalk system will be connected from the interior of the project to Nall.
2. No building permits will be issued until the water issues were resolved for the adjacent subdivision.
3. Both stone and brick veneer will be a minimum of 4 inches thick.
4. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seventeen.

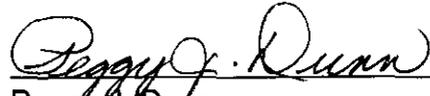
WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and preliminary plat for the Baptist Foundation with stipulations.

Adopted by the Governing Body this 2nd day of August, 1999.



Attest:

 Martha Heizer
 City Clerk


 Peggy J. Dunn
 Mayor

OK

RESOLUTION NO. 1470

A RESOLUTION ESTABLISHING THE DESCRIPTION FOR THE ACCOUNTING CRITERIA IN THE CITY OF LEAWOOD NECESSARY TO DETERMINE ROUTINE STORMWATER REPAIRS AND MAINTENANCE VERSES STORMWATER CAPITAL REPAIRS AND IMPROVEMENTS FOR CITY OWNED STORMWATER FACILITIES.

WHEREAS the City of Leawood in desirous to establish policies and procedures for stormwater management; and

WHEREAS the City Council has established a stormwater sub-committee to establish the accounting criteria descriptions for routine stormwater repairs and maintenance verses stormwater capital repairs and improvements of existing city systems.

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

SECTION 1. That the City of Leawood, Kansas will consider stormwater routine repairs and routine maintenance as follows:

Routine stormwater repair and replacement will be those projects that will maintain the estimated useful life of the existing city owned stormwater system. Routine stormwater repair/replacements will be those projects that are considered operation expenditures where the total estimated cost of the repair/replacement including labor costs are less than \$10,000.00 per location.

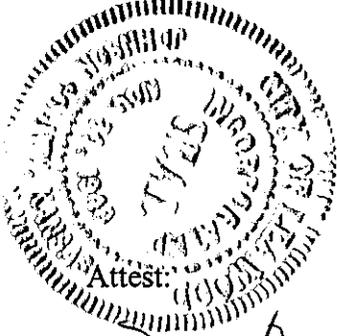
This amount can be increased for routine repair/replacement on natural channels the City has responsibility for.

Routine stormwater extensions will be for those projects that will extend the existing stormwater system. Routine extensions will be considered when the total estimated cost of the extension, including city labor cost is less than \$10,000.00 per location. This category may also include such activities as maintenance to inlet repairs, point repairs, storm sewer clean-out, and televising.

SECTION 2. That the City of Leawood, Kansas will consider stormwater capital repairs and capital projects as follows:

Stormwater capital repair projects will be considered when the cost is greater than \$10,000.00 per location and when they are enhancements to the stormwater system, which will extend the useful life of the stormwater system or improve the capacity of the stormwater system.

Adopted by the governing body this 2nd day of August, 1999.



Martha Heizer
Martha Heizer, City Clerk

Peggy J. Duin
Peggy J. Duin, Mayor

RESOLUTION NO. 1471

The Leawood City Council has considered the request for approval of the fourth plat of Whitehorse located at approximately 148th and Nail and hereby finds the following:

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

WHEREAS, the plat contains 50 lots on 29.097 acres, and;

WHEREAS, the plat meets all the minimum standards as set forth in the Leawood Development Ordinance, and;

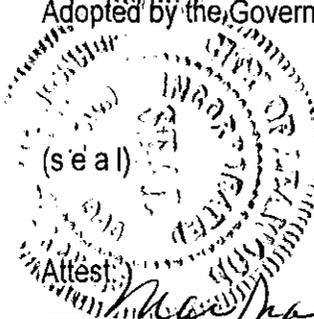
WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The plat is limited to 50 lots on 29.097 acres.
2. All common landscape areas must be irrigated.
3. Landscaping and screening of lots 33 & 34 (block 6) will be done immediately after recording of the final plat, as agreed to during City Council approval of the preliminary plat.
4. A park impact fee in the amount of \$15,000 is required prior to recording the plat.
5. A South Leawood transportation impact fee in the amount of \$13,639.22 is required prior to recording of the final plat.
6. The developer will pay \$130 per front foot of property that abuts 151st Street prior to recording of the plat. Total distance equals 532.38 feet, amounting to \$69,209.40.
7. A sidewalk plan will be submitted to and approved by the City Engineer prior to recording of the plat.
8. Street trees with a minimum 3-inch caliper will be planted at 40' intervals on center along both sides of all public streets.
9. Lots 6,7,8,9, of block 13 shall not have direct access onto 151st Street.
10. The applicant is to meet all Public Works requirements prior to recording of the final plat.
11. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eleven.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat with stipulations.

Adopted by the Governing Body this 7th day of September, 1999.



Peggy J. Dunn

 Peggy J. Dunn Mayor

Attest:
Martha Heizer

 Martha Heizer City Clerk

RESOLUTION 1472

WHEREAS, it has been determined there is a need to develop a comprehensive plan that assesses the immediate, short and long-term infrastructure needs of Johnson County, including the cities of Countryside, DeSoto, Edgerton, Fairway, Gardner, Leawood, Lenexa, Merriam, Mission, Mission Hills, Mission Woods, Olathe, Overland Park, Prairie Village, Roeland Park, Shawnee, Westwood, and Westwood Hills, and a portion of the cities of Bommer Springs, Lake Quivira, and Spring Hill, and the unincorporated areas of Johnson County; and

WHEREAS, the economic and social fabric of Johnson County's future will be greatly impacted by the planning for and investment in an infrastructure system that includes airports, public transportation, roads, water/wastewater, stormwater management, technology, housing, parks, and public buildings; and

WHEREAS, the governing body of the City supports a community-wide process to identify local infrastructure conditions and emerging infrastructure issues, to establish goals and objectives for the maintenance and development of needed infrastructure, and to develop a long-term strategy for meeting those goals and objectives; and

WHEREAS, the governing body of the City recognizes the need for coordination in maintaining and developing infrastructure throughout Johnson County

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LEAWOOD, KANSAS, that the City commits to join with other Johnson County Cities and Johnson County in the development of a community infrastructure plan that provides for the maintenance and support of infrastructure in the developed, developing, and rural areas within the county.

ADOPTED THIS 7th DAY OF September, 1999.

CITY OF LEAWOOD
KANSAS

BY Peggy J. Dunn
Mayor Peggy J. Dunn



ATTEST:

Martha Heizer
City Clerk Martha Heizer

APPROVED AS TO FORM:

[Signature]
R.S. Wetzler, City Attorney

RESOLUTION NO. 1473

WHEREAS, Richard J. Garofano (Dick) was first employed by the City of Leawood as City Administrator September 24, 1979 and has continuously served Leawood in that capacity; and

WHEREAS, Dick has overseen City operations and the management of the City of Leawood; and

WHEREAS, Dick has provided a variety of professional services to help the City deliver effective, efficient and responsible government services; and

WHEREAS; the City of Leawood has established itself as one of the areas premier communities; and

WHEREAS; Dick, himself a Leawood resident, has demonstrated his loyalty to the community and his profession through his involvement in the Leawood Rotary, the Leawood Chamber of Commerce, the International City/County Managers Association, the American Society for Public Administration, the Kansas Association of City Managers, the Northeast Johnson County Managers Association as well as other local organizations; and

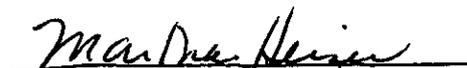
NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood extends to him sincere congratulations and appreciation on his 20th anniversary of service to the City.

Adopted by the Governing Body this 27th day of September 1999.




Peggy Dunn, Mayor

Attest:


Martha Heizer, City Clerk

RESOLUTION NO. 1474

The Leawood City Council has considered the request for approval of preliminary site plan and preliminary plat for Highlands Creek located at approximately the southeast corner of 143rd Street and Nall Avenue and hereby finds the following:

WHEREAS, the plat consists of 222 lots on 132.17 acres for a density of 1.68 units per acre, and;

WHEREAS, the development does match the master plan designation, and;

WHEREAS, the plan consists of three phases, and;

WHEREAS, the existing drainage swale will be left in place with a detention pond at the east end, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The plat is limited to 222 lots on 132.17 acres for a density of 1.68 units/ acre.
2. The developer is responsible for a park impact fee in the amount of \$300 per lot (222 x \$300 = \$66,600).
3. The developer is responsible for \$130 / front foot for 143rd Street and for Nall Avenue.
4. The developer is responsible for south Leawood transportation impact fee in the amount of \$888 / acre (132.17 x \$888 = \$117,366.96).
5. All common landscape areas are to be irrigated.
6. All monument sign information will be required at the time of final site plan.
7. No access shall be granted directly to 143rd Street from lots 1-6 & 82 or to Nall Avenue directly from lots 83, 86-90, or 134-136.
8. Landscape plans sealed by a landscape architect.
9. An erosion control and stormwater plan for both temporary and permanent measures to be taken during and after construction will be required at final application and at each phase.
10. All existing wooded areas in the common areas are to remain. The applicant is to maintain as many trees as possible around the detention area (Tract C).
11. The applicant must obtain all approvals and permits from the Public Works Department, per the attached public works memo, prior to recording the plat.
12. All streets within the subdivision will be public. The developer or Homes Association will maintain any plantings or statuary within the street right-of-way.
13. All sidewalks will be installed as per street construction standards.
14. All parking for the pool and cabana will be on site.

15. Final site plan for the pool and cabana will be required at final.
16. The 35' landscape easement/build line has been provided along 143rd and Nall to designate the subdivision landscaping and the location of fences and other structures.
17. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seventeen.

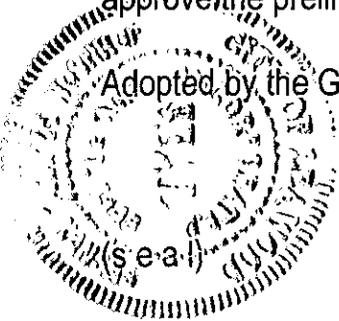
WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

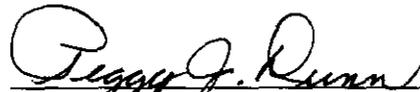
1. Addition to #9: Before the second phase was approved, stormwater issues would be reexamined at the council level for the specific purpose of determining whether the public interest required the placement of additional detention.
2. There is to be an easement only (no stub street) at the northeast corner of the site for a possible future street.
3. The City of Leawood has the right to enforce maintenance and siltation management of the ponds.
4. There is to be a financial mechanism to totally support the maintenance of the retention pond areas.

WHEREAS, the developers/owners agree to these stipulations, and

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and plat for Highlands Creek with stipulations.

Adopted by the Governing Body this 27th day of September, 1999.





Peggy J. Durm

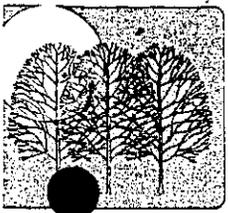
Mayor

Attest:



Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339- 6781 Fax
(913) 339-6225 TDD

January 20, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., Special Projects Engineer,
Public Works Department

Re: Preliminary Site Plan and Plat *SP*
Highlands Creek
Case No. 04-99

The Public Works Department has reviewed the Preliminary Site Plan and Plat for the referenced project and would like to make the following stipulations part of the platting process.

1. All site plans submitted to the City for the development shall be signed and sealed by the professional engineer in responsible charge of the project.
2. Existing developments on the east, west, and north sides of the project shall be shown on the site plan for a minimum distance of 200 feet.
3. Overland Park will develop 143rd Street to the west as a primary arterial with 60 feet of right-of-way. Accordingly, dedicate 60 feet of right-of-way for 143rd Street on the church site in order to transition from a primary arterial to a secondary arterial.
4. Indicate the width of the proposed interior public streets on the site plan. The street width shall comply with the City of Leawood Standard ST 3.
5. All entrances and U-shaped drives with islands shall be designed per APWA Section 5200 (and AASHTO geometric design requirements, as necessary) to allow the passage of an emergency vehicle while a car is parked on the street. A 12-foot wide traffic lane plus an 8-foot wide parking lane (excluding curb and gutter) shall be provided on both sides of the island. Proposed islands at the subdivision entrances shall be located behind the right-of-way line.
6. Nall Avenue and 143rd Street will be improved as a Benefit District as a primary arterial and secondary arterial respectively in accordance with the City of Leawood Standards ST 7 and ST 6. The developer shall provide a letter of credit in the amount of \$130 per linear foot for the future construction of Nall Ave. and 143rd Street.
7. The developer shall establish future street grade profiles for Nall Avenue and 143rd Street for the entire length of the development. The profiles shall be used to provide adequate grading for the development of the lots which adjoin the right-of-way lines. This will eliminate acquiring temporary construction easements in the future from the property owners. Therefore, a grading plan must be developed for all of the above lots. Coordinate this work with the City of Overland Park.
8. The cul-de-sac for Lots 200-211 exceeds the maximum allowable length of 500 feet does not comply with the City of Leawood standard street width. Revise the layout of the cul-de-sac and resubmit for our review.
9. Drainage easements shall be provided on the plat for the proposed open channel in the northeast corner of the development, and also for the proposed open channel located in the middle of the development. The drainage easements shall be wide enough to include the 100-year flood plain limits.

10. Minimum low water opening elevations shall be established for all lots adjacent to the proposed open channels.
11. The developer shall submit a storm drainage study to the Engineering Division of Public Works Department for approval. A professional engineer registered in the State of Kansas shall prepare the study. The study shall include but not be limited to the following:
 - Water surface profile analysis for 10, 50, and 100-year storm events for existing and ultimate development in the drainage basin. The analysis shall determine the adequacy of the existing open channels to convey anticipated flows, and the required channel improvements if the existing channels are not adequate.
 - Impacts the development will have on existing downstream drainage facilities in the Pavilions of Leawood subdivision.
12. Plats shall be submitted for each proposed phase of the development, and all street, storm sewer, and street lights shall be constructed to the limits of the plat.
13. The developer shall secure and submit to Public Works Department a copy of the N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.
14. The developer shall secure and submit to the Public Works Department copies of all applicable permits from the Kansas Division of Water Resources.
15. Design criteria for all public street, storm sewers, and street lights shall be in accordance with the following documents:
 - APWA Section 5200 - Streets
 - APWA Section 5600 - Storm Drainage Systems and Facilities
 - KDOT Hydraulic Performance of Set-Back Curb Inlets
 - Roadway Lighting Handbook (Federal Highway Administration)
 - A Policy on Geometric Design of Highways and Streets (AAHTO)
16. All public improvements for street, storm sewers, and street lights shall be constructed in accordance with the City of Leawood Public Improvement Construction Standards (Revised July 28, 1986), and APWA Standard Construction Details and Specifications (Latest Edition).
17. Construction plans for public streets, storm sewers, and street lights shall be submitted to the Engineering Division of the Public Works Department for review and approval.
18. Preliminary street and storm sewer plans shall be submitted to the Public Works Department for review of drainage concepts, storm sewer alignment, and inlet locations. Preliminary submittal shall include title sheet, street plan and profile sheets, storm sewer plan sheets, and drainage area map with tributary area delineated for each proposed inlet.
19. All public improvement permits for streets, storm sewers, and street lights shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

If you have any questions regarding this matter, please feel free to contact me or Bert Schnettgoecke, P.E.

bgs

cc: Public Works Book, File

RESOLUTION NO. 1475

The Leawood City Council has considered the request for approval of rezoning from AG to RP-A, Planned Large Lot Residential and SD (C-R), Special Development District sub-district Commercial – Retail, preliminary site plan and preliminary plat located at approximately 105th and Mission Road and hereby finds the following:

WHEREAS, the development is limited to 20 RP-A lots, 131,900 square feet of office, 59,550 square feet of retail and 94 condominiums on 74.2 acres, and

WHEREAS, the residential section will have a 30' emergency access easement at the northeast corner of the development to connect 103rd Terrace to Mission Farms, and

WHEREAS, 105th Street will not be connected to the new development except by pedestrian path, and

WHEREAS, the development will maintain a minimum 15 acres of common open space adjacent to the Leawood Estates subdivision, with a minimum setback of 500 feet to the nearest mixed-use parking lot, and

WHEREAS, this development does meet the infill development policy and the transitional policy, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to 20 RP-A lots, 131,900 square feet of office, 59,550 square feet of retail and 94 condominiums on 74.2 acres.
2. The development will maintain a minimum 15 acres of common open space adjacent to the Leawood Estates subdivision, with a minimum setback of 500 feet to the nearest mixed-use parking lot.
3. The developer is responsible for \$130.00 per linear front foot for improvements to Mission Road.
4. A Park Impact of Fee of \$300.00 per unit and \$0.10/square foot of office / retail is required.
5. A public art donation or fee of \$.10 / square foot of office is required.
6. All landscape areas are to be irrigated.
7. The Homes Association will maintain both ponds.
8. No access shall be granted to Mission Road from lots 1 through 6.

9. An emergency access gate and 30-foot access easement through lot 13 must be provided on the final plat and plan. The emergency drive will be 12' in width.
10. A public hike/bike trail easement must be shown on the final plat and plan from 105th Street to Mission Road and the adjacent mixed-use development.
11. The barn and horse arena is an allowed accessory use for the proposed residential development. The Barn, horse arena, and surrounding open space will be accessible and usable by residential tenants of the mixed-use condo development.
12. All downspouts on commercial buildings are to be enclosed.
13. All roof top units must be screened from view.
14. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
15. The lighting plans and fixtures must be included in the final application.
16. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.
17. Materials board must be submitted at the time of final site plan application.
18. The applicant must obtain all approvals and permits from the Public Works Department, per the attached public works memo, prior to recording the plat.
19. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through twenty.
20. Street, stormwater and sidewalks must be designed to meet the typical section (see attached).

WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

1. The applicant is required to align and pay for the traffic signalization on Mission Road.
2. There is a recommendation to the Board of Zoning Appeals for a 10 foot variance in the height (for an increase in height) of the southern most office building.
3. A split rail fence is allowed on the east and west limits of the project.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the rezoning, preliminary site plan and preliminary plat with stipulations.

Adopted by the Governing Body this 27th day of September, 1999.



Peggy J. Dunn

Peggy J. Dunn

Mayor

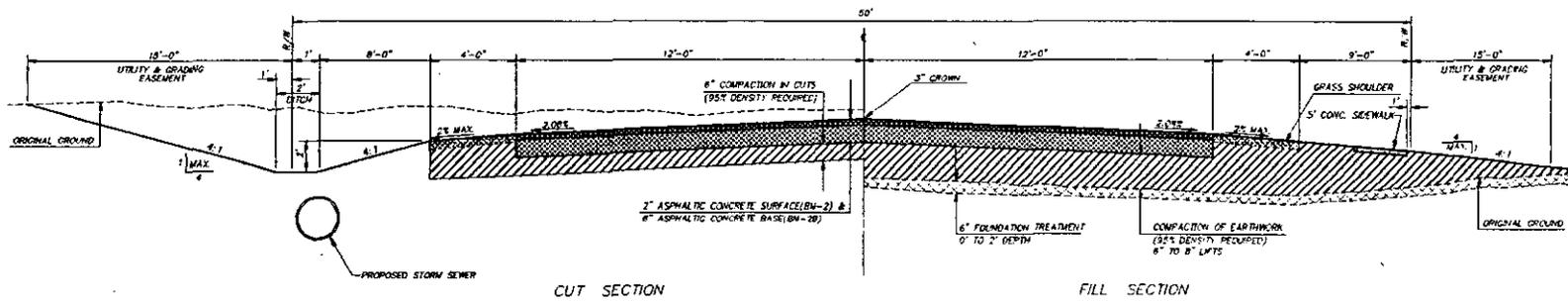
Attest:

Martha Heizer

Martha Heizer

City Clerk

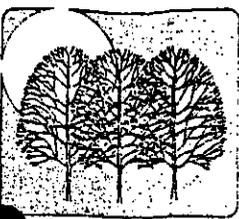
DATE	DESCRIPTION



TYPICAL SECTION

NOT TO SCALE

<p>DESIGNED BY: <u> </u></p> <p>CHECKED BY: <u> </u></p> <p>INCH DATE: <u> </u></p> <p>JOB NO. <u> </u></p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>PROJECT: <u> </u></p> <p>BY: <u> </u></p>	<p style="text-align: center;">SHAFFER KLINE & WARREN, INC.</p> <p style="text-align: center;">1110 S. MAIN ST., SUITE 200, LEAWOOD, KS 66044</p> <p style="text-align: center;">TEL: 913/896-7860 FAX: 913/896-7868</p> <p style="text-align: center;">MEMPHIS, TENNESSEE CHICAGO, ILLINOIS INDIANAPOLIS, INDIANA KANSAS CITY, MISSOURI ST. LOUIS, MISSOURI</p>
NO.	DATE	DESCRIPTION							
<p>MISSION FARMS LEAWOOD, KANSAS</p>		<p style="text-align: center;">TYPICAL RURAL RESIDENTIAL STREET SECTION</p>							
<p>SHEET NO. TS-1</p>		<p style="text-align: right;">ADDRESS: 1110 S. MAIN ST., SUITE 200, LEAWOOD, MO 64044</p>							



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

July 21, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary Site Plan for Mission Farms, Case No. 32-99

The Public Works Department has reviewed the Preliminary Site Plan for the referenced project and would like to make the following stipulations part of the plat approval process.

1. All preliminary and final site plans submitted to the City of Leawood shall be signed and sealed by a registered professional engineer in the State of Kansas.
2. The proposed street construction in the residential area is NOT in compliance with the City of Leawood Public Works Department Standards. The construction of public streets shall comply with the City of Leawood Standard Detail ST 3 – Urban Residential Street, and Standard Detail St 11 – Typical Design Urban Residential Cul-de-Sac Street. Regarding the proposed streets within the planned residential district:
 - a. Indicate the sidewalk locations on the site plan.
 - ~~b. Extend 104th Terrace to Lot 13 in order to eliminate the proposed private drive to this lot.~~
 - ~~c. The 104th Terrace cul-de-sac exceeds the maximum allowable length of 500 feet. Construct a median in the street for emergency vehicle purposes, and adjust the width of the right-of-way so that 12 feet of parkway is maintained on both sides of the street (refer below to item 3b).~~
 - d. Provide 50 feet of right-of-way at the 104th Terrace entrance symmetrical about the centerline. Right-of-way currently shown is not City standard.
3. Reference is made to the proposed entrance into the planned office district:
 - a. The island shall be relocated and constructed behind the right-of-way line.
 - b. The entrances shall be designed per AASHTO Geometric Design requirements to allow the passage of an emergency vehicle while a car is parked in the entrance. A 12-foot wide traffic lane plus an 8-foot wide parking lane (excluding curb and gutter) shall be provided on both sides of the island.
 - c. Indicate the width of the entrance on the site plan and the curb return radius.
 - d. Commercial drives shall be constructed in accordance with the City of Leawood Standard Detail – DW 3. All commercial drives shall be concrete construction.

4. The Public Works Department has reviewed the Storm Drainage Study submitted for the project and require the following comments:
 - a. The study indicated runoff from the streets will be conveyed in open swales and area inlets. This is not in compliance with City standards. Runoff shall be conveyed in an enclosed drainage system.
 - b. The study analyzed the existing culvert beneath I-435. The analysis indicates the 10-year water surface elevation will be 845.28, which will flood several existing homes on Mohawk Lane. The study indicated the site will be graded to prevent the runoff from flooding these houses. Public Works must review the grading plan prior to final plat approval.
 - c. The drainage study did not analyze the existing culvert beneath the park access road as previously requested.
 - d. The study indicated 17 acres of off-site drainage will be conveyed in an improved drainage swale along the back of Lots 13, 20, 19, and 18. In accordance with APWA, drainage from this area must be conveyed in a pipe and inlet system if the runoff exceeds 8 cfs for a 10-year event.
 - e. The study indicated the existing channel downstream of the south pond and north of 104th Terrace will remain a grass lined ditch. In accordance with APWA Section 5600, an enclosed system shall be constructed if the discharge from a 10-year event is equal to or less than the capacity of a 72-inch pipe.
 - f. The study indicated the proposed ponds in the residential area will remain for aesthetic purposes only. The spillways will be reconstructed to provide capacity for the 100-year event, and measures will be undertaken to stabilize the dams.
 - g. The planned office district is located in a FEMA designated floodplain. The study indicated this area will be filled to get the site out of the floodplain, and that the proposed fill will not increase flood elevations along Indian Creek. The developer shall submit calculations to confirm that the 100-year water surface elevation has not been impacted by more than a foot in the fringe area. No alteration can be made in the floodway area of Indian Creek. This information must be included in the drainage study prior to issuance of any building permit.
5. The developer shall obtain and submit to the Public Works Department a copy of the N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.
6. Submit a copy of the plat for review by the Engineering Division of the Public Works Department.
7. Design criteria for all public streets, storm sewers, and street lights shall be in accordance with the following:
 - a. APWA Section 5600 – Storm Drainage Systems and Facilities (Latest Edition)
 - b. K-TRAN Hydraulic Performance of Set-Back Curb Inlets (June, 1998)
 - c. Federal Highway Administration – Roadway Lighting Handbook (Latest Edition)
 - d. AASHTO – A Policy on Geometric Design of Highways and Streets (Latest Edition)
8. ~~All public streets, storm sewers, and street light improvements shall be constructed in accordance with the following:~~
 - a. ~~City of Leawood Public Improvement Construction Standards (Revised July 28, 1986)~~
 - b. ~~APWA Section 2600 – Storm Sewers (Latest Edition)~~
 - c. ~~KDOT Standard Specifications for State Road and Bridge Construction (Latest Edition)~~
9. The permit fee for plan review and construction observation services provided by the Engineering Division of the Public Works Department shall be 7% of the construction cost. The fee will be charged and collected from the Contractor at the time the permit is issued by the Public Works Department.

10. Construction plans for public streets, storm sewers, and street lights shall be submitted to the Engineering Division of the Public Works Department for review.
11. Preliminary street and storm sewer plans shall be submitted to the Engineering Division of the Public Works Department for review of drainage concepts, storm sewer alignment, and inlet locations, and storm sewer outfall locations. Preliminary submittal shall include the title sheet, street plan and profile sheets, and the drainage area map with area delineated and number of acres tributary to each inlet.
12. All public improvement permits for streets, storm sewers, and street lights shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Bert Schnettgoecke, P.E.
Public Works Book
File

RESOLUTION NO. 1476

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT, REIMPROVEMENT, EXCAVATION AND REPAIR OF THE DAMAGED SECTIONS OF ALL ROADS WITHIN THE NORMANDY PLACE SUBDIVISION AND CERTAIN STORMWATER DRAINAGE IMPROVEMENTS WITHIN SAID SUBDIVISION, ALL WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the improvement, reimprovement, excavation and repair of the damaged sections of all roads within the Normandy Place Subdivision and certain stormwater drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of improving, reimproving, excavating and repairing damaged sections of all roads within the Normandy Place Subdivision and certain stormwater drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

Section 1. That it is necessary and in the public interest to make an improvement consisting of the following:

the excavation and repair of the damaged sections of all roads within the Normandy Place subdivision; two inch rotomilling of the road surface; liquid asphalt emulsion and Phillips Petromat applied to the milled surface; a two inch overlay of the milled surface; repair of all damaged curbs; install one new storm inlet; install erosion control device to storm outlet south of box culvert on east bank of creek; install subsurface drainage systems at each of the four cul-de-sac islands and install bracing to the southeast and southwest wing walls of the box culvert.

Section 2. That the estimated or probable cost of the improvement is One Hundred Forty Eight Thousand Nine Hundred Ninety Five Dollars (\$148,995.00).

Section 3. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within Johnson County, Kansas:

All of Normandy Place First Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Third Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Fourth Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas.

Section 4. The extent of the proposed Improvement District to be assessed is all property within the Improvement District.

Section 5. The method of assessment of the share of costs apportioned to the improvement district shall be as follows:

The cost of the improvements will be divided equally among the fifty-eight (58) tracts within the Normandy Place Subdivision upon which homes have been constructed and which tracts comprise the Improvement District described in Section 3 of this Resolution.

Section 6. The proposed apportionment of costs between the improvement district and the city at large is: 100 percent (100%) to be assessed against the improvement district and zero percent (0%) to be paid by the city at large.

Section 7. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

Section 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

Section 9. This resolution shall take effect after its passage and publication once in the official city newspaper.

Section 10. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

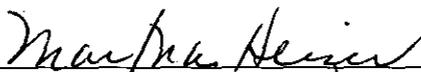
ADOPTED by the Governing Body this 27 day of September, 1999.



Attest:



Peggy Dunn, Mayor



Martha Heizer, City Clerk

1000

1999 SEP 30 P 3: 14.7

RESOLUTION NO. 1476

SARA FULLMANN
REGISTER OF DEEDS

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT, REIMPROVEMENT, EXCAVATION AND REPAIR OF THE DAMAGED SECTIONS OF ALL ROADS WITHIN THE NORMANDY PLACE SUBDIVISION AND CERTAIN STORMWATER DRAINAGE IMPROVEMENTS WITHIN SAID SUBDIVISION, ALL WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the improvement, reimprovement, excavation and repair of the damaged sections of all roads within the Normandy Place Subdivision and certain stormwater drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of improving, reimproving, excavating and repairing damaged sections of all roads within the Normandy Place Subdivision and certain stormwater drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

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Section 2. That the estimated or probable cost of the improvement is One Hundred Forty Eight Thousand Nine Hundred Ninety Five Dollars (\$148,995.00).

CITY OF LEAWOOD
4800 TOWN CENTER DR.
LEAWOOD, KS 66211

1000 CA

Section 3. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within Johnson County, Kansas:

All of Normandy Place First Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Third Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Fourth Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas.

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The cost of the improvements will be divided equally among the fifty-eight (58) tracts within the Normandy Place Subdivision upon which homes have been constructed and which tracts comprise the Improvement District described in Section 3 of this Resolution.

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Section 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

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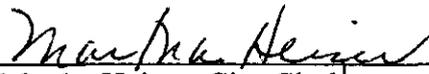
ADOPTED by the Governing Body this 27 day of September, 1999.

(S E A L)



Peggy Dunn, Mayor

Attest:



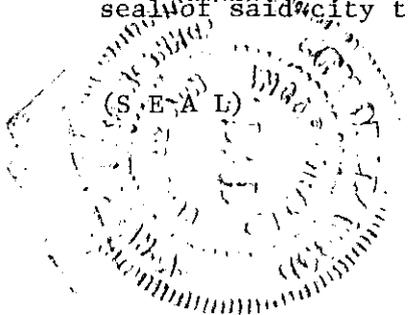
Martha Heizer, City Clerk

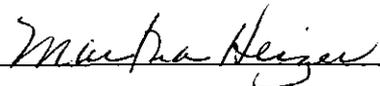
CERTIFICATE

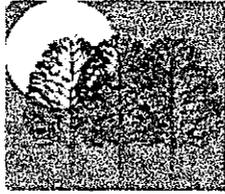
State of Kansas
County of Johnson
City of Leawood

I, Martha Heizer, City Clerk of the City of Leawood, Kansas, hereby certify that the above and foregoing is a true and correct copy of Resolution No. 1476 as the same appears in my office.

In testimony whereof, I have hereunto signed my name and affixed the seal of said city this 29th day of September, 1999.







Resolution of Recognition

WHEREAS, Nancy J. Kelley was employed by the City of Leawood as a Municipal Court Clerk on July 26, 1979; and

WHEREAS, Nancy has served in several positions, serving as a Municipal Court Clerk, Finance Clerk II, Accounting Technician II, Senior Accounting Technician, Accounting Supervisor and finally as Police Administrative Services Manager since 1999; and

WHEREAS, Nancy has throughout her career demonstrated a commitment to the accounting and law enforcement professions; and

WHEREAS; Nancy has demonstrated the same degree of commitment to her co-workers and the community; and

WHEREAS; Nancy has proven herself to be a capable and competent professional, has served faithfully, loyally and honorably, and made valuable contributions to the City government and the welfare of the community;

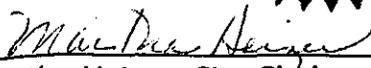
NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood commends her for her outstanding dedication to the City, and expresses its gratitude to her for the vital services she has performed; and

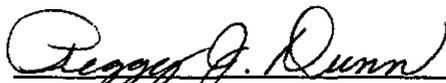
BE IT FURTHER RESOLVED, that the Governing Body extends to her sincere congratulations on her 20th anniversary of continuous service to the City of Leawood.

Adopted by the Governing Body this 18th day of October, 1999



Attest:


Martha Heizer, City Clerk


Peggy J. Dunn, Mayor



Resolution of Recognition

WHEREAS, Eugene A. Green (Gene) was first employed by the City of Leawood as a Maintenance Worker I in the Public Works Department, Street Maintenance Division, on August 28, 1979; and

WHEREAS, Gene has progressed through the Public Works Department, serving as a Maintenance Worker I, Leadman, Foreman and finally as Maintenance Worker II since 1991; and

WHEREAS, Gene has throughout his career demonstrated a commitment and professionalism to his job; and

WHEREAS; Gene has demonstrated the same degree of commitment to his co-workers and the community; and

WHEREAS; Gene has proven himself to be a capable and competent employee and 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 commends him for his outstanding dedication to the City, and expresses its gratitude to him for the vital services he has performed; and

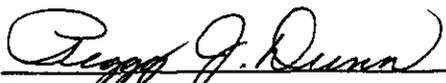
BE IT FURTHER RESOLVED, that the Governing Body extends to him sincere congratulations on his 20th anniversary of continuous service to the City of Leawood.

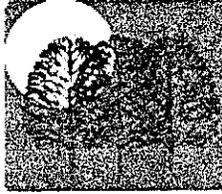
Adopted by the Governing Body this 18th day of October, 1999



Attest:


Martha Heizer, City Clerk


Peggy J. Dunn, Mayor



Resolution of Recognition

WHEREAS, Jackman T. Beiger (Jack) was first employed by the City of Leawood as a Firefighter on March 26, 1979; and

WHEREAS, Lieutenant Bieger has progressed through the Fire Department, serving as a Firefighter, Firefighter 1st Class, EMT-A, Engineer, and finally as Lieutenant since 1989; and

WHEREAS, Lieutenant Bieger has throughout his career demonstrated a commitment to the fire prevention and safety profession; and

WHEREAS; Lieutenant Bieger has demonstrated the same degree of commitment to his co-workers and the community; and

WHEREAS; Lieutenant Bieger has proven himself to be a capable and competent fire professional 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 commends him for his outstanding dedication to the City, and expresses its gratitude to him for the vital services he has performed; and

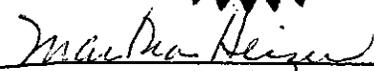
BE IT FURTHER RESOLVED, that the Governing Body extends to him sincere congratulations on his 20th anniversary of continuous service to the Leawood Fire Department.

Adopted by the Governing Body this 18th day of October, 1999



Attest:


Peggy J. Dunn, Mayor


Martha Heizer, City Clerk



Resolution of Recognition

WHEREAS, Bobby C. Carr was employed by the City of Leawood as a Police Officer on December 26, 1979; and

WHEREAS, Sergeant Carr has progressed through the Police Department, serving as a Police Officer, Master Police Officer, Corporal, and finally as Sergeant since 1989; and

WHEREAS, Sergeant Carr has throughout his career demonstrated a commitment to the law enforcement and safety profession; and

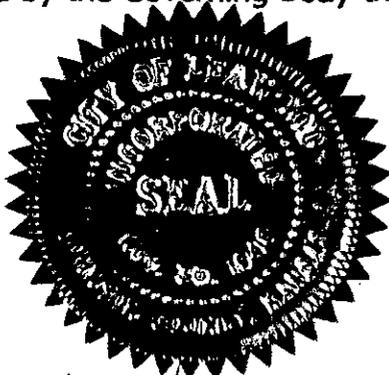
WHEREAS; Sergeant Carr has demonstrated the same degree of commitment to his co-workers and the community; and

WHEREAS; Sergeant Carr has proven himself to be a capable and competent law enforcement professional, has served faithfully, loyally and honorably, and made valuable contributions to the City government and the welfare of the community;

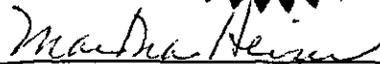
NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood commends him for his outstanding dedication to the City, and expresses its gratitude to him for the vital services he has performed; and

BE IT FURTHER RESOLVED, that the Governing Body extends to him sincere congratulations on his 20th anniversary of continuous service to the Leawood Police Department.

Adopted by the Governing Body this 18th day of October, 1999



Attest:


Martha Heizer, City Clerk


Peggy J. Durn, Mayor

RESOLUTION NO. 1477

The Leawood City Council has considered the request for approval of preliminary site plan and preliminary plat for Hallbrook Office Building #2 located at approximately 111th and Overbrook and hereby finds the following:

WHEREAS, the 3-story, building is 84,385 square feet on 10.384 acres (f.a.r. 0.19), and

WHEREAS, the building is adjacent to the Hallbrook Golf Course and Clubhouse, and

WHEREAS, the large buffer of trees on the south side of the site will remain, and

WHEREAS, the Overbrook will extend to the north property line and additional emergency access will be provided from the current access road off of State Line Road, and

WHEREAS, a pedestrian connection has been made from the front entry of the building to Overbrook, and

WHEREAS, a revised master plan of the Hallbrook Office Park will be reviewed at the final site plan, and

WHEREAS, this proposal meets all performance standards of the Leawood Development Ordinance, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The building is limited to a three-story office building containing 84,385 square feet on 10.384 acres.
2. All landscape areas are to be irrigated.
3. A design guideline packet for the Hallbrook Commercial Center is required at the time of final site plan for this phase. Materials board must be submitted at the time of final site plan application.
4. The applicant must submit public art details to Planning Staff prior to issuance of a building permit which will be submitted to the Arts Council for approval.
5. All downspouts are to be enclosed.
6. All roof top units must be screened from view.

7. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
8. The lighting plans and fixtures must be included in the final application.
9. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.
10. A material board, sign criteria, light standard, and design guideline packet for the entire Hallbrook Commercial Center is required at the time of final site plan for this office building.
11. The next phase of this development will require a new traffic study.
12. All existing wooded areas to the south of the parking lot are to remain.
13. The applicant must obtain all approvals and permits from the Public Works Department, per the public works memo dated August 18th, 1999, prior to recording of the plat.
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.
15. The applicant must bring an updated master plan, for the portion of Hallbrook Office Park south of College Boulevard, to review along with the final site plan and plat for this building. The master plan update should include pedestrian connections through the site.

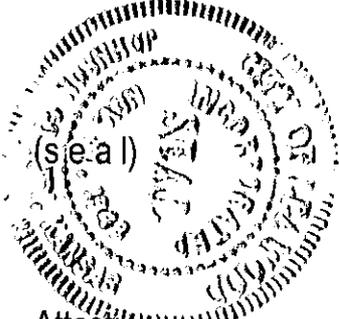
WHEREAS, the Leawood City Council has reviewed the application and recommends the following additional stipulations of approval:

1. The developer must install the required traffic signal at 112th Street and State Line Road.
2. Addition to #4: If public art details were not approved by the Arts Council, then the \$.10 / square foot would apply.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and preliminary plat for the Hallbrook Office Building #2 with stipulations.

Adopted by the Governing Body this 18th day of October, 1999.



Peggy J. Dunn
Peggy J. Dunn Mayor

Attest:
Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 1478

The Leawood City Council has considered the request for approval of revised preliminary site plan for Hallbrook Country Club located at approximately 112th and Overbrook and hereby finds the following:

WHEREAS, there will be two additional clay tennis courts, and

WHEREAS, parking spaces will be removed to accommodate the new courts, and

WHEREAS, land banked parking is being provided on the west side of the property, and

WHEREAS, the project does meet all standards of the Leawood Development Ordinance, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to the construction of two tennis courts.
2. Lighting information must be submitted in conjunction with the final plan application.
3. Elevations of the retaining wall must be submitted at final plan.
4. Tennis court fencing must match existing fences in material and design. Additional planting will be added the east side of the court.
5. An erosion control plan for both construction and long term use must be a part of the final engineering plans. The City Engineer must approve these plans.
6. All issues addressed in the attached public works memo must be resolved prior to issuance of a building permit.
7. Use of the bubble is limited to a period no greater than 6 months as required by the temporary use provisions of the LDO.
8. The land-banked parking shall remain green unless the City deems it necessary to construct the parking in the future due to parking problems.
9. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through nine.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the revised preliminary site plan of the Hallbrook Country Club with stipulations.

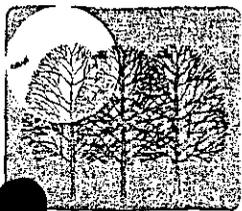
Adopted by the Governing Body this 18th day of October, 1999.



Peggy J. Dunn
Peggy J. Dunn

Mayor

Martha Heizer
Martha Heizer City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

June 15, 1999

To: Robert McKay, Director of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary Site Plan
Proposed Tennis Courts - Hallbrook Country Club
Case No. 40 -99

The Public Works Department has reviewed the preliminary site plan for the referenced project and would like to make the following stipulations:

1. The width of the proposed driving area should be increased from 22 feet (back of curb to back of curb) to 26 feet.
2. Show the proposed stormwater collection system on the site plan. Documentation shall be submitted to show the existing downstream storm sewer system is adequate to handle additional run off generated from the site.
3. Minimum slope on the proposed parking lot shall be 1 percent to allow for positive drainage.
4. The proposed concrete retaining wall shall be designed by a professional engineer registered in the State of Kansas.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File

Sister City to I-Lan, Taiwan, R.O.C.

City of Leawood
1948 - 1998
50
FABULOUS YEARS!

RESOLUTION NO. 1479

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, Kansas, intends to make certain necessary improvements to Dykes Branch Tributary: The project purpose is new construction, erosion control, and flood control. The project will be 730 feet long, which will consist of the following improvements: A 230 feet long reinforced concrete box, double cell 11 foot x 6 foot, and will be constructed to replace an existing 48 inch R.C.P. This will prevent flooding of Overhill Road for the 100-year storm. Upstream, a concrete channel with 1.5:1 side slopes will be constructed to match the existing channel. The concrete channel will be 64.5 feet long. Downstream, the alignment will remain as is, but will have limestone blocks lining it in order to prevent further erosion. Project located in the SW Quarter of the SW Quarter of the SE Quarter of Section 27, Township 12 South, Range 25 East, Johnson County, Kansas, across, along the Tributary of Dykes Branch.

WHEREAS all necessary right of ways and easements have been obtained by the City with the exception of a tract of ground described on "EXHIBIT A"; attached.

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 Dykes Branch Tributary: The project purpose is new construction, erosion control, and flood control. The project will

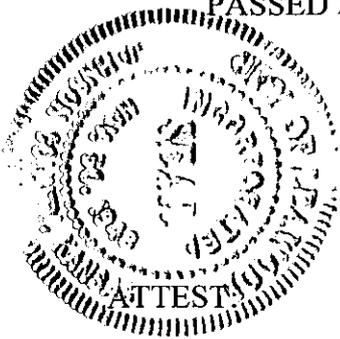
be 730 feet long, which will consist of the following improvements: A 230 feet long reinforced concrete box, double cell 11 foot x 6 foot, and will be constructed to replace an existing 48 inch R.C.P. This will prevent flooding of Overhill Road for the 100-year storm. Upstream, a concrete channel with 1.5:1 side slopes will be constructed to match the existing channel. The concrete channel will be 64.5 feet long. Downstream, the alignment will remain as is, but will have limestone blocks lining it in order to prevent further erosion. Project located in the SW Quarter of the SW Quarter of the SE Quarter of Section 27, Township 12 South, Range 25 East, Johnson County, Kansas, across, along the Tributary of Dykes Branch.

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 18th DAY OF OCTOBER 1999.



Peggy J. Dunn

PEGGY J. DUNN, MAYOR

Martha Heizer

MARTHA HEIZER, CITY CLERK

1) Lot 925 Permanent Drainage Easement

Dan R. Meyer and Jennifer A. Galbraith

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the common corner of Lot 925 and Lot 926, said corner being the Northwest corner of Lot 926; thence S 10° 03' 55" W along the easterly line of Lot 925, 31.39 feet; thence S 49° 38' 40" W, 201.50 feet to the platted right of way line of Overhill Road; thence N 33° 37' 07" W, 20.14 feet to the Southwesterly corner of said Lot; thence N 49° 38' 40" E along the Northwesterly line of said Lot, 223.33 feet to the Point of Beginning. Containing 4,248.5 square feet.

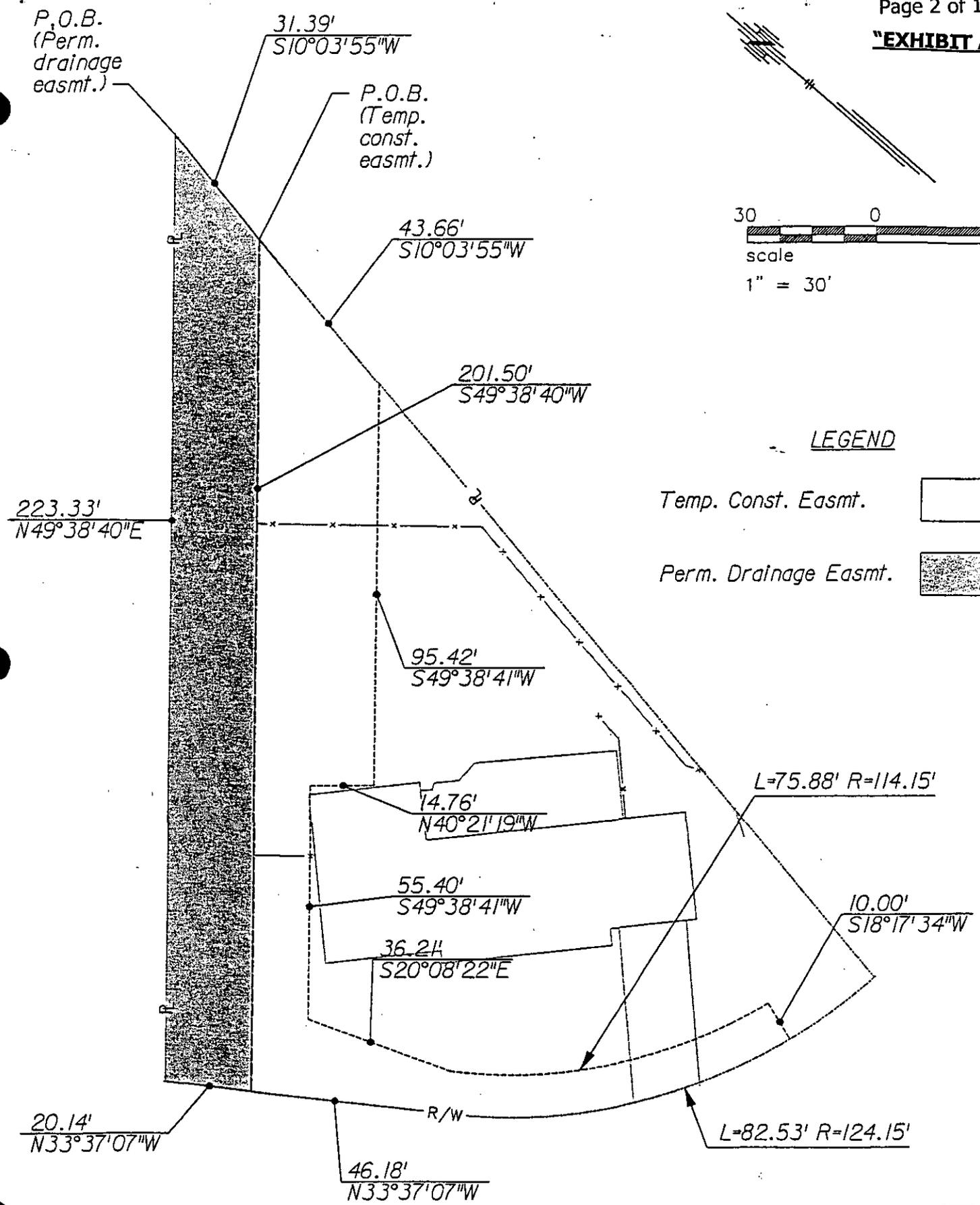
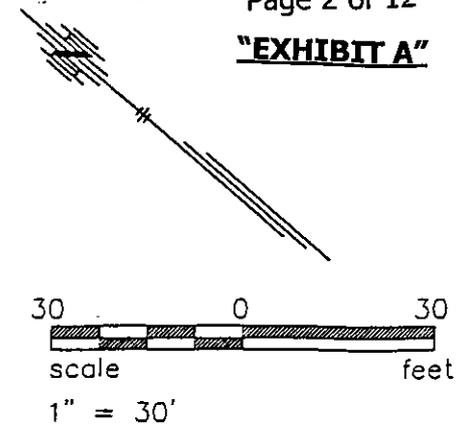
2) Lot 925 Temporary Construction Easement

Dan R. Meyer and Jennifer A. Galbraith

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the common corner of Lot 925 and Lot 926, said corner being the Northwest corner of Lot 926 ; thence S 10° 03'55" W along the easterly line as platted, 31.39 feet to the Point of Beginning; thence continuing on the same course S 10° 03'55" W, 43.66 feet; thence following 4 (four) courses;
S 49° 38'41" W, 95.42 feet;
N 40° 21'19" W, 14.76 feet;
S 49° 38'41" W, 55.40 feet;
S 20° 08'22" E, 36.21 feet;

Thence along a curve to the left with a radius of 114.15 feet and initial tangent bearing of S 33° 37'07" E, 75.88 feet; thence S 18° 17'34" W leaving said curve, 10.00 feet to the East Right of Way of Overhill Road as platted; thence on said Right of Way, along a curve to the right with a radius of 124.15 feet with initial tangent bearing of N 71° 42'26" W, 82.53 feet; thence N 33° 37'07" W along said Right of Way, 46.18 feet; thence N 49° 38'40" E, 201.50 feet to the Point of Beginning. Containing 5,351 square feet.



LEGEND

- Temp. Const. Easmt.
- Perm. Drainage Easmt.

DYKE BRANCH TRIBUTARY IMPROVEMENTS
 SEC. 27-T12S-R25E
 LEAWOOD SUBDIVISION
 LOT 925

DAN R. MEYER &
 JENNIFER A. GALBRAITH
 8607 OVERHILL ROAD
 LEAWOOD, KS 66206

3) Lot 928 Permanent Drainage Easement

Leo J. Jr. & Sharon L. Pearce

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the Northwest corner of Lot 928; thence N 87° 31'17" E along the North line, 42.53 feet; thence S 49° 38'49" W, 53.53 feet to the West line of said lot; thence N 02° 57'36" W; 32.86 feet to the Point of Beginning. Containing 698.9 square feet.

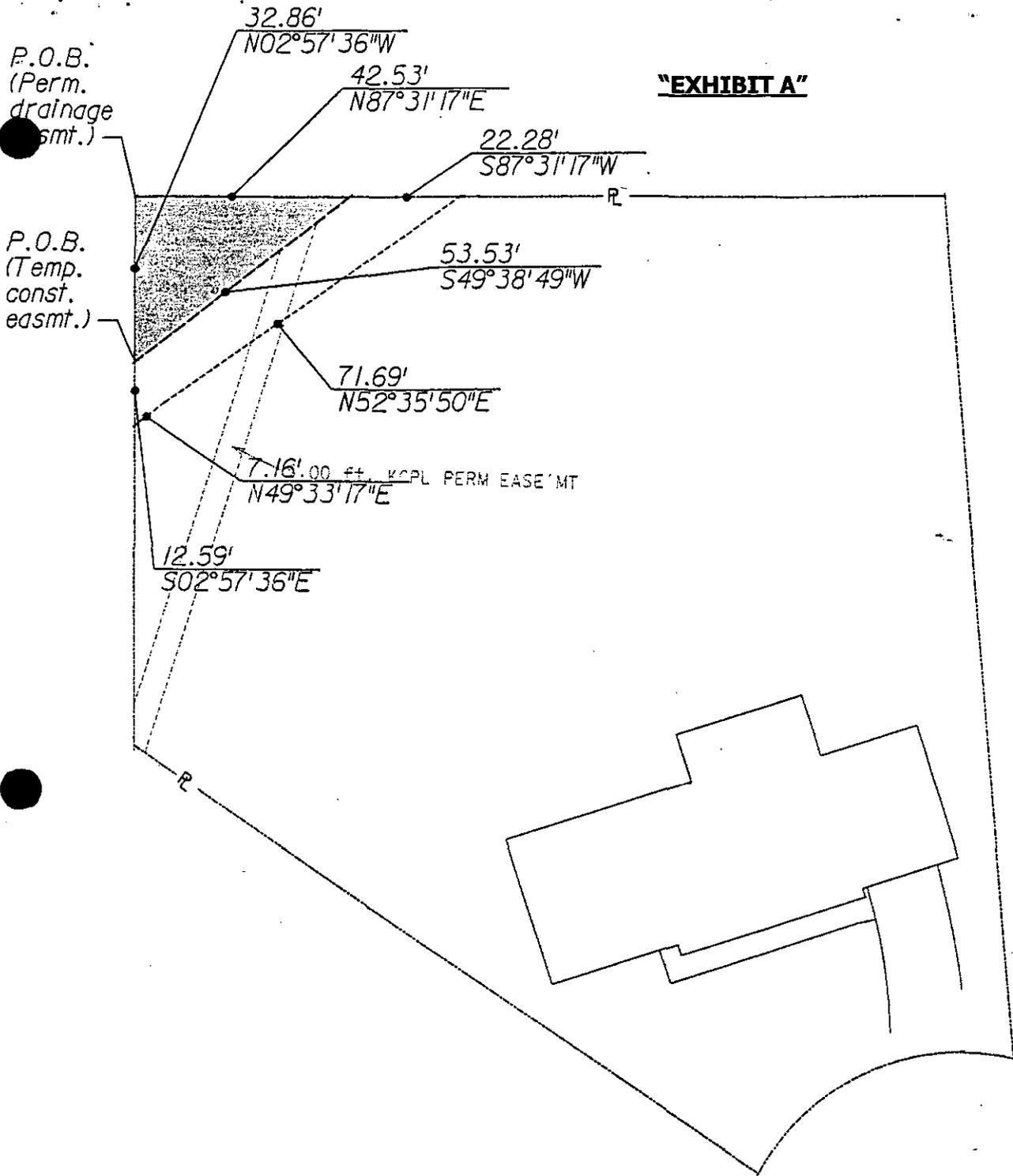
4) Lot 928 Temporary Construction Easement

Leo J. Jr. & Sharon L. Pearce

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the Northwest corner of Lot 928; thence S 02° 57'36" E along the West line, 32.86 feet to the Point of Beginning; thence continuing along the West line S 02° 57'36" E, 12.59 feet; thence N 49° 33'17" E, 7.16 feet; thence N 52° 35'50" E, 71.69 feet to the North line said Lot; thence S 87° 31'17" W, 22.28 feet; thence S 49° 38'49" W, 53.53 feet to the Point of Beginning. Containing 760.4 square feet.

"EXHIBIT A"



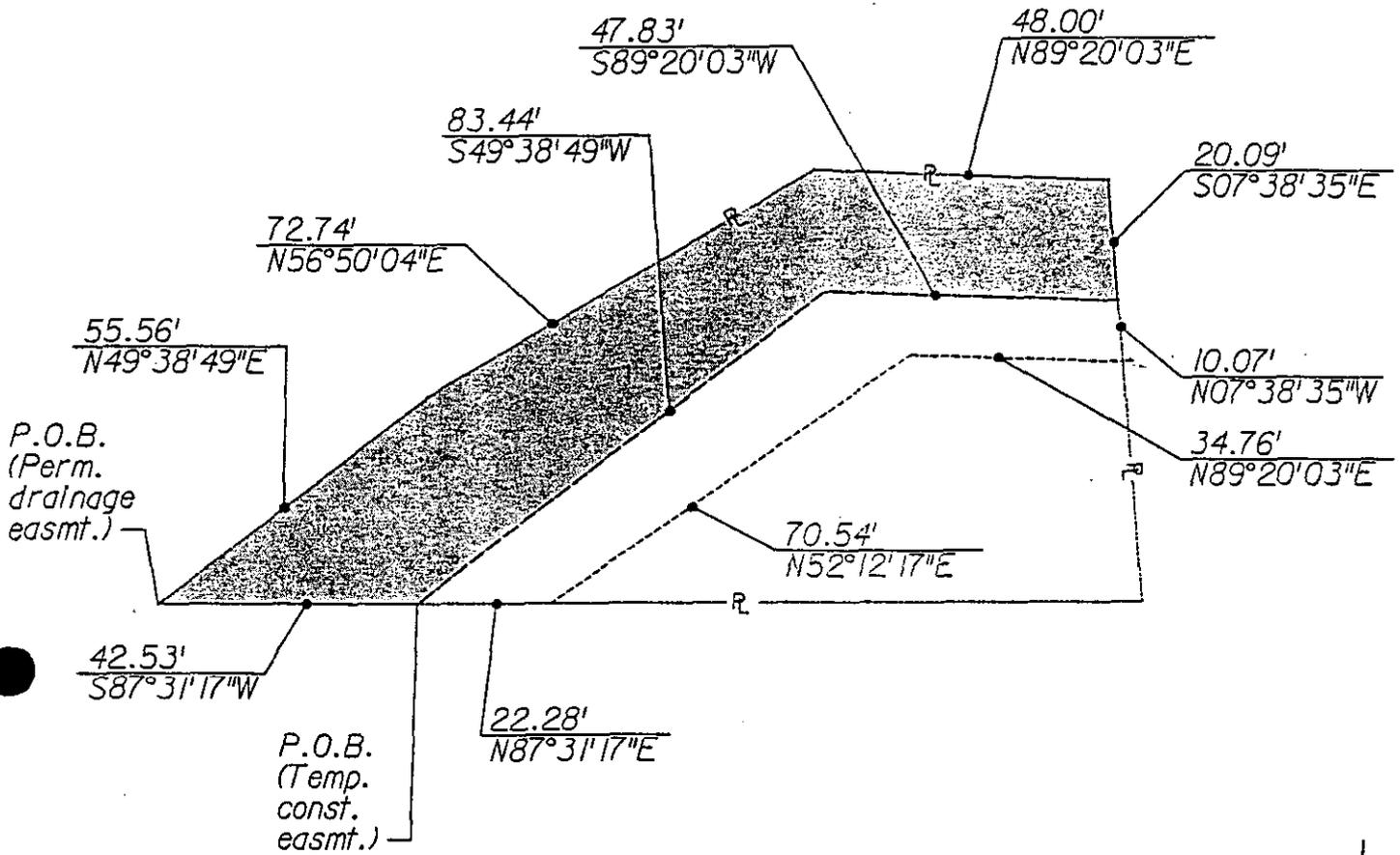
5) Lot 928A Permanent Drainage Easement

Don C. Edmisten

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the Southwest corner of Lot 928A, thence along the platted Lot lines of said Lot the following 3 (three) courses; N 49° 38'49" E, 55.56 feet N 56° 50'04" E, 72.74 feet N 89° 20'03" E, 48.00 feet to East line of said Lot; thence S 07° 38'35" E, 20.09 feet; thence the following 2 (two) courses; S 89° 20'03" W, 47.83 feet S 49° 38'49" W, 83.44 feet to the South line said Lot; thence S 87° 31'17" W, 42.53 feet to the Point of Beginning. Containing 3,433.2 square feet.

"EXHIBIT A"

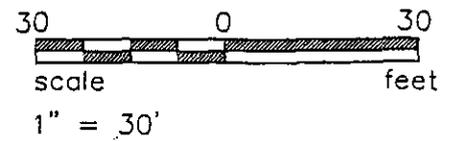


LEGEND

Temp. Const. Easmt.



Perm. Drainage Easmt.



DYKE BRANCH TRIBUTARY IMPROVEMENTS
SEC. 27-T12S-R25E
LEAWOOD SUBDIVISION
LOT 928A

DON C. EDMISTEN
3811 CHAUMIERE ROAD NE
KANSAS CITY, MO 64117

6) Lot 937 Permanent Drainage Easement

David E. and Judith F. Wiseman

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

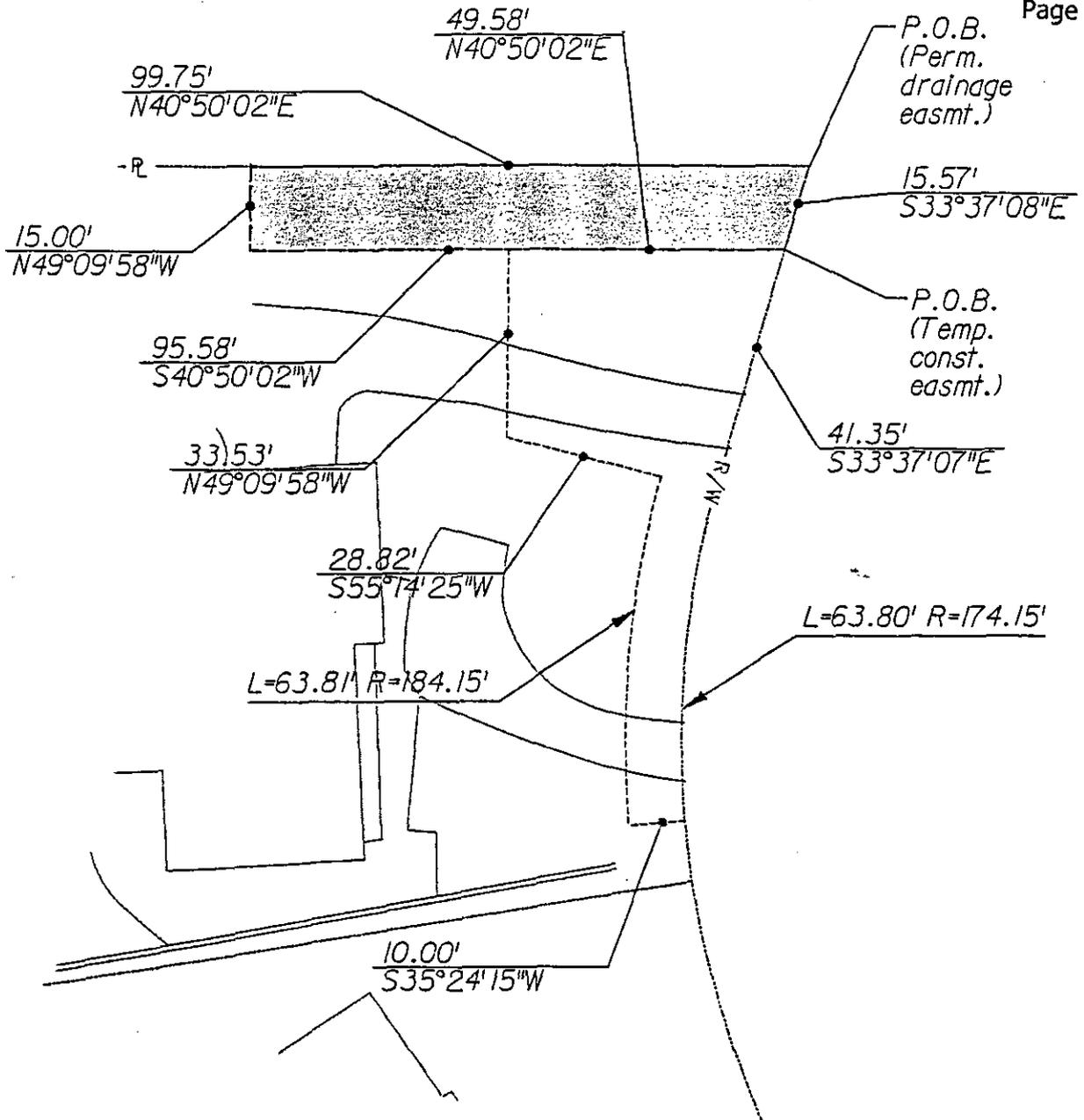
Beginning at the Northwesterly corner of Lot 937; thence S 33° 37'08" E, along the northern line, 15.57 feet; thence the following courses S 40° 50'02"W, 95.58 feet; N 49° 09'58"W, 15.00 feet to the west line; N 40° 50'02"E along the westerly line, 99.75 feet to the Point of Beginning. Containing 1,465.0 square feet.

7) Lot 937 Temporary Construction Easement

David E. and Judith F. Wiseman

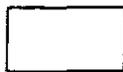
All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the Northwesterly corner of Lot 937; thence along the platted Overhill Road Right of Way S 33° 37'08" E, 15.57 feet to the Point of Beginning; thence continuing on the last course 41.35 feet to a curve to the left yielding a radius of 174.15 feet and an arc length of 63.80 feet; thence S 35° 24'15" W, 10.00 feet; thence on a curve to the right, initial tangent bearing of N 54° 36'37" W, yielding a radius of 184.15 feet and an arc length of 63.81 feet; thence S 55° 14'25" W, 28.82 feet; thence N 49° 09'58" W, 33.53 feet; thence N 40° 50'02" E, 49.58 feet to the Point of Beginning. Containing 2,321.1 square feet.

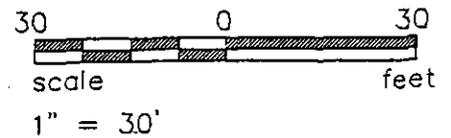


LEGEND

Temp. Const. Easmt.



Perm. Drainage Easmt.



DYKE BRANCH TRIBUTARY IMPROVEMENTS
 SEC. 27-T12S-R25E
 LEAWOOD SUBDIVISION
 LOT 937

DAVID E. &
 JUDITH F. WISEMAN
 8608 OVERHILL ROAD
 LEAWOOD, KS 66206

8) Lot 826 Permanent Drainage Easement

James R. and Brenda M. Hess

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

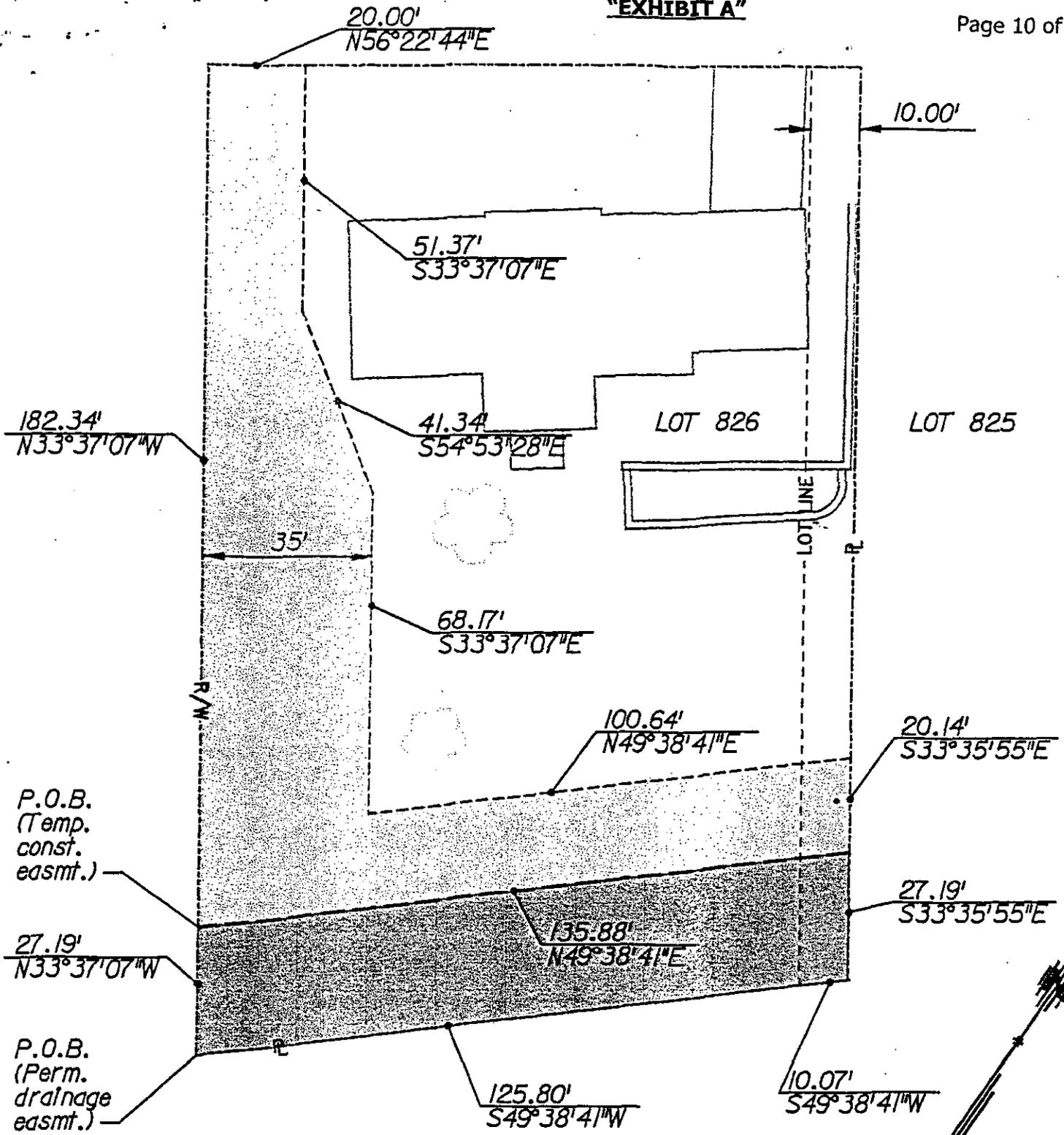
Beginning at the Southwesterly corner of Lot 826 as platted; thence N 33° 37'07" W along the West line 27.19 feet; thence N 49° 38'41" E, 135.88 feet to a point 10.00 feet East of the west line of Lot 825; thence S 33° 35'55" E, 27.19 feet to the South line of Lot 825; thence S 49° 38'41" W, 10.07 feet to the southeasterly corner of Lot 826 as platted; thence continuing on the last course 125.80 feet to the Point of Beginning. Containing 3,669 square feet.

9) Lot 826 Temporary Construction Easement

James R. and Brenda M. Hess

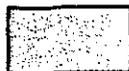
All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning 27.19 feet North of the Southwesterly corner and on the westerly line of lot 826; thence the following courses:
N 33° 37'07" W, 182.34 feet to the Northwesterly corner of said lot;
N 56° 22'44" E, 20.00 feet;
S 33° 37'07" E, 51.37 feet;
S 54° 53' 28" E, 41.34 feet;
S 33° 37' 07" E, 68.17 feet;
N 49° 38'41" E, 100.64 feet to a point 10.00 feet East of the west line of Lot 825; thence S 33° 35' 55" E, 20.14 feet; thence S 49° 38' 41" W, 135.88 feet to the Point of Beginning. Containing 7,262.5 square feet.

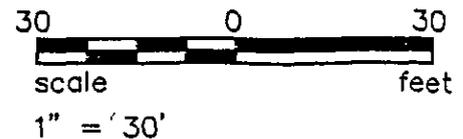


LEGEND

Temp. Const. Easmt.



Perm. Drainage Easmt.



DYKE BRANCH TRIBUTARY IMPROVEMENTS
 SEC. 27-T12S-R25E
 LEAWOOD SUBDIVISION
 LOT 826

James & Brenda Hes
~~Raymond B. Davis~~
~~Raymond B. Davis~~
 2825 W. 86TH STREET
 LEAWOOD, KS 66206

10) Lot 825 Permanent Drainage Easement

Roy H. and Peggy S. Silvey

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

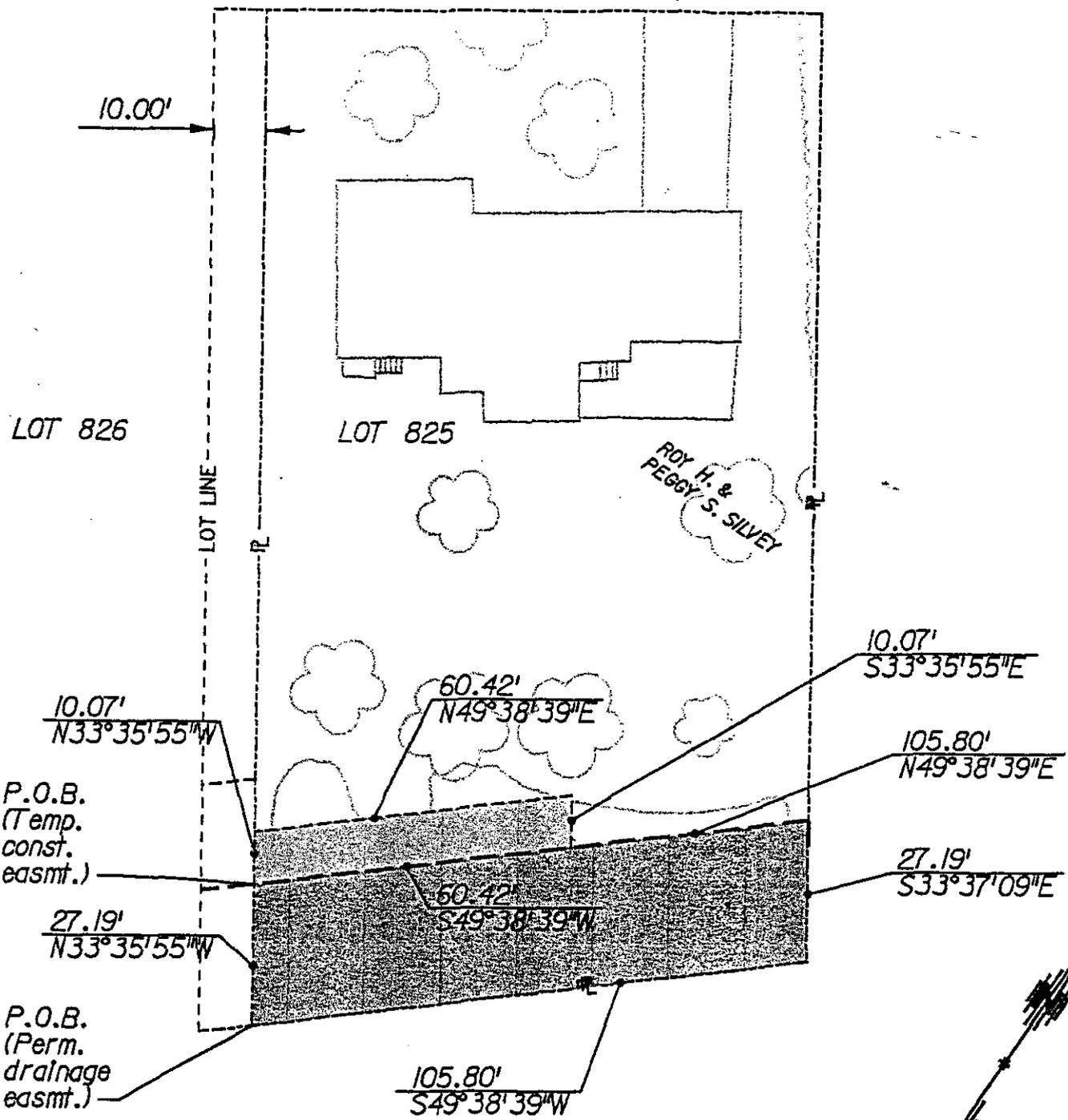
Beginning at a point 10.00 feet East of the Southwest corner of Lot 825 as platted and on the South line of said lot; thence N 33°-35'-55" W, 27.19 feet; thence N 49°-38'-39"E, 105.80 feet to the Easterly line of said Lot; thence S 33° 37' 09"E, 27.19 feet; thence along the South line, S 49°-38'-39"W, 105.80 feet to the Point of Beginning. Containing 2,856.9 square feet.

11) Lot 825 Temporary Construction Easement

Roy H. and Peggy S. Silvey

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at a point 10.00 feet east of the Southwest corner of Lot 825 as platted and on the South line of said Lot; thence N 33°-35'-55" W, 27.19 feet to the Point of Beginning; thence continuing N 33°-35'-55" W, 10.07 feet; thence N 49°-38'-39" E, 60.42 feet; thence S 33°-35'-55" E, 10.07 feet; thence S 49°-38'-39" W, 60.42 feet to the Point of Beginning. Containing 604.20 square feet.

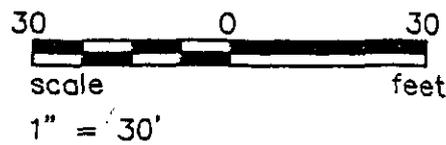


LEGEND

Temp. Const. Easmt.



Perm. Drainage Easmt.



DYKE BRANCH TRIBUTARY IMPROVEMENTS
 SEC. 27-T12S-R25E
 LEAWOOD SUBDIVISION
 LOT 825

ROY H. &
 PEGGY S. SILVEY
 2817 W. 86TH STREET
 LEAWOOD, KS 66206

The Legal Record

Lewis Legal News, Inc.
213 E. Santa Fe, Suite 2
Olathe, KS 66061

RES1479

Publication Fees: \$210.28

CITY OF LEAWOOD
4800 TOWN CENTER DR
LEAWOOD, KS 66211

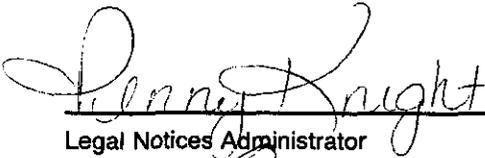
Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Penny Knight, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Administrator of The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office as second class matter (now called periodicals class).

That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by

the following case number, if any) for 1 consecutive week(s), as follows:

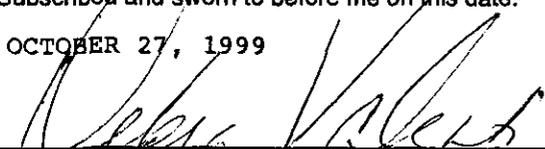
RESOLUTION NO. 1479--10/26/99



Legal Notices Administrator

Subscribed and sworn to before me on this date:

OCTOBER 27, 1999



Notary Public

DEBRA VALENTI
Notary Public - State of Kansas

My appointment expires: August 21, 2003.

\$210.28

CONTINUED FROM PRECEDING PAGE

RESOLUTION NO. 1479

First published in The Legal Record, Tuesday, October 26, 1999.

RESOLUTION NO. 1479

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, Kansas, intends to make certain necessary improvements to Dykes Branch Tributary: The project purpose is new construction, erosion control, and flood control. The project will be 730 feet long, which will consist of the following improvements: A 230 feet long reinforced concrete box, double cell 11 foot x 6 foot, and will be constructed to replace an existing 48 inch R.C.P. This will prevent flooding of Overhill Road for the 100-year storm. Upstream, a concrete channel with 1.5:1 side slopes will be constructed to match the existing channel. The concrete channel will be 64.5 feet long. Downstream, the alignment will remain as is, but will have limestone blocks lining it in order to prevent further erosion. Project located in the SW Quarter of the SW Quarter of the SE Quarter of Section 27, Township 12 South, Range 25 East, Johnson County, Kansas, across, along the Tributary of Dykes Branch.

WHEREAS all necessary right of ways and easements have been obtained by the City with the exception of a tract of ground described on "EXHIBIT A"; attached.

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 Dykes Branch Tributary: The project purpose is new construction, erosion control, and flood control. The project will consist of the following improvements: A 230 feet long

in the City of Leawood, Johnson County,

"EXHIBIT A"

1) Lot 925 Permanent Drainage Easement
Dan R. Meyer and Jennifer A. Galbraith

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the common corner of Lot 925 and Lot 926, said corner being the Northwest corner of Lot 926; thence S 10° 03' 55" W along the easterly line of Lot 925, 31.39 feet; thence S 49° 38' 40" W, 201.50 feet to the platted right of way line of Overhill Road; thence N 33° 37' 07" W, 20.14 feet to the Southwesterly corner of said Lot; thence N 49° 38' 40" E along the Northwesterly line of said Lot, 223.33 feet to the Point of Beginning. Containing 4,248.5 square feet.

2) Lot 925 Temporary Construction Easement
Dan R. Meyer and Jennifer A. Galbraith

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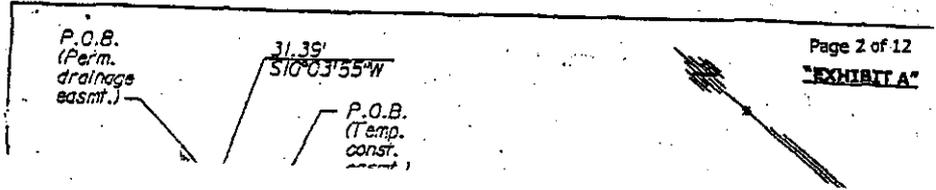
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12

29° 38' 35" E

7° 38' 35" W

5° 20' 03" E



"EXHIBIT A"

The Legal Record

Lewis Legal News, Inc.
213 E. Santa Fe, Suite 2
Olathe, KS 66061

RES1479

Publication Fees: \$210.28

CITY OF LEAWOOD
4800 TOWN CENTER DR
LEAWOOD, KS 66211

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS:
Penny Knight, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Administrator of The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office as second class matter (now called periodicals class).

That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by

the following case number, if any) for 1 consecutive week(s), as follows:

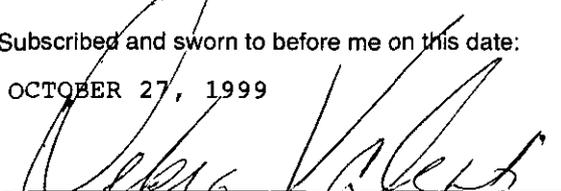
RESOLUTION NO. 1479--10/26/99



Legal Notices Administrator

Subscribed and sworn to before me on this date:

OCTOBER 27, 1999



Notary Public

DEBRA VALENTI
Notary Public - State of Kansas

My appointment expires: August 21, 2003.

\$210.28

RESOLUTION NO. 1479

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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.

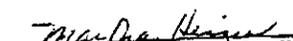
That said survey shall be made by some competent engineer and filed with the City Clerk.

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

PASSED AND APPROVED THIS 18th DAY OF OCTOBER 1999.


PEGGY J. DUNN, MAYOR

ATTEST:


MARTHA HEIZER, CITY CLERK

1) Lot 925 Permanent Drainage Easement

Dan R. Meyer and Jennifer A. Galbraith

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

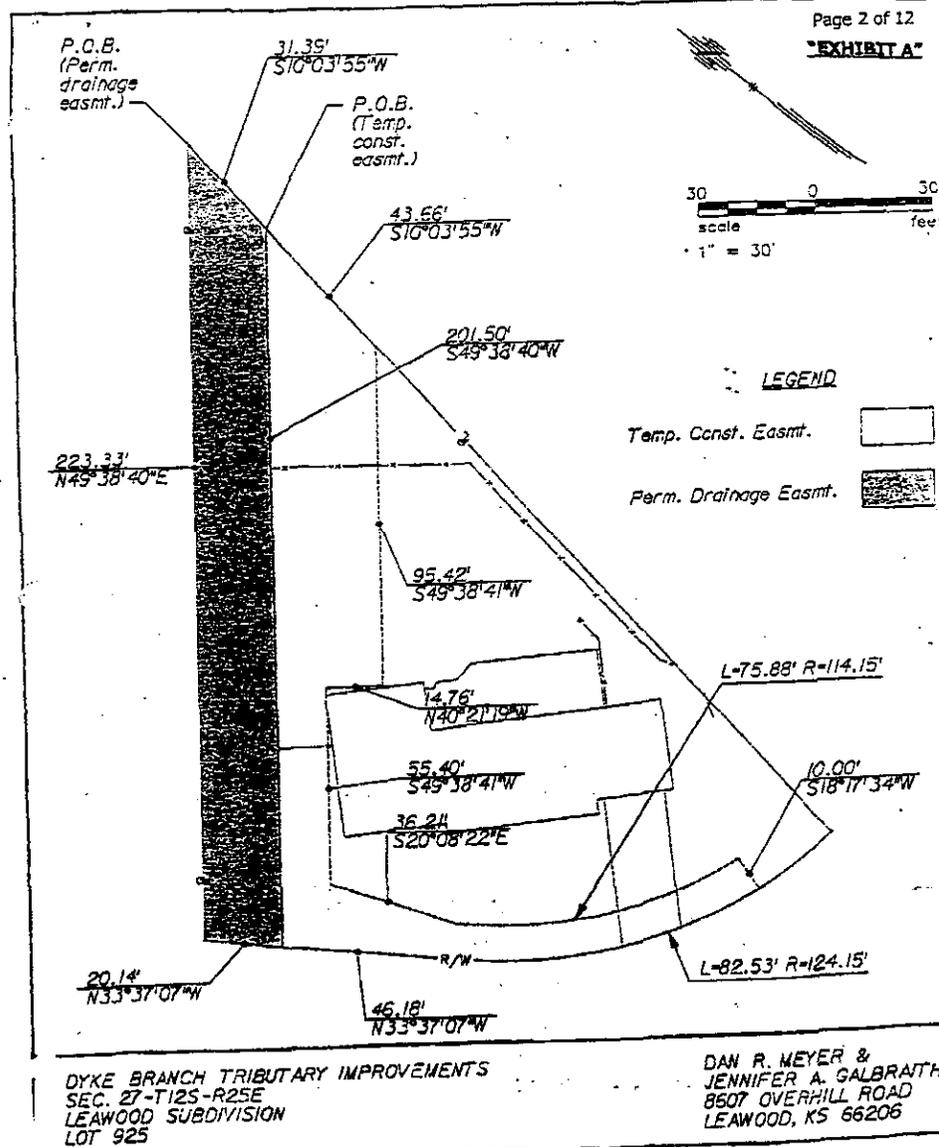
Beginning at the common corner of Lot 925 and Lot 926, said corner being the Northwest corner of Lot 926; thence S 10° 03' 55" W along the easterly line of Lot 925, 31.39 feet; thence S 49° 38' 40" W, 201.50 feet to the platted right of way line of Overhill Road; thence N 33° 37' 07" W, 20.14 feet to the Southwesterly corner of said Lot; thence N 49° 38' 40" E along the Northwesterly line of said Lot, 223.33 feet to the Point of Beginning. Containing 4,248.5 square feet.

2) Lot 925 Temporary Construction Easement

Dan R. Meyer and Jennifer A. Galbraith

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the common corner of Lot 925 and Lot 926, said corner being the Northwest corner of Lot 926; thence S 10° 03' 55" W along the easterly line as platted, 31.39 feet to the Point of Beginning; thence continuing on the same course S 10° 03' 55" W, 43.66 feet; thence following 4 (four) courses; S 49° 38' 41" W, 95.42 feet; N 40° 21' 19" W, 14.76 feet; S 49° 38' 41" W, 55.40 feet; S 20° 08' 22" E, 36.21 feet; Thence along a curve to the left with a radius of 114.15 feet and initial tangent bearing of S 33° 37' 07" E, 75.88 feet; thence S 18° 17' 34" W leaving said curve, 10.00 feet to the East Right of Way of Overhill Road as platted; thence on said Right of Way, along a curve to the right with a radius of 124.15 feet with initial tangent bearing of N 71° 42' 26" W, 82.53 feet; thence N 33° 37' 07" W along said Right of Way, 46.18 feet; thence N 49° 38' 40" E, 201.50 feet to the Point of Beginning. Containing 5,351 square feet.



3) Lot 928 Permanent Drainage Easement
Leo J. Jr. & Sharon L. Pearce

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the Northwest corner of Lot 928; thence N 87° 31'17" E along the North line, 42.53 feet; thence S 49° 38'49" W, 53.53 feet to the West line of said lot; thence N 02° 57'36" E, 32.86 feet to the Point of Beginning. Containing 698.9 square feet.

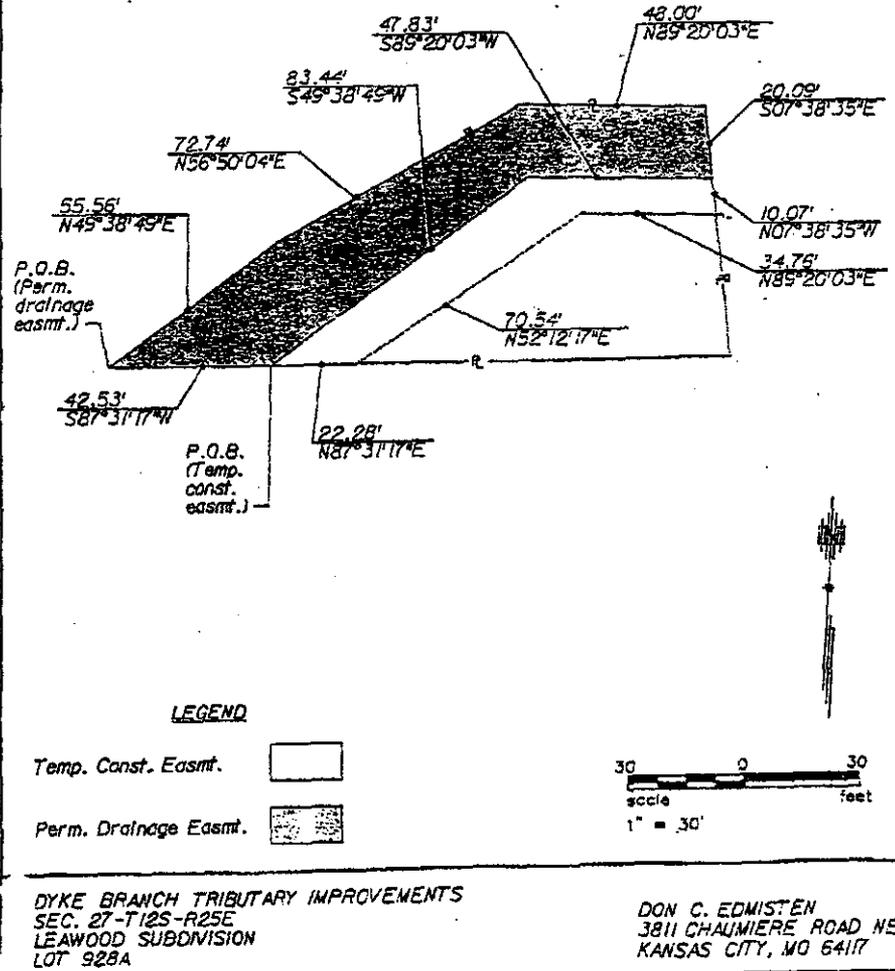
4) Lot 928 Temporary Construction Easement
Leo J. Jr. & Sharon L. Pearce

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the Northwest corner of Lot 928; thence S 02° 57'36" E along the West line, 32.86 feet to the Point of Beginning; thence continuing along the West line S 02° 57'36" E, 12.59 feet; thence N 49° 33'17" E, 7.16 feet; thence N 52° 35'50" E, 71.69 feet to the North line said Lot; thence S 87° 31'17" W, 22.28 feet; thence S 49° 38'49" W, 53.53 feet to the Point of Beginning. Containing 760.4 square feet.

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the Southwest corner of Lot 928A, thence along the platted Lot lines of said Lot the following 3 (three) courses; N 49° 38'49" E, 55.56 feet; N 56° 50'04" E, 72.74 feet; N 89° 20'03" E, 48.00 feet to East line of said Lot; thence S 07° 38'35" E, 20.09 feet; thence the following 2 (two) courses; S 89° 20'03" W, 47.83 feet; S 49° 38'49" W, 83.44 feet to the South line said Lot; thence S 87° 31'17" W, 42.53 feet to the Point of Beginning. Containing 3,433.2 square feet.



6) Lot 937 Permanent Drainage Easement
David E. and Judith F. Wiseman

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

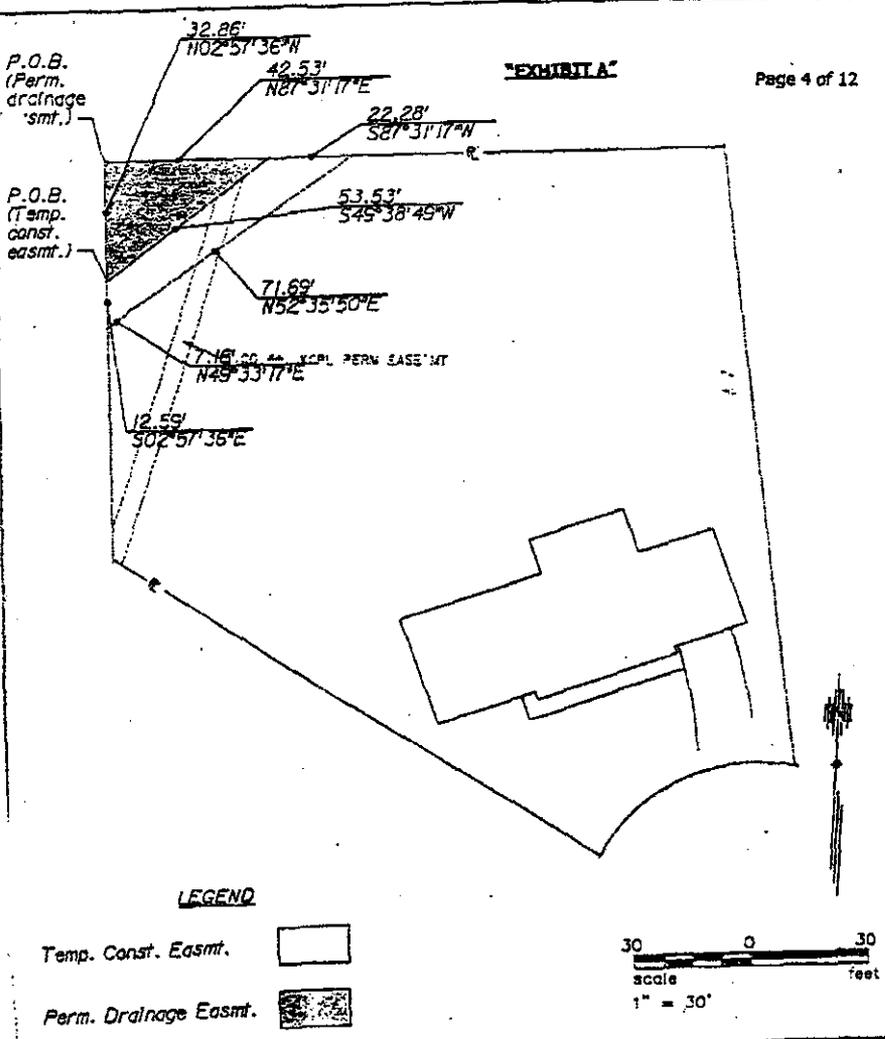
Beginning at the Northwest corner of Lot 937; thence S 33° 37'08" E, along the northern line, 15.57 feet; thence the following courses S 40° 50'02" W, 95.58 feet; N 49° 09'58" W, 15.00 feet to the west line; N 40° 50'02" E along the westerly line, 99.75 feet to the Point of Beginning. Containing 1,465.0 square feet.

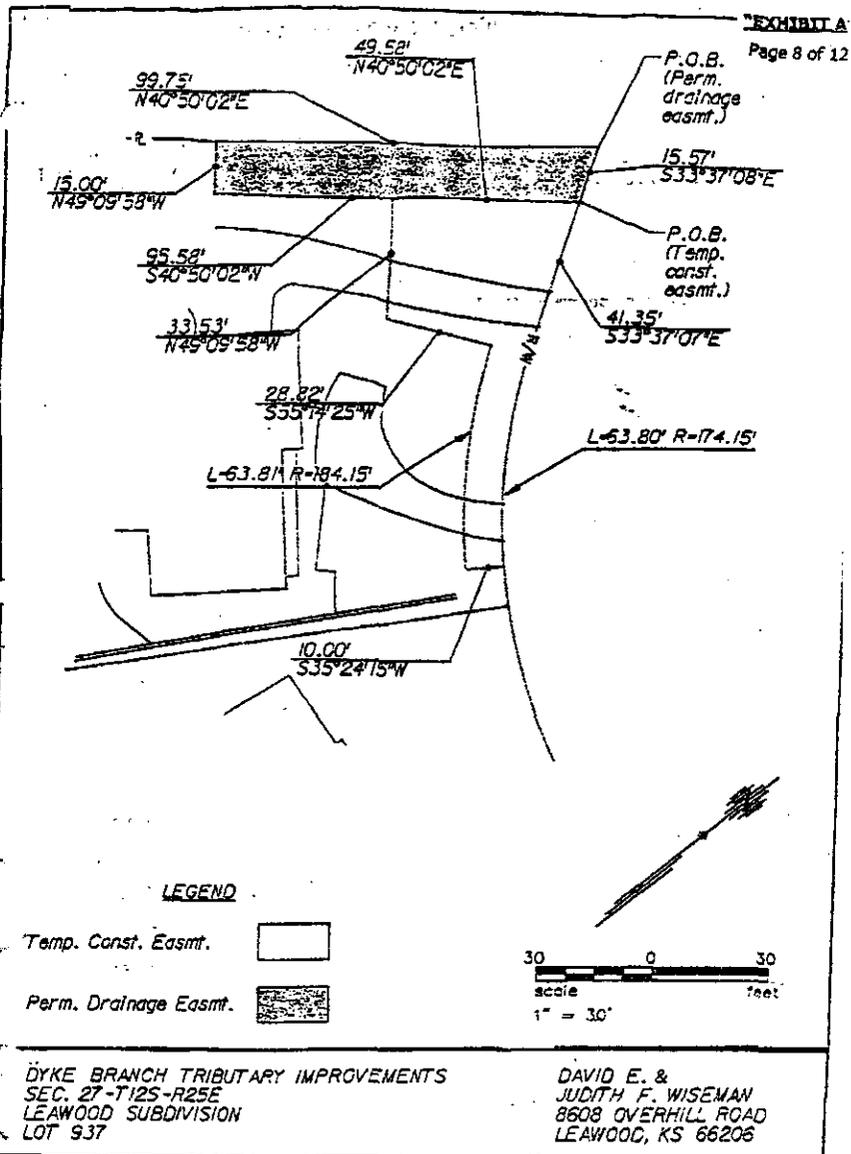
7) Lot 937 Temporary Construction Easement
David E. and Judith F. Wiseman

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at the Northwest corner of Lot 937; thence along the platted Overhill Road Right of Way S 33° 37'08" E, 15.57 feet to the Point of Beginning; thence continuing on the last course 41.35 feet to a curve to the left yielding a radius of 174.15 feet and an arc length of 63.80 feet; thence S 35° 24'15" W, 10.00 feet; thence on a curve to the right, initial tangent bearing of N 54° 36'37" W, yielding a radius of 184.15 feet and an arc length of 63.81 feet; thence S 55° 14'25" W, 28.82 feet; thence N 49° 09'58" W, 33.53 feet; thence N 40° 50'02" E, 49.58 feet to the Point of Beginning. Containing 2,321.3 square feet.

5) Lot 928A Permanent Drainage Easement
Don C. Edmisten





"EXHIBIT A"

Page 9 of 12

8) Lot 826 Permanent Drainage Easement

James R. and Brenda M. Hess

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

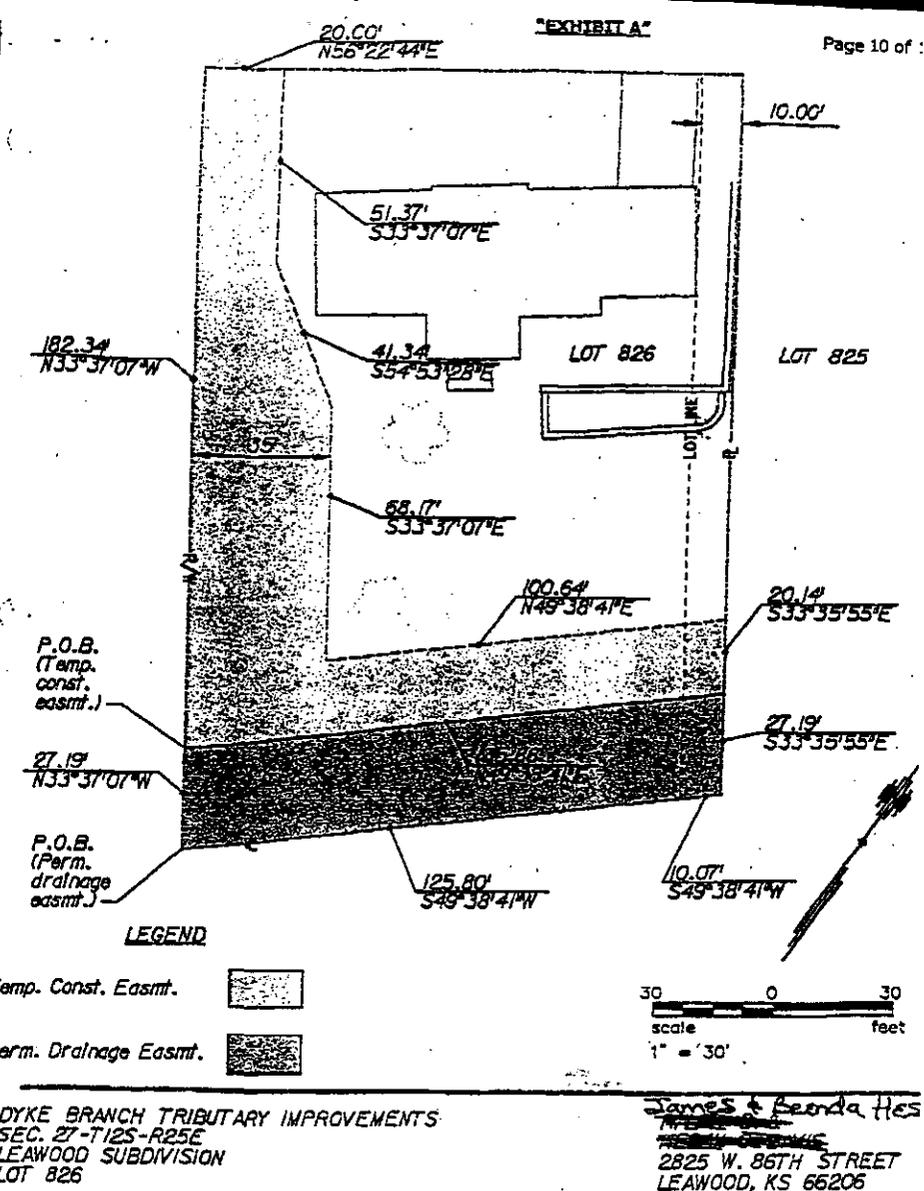
Beginning at the Southwesterly corner of Lot 826 as platted; thence N 33° 37'07" W along the West line 27.19 feet; thence N 49° 38'41" E, 135.88 feet to a point 10.00 feet East of the west line of Lot 825; thence S 33° 35'55" E, 27.19 feet to the South line of Lot 825; thence S 49° 38'41" W, 10.07 feet to the southeasterly corner of Lot 826 as platted; thence continuing on the last course 125.80 feet to the Point of Beginning. Containing 3,669 square feet.

9) Lot 826 Temporary Construction Easement

James R. and Brenda M. Hess

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning 27.19 feet North of the Southwesterly corner and on the westerly line of lot 826; thence the following courses:
N 33° 37'07" W, 182.34 feet to the Northwesterly corner of said lot;
N 56° 22'44" E, 20.00 feet;
S 33° 37'07" E, 51.37 feet;
S 54° 53'28" E, 41.34 feet;
S 33° 37'07" E, 68.17 feet;
N 49° 38'41" E, 100.64 feet to a point 10.00 feet East of the west line of Lot 825; thence S 33° 35'55" E, 20.14 feet; thence S 49° 38'41" W, 135.88 feet to the Point of Beginning. Containing 7,262.5 square feet.



"EXHIBIT A"

Page 11 of 12

10) Lot 825 Permanent Drainage Easement

Roy H. and Peggy S. Silvey

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

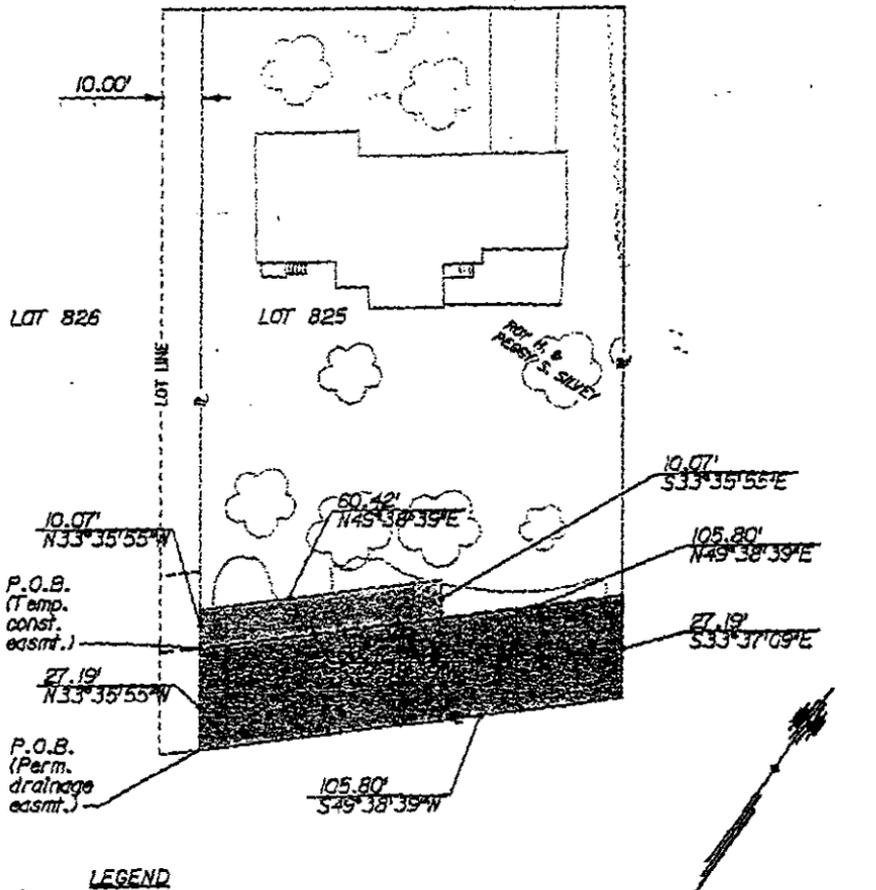
Beginning at a point 10.00 feet East of the Southwest corner of Lot 825 as platted and on the South line of said lot; thence N 33°-35'-55" W, 27.19 feet; thence N 49°-38'-39"E, 105.80 feet to the Easterly line of said Lot; thence S 33° 37' 09"E, 27.19 feet; thence along the South line, S 49°-38'-39"W, 105.80 feet to the Point of Beginning. Containing 2,856.9 square feet.

11) Lot 825 Temporary Construction Easement

Roy H. and Peggy S. Silvey

All that part of Leawood, a subdivision of land in the City of Leawood, Johnson County, Kansas, described as follows:

Commencing at a point 10.00 feet east of the Southwest corner of Lot 825 as platted and on the South line of said Lot; thence N 33°-35'-55" W, 27.19 feet to the Point of Beginning; thence continuing N 33°-35'-55" W, 10.07 feet; thence N 49°-38'-39" E, 60.42 feet; thence S 33°-35'-55" E, 10.07 feet; thence S 49°-38'-39" W, 60.42 feet to the Point of Beginning. Containing 604.20 square feet.



DYKE BRANCH TRIBUTARY IMPROVEMENTS
SEC. 27-T125-R25E
LEAWOOD SUBDIVISION
LOT 825

ROY H. &
PEGGY S. SILVEY
2817 W. 86TH STREET
LEAWOOD, KS 66206

RESOLUTION OF APPRECIATION

WHEREAS, Richard S. Wetzler was appointed City Attorney on May 2nd, 1983, and served Leawood continuously in that capacity to September 30th, 1999; and

WHEREAS, Dick Wetzler has provided professional legal services to help the City deliver effective and responsible government; and

WHEREAS, Dick Wetzler has proven himself to be a capable and competent professional, has served faithfully, loyally and honorably, and made valuable contributions to the City government and the welfare of the community; and

WHEREAS, Dick Wetzler has throughout his service demonstrated a commitment to his profession and to the City;

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood commends him for his outstanding dedication to the City, and extends to him sincere appreciation for his sixteen years of service.

ADOPTED by the Governing Body this 1st day of November, 1999.



Peggy J. Dunn
Peggy J. Dunn, Mayor

Attest:

Martha Heizer
Martha Heizer, City Clerk

RESOLUTION NO. 1480

The Leawood City Council has considered the request for approval of final plat for Mission Farms located at approximately 105th and Mission Road and hereby finds the following:

WHEREAS, the plat consists of 19 lots and two tracts on 45.596 acres, and

WHEREAS, the streets are to be public streets constructed according to the Public Works standards, and

WHEREAS, an emergency access easement, drive and gate are provided through lot 12, and

WHEREAS, tract A will provide enough access for a drive way to access the unplatted property to the north, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to 19 RP-A lots and two tracts on 45.596 acres.
2. The developer is responsible for \$130.00 per linear front foot ($1563.63 \times \$130 = 203,271.90$) for improvements to Mission Road prior to recording of the plat.
3. A Park Impact of Fee of \$300.00 per unit ($19 \times \$300 = \$5,700$) is required prior to recording of the plat.
4. All common landscape areas are to be irrigated.
5. The Homes Association will maintain both ponds and the two tract areas.
6. No access shall be granted to Mission Road from lots 1 through 5.
7. An emergency access gate and 30-foot access easement through lot 12 must be installed prior to the first certificate of occupancy.
8. The barn and horse arena is an allowed accessory use for the proposed residential development. The Barn, horse arena, and surrounding open space will be accessible and usable by residents of Mission Farms only
9. An erosion control plan for both temporary and permanent measures to be taken during and after construction must be approved by Public Works.
10. The applicant must obtain all approvals and permits from the Public Works Department, per the attached memo, prior to recording the plat.
11. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eleven.

WHEREAS, the approval is subject to the attached memo from Lathrop & Gage L.C., and

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat for Mission Farms with stipulations.

Adopted by the Governing Body this 1st day of November, 1999.





Peggy J. Durfn

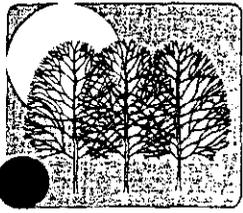
Mayor

Attest:



Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

October 20, 1999

To: Ms. Diane Binckley, Planning Services Administrator

From: Shahram Pourazari, P.E., City Engineer
Public Works Department

Re: Final Site Plan and Plat for Mission Farms, Case No. 64-99

The Public Works Department has reviewed the Final Site Plan and Plat for the above referenced project and would like to make the following stipulations part of the plat approval process.

FINAL SITE PLAN

- Construct a 26-foot wide street in accordance with City of Leawood Standard Construction Detail ST 3 – Urban Residential Street.
- The Typical Roadway Section – Residential Street shown on the final site plan does not agree with City of Leawood Standard Construction Detail ST 3. Any variations from City standards requires written approval from the City Engineer.
- Extend the proposed sidewalk on Howe Lane to Mission Road.
- The proposed storm sewers and erosion control plan indicated on the final site plan will be reviewed for compliance with City standards in conjunction with the street and storm sewer plans for the project.
- Previous Public Works comments on the Preliminary Site Plan dated July 21, 1999 regarding the proposed lakes and miscellaneous drainage study items remain outstanding, and will be reviewed in conjunction with the street and storm sewer plans for the project.

FINAL PLAT

- Revise the proposed right-of-way on 105th Street to 50 feet, in lieu of 55 feet as currently shown, in order to comply with City of Leawood standards.
- Provide a 50-foot radius for the right-of-way, in lieu of 54 feet as currently shown, for the Mohawk cul-de-sac.
- Provide a 15-foot drainage easement for all proposed storm sewers installed along back and side lot lines. Add the City of Leawood's standard language for drainage easements to the plat.
- Revise the utility easement language shown on the plat to agree with the City's standard easement language.

- The proposed sanitary sewer in Lot 12 shall be installed in a utility easement. Show the limits of the utility easement on the plat.
- Vacate the existing sanitary sewer easement in Lot 12 where the sanitary sewer line will be removed.
- Provide 10-foot wide utility easements along side lot lines, 5 feet on either side of the property line, as needed.
- It appears a 10-foot utility easement is being platted over an existing KCP&L easement in Lots 1-5. Relocate the proposed utility easement outside the limits of the KCP&L easement in order to avoid any future conflicts.
- Proposed street right-of-way for Howe Lane is being dedicated over an existing gas line easement. Obtain an agreement with the gas company in which the gas company agrees to subordinate their easement to the City for the portion that is located within the proposed street right-of-way. The subordination agreement must be achieved prior to the issuance of any street permits and release of the plat for recording.
- Describe the purpose and intent of Tract A shown on the plat. Designate separate areas for the utility and landscape easements within the tract and do not overlap the easements.
- Confirm the FEMA 100-year flood plain limits do not encroach on the plat.
- Describe the purpose and intent of the Common Area – Lake Easement shown on the plat. The Common Area – Lake Easement shall be dedicated to the Mission Farms Homes Association, and the easement shall be the sole responsibility of and maintained by the Mission Farms Homes Association.
- Dedicate a sidewalk easement on the plat for the proposed bike/hike trail in Lots 11 and 12. Use the City's standard sidewalk easement language. The bike/trail easement shall be located outside the limits of the proposed utility easement.
- Describe on the plat the purpose and intent of the proposed 30-foot private drive easement in Lot 12.

If you should have any questions in this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File



DAVID W. PRESTON
(816) 460-5720

WWW.LATHROPGAGE.COM

SUITE 2800
2345 GRAND BOULEVARD
KANSAS CITY, MISSOURI 64108-2684
816-292-2000, FAX 816-292-2001

October 26, 1999

VIA FACSIMILE (913) 339-6736

Ms. Diane Binckley
Planning Commission
City of Leawood
4800 Town Center Drive
Leawood, Kansas 66211

Re: Responses to Plan Commission Staff Report – Mission Farms

Dear Diane:

This letter will respond to certain questions raised in the City of Leawood Plan Commission Staff Report dated October 19, 1999 and will update the Commission and the Council on small changes that have occurred in the Mission Farms Final Site Plan and Final Plat.

1. Second Bullet Point under "Final Site Plan" – The applicant no longer is proposing address markers near the driveway and street.
2. Third Bullet Point under "Final Site Plan" – The emergency access gate actually affects Lot 12, rather than Lot 13.
3. Fifth Bullet Point under "Final Site Plan" – As a matter of information only, the common area lake easement will wholly surround the two lakes and will extend approximately 10-15 feet from the water's edge. The Mission Farms Community Association will provide a mechanism to fund and effect maintenance of the easement area and insurance thereon.
4. Staff Recommendation No. 11 – The developer / property owner agrees to execute a statement acknowledging agreement with stipulations 1-11, provided that stipulation 7 be amended to reflect that the 30-foot access easement actually affects Lot 12, rather than Lot 13.

In addition, the following will address questions set forth in the memo dated October 20, 1999 from Shahram Pourazi, City Engineer. In general, all requirements are acceptable, noting, however, the following:

732994.1

October 26, 1999

Page 2

1. Tenth Bullet Point under "Final Plat" – Tract A was designed as property to be owned by the Mission Farms Community Association because (i) it will not be properly or appropriately a part of Lot 1 (separated by a public road) or Lot 11, and (ii) the Association can maintain the impressive line of pin oak trees that line the tract.

2. Eleventh Bullet Point under "Final Plat" – The FEMA 100-year flood plain limits do not encroach on the plat.

3. Twelfth Bullet Point under "Final Plat" – As described above, the common area lake easement will be owned by the Community Association to assure continued maintenance of the lakes and lakeshore and to assure continued insurance coverage thereof. It will also provide members of the Community Association with access to the lakes as an amenity.

4. Thirteenth Bullet Point under "Final Plat" – The developer has determined that it is impractical for a dedicated, city sidewalk across Lots 11 and 12. The developer will grant an easement over Lots 11 and 12 to permit access to the Brookwood schoolyard, but this easement would be a private easement granted to the Community Association. A publicly-dedicated sidewalk will be installed at 105th Street from the east property line to Mission Road.

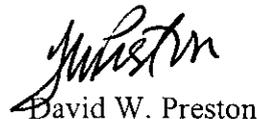
5. Final Bullet Point under "Final Plat" – The neighborhood design has required a private drive from the end of the 105th Street (now Mohawk Lane) cul-de-sac to Lot 12, and, in order to meet City requirements prohibiting flag lots, the developer and the City mutually agreed to provide for Lot 12 access to 103rd Terrace. The access will be gated at 103rd Terrace, and will be an emergency access point for emergency vehicles, if needed. The gate and driveway from 103rd Terrace will (except in an emergency) be utilized only by the owner of Lot 12.

Please don't hesitate to call if you have any questions.

Very truly yours,

LATHROP & GAGE L.C.

By:


David W. Preston

cc: Mark B. Sutherland
Douglas E. Weltner

RESOLUTION NO. 1481

The Leawood City Council has considered the request for approval of the preliminary site plan for the Oxford School House located at approximately Lee Boulevard and Constitution and hereby finds the following:

WHEREAS, the property is currently zoned REC, Recreation, and

WHEREAS, the plan conforms to all of the standards of the Leawood Development Ordinance, and

WHEREAS, the Master Plan indicates this area as Open-Space - Public, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The applicant must meet all requirements of the Public Works Department before installation of the building.
2. The applicant/ property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through two.

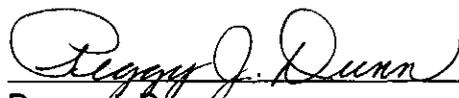
WHEREAS, the applicant/ property owner agrees to these stipulations,

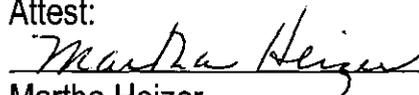
NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby deny the preliminary plan for the Oxford Schoolhouse for the following reasons:

1. To support the Parks and Recreation Advisory Board in their recommendation of denial;
2. The concern for handicap accessibility due to the slope of the sidewalk; and
3. The lack of compatibility with surrounding uses in the City Park.

Adopted by the Governing Body this 1st day of November, 1999.




Peggy J. Dunn Mayor

Attest:

Martha Heizer City Clerk

RESOLUTION NO. 1482

The Leawood City Council has considered the request for approval of preliminary and final plat for Kelly's subdivision located at approximately 143rd and Mission Road and hereby finds the following:

WHEREAS, the property is zoned RP-A5, Planned Large Lot Single Family Residential, allowing for five acre lots, and

WHEREAS, the subdivision is a single, ten acre lot, and

WHEREAS, the plat does meet all performance standards as set out in the Leawood Development Ordinance, and

WHEREAS, the applicant is required to pay a park impact fee, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. Final plat must be recorded prior to issuance of a building permit.
2. The applicant will not oppose a future benefit district for 143rd Street improvements.
3. The applicant is responsible for a \$300 Park Impact Fee to be paid prior to recording of the plat.
4. The applicant must obtain all approvals and permits from the Public Works Department, per the attached public works memo, prior to recording the plat.
5. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through five.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary and final plat of Kelly's subdivision with stipulations.

Adopted by the Governing Body this 15th day of November, 1999.



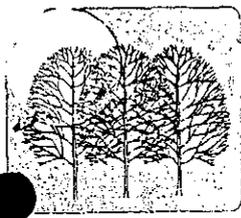
Peggy J. Dunn
Peggy J. Dunn

Mayor

Attest:

Martha Heizer
Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

October 11, 1999

To: Diane Binckley, Department of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary and Final Plat for Lot 1 - Kelly Subdivision, Case No. 61 - 99

The Public Works Department has reviewed the preliminary and final plat for the referenced project and would like to make the following stipulations part of the plat approval process.

Preliminary Plat

- Regarding the flood limits indicated on the plat, provide the return frequency and the source of the information.
- Provide a minimum low water opening elevation. The low water opening elevation must be based on the 100-year water surface elevation under ultimate development conditions in the watershed.

Final Plat

- In the legal description, the indicated distance of 340.38 does not agree with the distance shown on the plat drawing.
- The word "County" is misspelled in the fourth paragraph of the Dedications.
- The plat indicates the width of the existing pavement for 143rd Street. This information does not need to be shown on the plat.
- Clarify the limits of the existing gas easement indicated on the plat. It appears the easement lies within the street right-of-way.
- Indicate the centerline of the existing sanitary sewer easements on the plat.
- Show the limits of the 100-year floodplain on the plat.

If you have any questions regarding this matter, please feel free to contact me at extension 132

bgs

cc: Public Works Book
File

RESOLUTION NO. 1483

The Leawood City Council has considered the request for approval of revised preliminary site plan for J.D. Reece preliminary site plan located at approximately Roe Avenue and 115th Street and hereby finds the following:

WHEREAS, the property is zoned CP-O, Planned Office, and

WHEREAS, the property is Master Planned Office, and

WHEREAS, the applicant has revised the elevations to provide pitched roofs at two corners and additional architectural features, and

WHEREAS, the project does meet all standards of the Leawood Development Ordinance, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The building is limited to a two-story office building to contain 25,600 square feet on 2.2 acres.
2. All landscape areas are to be irrigated.
3. More detailed sign information (lighting, materials, etc.) must be presented at final.
4. All down spouts are to be enclosed.
5. Details of mechanical units, including location, sizes, and duct work, must be submitted at the time of final approval.
6. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or walls. This includes air conditioner units, etc.
7. All roof top equipment/utility boxes shall be screened from view.
8. The trash enclosure gate must be constructed of painted steel. A detail drawing should be provided at final.
9. All alarms installed must be silent.
10. A revised landscape plan will be required at the time of final site plan application.
11. The lighting plans, fixtures, and a photometric study must be included in the final application.
12. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at the time of application for building permit.
13. Prior to issuance of building permit, all Public Works issues must be resolved. This will include all adjustments to the sidewalks along Roe and 115th Street.

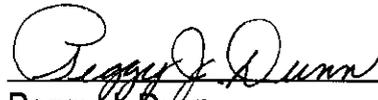
14. Prior to issuance of a certificate of occupancy, the traffic light must be installed at the corner of 115th and Roe.
15. A public art fee in the amount of \$.10 per square foot or an approved piece of public art is required.
16. The elevations should be revised to increase the size of the pitched roofs at the corner of the structures.
17. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seventeen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan of the J.D. Reece Office Building with stipulations.

Adopted by the Governing Body this 15th day of November, 1999.




Peggy J. Dunn

Mayor

Martha Heizer


City Clerk

1999 NOV 19 P 3:28.8

SARA F. ULLMANN
REGISTER OF DEEDS

RESOLUTION NO. 1484

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF COLLEGE BOULEVARD FROM TOMAHAWK CREEK PARKWAY TO EL MONTE STREET WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the improvement of College Boulevard from Tomahawk Creek Parkway to El Monte Street in the City of Leawood, as more specifically described hereinafter.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of improving said College Boulevard within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

Section 1. That it is necessary and in the public interest to make an improvement consisting of the following:

The improvement of College Boulevard in the City of Leawood, Kansas as follows:

Improving College Boulevard from Tomahawk Creek Parkway to El Monte Street in the City of Leawood, including certain utility main improvements, burial of overhead power lines, concrete curb and gutter, asphalt pavement, storm drainage, sidewalks, street lighting and such other appurtenances as are required pursuant to the final plans approved by the City of Leawood

Section 2. The estimated or probable cost of the improvements, including issuance and administrative costs, is One Million Seven Hundred Thousand Dollars (\$1,700,000.00).

Section 3. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within Johnson County, Kansas:

City of Leawood
4800 Town Center Dr.
Leawood, Ks 66211

16-00
ek

The proposed improvement district boundaries are as follows:

Tract 1

All of Lots 1 through 59, inclusive, The Woods, a platted subdivision of land in the City of Leawood, Johnson County, Kansas. (One unit each)

And

All of Tracts D (24 Units) and E (37 Units) of The Woods, a platted subdivision of land in the City of Leawood, Johnson County, Kansas.

Tract 2

Lot 1, TOMAHAWK CREEK OFFICE PARK FOURTH PLAT, a subdivision in the City of Leawood, Johnson County, Kansas.

And

All that part of the Northwest 1/4 of Section 15, Township 13, Range 25, in the City of Leawood, Johnson County, Kansas, described as follows:

Beginning at the Southeast corner of Lot 1, TOMAHAWK CREEK OFFICE PARK, FOURTH PLAT, a subdivision in the City of Leawood, Johnson County, Kansas; thence South $1^{\circ} 27' 23''$ East a distance of 156.65 feet; thence South $87^{\circ} 49' 12''$ West a distance of 417.12 feet; thence North $1^{\circ} 27' 23''$ a distance of 156.65 feet; thence North $87^{\circ} 49' 12''$ East, a distance of 417.12 feet to the point of beginning.

Tract 3

Lot 1, TOMAHAWK CREEK OFFICE PARK FOURTH PLAT, a subdivision in the City of Leawood, Johnson County, Kansas.

And

All that part of the Northwest Quarter of Section 15, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 15; thence North $87^{\circ} 50' 04''$ East, along the North line of the Northwest Quarter of said Section 15, a distance of 867.18 feet to a point; thence South $1^{\circ} 27' 33''$ East, a distance of 50.00 feet to the POINT OF BEGINNING, said point on the Southerly right-of-way line of College Boulevard (111th Street); thence continuing South $1^{\circ} 27' 33''$ East, a distance of 370.03 feet to a point; thence North $87^{\circ} 50' 04''$ East, a distance of 274.31 feet to a point; thence South $63^{\circ} 49' 17''$ East, a distance of 123.81 feet to a point on the Westerly right-of-way line of Tomahawk Creek Parkway; thence Northeasterly on a curve to the right, along the said Westerly right-of-way of Tomahawk Creek Parkway; with an initial tangent bearing of North $33^{\circ} 02' 00''$ East, a radius of 1812.50 feet and a length of 84.55 feet to a point of reverse curvature; thence Northeasterly on a curve to the left, along the said Westerly right-of-way line of Tomahawk Creek Parkway with a radius of 1812.50 feet and a length of 39.90 feet to a point; thence North $1^{\circ} 28' 52''$ West, along the said Westerly right-of-way line of Tomahawk Creek Parkway, a distance of 329.11 feet to a point on the said Southerly right-of-way of College Boulevard (111th Street); thence South $87^{\circ} 50' 04''$ West, a distance of 457.13 feet to the POINT OF BEGINNING and containing 3.9713 acres, more or less.

Section 4. The extent of the proposed Improvement District to be assessed is all property within the Improvement District, subject to specific allocation as requested by the Petitioners and approved by the City.

Section 5. The method of assessment of the share of costs apportioned to the improvement district shall be as follows:

The proposed method of assessment is to assess all properties within the district. The assessments shall be on a front foot basis of \$130 per abutting front foot. Additionally the property known as the Woods Development shall be assessed an additional amount equal \$130 times the front foot distance from the western abutting property line of the Woods Development on College Boulevard west to Elmonte.

Additionally all property abutting the improvement shall be assessed on a front foot basis for the cost of burying the power line along College Boulevard and abutting the property within the Improvement District underground. It is estimated that the front foot cost to bury the power line is the sum of \$120.00 per lineal foot.

In addition to the foregoing, assessments to property within the improvement district shall include interest on any temporary financing and expenses associated with the issuance of bonds which costs shall be assessed on the basis of the proportion which the assessment to each individual tract bears to the total cost of the improvement.

Section 6.

The costs of the improvements specifically described herein shall be apportioned as follows:

Tract 1 (The Woods)

- (1) The sum of \$134,213.30 (1032.41 front feet) shall be assessed to said tract for the costs of improving College Boulevard abutting said property; and
- (2) The sum of \$183,453.40 (1411.18 front feet) shall be assessed to said tract for the costs of improving that portion of College Boulevard from the western abutting property line of said tract on College Boulevard west to Elmonte;
- (3) The estimated sum of \$123,889.20 for the costs of burying power lines along College Boulevard and abutting said tract; and
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Tract 2 (Tomahawk Creek Office 3rd Plat)

- (1) The sum of \$59,426.90 (457.13 front feet) shall be assessed to said tract for the costs of improving College Boulevard abutting said property;
- (2) The estimated sum of \$54,855.60 for the costs of burying power lines along College Boulevard and abutting said tract; and
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Tract 3 (Tomahawk Creek Office 4th Plat)

(1) The sum of \$54,225.60 (417.12 front feet) shall be assessed to said tract for the costs of improving College Boulevard abutting said property;

(2) The estimated sum of \$50,054.40 for the costs of burying power lines along College Boulevard and abutting said tract; and

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The portion of the cost of this improvement that is not assessed to the property within the improvement district shall be paid from funding sources arranged by the City of Leawood or assessed to the City at large. It is estimated that the percentage of the cost of the improvement to be paid from funding sources arranged by the City of Leawood or assessed to the City at Large is approximately sixty one percent (61%).

Section 7. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

Section 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

Section 9. This resolution shall take effect after its passage and publication once in the official city newspaper.

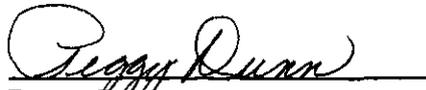
Section 10. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of November, 1999.

(S E A L)

Attest:


Martha Heizer
City Clerk

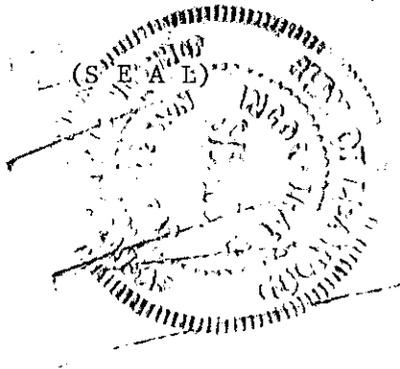

Peggy Dunn
Mayor

CERTIFICATE

State of Kansas
County of Johnson
City of Leawood

I, Martha Heizer, City Clerk of the City of Leawood, Kansas, hereby certify that the attached is a true and correct copy of Resolution No. 1484 as the same appears in my office.

In testimony whereof, I have hereunto signed my name and affixed the seal of said city this 16th day of November, 1999.



Martha Heizer

Published 11/16/99
Legal Record

RESOLUTION NO. 1484

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF COLLEGE BOULEVARD FROM TOMAHAWK CREEK PARKWAY TO EL MONTE STREET WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the improvement of College Boulevard from Tomahawk Creek Parkway to El Monte Street in the City of Leawood, as more specifically described hereinafter.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of improving said College Boulevard within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

Section 1. That it is necessary and in the public interest to make an improvement consisting of the following:

The improvement of College Boulevard in the City of Leawood, Kansas as follows:

Improving College Boulevard from Tomahawk Creek Parkway to El Monte Street in the City of Leawood, including certain utility main improvements, burial of overhead power lines, concrete curb and gutter, asphalt pavement, storm drainage, sidewalks, street lighting and such other appurtenances as are required pursuant to the final plans approved by the City of Leawood

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And

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Section 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

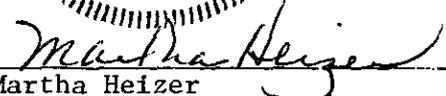
Section 9. This resolution shall take effect after its passage and publication once in the official city newspaper.

Section 10. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of November, 1999.



Attest


 Martha Heizer
 City Clerk


 Peggy Dunn
 Mayor

The Legal Record

Lewis Legal News, Inc.
213 E. Santa Fe, Suite 2
Olathe, KS 66061

RES1484

Publication Fees: \$91.60

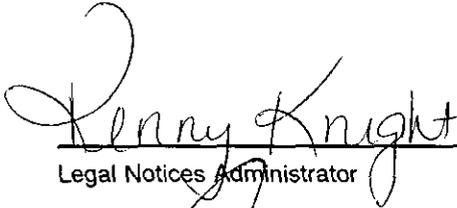
CITY OF LEAWOOD
4800 TOWN CENTER DR
LEAWOOD, KS 66211

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Penny Knight, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Administrator of The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office as second class matter (now called periodicals class). That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by

the following case number, if any) for 1 consecutive week(s), as follows:

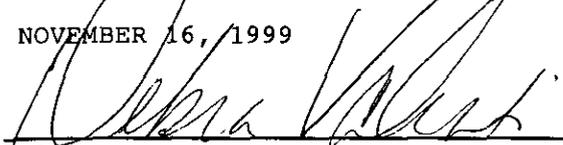
RESOLUTION NO. 1484--11/16/99



Legal Notices Administrator

Subscribed and sworn to before me on this date:

NOVEMBER 16, 1999



Notary Public

DEBRA VALENTI
Notary Public - State of Kansas

My appointment expires: August 21, 2003.

\$91.60

RESOLUTION NO. 1484

First published in The Legal Record, Tuesday, November 16, 1999.

RESOLUTION NO. 1484

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF COLLEGE BOULEVARD FROM TOMAHAWK CREEK PARKWAY TO EL MONTE STREET WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas,

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the improvement of College Boulevard from Tomahawk Creek Parkway to El Monte Street in the City of Leawood, as more specifically described hereinafter.

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CONTINUED ON NEXT PAGE

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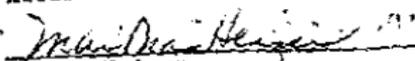
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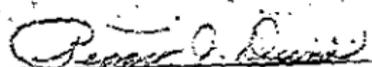
Section 10. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15 day of November, 1999.

(S E A L)

Attest:


Martha Heizer
City Clerk


Peggy Dunn
Mayor

RESOLUTION NO. 1485

A RESOLUTION DESIGNATING HOLIDAYS FOR THE YEAR 2000 IN ACCORDANCE WITH THE PERSONNEL RULES AND REGULATIONS OF THE CITY OF LEAWOOD, KANSAS.

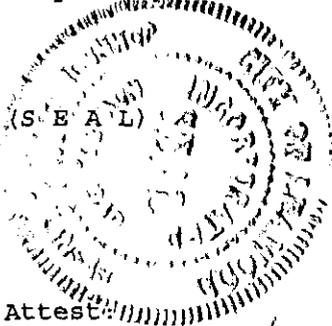
WHEREAS, Section 9-2 of the "Personnel Rules and Regulations", as published in December, 1992, and as from time to time amended, requires that holidays for all regular employees of the City of Leawood be confirmed by resolution of the City Council each year; and

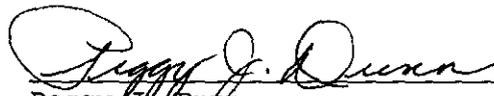
WHEREAS, after review of the holiday dates in 2000, staff recommends that the following schedule be adopted;

NOW, THEREFORE, BE IT RESOLVED that the City Hall of Leawood, Kansas, shall be closed on the following holiday dates in 2000:

New Year's Day	December 31, 1999 (Fri.) (approved by resolution in Dec. 1998 for 1999)
President's Day (3rd Monday-February)	February 21
Memorial Day (last Monday-May)	May 29
Independence Day	July 4
Labor Day (1st Monday-September)	September 4
Thanksgiving (4th Thurs./Fri.-November)	November 23/24
Christmas	December 25

Adopted by the Governing Body this 6th day of December, 1999.




Peggy J. Dunn Mayor

Attest:

Martha Heizer City Clerk

repealed by Res. 1654

A RESOLUTION DECLARING THE BOUNDARIES OF THE CITY OF LEAWOOD, KANSAS.

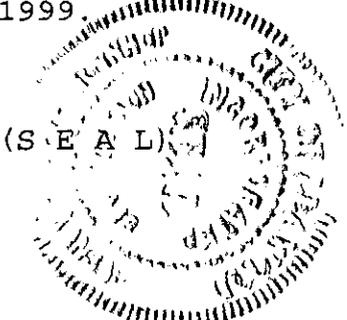
WHEREAS, a tract of land was deannexed from the City of Leawood by Ordinance No. 1774 which took effect June 8, 1999; and

WHEREAS, K.S.A. 12-517 states that before the last day of December in any year in which any territory has been added to or excluded from any city, the governing body of such city shall declare by resolution the entire boundary of the city;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Leawood, Kansas, hereby declares that the area described in Exhibit A attached hereto is the entire boundary of the City of Leawood as of the date hereof; and

BE IT FURTHER RESOLVED that in accordance with K.S.A. 12-518, the City Clerk of the City of Leawood shall file a certified copy of this resolution with the County Clerk, the Register of Deeds, and the Election Commissioner of Johnson County, Kansas. She shall also file a certified copy of this resolution with the state transportation engineer.

Adopted by the Governing Body this 6th day of December, 1999.



Peggy B. Dunn
Peggy B. Dunn Mayor

Attest:

Martha Heizer
Martha Heizer City Clerk



Tuttle Ayers Woodward Co. founded 1885
Shelton Griffith Sherley, Inc. founded 1946
A.C. Kirkwood & Associates founded 1947
Hamilton & Associates, Inc. founded 1981

October 12, 1993
(Revised November 30, 1995)
(Revised November 25, 1996)
(Revised December 2, 1997)
(Revised November 30, 1999)

EXHIBIT A

REVISED
LEGAL DESCRIPTION FOR
CITY OF LEAWOOD BOUNDARY
JOHNSON COUNTY, KANSAS

Beginning at the Northeast corner of fractional Section 11, Township 13, Range 25, Johnson County, Kansas; thence South, along the East line of said fractional Section 11 along the East line of fractional Section 14, Township 13, Range 25, of said Johnson County, along the East line of fractional Section 23, Township 13, Range 25, of said Johnson County, along the East line of fractional Section 26, Township 13, Range 25, along the East line of fractional Section 35, Township 13, Range 25, of said Johnson County, and along the East line of fractional Section 2, Township 14, Range 25, of said Johnson County, to the Southeast corner of the North 20 acres of said fractional Section 2; thence West, along the South line of the North 20 acres of said fractional Section 2, to the Southwest corner thereof; thence South, along the West line of said fractional Section 2, to the Southeast corner of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 3, Township 14, Range 25, of said Johnson County; thence West, along the South line of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 3, to the Southwest corner thereof; thence South, along the West line of the SE $\frac{1}{4}$ of said Section 3, to the Southwest corner thereof; thence East, along the South line of the SE $\frac{1}{4}$ of said Section 3 and along the North line of the NE $\frac{1}{4}$ of Section 10, Township 14, Range 24, to a point 156.30 feet East of

- Civil Engineers
- Electrical Engineers
- Mechanical Engineers
- Landscape Architects
- Land Surveyors
- Land Planners
-

Shaffer, Kline & Warren, Inc.
Chillicothe, Missouri
Kansas City, Missouri
Macon, Missouri

Shelton Griffith Sherley, Inc.
Jola, Kansas

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the West line of Lot 31, MASTIN GARDENS, a subdivision of land (now vacated), of said Johnson County; thence South, along a line 156.30 feet East of and parallel to the West line and its extension of said Lot 31, to a point on the centerline of the abandoned right-of-way of the St. Louis and San Francisco Railway Company, as formerly established; thence Southwesterly, along the centerline of said railway, to its intersection with the West line of the NE $\frac{1}{4}$ of said Section 10, said point also being on the East line of the NW $\frac{1}{4}$ of said Section 10; thence South, along the East line of the North fifty acres of the NW $\frac{1}{4}$ of said Section 10, to the Southeast corner thereof; thence West, along the South line of the North fifty acres of the NW $\frac{1}{4}$ of said Section 10, to a point 2409.6 feet East of the West line of the NW $\frac{1}{4}$ of said Section 10; thence S 0° 09' 53" W, along a line parallel to the West line of the NW $\frac{1}{4}$ of said Section 10, to a point 1320 feet South of the North line of the South 110 acres of the NW $\frac{1}{4}$ of said Section 10; thence S 89° 53' 15" W, a distance of 1411.14 feet; thence N 23° 31' 14" W, a distance of 174.61 feet; thence Northeasterly, on a curve to the left having an initial tangent bearing of N 66° 28' 46" E and a radius of 325 feet, for a distance of 91.68 feet; thence Northwesterly, on a curve to the right having an initial tangent bearing of N 47° 40' 05" W and a radius of 225 feet, for a distance of 50.13 feet; thence Southwesterly, on a curve to the right having an initial tangent bearing of S 50° 36' 32" W and a radius of 275 feet, for a distance of 203.94 feet; thence N 00° 54' 18" E, a distance of 137.61 feet; thence N 15° 30' 00" W, a distance of 113.00 feet; thence N 44° 12' 00" W, a

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distance of 105.00 feet; thence N 73° 30' 00" W, a distance of 116.00 feet; thence S 65° 00' 00" W, a distance of 115.00 feet; thence N 08° 00' 00" W, a distance of 83.00 feet; thence N 00° 09' 53" E, parallel with the West line of said NW $\frac{1}{4}$, a distance of 129.93 feet; thence N 89° 50' 07" W, a distance of 225.32 feet; thence Southwesterly, on a curve to the left having a radius of 225 feet, for a distance of 63.85 feet; thence Southwesterly, on a curve to the right having an initial tangent bearing of S 73° 54' 16" W and a radius of 200 feet, for a distance of 56.76 feet; thence N 89° 50' 07" W, a distance of 110.00 feet, to a point on the West line of the NW $\frac{1}{4}$ of said Section 10 and 632 feet South of the North line of the South 110 acres of the NW $\frac{1}{4}$ of said Section 10; thence South, along the West line of said Section 10, to the Southeast corner of the NE $\frac{1}{4}$ of Section 9, Township 14, Range 25 of said Johnson County; thence West, along the South line of the NE $\frac{1}{4}$ of said Section 9, to the Southwest corner thereof; thence West, along the South line of the NW $\frac{1}{4}$ of said Section 9, to a point 230 feet East of the Southwest corner thereof; thence North, parallel to the West line of the NW $\frac{1}{4}$ of said Section 9, a distance of 189 feet; thence West, parallel to the South line of the NW $\frac{1}{4}$ of said Section 9, a distance of 230 feet, to a point on the West line thereof; thence North, along the West line of the NW $\frac{1}{4}$ of said Section 9, to the Northwest corner thereof, said point also being the Southwest corner of Section 4, Township 14, Range 25 of said Johnson County; thence North, along the West line of said Section 4, to the Northwest corner thereof; thence continuing North, along the West line of Section 33,

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Township 13, Range 25, Johnson County, Kansas, to the Northwest corner of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 33; thence East, along the North line of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 33, to the East line of the $SW\frac{1}{4}$ of said Section 33; thence North, along the East line of the $SW\frac{1}{4}$ of said Section 33, to the Northeast corner thereof; thence West, along the South line of the $NW\frac{1}{4}$ of said Section 33, to the Southwest corner thereof; thence North, along the West line of the $NW\frac{1}{4}$ of said Section 33, to the Westerly extension of the North right-of-way line of 137th Street as now established; thence Easterly, along the North right-of-way line of said 137th Street, to a point on the West line of the East 68 acres of the $NW\frac{1}{4}$ of said Section 33; thence North along the West line of the East 68 acres of the $NW\frac{1}{4}$ of said Section 33, to a point 824.10 feet South of the North line thereof; thence West, along a line parallel with the North line of the $NW\frac{1}{4}$ of said Section 33, to a point 370 feet West of the East line of the East 68 acres thereof; thence North, along a line 370 feet West of and parallel to the West line of the East 68 acres of the $NW\frac{1}{4}$ of said Section 33, to a point on the North line thereof; thence West, along the North line of said Section 33, and along the South line of Section 28, Township 13, Range 25, Johnson County, Kansas, to the Southwest corner of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 28; thence North, along the West line of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 28, to the Northwest corner thereof; thence East, along the North line of said $E\frac{1}{2}$ to the Northeast corner thereof; thence North along the West line of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 28, to the Northwest corner of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 28;

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thence West, along the South line of the NW $\frac{1}{4}$ of said Section 28, to the Southwest corner of the NW $\frac{1}{4}$ of said Section 28; thence North, along the West line of the NW $\frac{1}{4}$ of said Section 28, to the Northwest corner thereof; thence continuing North, along the West line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21, Township 13, Range 25, Johnson County, Kansas, to the Northwest corner thereof; thence East, along the North line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, to a point on the centerline of Tomahawk Creek; thence Northeasterly, along the centerline of said Tomahawk Creek, to its intersection with the East line of the NW $\frac{1}{4}$ of said Section 21, said point being 170 feet North of the Southeast corner of the NW $\frac{1}{4}$ of said Section 21; thence East, along a line perpendicular to the West line of the NE $\frac{1}{4}$ of Section 21, a distance of 150 feet; thence continuing along a line that deflects 18° to the left from the last described course, a distance of 115.51 feet; thence continuing along a line that deflects 44° to the left from the last described course, a distance of 198.8 feet; thence continuing along a line that deflects 47° 20' to the right from the last described course, a distance of 460.14 feet; thence continuing along a line that deflects 57° 10' 30" to the left from the last described course, a distance of 605.19 feet; thence continuing along a line that deflects 18° 05' 30" to the left from the last described course, a distance of 537.85 feet; thence continuing along a line that deflects 90° to the left from the last described course, a distance of 74.13 feet; thence continuing West, along an extension of the last described course, a distance of 418.72 feet; thence continuing along a line

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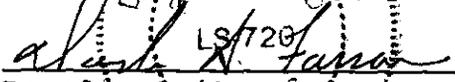
that deflects $81^{\circ} 05' 26''$ to the right from the last described course, a distance of 176.0 feet; thence continuing along a line that deflects $83^{\circ} 51' 01''$ to the left from the last described course, a distance of 470.65 feet, to a point on the West line of the NE $\frac{1}{4}$ of said Section 21, said point being 1762.6 feet North of the Southwest corner of the NE $\frac{1}{4}$ of said Section 21; thence North, along the West line of the NE $\frac{1}{4}$ of said Section 21, to the N $\frac{1}{2}$ corner of said Section 21, said point also being on the South line of Section 16, Township 13, Range 25, of said Johnson County, Kansas; thence West, along the South line of said Section 16, to the Southwest corner thereof; thence North, along the West line of said Section 16, to the Northwest corner thereof; thence East, along the North line of said Section 16, to a point 1097 feet, more or less, East of the Northwest corner of the NE $\frac{1}{4}$ of said Section 16, said point being in the right-of-way of a public road, as said road is now constructed and used; thence Northerly, Northeasterly and Easterly, along the right-of-way of a public road, as said road is now constructed and used, to a point on the East line of the SE $\frac{1}{4}$ of Section 9, Township 13, Range 25, of said Johnson County, Kansas, said point being 1293.01 feet North of the Southeast corner thereof; thence North, along the West line of Section 10 and 3, Township 13, Range 25, of said Johnson County, Kansas, to the Southwest corner of the NW $\frac{1}{4}$ of said Section 3; thence East, along the South line of the NW $\frac{1}{4}$ of said Section 3, to the Southeast corner thereof; thence North, along the East line of the NW $\frac{1}{4}$ of said Section 3, to the Northeast corner thereof; thence West, along the North line of said Section 3, to the

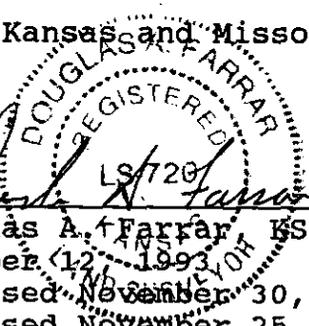
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Northwest corner thereof; thence North, along the West line of Sections 34 and 27, Township 12, Range 25, of said Johnson County, Kansas, to the Northwest corner of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 27; thence East, along the North line of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 27; thence East, along the North line of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 27, to the Southwest corner of the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 27; thence North, along the West line of the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 27, to the Northwest corner thereof; thence North, along the West line of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of said Section 27, to the Northwest corner thereof; thence East, along the North line of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of said Section 27, to the Northeast corner thereof; thence North, along the West line of the $NE\frac{1}{4}$ of said Section 27, to the centerline of Somerset Drive, as now located; thence Northeasterly and Easterly, along the centerline of said Somerset Drive, to its intersection with the North line of the $S\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of said Section 27; thence East, along the North line of the $S\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of said Section 27, to the East line of said Section 27; thence North, along the East line of said Section 27, said line also being the West line of NEL-ARO, a subdivision of land in Johnson County, Kansas, to its intersection with the Westerly extension of the South line of Lot 3, of said NEL-ARO; thence East, along the South line of said Lot 3 and its extensions, to the East line of fractional Section 26, Township 12, Range 25, of said Johnson County, Kansas; thence South, along the East line of said fractional Section 26 and the East line of fractional Section 35, Township 12, Range 25, of said Johnson County, Kansas, and the East line of fractional

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Section 2, Township 13, Range 25, of said Johnson County,
Kansas, said line also being the common line between the
States of Kansas and Missouri, to the point of beginning.

By: 
Douglas A. Farrar, KS LS-720
October 12, 1993
(Revised November 30, 1995)
(Revised November 25, 1995)
(Revised December 2, 1997)
(Revised November 30, 1999)



RESOLUTION NO. 1487

The Leawood City Council has considered the request for approval of a final plat for Steeplechase 3rd located approximately ½ mile east of Mission Road and ½ mile south of 143rd and hereby finds the following:

WHEREAS, the plat consists of 69 single-family homes on 28.6 acres yielding a density of 2.41 units per acre, and

WHEREAS, the Comprehensive Plan shows this area as Low Density Residential, and the request complies with the low-density designation, and

WHEREAS, the Property is zoned R-1, single family residential. A "grandfathered" lot size of 12,000 square feet lot is allowed within Steeplechase. This is true because the property was zoned when the minimum lot size in R-1 was at the reduced size, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to 69 single-family lots.
2. The developer must pay a Park Impact Fee in the amount of \$300 per dwelling unit. The amount to be paid prior to recording of the plat is \$20,700.
3. Street names shall be changed as follows: Mohawk to 147th Street, Cherokee to Reinhart, High Drive to Falmouth, High Court to 146th Street, and 146th Street to 145th Terrace.
4. Lot 223 shall show a setback of 35 feet from 145th Terrace.
5. The bearing shown on the plat shall be corrected to accurately match the legal description (i.e. N89°40'41" along the south property line and S42°11'20" near Lot 230.
6. Johnson County shall be shown in the lower right title block.
7. An erosion control plan for both construction and long term must be a part of the final engineering plans. The City Engineer must approve these plans.
8. All streets within the subdivision will be public. The developer or Homes Association will maintain any plantings or statuary within the street right-of-way.
9. The applicant shall continue to work with staff on a possible fence, berm, or other barrier along the south property line adjacent to the future park.
10. Sidewalks are required per street construction standards. A sidewalk plan must be submitted to and approved by Public Works prior to issuance of any building permits.

11. Street trees must be installed (planted 40 feet apart on center) on both sides of all public streets.
12. All utilities must be placed underground.
13. All regulations of the public works department must be resolved prior to recording of the plat.
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Steeplechase 3rd Phase with stipulations.

Adopted by the Governing Body this 6th day of December, 1999.

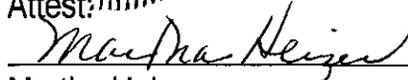




Peggy J. Dunn

Mayor

Attest:



Martha Heizer

City Clerk

RESOLUTION NO. 1488

The Leawood City Council has considered the request for approval of a final plat for Steeplechase 4th located approximately ¼ mile east of Mission Road and ½ mile south of 143rd Street and hereby finds the following:

WHEREAS, the plat consists of 49 single-family homes on 24.07 acres yielding a density of 2.03 units per acre, and

WHEREAS, the Comprehensive Plan shows this area as low density residential and the request complies with the low density designation, and

WHEREAS, the property is zoned R-1, single family residential. A "grand fathered" lot size of 12,000 square feet lot is allowed within Steeplechase. This is true because the property was zoned when the minimum lot size in R-1 was at the reduced size, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The development is limited to 49 single-family lots.
2. The developer must pay a Park Impact Fee in the amount of \$300 per dwelling unit. The amount to be paid prior to recording of the plat is \$14,700.
3. Windsor shall be changed to 147th Street.
4. Johnson County shall be shown in the lower right title block.
5. An erosion control plan for both construction and long term must be a part of the final engineering plans. The City Engineer must approve these plans.
6. All streets within the subdivision will be public. The developer or Homes Association will maintain any plantings or statuary within the street right-of-way.
7. Sidewalks are required per street construction standards. A sidewalk plan must be submitted to and approved by Public Works prior to issuance of any building permits.
8. Street trees must be installed (planted 40 feet apart on center) on both sides of all public streets.
9. The applicant shall continue to work with staff on a possible fence, berm, or other barrier along the south property line adjacent to the future park.
10. All utilities must be placed underground.
11. All regulations of the public works department must be resolved prior to recording of the plat.

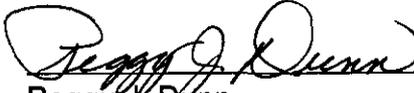
12. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through twelve.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of Steeplechase 4th Phase with stipulations.

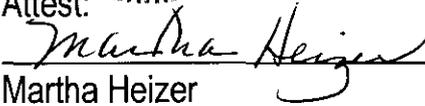
Adopted by the Governing Body this 6th day of December, 1999.




Peggy J. Dunn

Mayor

Attest:


Martha Heizer

City Clerk

*Published in The
League Record 12/7/99*

A RESOLUTION FINDING AS TO THE ADVISABILITY OF AND AUTHORIZING THE IMPROVEMENT, REIMPROVEMENT, EXCAVATION AND REPAIR OF THE DAMAGED SECTIONS OF ALL ROADS WITHIN THE NORMANDY PLACE SUBDIVISION AND CERTAIN STORM WATER DRAINAGE IMPROVEMENTS WITHIN SAID SUBDIVISION, ALL WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition and as described herein (the "Improvement District"), proposing the improvement, reimprovement, excavation and repair of the damaged sections of all roads within the Normandy Place Subdivision and certain storm water drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter.

NOW THEREFORE, Be It Resolved by the Governing Body of the City of Leawood, Kansas:

Section 1. That the Governing Body hereby finds and determines that it is necessary and in the public interest that an improvement consisting of the following be made, to wit:

the excavation and repair of the damaged sections of all roads within the Normandy Place subdivision; two inch rotomilling of the road surface; liquid asphalt emulsion and Phillips Petromat applied to the milled surface; a two inch overlay of the milled surface; repair of all damaged curbs; install one new storm inlet; install erosion control device to storm outlet south of box culvert on east bank of creek; install subsurface drainage systems at each of the four cul-de-sac islands and install bracing to the southeast and southwest wind walls of the box culvert.

Section 2. That the estimated or probable cost of said improvement, including engineering, legal and financing costs and interest during the period estimated for construction is Two Hundred Thousand Dollars (\$200,000.00).

Section 3. That the Governing Body hereby further finds and finally determines that the boundaries of the Improvement District against which the costs of said improvement shall be assessed are hereby established and fixed as the following described property within Leawood, Johnson County, Kansas:

All of Normandy Place First Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Third

Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Fourth Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas.

Section 4. That the method of assessment of the share of costs apportioned to the Improvement District shall be as follows:

The cost of the improvements will be divided equally among the fifty-eight (58) tracts within the Normandy Place Subdivision upon which homes have been constructed and which tracts comprise the Improvement District described in Section 3 of this Resolution.

Section 5. The proposed apportionment of costs between the Improvement District and the city at-large is 100 percent (100%) to be assessed against the Improvement District and zero percent (0%) to be paid by the city at-large.

Section 6. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

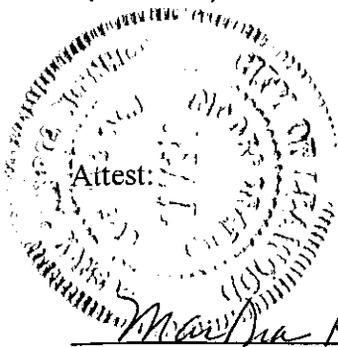
Section 7. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

Section 8. This resolution shall take effect after its passage and publication once in the official city newspaper.

Section 9. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing body this 6th day of December, 1999.

(S E A L)



Martha Heizer
Martha Heizer, City Clerk

Peggy Dunn
Peggy Dunn, Mayor

3069401

STATE OF KANSAS]
COUNTY OF JOHNSON]
FILED FOR RECORD

1999 DEC 13 P 3: 25.5

CERTIFICATE

1000

SARA F. ULLMANN
REGISTER OF DEEDS

State of Kansas)
County of Johnson)
City of Leawood)

I, Martha Heizer, City Clerk of the City of Leawood, Kansas, hereby certify that the attached is a true and correct copy of Resolution No. 1489 as the same appears in my office.

In testimony whereof, I have hereunto signed my name and affixed the Seal of said City this 9th day of December, 1999.



Martha Heizer

Ret: City of Leawood
4800 Town Center Dr
Leawood KS 66211

RESOLUTION NO. 1489

A RESOLUTION FINDING AS TO THE ADVISABILITY OF AND AUTHORIZING THE IMPROVEMENT, REIMPROVEMENT, EXCAVATION AND REPAIR OF THE DAMAGED SECTIONS OF ALL ROADS WITHIN THE NORMANDY PLACE SUBDIVISION AND CERTAIN STORM WATER DRAINAGE IMPROVEMENTS WITHIN SAID SUBDIVISION, ALL WITHIN THE CITY OF LEAWOOD, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition and as described herein (the "Improvement District"), proposing the improvement, reimprovement, excavation and repair of the damaged sections of all roads within the Normandy Place Subdivision and certain storm water drainage improvements within said subdivision, all within the City of Leawood, Kansas, as more specifically described hereinafter.

NOW THEREFORE, Be It Resolved by the Governing Body of the City of Leawood, Kansas:

Section 1. That the Governing Body hereby finds and determines that it is necessary and in the public interest that an improvement consisting of the following be made, to wit:

the excavation and repair of the damaged sections of all roads within the Normandy Place subdivision; two inch rotomilling of the road surface; liquid asphalt emulsion and Phillips Petromat applied to the milled surface; a two inch overlay of the milled surface; repair of all damaged curbs; install one new storm inlet; install erosion control device to storm outlet south of box culvert on east bank of creek; install subsurface drainage systems at each of the four cul-de-sac islands and install bracing to the southeast and southwest wind walls of the box culvert.

Section 2. That the estimated or probable cost of said improvement, including engineering, legal and financing costs and interest during the period estimated for construction is Two Hundred Thousand Dollars (\$200,000.00).

Section 3. That the Governing Body hereby further finds and finally determines that the boundaries of the Improvement District against which the costs of said improvement shall be assessed are hereby established and fixed as the following described property within Leawood, Johnson County, Kansas:

All of Normandy Place First Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Third

Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas; and all of Normandy Place Fourth Plat, a subdivision in the City of Leawood, Johnson County, Kansas, except those tracts owned by Normandy Place Homes Association, Inc., and used as common areas.

Section 4. That the method of assessment of the share of costs apportioned to the Improvement District shall be as follows:

The cost of the improvements will be divided equally among the fifty-eight (58) tracts within the Normandy Place Subdivision upon which homes have been constructed and which tracts comprise the Improvement District described in Section 3 of this Resolution.

Section 5. The proposed apportionment of costs between the Improvement District and the city at-large is 100 percent (100%) to be assessed against the Improvement District and zero percent (0%) to be paid by the city at-large.

Section 6. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

Section 7. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

Section 8. This resolution shall take effect after its passage and publication once in the official city newspaper.

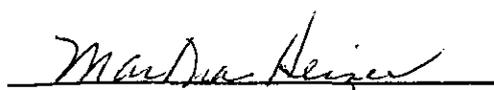
Section 9. The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing body this 6th day of December, 1999.

(S E A L)


Peggy Dunn, Mayor

Attest:


Martha Heizer, City Clerk

RESOLUTION NO. 1490

RESOLUTION PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY PURSUANT TO K.S.A. 6a01 ET SEQ. TO PROVIDE FUNDS TO PAY THE COSTS OF CERTAIN IMPROVEMENTS TO BE MADE WITHIN THE NORMANDY PLACE SUBDIVISION WITHIN THE CITY OF LEAWOOD, KANSAS, AND FOR THE ISSUANCE OF TEMPORARY NOTES OF THE CITY PENDING THE ISSUANCE OF SAID BONDS; EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF SUCH TEMPORARY NOTES AND GENERAL OBLIGATION BONDS; AND AUTHORIZING AND APPROVING CERTAIN RELATED MATTERS AND ACTIONS.

WHEREAS, the Governing Body of the City has heretofore found and determined that it is necessary and advisable to proceed with certain improvements to be made within the Normandy Place Subdivision within the City of Leawood (the "Projects") in one or more phases over the ensuing months, and to provide for the issuance of general obligation bonds of the City in an amount not to exceed \$200,000, for the purpose of financing the costs thereof and for the issuance of temporary notes of the City pending the issuance of said bonds; and

WHEREAS, Section 1.150-2 of the Income Tax Regulations issued by the Internal Revenue Service (the "Regulations") requires that the City make a prior declaration of its intent to reimburse itself for project expenditures made by the City prior to the date of issuance of notes or bonds, and the City desires to comply with the requirements of the Regulations with respect to this Projects.

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

Section 1. That the Governing Body of the City hereby expresses its intent to issue general obligation bonds of the City in an amount not to exceed \$200,000 to pay the costs of the Projects. Pending issuance of such bonds and in order to provide funds to pay the costs of the Projects, the City is hereby authorized to issue from time to time temporary notes of the City as provided by law.

Section 2. That to the extent the City shall pay all or any portion of the costs of the Projects from available funds on hand prior to the issuance of temporary notes or bonds, the City hereby declares that it reasonably expects to reimburse such expenditures out of the proceeds of such temporary notes and such general obligation bonds. All such expenditures so reimbursed shall be expenditures of the type described in Section 1.150-2(d)(3) of the Income Tax Regulations (the "Regulations").

Section 3. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. That as of the date hereof, there are not City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Projects, other than pursuant to the issuance of temporary notes or the bonds. This Resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

Section 5. That this Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of bonds.

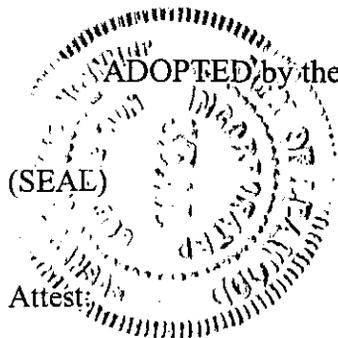
Section 6. That the City's Director of Finance shall be responsible for making any "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amounts of proceeds of the notes or the bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the Projects. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the notes or the bonds, shall specifically identify the actual prior expenditure being reimbursed or, in the case of reimbursement of a fund or account in accordance with Section 1.150-2, the fund or account from which the expenditure was paid, and shall be effective to relieve the proceeds of the notes or the bonds from any restrictions under the ordinance or other documents authorizing the issuance of such notes or the bonds, and under any applicable state statute, which would apply to the unspent proceeds of the notes or the bonds.

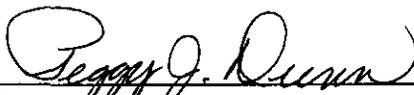
Section 7. This Resolution shall take effect from and after its passage and approval by the Governing Body.

ADOPTED by the Governing Body this 6th day of December, 1999.

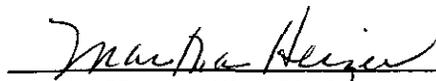
(SEAL)

Attest:





Peggy J. Durm, Mayor



Martha Heizer, City Clerk

RESOLUTION NO. 1491

The Leawood City Council has considered the request for approval of final plat for Hallbrook Office #1 located at approximately Overbrook and 111th Street and hereby finds the following:

WHEREAS, the property is zoned CP-2, Planned General Retail, and

WHEREAS, the property is master planned SD, Special Development, and

WHEREAS, the office building will be limited to a three-story building containing 84,385 square feet on 10.384 acres, and

WHEREAS, the project does meet all standards of the Leawood Development Ordinance, and

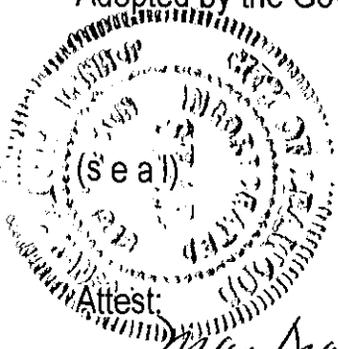
WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The building is limited to a three-story office building containing 84,385 square feet on 10.384 acres.
2. All landscape areas are to be irrigated.
3. A material board for the Hallbrook Commercial Center shall be submitted for review.
4. The applicant shall pay the art impact fee of \$8,438.50 prior to recording of the plat.
5. All downspouts are to be enclosed.
6. *All roof top units must be screened from view as submitted.*
7. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
8. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.
9. The next phase of this development will require a new traffic study.
10. All existing wooded areas to the south of the parking lot are to remain.
11. The applicant must obtain all approvals and permits from the Public Works Department prior to recording of the plat.
12. The developer must install the required traffic signal at 112th Street and State Line Road.
13. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through thirteen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the final plat of the Hallbrook Office Building #1 with stipulations.

Adopted by the Governing Body this 20th day of December, 1999.



Peggy J. Dunn
Peggy J. Dunn

Mayor

Attest:
Martha Heizer
Martha Heizer City Clerk

RESOLUTION NO. 1492

The Leawood City Council has considered the request for approval of rezoning property from AG to CP-1 to CP-2, Preliminary site plan and preliminary plat for Giblin Commerce Center located at the northwest corner of 143rd and Kenneth Road and hereby finds the following:

WHEREAS, the project is limited to three lots on 6.19 acres, and

WHEREAS, the project will be limited to three buildings with a total square footage of 26,030, and

WHEREAS, the development has been revised to include the improvements suggested by the traffic study, and

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

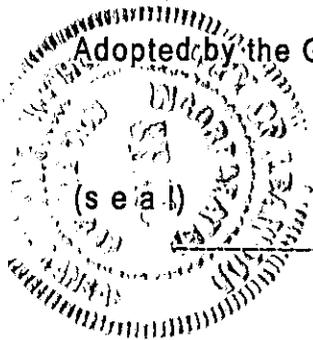
1. The project is limited to three lots on 6.19 acres.
2. The buildings are limited to one-story and 26,030 square feet.
3. The corner lot is limited to CP-2 zoning district with the two end lots being zoned CP-1.
4. The bank building and retail center are permitted one wall sign per tenant, which meets the Development Ordinance size regulations. The convenience store is permitted a monument sign which advertises gas prices and the proposed restaurant. Drawings for the proposed monument sign shall be submitted at final plan application.
5. The applicant is responsible for 143rd Street fee of \$130 / front foot.
6. The applicant is responsible for an art impact fee in the amount of \$.10 / square foot of finished floor area prior to building permit.
7. A park impact fee in the amount of \$.10 / square foot of finished floor area is required prior to building permit.
8. All landscape areas are to be irrigated.
9. As per the traffic study, a right turn lane to the driveway along Kenneth, a left turn lane for the east bound approach at 143rd and Kenneth shall be provided, and 25 percent of the cost for a traffic signal at 143rd and Kenneth.
10. All downspouts are to be enclosed.
11. All roof top units must be screened from view.
12. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
13. A more detailed landscape plan must be submitted with final application.
14. The lighting plans and fixtures must be included in the final application.
15. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.

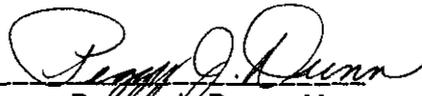
16. Materials board must be submitted at the time of final site plan application.
17. The applicant must obtain all approvals and permits from the Public Works Department, per the public works memo, prior to recording the plat.
18. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eighteen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the rezoning from AG to CP-1 and CP-2, preliminary site plan and preliminary plat for Giblin Commerce Center with stipulations.

Adopted by the Governing Body this 20th day of December, 1999.

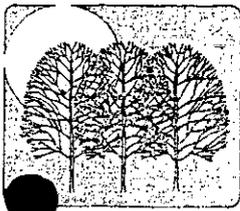



Peggy J. Dunn, Mayor

Attest:



Martha Heizer, City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

November 22, 1999

To: Diane Binckley, Department of Planning and Development

From: Shahram Pourazari, P.E., City Engineer
Public Works Department *SP*

Re: Preliminary Site Plan and Plat
Giblin Commerce Center
Case No. 44 - 99

The Public Works Department has reviewed the preliminary site plan and plat for the referenced project and would like to make the following stipulations part of the plat approval process.

Preliminary Site Plan

1. Several issues listed in our memorandum dated July 21, 1999 were not addressed with this submittal. These items are listed below:

- All preliminary site plans submitted to the City of Leawood shall be signed and sealed by a registered professional engineer in the state of Kansas.
- Show the location of the existing open channel, for a minimum of 200 feet beyond the limits of the plat, which flows in a southerly direction through Camden Woods and the Bi-State Business Development Park.
- Show the existing lake and dam located in the Highlands Ranch subdivision.
- Commercial entrances shall be constructed in accordance with the City of Leawood Standard Detail- DW 3. All commercial drives shall be concrete construction.
- Indicate the width of all entrances and the curb return radius on the site plan.
- Provide a conceptual plan of the proposed storm drainage system for the storm water management of the site. Runoff shall be intercepted on-site and conveyed to the existing downstream pipe system. Extend the public storm sewer system to serve the site. Indicate on the site plan how runoff from the open field will be handled. The existing downstream drainage system shall be analyzed to confirm the system is hydraulically adequate to convey the additional runoff from the development. If the downstream system is not adequate on-site detention facilities shall be provided, or downstream off-site improvements shall be made to accommodate the additional runoff generated from this development.
- The developer shall submit a storm drainage study to the Engineering Division of the Public Works Department documenting stormwater management issues discussed above. The study shall be prepared by a professional engineer registered in the state of Kansas. The study shall be submitted in a report format (spiral bound with cover) sealed, signed and dated by the engineer including appropriate text tables and figures.
- The developer shall submit to the City a copy of the N.P.D.E.S. land disturbance permit from the Kansas Department of Health and Environment prior to any grading work at the site.

2. The site plan appears to have incorporated all of the recommendations included in the Traffic Impact Analysis prepared by Olsson Associates dated (October 1999). Confirm the right-turn lane for south bound traffic will be constructed at the intersection of 143rd Street and Kenneth Road. Confirm an acceleration lane for westbound traffic will be constructed on 143rd Street west of Kenneth. Confirm

the left-turn lane for east bound traffic will be constructed at the intersection of 143rd Street and Kenneth Road. Confirm the recommended striping for the westbound approach to the intersection will be completed. Pavement striping plans shall be prepared and included with the street construction plans.

3. A separate set of street and storm drainage improvement plans is required for the widening along Kenneth Rd.
4. The developer shall pay a road impact fee of \$130 per front footage to cover the portion of the cost for the future street improvements.

Preliminary Plat

1. Several items remain outstanding that were listed in our memorandum dated July 21, 1999. These items are listed below:
 - Identify the book and page number for the existing Williams Brothers Pipeline easement on the south side of the property.
 - Delete the topographic information from the plat.
 - Identify the lots on the plat such as Lot 1 and Lot 2 or 3.
 - Provide a 10-foot utility easement around the perimeter of the plat and add the City's standard utility easement language.
 - Remove the drainage area map from the plat and include it in the storm drainage study. Include an off-site drainage area map with the study to justify the existing limits of the 7 acre watershed.
 - Delete the notes from the plat.

If you have any questions regarding this matter, please feel free to contact me at extension 132

bgs

cc: Public Works Book
File

RESOLUTION NO. 1493

A resolution of the City of Leawood, Kansas establishing a supplemental retirement plan for City employees

WHEREAS, the City of Leawood has employees rendering valuable services; and

WHEREAS, the establishment of a money purchase retirement plan benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and

WHEREAS, the City of Leawood desires that its money purchase retirement plan be administered by the ICMA Retirement Corporation and that the funds held by such plan be invested in the ICMA Retirement Trust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation plans:

NOW THEREFORE BE IT RESOLVED that the City of Leawood hereby establishes a money purchase retirement plan (the "plan") in the form of:

The ICMA Retirement Corporation Governmental Money Purchase & Trust pursuant to the specific provisions of the Adoption Agreement (copy attached hereto).

The Plan shall be maintained for the exclusive benefit of eligible employees and their beneficiaries; and

BE IT FURTHER RESOLVED that the City of Leawood hereby executes the Declaration of Trust of the ICMA Retirement Trust, attached hereto, intending this execution to be operative with respect to any retirement or deferred compensation plan subsequently established by the City of Leawood, if the assets of the plan are to be invested in the ICMA Retirement Trust.

BE IT FURTHER RESOLVED that the City of Leawood hereby agrees to serve as trustee under the Plan and to invest funds held under the Plan in the ICMA Retirement Trust; and

BE IT FURTHER RESOLVED that the Human Resources Director shall be the coordinator for the Plan; shall receive reports, notices, etc., from the ICMA Retirement Corporation or the ICMA Retirement Trust; shall cast, on behalf of the City of Leawood, any required votes under the ICMA Retirement Trust; and may delegate any administrative duties relating to the Plan to appropriate departments; and

BE IT FURTHER RESOLVED that the City of Leawood hereby authorizes the City Administrator to execute all necessary agreements with the ICMA Retirement Corporation incidental to the administration of the Plan.

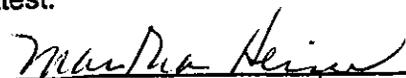
BE IT FURTHER RESOLVED that the Governing Body of the City of Leawood approves and supports the supplemental retirement program.

Adopted by the Governing Body this 20th day of December, 1999




Peggy Dunn, Mayor

Attest:


Martha Heizer, City Clerk

DECLARATION OF TRUST

OF

ICMA RETIREMENT TRUST

ARTICLE I. NAME AND DEFINITIONS

Section 1.1 Name: The name of the trust created hereby is the ICMA Retirement Trust.

Section 1.2 Definitions: Wherever they are used herein, the following terms shall have the following respective meanings:

- (a) **By-laws.** The by-laws referred to in Section 4.1 hereof, as amended from time to time.
- (b) **Deferred Compensation Plan.** A deferred compensation plan established and maintained by a Public Employer for the purpose of providing retirement income and other deferred benefits to its employees in accordance with the provision of section 457 of the Internal Revenue Code.
- (c) **Employees.** Those employees who participate in Qualified Plans and/or Deferred Compensation Plans.
- (d) **Employer Trust.** A trust created pursuant to an agreement between RC and a Public Employer, or an agreement between RC and a Public Employer for administrative services that is not a trust, in either case for the purpose of investing and administering the funds set aside by such Employer in connection with its Deferred Compensation agreements with its employees or in connection with its Qualified Plan.
- (e) **Investment Contract.** A non-negotiable contract entered into by the Retirement Trust with a financial institution that provides for a fixed rate of return on investment.
- (f) **ICMA.** The International City/County Management Association.
- (g) **ICMA Trustees.** Those Trustees elected by the Public Employers in accordance with the provisions of Section 3.1(a) hereof, who are also members or former members of the Executive Board of ICMA.

- (h) **RC Trustees.** Those Trustees elected by the Public Employers who, in accordance with the provisions of Section 3.1(a) hereof, are also members or former members of the Board of Directors of RC.
- (i) **Internal Revenue Code.** The Internal Revenue Code of 1986, as amended.
- (j) **Investment Adviser.** The Investment Adviser that enters into a contract with the Retirement Trust to provide advice with respect to investment of the Trust Property.
- (k) **Portfolios.** The separate commingled pools of investment established by the Investment Adviser to the Retirement Trust, under the supervision of the Trustees, for the purpose of providing investments for the Trust Property.
- (l) **Public Employee Trustees.** Those Trustees elected by the Public Employer who, in accordance with the provision of Section 3.1 (a) hereof, are full-time employees of Public Employers.
- (m) **Public Employer Trustees.** Public Employers who serve as trustees of the Qualified Plans or Deferred Compensation Plans.
- (n) **Public Employer.** A unit of state or local government, or any agency or instrumentality thereof, that has adopted a Deferred Compensation Plan or a Qualified Plan and has executed this Declaration of Trust.
- (o) **Qualified Plan.** A plan that is sponsored by a Public Employer for the purpose of providing retirement income to its employees and that satisfies the qualification requirements of Section 401 of the Internal Revenue Code.
- (p) **Public Employer Trust.** A trust that is established by a Public Employer in connection with its Qualified Plan and that satisfies the requirements of Section 501 of the Internal Revenue Code, or a trust established by a Public Employer in connection with its Deferred Compensation Plan and that satisfies the requirements of Section 457(b) of the Internal Revenue Code.
- (q) **RC.** The International City Management Association Retirement Corporation.
- (r) **Retirement Trust.** The Trust created by this Declaration of Trust.
- (s) **Trust Property.** The amounts held in the Retirement Trust as provided in Section 2.3. The Trust Property shall include any income resulting from the investment of the amounts so held.

- (t) Trustees. The Public Employee Trustees, ICMA Trustees and RC Trustees elected by the Public Employers to serve as members of the Board of Trustees of the Retirement Trust.

ARTICLE II. CREATION AND PURPOSE OF THE TRUST; OWNERSHIP OF TRUST PROPERTY

Section 2.1 Creation: (a) The Retirement Trust was created by the execution of this Declaration of Trust by the initial Trustees and Public Employers and is established with respect to each participating Public Employer by adoption of this Declaration of Trust.

(b) The Retirement Trust is hereby expressly made a part of the appropriate Qualified Plan or Deferred Compensation Plan of each Public Employer that executes or has executed this Declaration of Trust.

Section 2.2 Purpose and Participation: (a) The purpose of the Retirement Trust is to provide for the commingled investment of funds held by the Public Employers in connection with their Deferred Compensation and Qualified Plans. The Trust Property shall be invested in the Portfolios, in Investment Contracts, and in other investments recommended by the Investment Adviser under the supervision of the Board of Trustees. No part of the Trust Property will be invested in securities issued by Public Employers.

(b) Participation in the Retirement Trust is limited to (i) pension and profit-sharing trusts which are maintained by Public Employers and that are exempt under section 501(a) of the Internal Revenue Code because the Qualified Plans related thereto qualify under section 401(a) of the Internal Revenue Code and (ii) deferred compensation plans maintained by Public Employers under Section 457 of the Internal Revenue Code (and trusts maintained by such Public Employers in connection with such 457 plans).

Section 2.3 Ownership of Trust Property: (a) The Trustees shall have legal title to the Trust Property. The Trust Property shall be held as follows:

(i) for the Public Employer Trustees for the exclusive benefit of the Employees;
or

(ii) in the case of a Deferred Compensation Plan maintained by a Public Employer that has not established a Public Employer Trust for the plan, for the Public Employer as beneficial owner of the plan's assets.

(b) The portion of the corpus and income of the Retirement Trust that equitably belongs to any Public Employer Trust may not be used for or diverted to any purpose

other than for the exclusive benefit of the Employees (or their beneficiaries) who are entitled to benefits under such Public Employer Trust.

(c) No employer's Public Employer Trust may assign any part of its equity or interest in the Retirement Trust, and any purported assignment of such equity or interest shall be void.

ARTICLE III. TRUSTEES

Section 3.1 Number and Qualification of Trustees: (a) The Board of Trustees shall consist of nine Trustees. Five of the Trustees shall be full-time employees of a Public Employer (the Public Employee Trustees) who are authorized by such Public Employer to serve as Trustees. The remaining four Trustees shall consist of two persons who, at the time of election to the Board of Trustees, are members or former members of the Executive Board of ICMA, and two persons who, at the time of election, are members or former members of the Board of Directors of RC. One of the ICMA Trustees and one of the RC Trustees shall, at the time of election, be full-time employees of Public Employers.

(b) No person may serve as a Trustee for more than two terms in any ten-year period.

Section 3.2 Election and Term: (a) Except for the Trustees appointed to fill vacancies pursuant to Section 3.5 hereof, the Trustees shall be elected by a vote of a majority of the voting Public Employers in accordance with the procedures set forth in the By-Laws.

(b) At the first election of Trustees, three Trustees shall be elected for a term of three years, three Trustees shall be elected for a term of two years and three Trustees shall be elected for a term of one year. At each subsequent election, three Trustees shall be elected, each to serve for a term of three years and until his or her successor is elected and qualified.

Section 3.3 Nominations: The Trustees who are full-time employees of Public Employers shall serve as the Nominating Committee for the Public Employee Trustees. The Nominating Committee shall choose candidates for Public Employee Trustee in accordance with the procedures set forth in the By-Laws.

Section 3.4 Resignation and Removal: (a) Any Trustee may resign as Trustee (without need for prior or subsequent accounting) by an instrument in writing signed by the Trustee and delivered to the other Trustees and such resignation shall be effective upon such delivery, or at a later date according to the terms of the instrument. Any of the Trustees may be removed for cause, by a vote of a majority of the Public Employers.

(b) Each Public Employee Trustee shall resign his or her position as Trustee within sixty days of the date on which he or she ceases to be a full-time employee of a Public Employer.

Section 3.5 Vacancies: The term of office of a Trustee shall terminate and a vacancy shall occur in the event of his or her death, resignation, removal, adjudicated incompetency or other incapacity to perform the duties of the office of a Trustee. In the case of a vacancy, the remaining Trustees shall appoint such person as they in their discretion shall see fit (subject to the limitations set forth in this Section), to serve for the unexpired portion of the term of the Trustee who has resigned or otherwise ceased to be a Trustee. The appointment shall be made by a written instrument signed by a majority of the Trustees. The person appointed must be the same type of Trustee (i.e., Public Employee Trustee, ICMA Trustee or FIC Trustee) as the person who has ceased to be a Trustee. An appointment of a Trustee may be made in anticipation of a vacancy to occur at a later date by reason of retirement or resignation, provided that such appointment shall not become effective prior to such retirement or resignation. Whenever a vacancy shall occur, until such vacancy is filled as provided in this Section 3.5, the Trustees in office, regardless of their number, shall have all the powers granted to the Trustees and shall discharge all the duties imposed upon the Trustees by this Declaration. A written instrument certifying the existence of a vacancy signed by a majority of the Trustees shall be conclusive evidence of the existence of such vacancy.

Section 3.6 Trustees Serve in Representative Capacity: By executing this Declaration, each Public Employer agrees that the Public Employee Trustees elected by the Public Employers are authorized to act as agents and representatives of the Public Employers collectively.

ARTICLE IV. POWERS OF TRUSTEES

Section 4.1 General Powers: The Trustees shall have the power to conduct the business of the Trust and to carry on its operations. Such power shall include, but shall not be limited to, the power to:

- (a) receive the Trust Property from the Public Employers, Public Employer Trustees or the trustee or administrator under any Employer Trust;
- (b) enter into a contract with an Investment Adviser providing, among other things, for the establishment and operation of the Portfolios, selection of the Investment Contracts in which the Trust Property may be invested, selection of the other investments for the Trust Property and the payment of reasonable fees to the Investment Adviser and to any sub-investment adviser retained by the Investment Adviser;

- (c) review annually the performance of the Investment Adviser and approve annually the contract with such Investment Adviser;
- (d) invest and reinvest the Trust Property in the Portfolios, the Investment Contracts and in any other investment recommended by the Investment Adviser, but not including securities issued by Public Employers, provided that if a Public Employer has directed that its monies be invested in one or more specified Portfolios or in an Investment Contract, the Trustees of the Retirement Trust shall invest such monies in accordance with such directions;
- (e) keep such portion of the Trust Property in cash or cash balances as the Trustees, from time to time, may deem to be in the best interest of the Retirement Trust created hereby without liability for interest thereon;
- (f) accept and retain for such time as they may deem advisable any securities or other property received or acquired by them as Trustees hereunder, whether or not such securities or other property would normally be purchased as investment hereunder;
- (g) cause any securities or other property held as part of the Trust Property to be registered in the name of the Retirement Trust or in the name of a nominee, and to hold any investments in bearer form, but the books and records of the Trustees shall at all times show that all such investments are a part of the Trust Property;
- (h) make, execute, acknowledge, and deliver any and all documents of transfer and conveyance and any and all other instruments that may be necessary or appropriate to carry out the powers herein granted;
- (i) vote upon any stock, bonds, or other securities; give general or special proxies or powers of attorney with or without power of substitution; exercise any conversion privileges, subscription rights, or other options, and make any payments incidental thereto; oppose, or consent to, or otherwise participate in, corporate reorganizations or to other changes affecting corporate securities, and delegate discretionary powers and pay any assessments or charges in connection therewith; and generally exercise any of the powers of an owner with respect to stocks, bonds, securities or other property held as part of the Trust Property;
- (j) enter into contracts or arrangements for goods or services required in connection with the operation of the Retirement Trust, including, but not limited to, contracts with custodians and contracts for the provision of administrative services;

- (k) borrow or raise money for the purposes of the Retirement Trust in such amount, and upon such terms and conditions, as the Trustees shall deem advisable, provided that the aggregate amount of such borrowings shall not exceed 30% of the value of the Trust Property. No person lending money to the Trustees shall be bound to see the application of the money lent or to inquire into its validity, expediency or propriety or any such borrowing;
- (l) incur reasonable expenses as required for the operation of the Retirement Trust and deduct such expenses from of the Trust Property;
- (m) pay expenses properly allocable to the Trust Property incurred in connection with the Deferred Compensation Plans, Qualified Plans, or the Employer Trust and deduct such expenses from that portion of the Trust Property to which such expenses are properly allocable;
- (n) pay out of the Trust Property all real and personal property taxes, income taxes and other taxes of any and all kinds which, in the opinion of the Trustees, are properly levied, or assessed under existing or future laws upon, or in respect of, the Trust Property and allocate any such taxes to the appropriate accounts;
- (o) adopt, amend and repeal the By-laws, provided that such By-laws are at all times consistent with the terms of this Declaration of Trust;
- (p) employ persons to make available interests in the Retirement Trust to employers eligible to maintain a Deferred Compensation Plan under Section 457 or a Qualified Plan under Section 401 of the Internal Revenue Code;
- (q) issue the Annual Report of the Retirement Trust, and the disclosure documents and other literature used by the Retirement Trust;
- (r) in addition to conducting the investment program authorized in Section 4.1(d), make loans, including the purchase of debt obligations, provided that all such loans shall bear interest at the current market rate;
- (s) contract for, and delegate any powers granted hereunder to, such officers, agents, employees, auditors and attorneys as the Trustees may select, provided that the Trustees may not delegate the powers set forth in paragraphs (b), (c) and (o) of this Section 4.1 and may not delegate any powers if such delegation would violate their fiduciary duties;
- (t) provide for the indemnification of the Officers and Trustees of the Retirement Trust and purchase fiduciary insurance;
- (u) maintain books and records, including separate accounts for each Public Employer, Public Employer Trustee or Employer Trust and such additional

separate accounts as are required under, and consistent with, the Deferred Compensation or Qualified Plan of each Public Employer; and

- (v) do all such acts, take all such proceedings, and exercise all such rights and privileges, although not specifically mentioned herein, as the Trustees may deem necessary or appropriate to administer the Trust Property and to carry out the purposes of the Retirement Trust.

Section 4.2 Distribution of Trust Property: Distributions of the Trust property shall be made to, or on behalf of, the Public Employer or Public Employer Trustee, in accordance with the terms of the Deferred Compensation Plans, Qualified Plans or Employer Trusts. The Trustees of the Retirement Trust shall be fully protected in making payments in accordance with the directions of the Public Employers, Public Employer Trustees or trustees or administrators of any Employer Trust without ascertaining whether such payments are in compliance with the provisions of the applicable Deferred Compensation or Qualified Plan or Employer Trust.

Section 4.3 Execution of Instruments: The Trustees may unanimously designate any one or more of the Trustees to execute any instrument or document on behalf of all, including but not limited to the signing or endorsement of any check and the signing of any applications, insurance and other contracts, and the action of such designated Trustee or Trustees shall have the same force and effect as if taken by all the Trustees.

ARTICLE V. DUTY OF CARE AND LIABILITY OF TRUSTEES

Section 5.1 Duty of Care: In exercising the powers hereinbefore granted to the Trustees, the Trustees shall perform all acts within their authority for the exclusive purpose of providing benefits for the Public Employers in connection with non-trusteed Deferred Compensation Plans and for the Public Employer Trustees, and shall perform such acts with the care, skill, prudence and diligence in the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims.

Section 5.2 Liability: The Trustees shall not be liable for any mistake of judgment or other action taken in good faith, and for any action taken or omitted in reliance in good faith upon the books of account or other records of the Retirement Trust, upon the opinion of counsel, or upon reports made to the Retirement Trust by any of its officers, employees or agents or by the Investment Adviser or any sub-investment adviser, accountant, appraiser or other expert or consultant selected with reasonable care by the Trustees, officers or employees of the Retirement Trust. The Trustees shall also not be liable for any loss sustained by the Trust Property by reason of any investment made in good faith and in accordance with the standard of care set forth in Section 5.1.

Section 5.3 Bond: No Trustee shall be obligated to give any bond or other security for the performance of any of his or her duties hereunder.

ARTICLE VI. ANNUAL REPORT TO SHAREHOLDERS

The Trustees shall annually submit to the Public Employers and Public Employer Trustees a written report of the transactions of the Retirement Trust, including financial statements which shall be certified by independent public accountants chosen by the Trustees.

ARTICLE VII. DURATION OR AMENDMENT OF RETIREMENT TRUST

Section 7.1 Withdrawal: A Public Employer or Public Employer Trustee may, at any time, withdraw from this Retirement Trust by delivering to the Board of Trustees a written statement of withdrawal. In such statement, the Public Employer or Public Employer Trustee shall acknowledge that the Trust Property allocable to the Public Employer is derived from compensation deferred by employees of such Public Employer pursuant to its Deferred Compensation Plan or from contributions to the accounts of Employees pursuant to a Qualified Plan, and shall designate the financial institution to which such property shall be transferred by the Trustees of the Retirement Trust or by the trustee or administrator under an Employer Trust.

Section 7.2 Duration: The Retirement Trust shall continue until terminated by the vote of a majority of the Public Employers, each casting one vote. Upon termination, all of the Trust Property shall be paid out to the Public Employers, Public Employer Trustees or the trustees or administrators of the Employer Trusts, as appropriate.

Section 7.3 Amendment: The Retirement Trust may be amended by the vote of a majority of the Public Employers, each casting one vote.

Section 7.4 Procedure: A resolution to terminate or amend the Retirement Trust or to remove a Trustee shall be submitted to a vote of the Public Employers if: (i) a majority of the Trustees so direct, or; (ii) a petition requesting a vote signed by not less than 25 percent of the Public Employers, is submitted to the Trustees.

ARTICLE VIII. MISCELLANEOUS

Section 8.1 Governing Law: Except as otherwise required by state or local law, this Declaration of Trust and the Retirement Trust hereby created shall be construed and regulated by the laws of the District of Columbia.

Section 8.2 Counterparts: This Declaration may be executed by the Public Employers and Trustees in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

A resolution of the City of Leawood, Kansas establishing a supplemental retirement plan for City employees

WHEREAS, the City of Leawood has employees rendering valuable services; and

WHEREAS, the establishment of a profit-sharing retirement plan benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and

WHEREAS, the City of Leawood desires that its profit-sharing retirement plan be administered by the ICMA Retirement Corporation and that the funds held by such plan be invested in the ICMA Retirement Trust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation plans:

NOW THEREFORE BE IT RESOLVED that the City of Leawood hereby establishes a profit-sharing retirement plan (the "plan") in the form of:

The ICMA Retirement Corporation Governmental Profit-sharing & Trust pursuant to the specific provisions of the Adoption Agreement (copy attached hereto).

The Plan shall be maintained for the exclusive benefit of eligible employees and their beneficiaries; and

BE IT FURTHER RESOLVED that the City of Leawood hereby executes the Declaration of Trust of the ICMA Retirement Trust, attached hereto, intending this execution to be operative with respect to any retirement or deferred compensation plan subsequently established by the City of Leawood, if the assets of the plan are to be invested in the ICMA Retirement Trust.

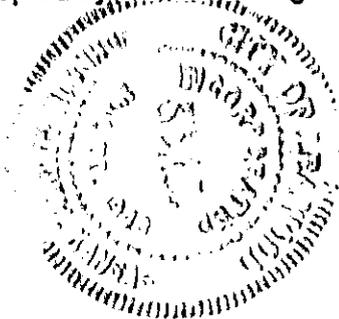
BE IT FURTHER RESOLVED that the City of Leawood hereby agrees to serve as trustee under the Plan and to invest funds held under the Plan in the ICMA Retirement Trust; and

BE IT FURTHER RESOLVED that the Human Resources Director shall be the coordinator for the Plan; shall receive reports, notices, etc., from the ICMA Retirement Corporation or the ICMA Retirement Trust; shall cast, on behalf of the City of Leawood, any required votes under the ICMA Retirement Trust; and may delegate any administrative duties relating to the Plan to appropriate departments; and

BE IT FURTHER RESOLVED that the City of Leawood hereby authorizes the City Administrator to execute all necessary agreements with the ICMA Retirement Corporation incidental to the administration of the Plan.

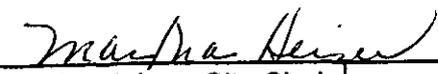
BE IT FURTHER RESOLVED that the Governing Body of the City of Leawood approves and supports the supplemental retirement program.

Adopted by the Governing Body this 20 day of December, 1999




Peggy Dunn, Mayor

Attest:


Martha Heizer, City Clerk

DECLARATION OF TRUST

OF

ICMA RETIREMENT TRUST

ARTICLE I. NAME AND DEFINITIONS

Section 1.1 Name: The name of the trust created hereby is the ICMA Retirement Trust.

Section 1.2 Definitions: Wherever they are used herein, the following terms shall have the following respective meanings:

- (a) **By-laws.** The by-laws referred to in Section 4.1 hereof, as amended from time to time.
- (b) **Deferred Compensation Plan.** A deferred compensation plan established and maintained by a Public Employer for the purpose of providing retirement income and other deferred benefits to its employees in accordance with the provisions of section 457 of the Internal Revenue Code.
- (c) **Employees.** Those employees who participate in Qualified Plans and/or Deferred Compensation Plans.
- (d) **Employer Trust.** A trust created pursuant to an agreement between RC and a Public Employer, or an agreement between RC and a Public Employer for administrative services that is not a trust, in either case for the purpose of investing and administering the funds set aside by such Employer in connection with its Deferred Compensation agreements with its employees or in connection with its Qualified Plan.
- (e) **Investment Contract.** A non-negotiable contract entered into by the Retirement Trust with a financial institution that provides for a fixed rate of return on investment.
- (f) **ICMA.** The International City/County Management Association.
- (g) **ICMA Trustees.** Those Trustees elected by the Public Employers in accordance with the provisions of Section 3.1(a) hereof, who are also members or former members of the Executive Board of ICMA.

- (h) **RC Trustees.** Those Trustees elected by the Public Employers who, in accordance with the provisions of Section 3.1(a) hereof, are also members or former members of the Board of Directors of RC.
- (i) **Internal Revenue Code.** The Internal Revenue Code of 1986, as amended.
- (j) **Investment Adviser.** The Investment Adviser that enters into a contract with the Retirement Trust to provide advice with respect to investment of the Trust Property.
- (k) **Portfolios.** The separate commingled pools of investment established by the Investment Adviser to the Retirement Trust, under the supervision of the Trustees, for the purpose of providing investments for the Trust Property.
- (l) **Public Employee Trustees.** Those Trustees elected by the Public Employers who, in accordance with the provision of Section 3.1 (a) hereof, are full-time employees of Public Employers.
- (m) **Public Employer Trustees.** Public Employers who serve as trustees of the Qualified Plans or Deferred Compensation Plans.
- (n) **Public Employer.** A unit of state or local government, or any agency or instrumentality thereof, that has adopted a Deferred Compensation Plan or a Qualified Plan and has executed this Declaration of Trust.
- (o) **Qualified Plan.** A plan that is sponsored by a Public Employer for the purpose of providing retirement income to its employees and that satisfies the qualification requirements of Section 401 of the Internal Revenue Code.
- (p) **Public Employer Trust.** A trust that is established by a Public Employer in connection with its Qualified Plan and that satisfies the requirements of Section 501 of the Internal Revenue Code, or a trust established by a Public Employer in connection with its Deferred Compensation Plan and that satisfies the requirements of Section 457(b) of the Internal Revenue Code.
- (q) **RC.** The International City Management Association Retirement Corporation.
- (r) **Retirement Trust.** The Trust created by this Declaration of Trust.
- (s) **Trust Property.** The amounts held in the Retirement Trust as provided in Section 2.3. The Trust Property shall include any income resulting from the investment to the amounts so held.

- (t) Trustees. The Public Employee Trustees, ICMA Trustees and RC Trustee elected by the Public Employers to serve as members of the Board of Trustees of the Retirement Trust.

ARTICLE II. CREATION AND PURPOSE OF THE TRUST; OWNERSHIP OF TRUST PROPERTY

Section 2.1 Creation: (a) The Retirement Trust was created by the execution of the Declaration of Trust by the initial Trustees and Public Employers and is established with respect to each participating Public Employer by adoption of this Declaration of Trust.

(b) The Retirement Trust is hereby expressly made a part of the appropriate Qualified Plan or Deferred Compensation Plan of each Public Employer that executes or has executed this Declaration of Trust.

Section 2.2 Purpose and Participation: (a) The purpose of the Retirement Trust is to provide for the commingled investment of funds held by the Public Employers in connection with their Deferred Compensation and Qualified Plans. The Trust Property shall be invested in the Portfolios, in Investment Contracts, and in other investments recommended by the Investment Adviser under the supervision of the Board of Trustees. No part of the Trust Property will be invested in securities issued by Public Employers.

(b) Participation in the Retirement Trust is limited to (i) pension and profit-sharing trusts which are maintained by Public Employers and that are exempt under section 501(a) of the Internal Revenue Code because the Qualified Plans related thereto qualify under section 401(a) of the Internal Revenue Code and (ii) deferred compensation plans maintained by Public Employers under Section 457 of the Internal Revenue Code (and trusts maintained by such Public Employers in connection with such 457 plans).

Section 2.3 Ownership of Trust Property: (a) The Trustees shall have legal title to the Trust Property. The Trust Property shall be held as follows:

(i) for the Public Employer Trustees for the exclusive benefit of the Employees;
or

(ii) in the case of a Deferred Compensation Plan maintained by a Public Employer that has not established a Public Employer Trust for the plan, for the Public Employer as beneficial owner of the plan's assets.

(b) The portion of the corpus and income of the Retirement Trust that equitably belongs to any Public Employer Trust may not be used for or diverted to any purpose

other than for the exclusive benefit of the Employees (or their beneficiaries) who are entitled to benefits under such Public Employer Trust.

(c) No employer's Public Employer Trust may assign any part of its equity or interest in the Retirement Trust, and any purported assignment of such equity or interest shall be void.

ARTICLE III. TRUSTEES

Section 3.1 Number and Qualification of Trustees: (a) The Board of Trustees shall consist of nine Trustees. Five of the Trustees shall be full-time employees of a Public Employer (the Public Employee Trustees) who are authorized by such Public Employer to serve as Trustees. The remaining four Trustees shall consist of two persons who, at the time of election to the Board of Trustees, are members or former members of the Executive Board of ICMA, and two persons who, at the time of election, are members or former members of the Board of Directors of RC. One of the ICMA Trustees and one of the RC Trustees shall, at the time of election, be full-time employees of Public Employers.

(b) No person may serve as a Trustee for more than two terms in any ten-year period.

Section 3.2 Election and Term: (a) Except for the Trustees appointed to fill vacancies pursuant to Section 3.5 hereof, the Trustees shall be elected by a vote of a majority of the voting Public Employers in accordance with the procedures set forth in the By-Laws.

(b) At the first election of Trustees, three Trustees shall be elected for a term of three years, three Trustees shall be elected for a term of two years and three Trustees shall be elected for a term of one year. At each subsequent election, three Trustees shall be elected, each to serve for a term of three years and until his or her successor is elected and qualified.

Section 3.3 Nominations: The Trustees who are full-time employees of Public Employers shall serve as the Nominating Committee for the Public Employee Trustees. The Nominating Committee shall choose candidates for Public Employee Trustee in accordance with the procedures set forth in the By-Laws.

Section 3.4 Resignation and Removal: (a) Any Trustee may resign as Trustee (without need for prior or subsequent accounting) by an instrument in writing signed by the Trustee and delivered to the other Trustees and such resignation shall be effective upon such delivery, or at a later date according to the terms of the instrument. Any of the Trustees may be removed for cause, by a vote of a majority of the Public Employers.

(b) Each Public Employee Trustee shall resign his or her position as Trustee within sixty days of the date on which he or she ceases to be a full-time employee of the Public Employer.

Section 3.5 Vacancies: The term of office of a Trustee shall terminate and a vacancy shall occur in the event of his or her death, resignation, removal, adjudicated incompetency or other incapacity to perform the duties of the office of a Trustee. In the case of a vacancy, the remaining Trustees shall appoint such person as they in their discretion shall see fit (subject to the limitations set forth in this Section), to serve for the unexpired portion of the term of the Trustee who has resigned or otherwise ceased to be a Trustee. The appointment shall be made by a written instrument signed by a majority of the Trustees. The person appointed must be the same type of Trustee (i.e., Public Employee Trustee, ICMA Trustee or FIC Trustee) as the person who has ceased to be a Trustee. An appointment of a Trustee may be made in anticipation of a vacancy to occur at a later date by reason of retirement or resignation, provided that such appointment shall not become effective prior to such retirement or resignation. Whenever a vacancy shall occur, until such vacancy is filled as provided in this Section 3.5, the Trustees in office, regardless of their number, shall have the powers granted to the Trustees and shall discharge all the duties imposed upon the Trustees by this Declaration. A written instrument certifying the existence of a vacancy signed by a majority of the Trustees shall be conclusive evidence of the existence of such vacancy.

Section 3.6 Trustees Serve in Representative Capacity: By executing this Declaration, each Public Employer agrees that the Public Employee Trustees elected by the Public Employers are authorized to act as agents and representatives of the Public Employer collectively.

ARTICLE IV. POWERS OF TRUSTEES

Section 4.1 General Powers: The Trustees shall have the power to conduct the business of the Trust and to carry on its operations. Such power shall include, but shall not be limited to, the power to:

- (a) receive the Trust Property from the Public Employers, Public Employer Trustees or the trustee or administrator under any Employer Trust;
- (b) enter into a contract with an Investment Adviser providing, among other things, for the establishment and operation of the Portfolios, selection of the Investment Contracts in which the Trust Property may be invested, selection of the other investments for the Trust Property and the payment of reasonable fees to the Investment Adviser and to any sub-investment adviser retained by the Investment Adviser;

- (c) review annually the performance of the Investment Adviser and approve annually the contract with such Investment Adviser;
- (d) invest and reinvest the Trust Property in the Portfolios, the Investment Contracts and in any other investment recommended by the Investment Adviser, but not including securities issued by Public Employers, provided that if a Public Employer has directed that its monies be invested in one or more specified Portfolios or in an Investment Contract, the Trustees of the Retirement Trust shall invest such monies in accordance with such direction.
- (e) keep such portion of the Trust Property in cash or cash balances as the Trustees, from time to time, may deem to be in the best interest of the Retirement Trust created hereby without liability for interest thereon;
- (f) accept and retain for such time as they may deem advisable any securities or other property received or acquired by them as Trustees hereunder, whether or not such securities or other property would normally be purchased as an investment hereunder;
- (g) cause any securities or other property held as part of the Trust Property to be registered in the name of the Retirement Trust or in the name of a nominee and to hold any investments in bearer form, but the books and records of the Trustees shall at all times show that all such investments are a part of the Trust Property;
- (h) make, execute, acknowledge, and deliver any and all documents of transfer and conveyance and any and all other instruments that may be necessary or appropriate to carry out the powers herein granted;
- (i) vote upon any stock, bonds, or other securities; give general or special proxies or powers of attorney with or without power of substitution; exercise any conversion privileges, subscription rights, or other options, and make any payments incidental thereto; oppose, or consent to, or otherwise participate in, corporate reorganizations or to other changes affecting corporate securities, and delegate discretionary powers and pay any assessments or charges in connection therewith; and generally exercise any of the powers of an owner with respect to stocks, bonds, securities or other property held as part of the Trust Property;
- (j) enter into contracts or arrangements for goods or services required in connection with the operation of the Retirement Trust, including, but not limited to, contracts with custodians and contracts for the provision of administrative services;

- (k) borrow or raise money for the purposes of the Retirement Trust in such amount, and upon such terms and conditions, as the Trustees shall deem advisable, provided that the aggregate amount of such borrowings shall not exceed 30% of the value of the Trust Property. No person lending money to the Trustees shall be bound to see the application of the money lent or to inquire into its validity, expediency or propriety or any such borrowing;
- (l) incur reasonable expenses as required for the operation of the Retirement Trust and deduct such expenses from of the Trust Property;
- (m) pay expenses properly allocable to the Trust Property incurred in connection with the Deferred Compensation Plans, Qualified Plans, or the Employer Trust and deduct such expenses from that portion of the Trust Property to which such expenses are properly allocable;
- (n) pay out of the Trust Property all real and personal property taxes, income taxes and other taxes of any and all kinds which, in the opinion of the Trustees, are properly levied, or assessed under existing or future laws upon, or in respect of, the Trust Property and allocate any such taxes to the appropriate accounts;
- (o) adopt, amend and repeal the By-laws, provided that such By-laws are at all times consistent with the terms of this Declaration of Trust;
- (p) employ persons to make available interests in the Retirement Trust to employers eligible to maintain a Deferred Compensation Plan under Section 457 or a Qualified Plan under Section 401 of the Internal Revenue Code;
- (q) issue the Annual Report of the Retirement Trust, and the disclosure documents and other literature used by the Retirement Trust;
- (r) in addition to conducting the investment program authorized in Section 4.1(d), make loans, including the purchase of debt obligations, provided that all such loans shall bear interest at the current market rate;
- (s) contract for, and delegate any powers granted hereunder to, such officers, agents, employees, auditors and attorneys as the Trustees may select, provided that the Trustees may not delegate the powers set forth in paragraphs (b), (c) and (o) of this Section 4.1 and may not delegate any powers if such delegation would violate their fiduciary duties;
- (t) provide for the indemnification of the Officers and Trustees of the Retirement Trust and purchase fiduciary insurance;
- (u) maintain books and records, including separate accounts for each Public Employer, Public Employer Trustee or Employer Trust and such additional

separate accounts as are required under, and consistent with, the Deferred Compensation or Qualified Plan of each Public Employer; and

- (v) do all such acts, take all such proceedings, and exercise all such rights and privileges, although not specifically mentioned herein, as the Trustees may deem necessary or appropriate to administer the Trust Property and to carry out the purposes of the Retirement Trust.

Section 4.2 Distribution of Trust Property: Distributions of the Trust property shall be made to, or on behalf of, the Public Employer or Public Employer Trustee, in accordance with the terms of the Deferred Compensation Plans, Qualified Plans or Employer Trusts. The Trustees of the Retirement Trust shall be fully protected in making payments in accordance with the directions of the Public Employers, Public Employer Trustees or trustees or administrators of any Employer Trust without ascertaining whether such payments are in compliance with the provisions of the applicable Deferred Compensation or Qualified Plan or Employer Trust.

Section 4.3 Execution of Instruments: The Trustees may unanimously designate any one or more of the Trustees to execute any instrument or document on behalf of all, including but not limited to the signing or endorsement of any check and the signing of any applications, insurance and other contracts, and the action of such designated Trustee or Trustees shall have the same force and effect as if taken by all the Trustees.

ARTICLE V. DUTY OF CARE AND LIABILITY OF TRUSTEES

Section 5.1 Duty of Care: In exercising the powers hereinbefore granted to the Trustees, the Trustees shall perform all acts within their authority for the exclusive purpose of providing benefits for the Public Employers in connection with non-trusteed Deferred Compensation Plans and for the Public Employer Trustees, and shall perform such acts with the care, skill, prudence and diligence in the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims.

Section 5.2 Liability: The Trustees shall not be liable for any mistake of judgment or other action taken in good faith, and for any action taken or omitted in reliance in good faith upon the books of account or other records of the Retirement Trust, upon the opinion of counsel, or upon reports made to the Retirement Trust by any of its officers, employees or agents or by the Investment Adviser or any sub-investment adviser, accountant, appraiser or other expert or consultant selected with reasonable care by the Trustees, officers or employees of the Retirement Trust. The Trustees shall also not be liable for any loss sustained by the Trust Property by reason of any investment made in good faith and in accordance with the standard of care set forth in Section 5.1.

Section 5.3 Bond: No Trustee shall be obligated to give any bond or other security for the performance of any of his or her duties hereunder.

ARTICLE VI. ANNUAL REPORT TO SHAREHOLDERS

The Trustees shall annually submit to the Public Employers and Public Employer Trustees a written report of the transactions of the Retirement Trust, including financial statements which shall be certified by independent public accountants chosen by the Trustees.

ARTICLE VII. DURATION OR AMENDMENT OF RETIREMENT TRUST

Section 7.1 Withdrawal: A Public Employer or Public Employer Trustee may, at any time, withdraw from this Retirement Trust by delivering to the Board of Trustees a written statement of withdrawal. In such statement, the Public Employer or Public Employer Trustee shall acknowledge that the Trust Property allocable to the Public Employer is derived from compensation deferred by employees of such Public Employer pursuant to its Deferred Compensation Plan or from contributions to the accounts of Employees pursuant to a Qualified Plan, and shall designate the financial institution to which such property shall be transferred by the Trustees of the Retirement Trust or by the trustee or administrator under an Employer Trust.

Section 7.2 Duration: The Retirement Trust shall continue until terminated by the vote of a majority of the Public Employers, each casting one vote. Upon termination, all of the Trust Property shall be paid out to the Public Employers, Public Employer Trustees or the trustees or administrators of the Employer Trusts, as appropriate.

Section 7.3 Amendment: The Retirement Trust may be amended by the vote of a majority of the Public Employers, each casting one vote.

Section 7.4 Procedure: A resolution to terminate or amend the Retirement Trust or to remove a Trustee shall be submitted to a vote of the Public Employers if: (i) a majority of the Trustees so direct, or; (ii) a petition requesting a vote signed by not less than 25 percent of the Public Employers, is submitted to the Trustees.

ARTICLE VIII. MISCELLANEOUS

Section 8.1 Governing Law: Except as otherwise required by state or local law, this Declaration of Trust and the Retirement Trust hereby created shall be construed and regulated by the laws of the District of Columbia.

Section 8.2 Counterparts: This Declaration may be executed by the Public Employers and Trustees in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

2000 FEE SCHEDULE

CITY OF
LEAWOOD

City of Leawood, Kansas
4800 Town Center Drive Resolution No. 1495
Leawood, Kansas 66211

*rescinded by
Res. #1583, 12/4/00*

A RESOLUTION ESTABLISHING THE 2000 FEE SCHEDULE FOR FEES NOT SPECIFICALLY PROVIDED FOR IN THE CODE OF THE CITY OF LEAWOOD

WHEREAS, the Code of the City of Leawood omits certain fee schedules for reasons of economy and expediency; and

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

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

that the following fee schedule for 2000 is hereby ratified:

2000 FEE SCHEDULE

CITY OF
LEAWOOD

CITY-WIDE	4	Other Plan Approvals	8
Miscellaneous City-wide Fees	4	Streets, Utility Vacation	8
Department Publications/Report Fees	4	Fees For Subdivision Regulation Procedures	8
Open Records Act Fees	4	Submission	8
FINANCE DEPARTMENT	4	Costs to Develop Arterial and Collector Streets	8
Licensing of Dogs and Cats	4	Fees For Sign Permits	8
Penalties	4	3 Month Permit Temporary Sign	8
Finance Charges	4	15 Day Permit Temporary Sign (Banners)	8
Worthless Check Fees.....	4	Monument Signs/Structures	8
FIRE DEPARTMENT	4	Permanent Sign - Wall Sign	8
Fees For Permits	4	FEEES FOR DEPARTMENT PUBLICATIONS	8
PLANNING AND DEVELOPMENT DEPARTMENT	5	Planning and Development	8
Fees For Construction, Alterations and Remodeling	5	PUBLIC WORKS DEPARTMENT	8
New Building Construction Permits	5	Fees For Sidewalks, Drive Approaches And Streets	8
Subcontractor Fees	5	Sidewalks	8
Structural Fire Sprinkler Permit Fee	5	Drive Approaches	9
Plan Review Fees	5	Streets	9
Land Disturbance Permit Fees	6	Fees For Back Charge Recovery Costs - Mud Ordinance	9
Misc. Construction, Floodplain, and Administrative Fees	6	Activities	9
Fees For Zoning Procedures	7	Additional Labor	9
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2000 FEE SCHEDULE

CITY OF
LEAWOOD

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APPENDIX 1

2000 FEE SCHEDULE

CITY OF
LEAWOOD

CITY-WIDE

MISCELLANEOUS CITY-WIDE FEES

Department Publications/Report Fees

Publications/reports (Other than those specifically mentioned herein)..... individually determined based on printing costs

Open Records Act Fees

Record search/record inspection..... \$15.00 - \$25.00 per hour per employee engaged in record search (minimum of \$15.00)

Police Department / Fire Department copy fee..... \$1.50 per page

All other departments copy fee..... \$0.50 per page

Copy Fee for 24" x 36"..... \$2.50

FINANCE DEPARTMENT

LICENSING OF DOGS AND CATS

Sexually altered dog/cat..... \$5.00 each

Unaltered dog/cat..... \$15.00 each

Lost tag replacement..... \$2.00 each

Penalties

License renewal fees are due January 1 and payable without penalty before March 1. A \$5.00 penalty will be assessed on March 1 and the 1st of each delinquent month thereafter. The owner of any dog or cat reaching six months of age on or after March 1 shall have ten days from the day the animal becomes six months old to license the animal. If the animal is not licensed within the time required, a penalty of \$5.00 for every thirty days delinquent will be assessed in addition to the normal license fee.

Any person bringing a dog or cat over six months old into the City on or after March 1 shall have thirty days from the day the animal is brought into the City to license the animal. If the animal is not licensed within the time required, a penalty of \$5.00 for every thirty days delinquent will be assessed in addition to the normal license fee.

FINANCE CHARGES

Worthless Check Fees

Fee for worthless check..... \$30.00

FIRE DEPARTMENT

FEES FOR PERMITS

Open Burning Permit..... \$100.00

Reissuance of Blasting Permit..... \$100.00

All other permits as listed in the Uniform Fire Code..... \$50.00

2000 FEE SCHEDULE

CITY OF
LEAWOOD

PLANNING AND DEVELOPMENT DEPARTMENT

FEEES FOR CONSTRUCTION, ALTERATIONS AND REMODELING

Construction Permit Fees

All construction permit fees shall be based upon the valuation of work to be permitted and figured in accordance with the Construction Permit Fee Table. Total valuation of work shall be established in conformance with Chapter 4 of the Code of the City of Leawood.

TOTAL VALUATION	FEE
\$0.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Subcontractor Fees

All mechanical, electrical, and plumbing subcontractor fees shall be figured in accordance with the Subcontractor Permit Fee Table.

TYPE OF SUBCONTRACTOR FEE	FEE
<i>New commercial and multi-family subcontractor fees (non-one and two family)</i>	4% of construction permit fee (\$200.00 minimum) per subcontractor
<i>Existing commercial and multi-family subcontractor fees (non-one and two family)</i>	3% of construction permit fee (\$150.00 minimum) per subcontractor
<i>New one and two family subcontractor fees</i>	\$100.00 per subcontractor
<i>Existing one and two family subcontractor fees</i>	\$40.00 per subcontractor

Structural Fire Sprinkler Permit Fee

All structural fire sprinkler permit fees shall be figured in accordance with the Structural Fire Sprinkler Permit Fee Table.

TYPE OF STRUCTURAL FIRE SPRINKLER FEE	FEE
<i>Commercial and multi-family fire sprinkler permit fee (non-one and two family)</i>	\$0.04 per square foot (\$200.00 minimum)
<i>One and two family fire sprinkler permit fee</i>	\$0.02 per square foot (\$50.00 minimum)

Plan Review Fees

All plan review fees shall be figured in accordance with the Plan Review Fee Table.

TYPE OF PLAN REVIEW FEE	FEE
<i>New commercial and multi-family plan review fees (non-one and two family)</i>	65% of total permit fee (including construction permit fee, subcontractor fees, and structural fire sprinkler fee)
<i>Existing commercial and multi-family plan review fees (non-one and two family)</i>	25% of total permit fee (including construction permit fee, subcontractor fees, and structural fire sprinkler fee)
<i>New one and two family plan review fees</i>	10% of construction permit fee

2000 FEE SCHEDULE

CITY OF
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Land Disturbance Permit Fees

Land disturbance permits required pursuant to Chapter 31 of the Code of the City of Leawood shall be figured in accordance with the Land Disturbance Permit Fee Table.

TYPE OF LAND DISTURBANCE PERMIT FEE	FEE
<i>One and two family projects</i>	<i>\$50.00 per lot</i>
<i>Commercial and multi-family projects</i>	<i>\$300.00 per disturbed acre (\$300.00 minimum)</i>
<i>Grading, filling and excavation projects</i>	<i>\$200.00 per distributed acre (\$200.00 minimum)</i>

Miscellaneous Construction, Floodplain, and Administrative Fees

Miscellaneous construction and administrative fees shall be figured in accordance with the Miscellaneous Construction and Administrative Fees Table.

TYPE OF FEE	FEE
<i>Demolition of commercial and multi-family (non-one and two family) structure fee</i>	<i>\$200.00 per structure</i>
<i>Demolition of one and two family structure fee</i>	<i>\$100.00 per structure</i>
<i>Moving of structure fee</i>	<i>\$500.00 per structure</i>
<i>Commercial and multi-family (non-one and two family) elevator permit</i>	<i>\$300.00 per each piece of elevator equipment</i>
<i>One and two family elevator permit</i>	<i>\$100.00 per each piece of elevator equipment</i>
<i>Elevator equipment annual operating certificate</i>	<i>\$100.00 per each piece of elevator equipment</i>
<i>Board of Zoning Appeals Application</i>	<i>\$150.00 per application</i>
<i>Building and Fire Code Board of Appeals applications for commercial and multi-family (non-one and two family) projects</i>	<i>\$150.00 per application</i>
<i>Building and Fire Code Board of Appeals applications for one and two family projects</i>	<i>\$75.00 per application</i>
<i>Code Modification Request applications for commercial and multi-family (non-one and two family) projects</i>	<i>\$150.00 per application</i>
<i>Code Modification Request applications for one and two family projects</i>	<i>\$75.00 per application</i>
<i>Re-inspection fee for commercial and multi-family (non-one and two family) projects</i>	<i>\$60.00 per inspection</i>
<i>Re-inspection fee for one and two family projects</i>	<i>\$30.00 per inspection</i>
<i>Temporary Certificate of Occupancy for commercial and multi-family (non-one and two family) projects</i>	<i>\$100.00 after first Temporary Certificate of Occupancy</i>
<i>Temporary Certificate of Occupancy for one and two family projects</i>	<i>\$50.00 after first Temporary Certificate of Occupancy</i>
<i>Special inspection after normal business hours</i>	<i>\$50.00 per hour (\$100.00 minimum)</i>
<i>Working without a required construction permit</i>	<i>25% of construction permit fee (\$50.00 minimum)</i>
<i>Re-instatement of expired permit</i>	<i>50% of original permit fee</i>
<i>Floodplain Certificate for commercial and multi-family (non-one and two family) projects</i>	<i>\$250.00 per certificate</i>
<i>Floodplain Certificate for one and two family projects</i>	<i>\$100.00 per certificate</i>
<i>Annual single family dwelling rental license</i>	<i>\$75.00 per dwelling</i>
<i>Annual apartment rental license</i>	<i>\$20.00 per unit</i>
<i>Rental inspection fee</i>	<i>\$10.00 per inspection</i>
<i>Code enforcement initiated mowing fee</i>	<i>\$200.00 per hour (\$200.00 minimum)</i>
<i>Special Use Permit for oil and gas drilling and production</i>	<i>\$800.00 each</i>
<i>Building permit for one oil and gas drilling and production well</i>	<i>\$500.00 each</i>
<i>Building permit for multi oil and gas drilling and production well</i>	<i>\$1,000.00 each</i>
<i>Estate sale permit</i>	<i>\$25.00 each</i>

2000 FEE SCHEDULE

CITY OF
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FEEES FOR ZONING PROCEDURES

* 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 for the cost of recording plats.

Applicant shall be responsible for paying a late fee in the amount of \$500.00 if an application for action by the Plan Commission is submitted to the City after the deadline for submissions has expired.

Residential (RP-A to RP-4)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$400.00	\$400.00	\$400.00	\$200.00
Tract size 5+ acres	\$500.00	\$400.00	\$400.00	\$200.00

Office (CP-0)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$600.00	\$600.00	\$400.00	\$300.00
Tract size 5+ acres	\$800.00	\$600.00	\$400.00	\$300.00

Commercial (CP-1 to CP-2)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$600.00	\$600.00	\$400.00	\$300.00
Tract size 5+ acres	\$800.00	\$600.00	\$400.00	\$300.00

Recreation

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Any tract size	\$600.00	\$600.00	\$400.00	\$300.00

Industrial (PI)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$800.00	\$600.00	\$400.00	\$300.00
Tract size 5+ acres	\$1,000.00	\$600.00	\$400.00	\$300.00

Business Park (BP)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$300.00	\$600.00	\$400.00	\$300.00
Tract size 5+ acres	\$1,000.00	\$600.00	\$400.00	\$300.00

Special Development (SD)

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 5 acres	\$600.00	\$600.00	\$400.00	\$300.00
Tract size 5+ acres	\$800.00	\$600.00	\$400.00	\$300.00

Mixed Zoning

Combination of any two or more districts

	Rezoning Fee	Prelim. Plan	Final Plan	Revised Final Plan
Tract size 0 - 10 acres	\$1,000.00	\$600.00	\$400.00	\$150.00
Tract size 10+ acres	\$1,200.00	\$600.00	\$400.00	\$300.00

Conditional Use Permits

Conditional Use Permit..... \$300.00 each

Special Use Permits (Except Gas and Oil Permits)

Tract size 0 - 5 acres..... \$300.00 each

Tract size 5+ acres..... \$400.00 each

Temporary short term, not longer than 10 days..... \$50.00 each

2000 FEE SCHEDULE

CITY OF
LEAWOOD

Leawood Development Ordinance

Text amendment.....	\$300.00 each
Other Plan Approvals	
Landscape plan	\$200.00 each
Sign plan approval (commercial).....	\$150.00 each
Streets, Utility Vacation	
Utility vacation.....	\$200.00 each

FEES FOR SUBDIVISION REGULATION PROCEDURES

Submission

Preliminary Plat Submission.....	\$800.00 minimum plus \$2.00 per lot/tract
Final Plat Submission	\$400.00 minimum plus \$2.00 per lot/tract

Costs to Develop Arterial and Collector Streets

*Fifty percent (50%) of the cost to develop a local or collector street (residential collector) is established at one hundred ten dollars (\$110.00) per foot.
Fifty percent (50%) of the cost to develop a major collector street (primary collector) is established at one hundred thirty dollars (\$130.00) per foot.*

FEES FOR SIGN PERMITS

3 Month Permit Temporary Sign

5 square feet to 16 square feet \$40.00 each

15 Day Permit Temporary Sign (Banners)

maximum 4 times a year
Small (up to 32 square feet) \$20.00 each
Large (33 to 50 square feet) \$50.00 each

Monument Signs/Structures

All sizes..... \$100.00 (additional electrical permit required)

Permanent Sign - Wall Sign

All sizes..... \$4.00 per sq. ft. (minimum of \$25.00) (additional electrical permit required)

FEES FOR DEPARTMENT PUBLICATIONS

Planning and Development

Comprehensive Plan Book.....	\$25.00 each
Leawood Development Ordinance.....	\$10.00 each
Subdivision Regulations	\$10.00 each
Zoning Map - black and white	\$1.00 each
Subdivision Map - black and white	\$1.00 each
Comprehensive Plan Map - color, 2-sided.....	\$5.00 each
Comprehensive Plan Map - color, 1-sided.....	\$3.00 each
Comprehensive Plan Map - black and white, 1-sided.....	\$1.00 each
Leawood Street Plan Map - black and white.....	\$1.00 each

PUBLIC WORKS DEPARTMENT

FEES FOR SIDEWALKS, DRIVE APPROACHES AND STREETS

Sidewalks

Residential Interior Lots Fees (one and two family).....	\$70.00 each collected by Codes Administration
Residential Corner Lots Fees (one and two family).....	\$100.00 each collected by Codes Administration

2000 FEE SCHEDULE

CITY OF
LEAWOOD

Drive Approaches

Residential Fees.....\$70.00 each

Streets

For any permit issued under the provisions of Article 3 of Chapter 13 (use and excavation of public right-of-way).....\$75.00 each

Maintenance bond..... 100% of construction cost for 2 years

Open cut in pavement permit..... See Appendix 1

Street name signs material and installation..... \$110.00 per intersection

All other miscellaneous street signs..... 100% of material and installation

FEEES FOR BACK CHARGE RECOVERY COSTS - MUD ORDINANCE

*This is not a service. Back charge work will be done only with the approval of the Director or the Assistant Director of Public Works.
Costs for workers and/or equipment. There will be a two hour minimum charge. Transportation to the job site will be charged at the same rate.*

Activities

Worker with hand tool only.....\$30.00 per hour

Pick-up truck with driver.....\$45.00 per hour

Dump truck with driver.....\$65.00 per hour

Sweeper with operator.....\$120.00 per hour

Jet rodder with operator.....\$120.00 per hour

Back hoe with operator.....\$100.00 per hour

Bobcat, pick-up, trailer and hand tools with operator.....\$100.00 per hour

Loader with operator.....\$100.00 per hour

Additional Labor

Maintenance Worker I (per person).....\$20.00 per hour

Maintenance Worker II (per person).....\$25.00 per hour

Crew Leader (per person).....\$35.00 per hour

Supervisor (per person).....\$45.00 per hour

Construction Inspector (per person).....\$25.00 per hour

Heavy Equipment Operator (per person).....\$30.00 per hour

FEEES FOR MISCELLANEOUS PUBLIC WORKS ACTIVITIES

Blasting Application

Blasting Application.....\$300.00 each

Re-issuance of Blasting Permit.....\$100.00 each

Inspection Fees

Review and inspection of public improvements by private developers..... 7% of total construction cost for each type of permit issued

2000 FEE SCHEDULE



Publications Fees

Construction Standards Book \$30.00 each

POLICE DEPARTMENT ALARM SYSTEM FEES

System Registration Fees

Alarm System Registration Fee \$16.00 annually/prorated quarterly

Yearly Renewal Fee based on the number of false alarms occurring in the previous year:

No false alarms \$4.00
 1 false alarm \$8.00
 2 false alarms \$12.00
 3 or more false alarms \$16.00

False alarm penalties - Residential Systems

0-3 false alarms No charge
 4-5 false alarms \$50.00 each
 6-7 false alarms \$100.00 each
 8-9 false alarms \$150.00 each
 10 and each subsequent alarm \$200.00 each

False alarm penalties - Commercial Systems

0-3 false alarms No charge
 4-5 false alarms \$100.00 each
 6-7 false alarms \$200.00 each
 8-9 false alarms \$300.00 each
 10 and each subsequent alarm \$400.00 each

MISCELLANEOUS FEES

Records Copying

Copy fee \$1.50 per page

PARKS AND RECREATION DEPARTMENT

FEES FOR LESSONS, LEAGUES AND CLASSES

World Team Tennis \$30.00*
 Road Race (Advanced) \$15.00*
 Road Race (Late) \$18.00*
 Road Race (Race Day) \$20.00
 *per participant

Other classes for adults and children are determined by staff, based on supplies and facility cost.

Swim lessons
 Water Exercise*/Scuba lessons
 Competitive swim (USS fee not inc.)
 Tennis Lessons (30 minutes)
 Tennis Lessons (1 hour)
 Soccer**
 T-Ball**
 Day Camp
 *per event
 **late fee of \$5.00

Resident Fees	Non-resident Fees
\$32.00	\$38.00
\$30.00-\$250.00	\$40.00-\$260.00
\$80.00	\$100.00
\$25.00	\$30.00
\$35.00	\$40.00
\$42.00	\$47.00
\$45.00	\$50.00
\$80.00-\$125.00	\$100.00-\$150.00

2000 FEE SCHEDULE

CITY OF
LEAWOOD

FEEES FOR PARK FACILITY RENTAL

	Resident Fees	Non-resident Fees
Soccer and baseball field use	\$3.50 per hr	\$5.00 per hr
Tennis court rental (singles)	\$5.00 per hr	\$5.00 per hr
Tennis court rental (doubles)	\$7.00 per hr	\$7.00 per hr
Volleyball court rental	\$35.00 per 5 hrs	\$45.00 per 5 hrs
Small Shelter reservations	\$20.00 per 5 hrs	\$30.00 per 5 hrs
Regular Shelter reservations	\$30.00 per 5 hrs	\$40.00 per 5 hrs
Large Shelter reservations	\$40.00 per 5 hrs	\$50.00 per 5 hrs
Soccer clinic/camp.....	\$70.00 - \$125.00 per participant	
Picnic table moving.....	\$10.00	

MISCELLANEOUS PARK AND RECREATION FEES

	Resident Fees	Non-resident Fees
Class Cancellation/Transfer Fee	\$5.00	\$5.00

FEEES FOR POOL

Daily

Resident Fees	Non-resident Fees
\$4.00	\$5.00

Pool

Pool Membership

Resident Fees	Non-resident Fees
\$90.00	\$135.00
\$50.00	\$80.00
\$30.00	\$45.00
\$5.00 each	\$5.00 each
\$12.00 each	\$12.00 each
\$3.00	\$3.00
\$18.00	\$23.00

Family*

Individual

Senior Citizen (60+)

Pool Card

Replacement Card

Reactivate Card

5 Visit Ticket

*Family = 2 adults and 4 (2) children / \$5.00 each additional child

FEEES FOR COMMUNITY CENTER RENTAL (\$100.00 REFUNDABLE DEPOSIT REQUIRED ON ALL ROOM RENTALS)

	Resident Fees	Non-resident Fees	Commercial/Business	Leawood Civic
Oak Room rental (I)	\$35.00 per hr	\$45.00 per hr	\$55.00 per hr	\$30.00 per hr
Oak Room rental (II)	\$40.00 per hr	\$50.00 per hr	\$60.00 per hr	\$35.00 per hr
Oak Room rental (I & II)	\$50.00 per hr	\$60.00 per hr	\$70.00 per hr	\$45.00 per hr
Oak Room rental (I&II) plus kitchen	\$60.00 per hr	\$70.00 per hr	\$80.00 per hr	\$55.00 per hr
Kitchen Only	\$30.00 per hr	\$35.00 per hr	\$35.00 per hr	\$25.00 per hr
Kitchen Access Fee	\$30.00 per event	\$30.00 per event	\$30.00 per event	\$30.00 per event
Maple Room rental	\$35.00 per hr	\$40.00 per hr	\$45.00 per hr	\$25.00 per hr
Cedar Room rental	\$20.00 per hr	\$25.00 per hr	\$30.00 per hr	\$15.00 per hr
Elm Room rental	\$20.00 per hr	\$25.00 per hr	\$35.00 per hr	\$15.00 per hr
Walnut Room rental	\$25.00 per hr	\$30.00 per hr	\$40.00 per hr	\$20.00 per hr
Amphitheater	\$35.00 per hr	\$60.00 per hr	\$110.00 per hr	\$45.00 per
Big Screen TV/VCR	\$10.00 per event	\$10.00 per event	\$10.00 per event	\$10.00 per event
Cordless Microphone	\$10.00 per event	\$10.00 per event	\$10.00 per event	\$10.00 per event
Podium	\$15.00 per event	\$15.00 per event	\$15.00 per event	\$15.00 per event
Portable Bar	\$10.00 per event	\$10.00 per event	\$10.00 per event	\$10.00 per event
Clean-up Fees	\$25.00 - \$75.00			

2000 FEE SCHEDULE



IRONHORSE GOLF COURSE

GOLF COURSE FEES

Daily Fees

"Non-Prime Time" includes Monday through Thursday; "Prime Time" includes Friday, Saturday and Sunday.

The Junior/Senior rates apply only during non-prime time.

The Twilight rates begin at 4:00 PM.

A Tournament Fee includes green fee, golf car and an \$8.00 prize fee.

Non-Prime Time*

18 Hole
Junior/Senior 18 Hole
Twilight Rate

Resident Fees	Non-resident Fees
\$34.00	\$41.00
\$26.00	\$30.00
\$23.00	\$28.00

Prime Time*

18 Hole
Twilight Rate

Resident Fees	Non-resident Fees
\$42.00	\$49.00
\$27.00	\$31.00

Golf Car

18 Hole Golf Car \$15.00
Twilight Golf Car \$10.00
Senior Golf Car \$13.00

LEARNING CENTER FEES

Practice tee

Regular Size Bag \$4.50
Large Size Bag \$7.00

Practice Holes

3 Hole Round \$3.00
Practice Tee Card (30 large bags; 10 rounds on practice course) \$180.00

IRONHORSE GOLF ASSOCIATION

The IRONHORSE Golf Association signs the player up on the GHIN handicap system. The player will also receive a reduced entry fee to all IRONHORSE sponsored events.

2000 Membership \$35.00

IRONHORSE CONDUCTORS CLUB*

The IRONHORSE Conductors Club is limited to 125 members.

The fee is due at the beginning of the year; benefits end November 30.

The members will receive 1) Seven (7) day advance privileges for starting time reservations; 2) handicap service; 3) 25% discount on Clubhouse rentals; 4) IRONHORSE windshirt; 5) reduced fees to all IRONHORSE sponsored events; and 6)

Conductor's Club sale.

Non-residents may only sign up if the 125 memberships are not filled by residents.

2000 Resident Membership \$400.00
2000 Non-Resident Membership \$500.00

*Conductors Club subject to change

2000 FEE SCHEDULE

CITY OF
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SPECIAL EVENTS

Starting Time Tournaments - 4 to 20 Players

Monday - Thursday.....	\$66.00
Friday - Sunday.....	\$74.00

Starting Time Tournaments - 20 or more Players

Includes 18 hole fee, golf car and professional services. A merchandise allowance of \$10.00 per player will be returned to each group for use in the Golf Shop.

Monday - Thursday.....	\$74.00
Friday - Sunday.....	\$82.00

Shotgun Start Tournaments

Includes 18 hole fee, golf car and professional services. A merchandise allowance of \$1,000.00 will be returned to the group for use in the Golf Shop.

Monday - Thursday.....	\$10,000.00
Friday - Sunday.....	\$12,000.00

**Appendix
Degradation Costs**

**Cost per Square Yard for Streets, Overlays and Sealcoats
X Depreciation Rate X Area of Influence (1)**

Depreciation Rates

Street (2)			
Age	Rate	Age	Rate
0	100%	21	58%
1	99%	22	56%
2	98%	23	54%
3	97%	24	52%
4	96%	25	49%
5	95%	26	47%
6	93%	27	45%
7	90%	28	42%
8	88%	29	40%
9	86%	30	39%
10	84%	31	36%
11	81%	32	33%
12	79%	33	31%
13	77%	34	29%
14	74%	35	26%
15	72%	36	24%
16	70%	37	22%
17	68%	38	20%
18	65%	39	17%
19	63%	40	15%
20	61%		

Overlays	
Age	Rate
1	90%
2	80%
3	70%
4	60%
5	50%
6	40%
7	30%
8	20%
9	10%
10	0%

Sealcoats	
Age	Rate
1	80%
2	60%
3	40%
4	20%
5	0%

Cost Per Square Yard (3)	
Type	Cost
Asphalt Street Reconstruction	\$20.50
Overlays	\$6.20
Sealcoats	\$1.10

1. Area of influence is equal to area of the cut plus 2.5 feet on each side (expressed in square yds).
2. Depreciation rates are based on a 40-year design standard. Depreciation for the first 5-years is 1% per year, followed by a straight line depreciation less 15% for the remaining street design standard (35 years). Depreciation can occur at 1% per year after this time for up to 15 years or street reconstruction, whichever comes first. This reflects the consensus of the Committee that streets retain some value beyond their design standards or expected street life.
3. Cost estimates are based on historical data maintained by Leawood's Department of Public Works.

Example

Using a 40-Year Street Design Standard

Roe – College to Town Center Drive

Assumptions: Street is 13 years old.

Overlay is 1 year old.

Area of cut = 4 feet x 5 feet

Area of influence = 9 feet x 10 feet = 90 square feet

= 10 square yards

	<u>Cost per Square Yard</u>	<u>Depreciation Rate</u>	<u>Area of Influence</u>	<u>Degradation Cost</u>
Street	\$20.50	77.00%	10	\$157.85
Overlay	\$ 6.20	90.00%	10	<u>\$ 55.80</u>
			Total Cost:	\$213.65

2000 FEE SCHEDULE

CITY OF
LEAWOOD

Resolution No. 1495

Adopted by the Governing Body this 20th day of December, 1999.

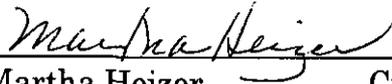


Peggy Duhn

Mayor



Attest:



Martha Heizer

City Clerk

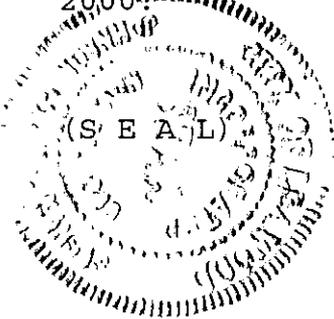
RESOLUTION NO. 1496

A RESOLUTION DESIGNATING THE MAIN FLOOR OF LEAWOOD CITY HALL AS A PORTION OF THE LEAWOOD COMMUNITY CENTER FOR THE PURPOSE OF SECTION 3-207(C) OF THE CODE OF THE CITY OF LEAWOOD.

WHEREAS, the Governing Body of the City of Leawood has determined that it is in the public interest to designate the main floor of Leawood City Hall as a portion of the Leawood Community Center for the purpose of Section 3-207(c) of the Code of the City of Leawood;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby designates the main floor of the Leawood City Hall as a portion of the Leawood Community Center for the date of Saturday, February 5, 2000, to permit the serving of alcoholic liquor during intermission of the Kansas City Brass performance sponsored by the Arts Council on said date in accordance with Section 3-207(c) of the Code of the City of Leawood.

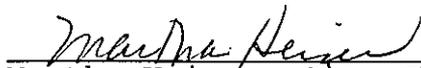
Adopted by the Governing Body this 17th day of January, 2000



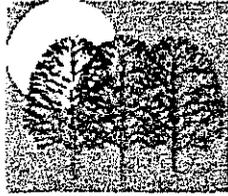


Peggy J. Dunn, Mayor

Attest:



Martha Heizer, City Clerk



Resolution of Recognition

WHEREAS, Cecilia Thompson attended the Leawood Police Department's third Citizen's Police Academy; and

WHEREAS, Cecilia became active in the Police Community Partnership of Leawood in 1994 and served as one of the founding members of the Partnership; and

WHEREAS, Cecilia has served as the President of the Crime Prevention Council; and

WHEREAS, Cecilia has served on the City's Sister City Committee since December 1994, serving as Co-Chairperson since 1995; and

WHEREAS, Cecilia has served on the Leawood Foundation Early Start Committee and on a sub-committee of the Leawood Art's Council; and

WHEREAS, Cecilia has been an active volunteer of the Leawood Police Department and the City of Leawood in general, giving generously of her time, creativity and energy;

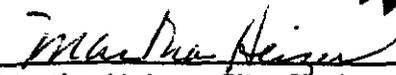
NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood extends to her sincere thanks and appreciation of her many years of service to the City.

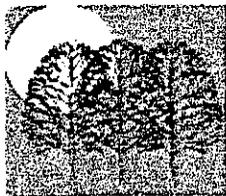
Adopted by the Governing Body this 7th day of February, 2000




Peggy J. Dunn, Mayor

Attest:


Martha Heizer, City Clerk



Resolution of Recognition

WHEREAS, Ann Leitner served on the Community Relations Committee from 1989 through 1992; and

WHEREAS, Ann was appointed to the Leawood Arts Committee and served as an active member from 1992 through 1996; and

WHEREAS, Ann was appointed to the Leawood Sister City Committee in 1992 and is still an active member; and

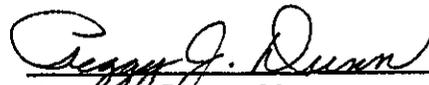
WHEREAS, Ann has always made herself available and provided whatever support was needed from baking to addressing envelopes to attending any City functions that she could; and

WHEREAS, Ann has been a committed, active, dedicated volunteer of the City of Leawood, giving generously of her time, creativity and energy;

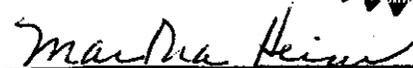
NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Leawood extends to her sincere thanks and appreciation for her many years of service to the City.

Adopted by the Governing Body this 7th day of February, 2000




Peggy J. Dunn, Mayor

Attest:


Martha Heizer, City Clerk

RESOLUTION NO. 1497

RESOLUTION PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY PURSUANT TO K.S.A. 12-689 ET SEQ. TO PROVIDE FUNDS TO PAY THE COSTS OF CERTAIN IMPROVEMENTS TO BE MADE TO 151ST STREET, NALL AVE TO GLENWOOD WITHIN THE CITY OF LEAWOOD, KANSAS, AND FOR THE ISSUANCE OF TEMPORARY NOTES OF THE CITY PENDING THE ISSUANCE OF SAID BONDS; EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF SUCH TEMPORARY NOTES AND GENERAL OBLIGATION BONDS; AND AUTHORIZING AND APPROVING CERTAIN RELATED MATTERS AND ACTIONS.

WHEREAS, the Governing Body of the City hereby finds and determines it is necessary and advisable to proceed with certain improvements to be made within 151ST Street, from Nall Ave. to Glenwood within the City of Leawood (the "Projects") in one or more phases over the ensuing months, and to provide for the issuance of general obligation bonds of the City in an amount not to exceed \$400,000, for the purpose of financing the costs thereof and for the issuance of temporary notes of the City pending the issuance of said bonds; and

WHEREAS, Section 1.150-2 of the Income Tax Regulations issued by the Internal Revenue Service (the "Regulations") requires that the City make a prior declaration of its intent to reimburse itself for project expenditures made by the City prior to the date of issuance of notes or bonds, and the city desires to comply with the requirements of the Regulations with respect to this Project.

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

Section 1. That the Governing Body of the City hereby expresses its intent to issue general obligation bonds of the City in an amount not to exceed \$ 400,000 to pay the costs of the Projects. Pending issuance of such bonds and in order to provide funds to pay the costs of the Projects, the City is hereby authorized to issue from time to time temporary notes of the City as provided by law.

Section 2. That to the extent the City shall pay all or any portion of the costs of the Projects from available funds on hand prior to the issuance of temporary notes or bonds, the City hereby declares that it reasonably expects to reimburse such expenditures out of the proceeds of such temporary notes and such general obligation bonds. All such expenditures so reimbursed shall be expenditures of the type described in Section 1.150-2(d)(3) of the Income Tax Regulations (the "Regulations").

Section 3. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

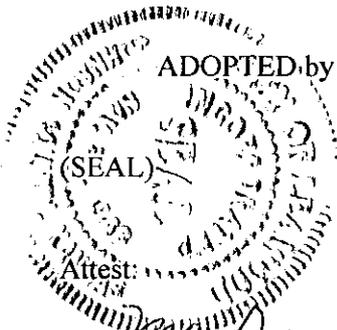
Section 4. That as of date hereof, there are not City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long

term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Projects, other than pursuant to the issuance of temporary notes or the bonds. This Resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

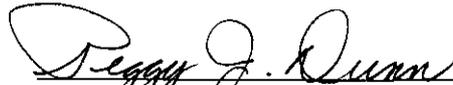
Section 5. That this Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of bonds.

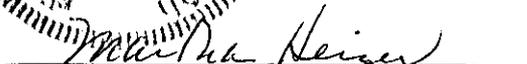
Section 6. That the City's Director of Finance shall be responsible for making any "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amounts of proceeds of the notes or the bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the Projects. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the notes or the bonds, shall specifically identify the actual prior expenditure being reimbursed or, in the case of reimbursement of a fund or account in accordance with Section 1.150-2, the fund or account from which the expenditure was paid, and shall be effective to relieve the proceeds of the notes or the bonds from any restrictions under the ordinance or other documents authorizing the issuance of such notes or the bonds, and under any applicable state statute, which would apply to the unspent proceeds of the notes or the bonds.

Section 7. This Resolution shall take effect from and after its passage and approval by the Governing Body.



ADOPTED by the Governing Body this 7th day of ~~January~~ ^{February}, 2000


Peggy J. Dunn, Mayor

Attest:

Martha Heizer, City Clerk

RESOLUTION NO. 1498

The Leawood City Council has considered the request for approval of a preliminary site plan and preliminary plat for the Hallbrook maintenance facility located at approximately 111th Terrace and Overbrook and hereby finds the following:

WHEREAS, the property is zoned REC, recreation, and;

WHEREAS, the buildings are limited to an additional 11,000 square foot building, and;

WHEREAS, the new parking is located off-site with an access easement, and;

WHEREAS, the addition of a new building will allow for storage of the maintenance equipment, and;

WHEREAS, a new trash enclosure will be provided with screening, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

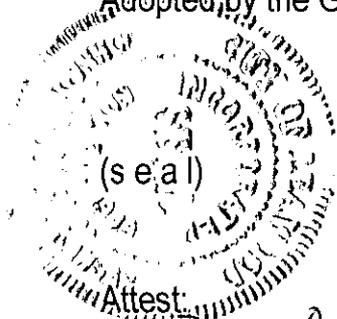
1. The building is limited to a one-story maintenance building to contain 11,000 square feet on 1.481 acres. A total of 16,527 square feet and three buildings may be constructed on-site.
2. All landscape areas are to be irrigated.
3. A cross lot access agreement shall be recorded between the Hallbrook Office and Hallbrook Country Club. A copy of this document needs to be submitted to Planning Services staff.
4. Details of mechanical units, including location, sizes, and duct work, must be submitted at the time of final approval.
5. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or walls. This includes air conditioner units, etc.
6. The trash enclosure gate must be constructed of painted steel. A detail drawing should be provided at final.
7. More detailed information must be submitted at the time of final on the type of materials proposed.
8. A more detailed landscape plan will be required at the time of final site plan application.
9. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at the time of application for building permit.
10. Prior to issuance of building permit, all Public Works issues must be resolved, per the attached memo.

11. A public art fee in the amount of \$.10 per square foot or an approved piece of public art is required prior to issuance of a building permit.
12. A parking lot easement shall be provided on the Hallbrook Office Center second plat.
13. If the parking lot is ever abandoned, Hallbrook Country Club will be responsible for removing the parking lot.
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the Hallbrook maintenance facility preliminary site plan and plat with stipulations.

Adopted by the Governing Body this 22nd day of February, 2000.



Peggy J. Dunn

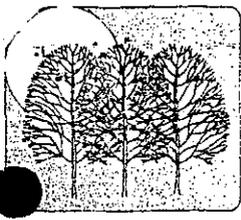
Peggy J. Dunn

Mayor

Attest:

Martha Heizer
Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax
(913) 339-6225 TDD

January 19, 2000

To: Diane Binckley
Department of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary Site Plan and Plat
Hallbrook Country Club Golf Maintenance Facility
Case No. 05-00

The Public Works Department has reviewed the preliminary site plan and plat for the referenced project and would like to make the following stipulations part of the plat approval process.

PRELIMINARY SITE PLAN

- All site plans submitted to the City of Leawood shall be signed and sealed by a registered professional engineer in the State of Kansas.
- The final site plan for Hallbrook Office Center Second Plat shall be amended to include construction of the proposed parking lot. The legal description of the golf course maintenance facility does not encompass the proposed parking lot.
- The proposed parking lot shall be constructed with the building plans for Hallbrook Office Center Second Plat since the parking lot is contained within the legal description of Hallbrook Office Center Second Plat.
- Identify the Southwestern Bell or existing utility easement which entails the existing fiber optic station.
- Submit a subordination agreement with the utility companies involved to verify an agreement has been achieved for the relocation of the Southwestern Bell fiberoptic station or other utilities prior to the issuance of the building permit.
- All proposed sewers will be public storm sewers. A separate set of construction plans will have to be prepared for the public storm sewers.
- Abandon the existing 15-inch storm sewer beneath the proposed one story building. Extend the storm sewer from structure 311E and tie it into structure 211.
- Install a drainage structure on Line 211 where there is a horizontal bend in the line and maintain a minimum of 7.5 feet from the corner of the building to the centerline of the storm sewer to avoid conflict with the maintenance of the facilities.
- Provide a stormwater drainage study for the project as required by the City's Stormwater Management Ordinance.
- All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement construction Standards (Revised January 2000).
- All public improvements will require a permit from the Public Works Department. The building permit for the project will be issued by the Building Official when all Public Works Department permits have been obtained by the Contractor.
- The permit fee for plan review and construction observation services provided by the Engineering Division of the Public Works Department shall be 7% of the construction cost. The fee will be charged and collected from the Contractor at the time the permit is issued by the Public Works Department.
- All public improvement permits shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

PRELIMINARY PLAT

- Add to the plat the City's new standard language for Dedications and Restrictions. This language was recently revised by the City.
- Add signature lines to comply with City standard.
- Show all existing easements on the plat including book and page number.
- Delete all topographic information currently shown on the plat.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File

RESOLUTION NO. 1499

A RESOLUTION PLEDGING THE INTENTIONS OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, IF THE CITY IS AUTHORIZED BY THE ELECTORATE TO LEVY AN ADDITIONAL ONE-EIGHTH OF ONE PERCENT (.125%) CITY RETAILERS' SALES TAX.

WHEREAS, the Governing Body is aware of the necessity to preserve, maintain, upgrade and improve the City's infrastructure; and

WHEREAS, the Governing Body has determined that an accelerated residential street improvement program and accelerated thoroughfare street improvement program are necessary to maintain and improve existing city neighborhoods and to ensure the continued growth and development of the City; and

WHEREAS, the Governing Body has determined that it is necessary to provide for stormwater improvements, some of which are not eligible for funding assistance from other governmental entities; and

WHEREAS, the Governing Body has passed Ordinance No. 1848 which calls for an election to be held on April 4, 2000, on the adoption of an additional one-eighth of one percent (.125%) City Retailers' Sales Tax which would take effect on July 1, 2000; and end on June 30, 2005; and

WHEREAS, the Governing Body intends to utilize the proceeds from such tax to fund an accelerated residential street improvement program and thoroughfare street improvement program and to assist in completing stormwater projects which are not otherwise eligible for funding assistance from the Stormwater Management Advisory Council; and

WHEREAS, it is deemed to be in the best interests of the City that the Governing Body make the following pledges of the intentions of the City if the electorate approves the one-eighth of one percent (.125%) City Retailers' Sales Tax.

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

SECTION 1

The pledges of the intentions of the City contained herein are conditional upon the following:

- a) The City electorate votes to authorize the City to levy an additional one-eighth of one percent (.125%) City Retailers' Sales Tax;

b) The authority for the City to levy such additional one-eighth of one percent (.125%) City Retailers' Sales Tax as is now legislatively authorized by the State of Kansas continues through June 30, 2005;

c) No significant reductions in the primary revenue sources relied upon by the City occur due to governmental action at the federal, state or county level, or due to a substantial economic downturn; and

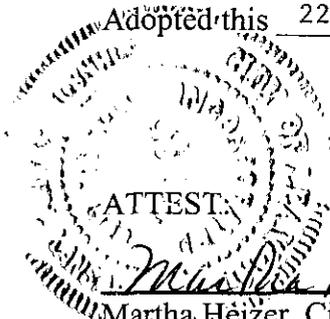
d) No significant expenditures are required of the City by new or expanded mandates or regulations resulting from governmental action at the federal, state or county level.

SECTION 2

This Resolution shall take effect and be in force upon the enactment of an ordinance levying an additional one-eighth of one percent (.125%) City Retailers' Sales Tax, if the City electorate authorizes the City to levy such a tax at an election to be held on April 4, 2000.

Adopted this 22nd day of February, 2000


Peggy Dunn, Mayor

 ATTEST


Martha Heizer, City Clerk

APPROVED AS TO FORM


Patricia A. Bennett, City Attorney

RESOLUTION NO. 1500

**A RESOLUTION REQUESTING JOHNSON COUNTY, KANSAS,
PARTICIPATION IN THE CITY OF LEAWOOD'S FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM THROUGH THE COUNTY'S ASSISTED ROAD
SYSTEM (C.A.R.S.) 2001-2005**

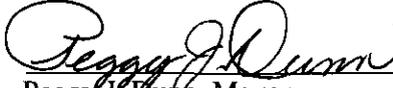
WHEREAS, the Governing Body of the City of Leawood has reviewed and approved the
submittal of the attached five-year road and bridge improvement program and,

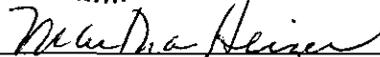
WHEREAS, pursuant to the Johnson County Commissioners' commitment to hold
Leawood harmless from any loss, the City of Leawood is requesting participation from Johnson
County, Kansas, through the County's Assistance Road System (C.A.R.S.),

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. 44-90 and Resolution No. 0881-91.

ADOPTED by the governing body this 6th day of March, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

County Assistance Road System 2001-2005 Program Summary Sheet

Participating City:

Priority	Project Location	Proposed Start/ Finish	Project Type	CARS Route Classification		CARS Program Funding Request	Total Project Cost
				Major	Minor		
2001	Lee Boulevard, 103rd to I-435 Continuation Project	Apr-00 Oct-01	Maintenance		X	\$997,561.50	\$2,198,569.00
2001 1	119th Street, State Line to Roe Avenue	May-01 Aug-01	Maintenance	X		\$257,656.00	\$515,372.00
2001 2	Mission Road, 127th Street to 135th Street	May-01 Aug-01	Maintenance		X	\$67,369.50	\$134,739.00
2001 3	State Line Road, 92nd St to 103rd Street	Oct-01	Maintenance		X	\$38,500.00	\$154,000.00
2002 1	119th & Mission Road Intersection Improvements	Apr-02 Aug-03	System Management	X		\$1,097,379.00	\$3,627,480.00
2002 2	95th Street, State Line Rd to western city limits	May-02 Aug-02	Maintenance	X		\$278,839.00	\$557,678.00
2003 1	Lee Boulevard, 95th Street to 103rd	May-03 Aug-03	Maintenance		X	\$100,000.00	\$200,000.00
2003 2	Lee Boulevard, 95th St. to Somerset	May-03 Aug-03	Maintenance		X	\$110,000.00	\$220,000.00
2003 3	117th St, Roe to Tomahawk Parkway	May-03 Aug-03	Maintenance		X	\$50,000.00	\$100,000.00
2003 4	Town Center Drive, Roe to Nall	May-03 Aug-03	Maintenance		X	\$75,000.00	\$150,000.00
2003 5	117th St, Town Center Drive to Nall	May-03 Aug-03	Maintenance		X	\$40,000.00	\$80,000.00

County Assistance Road System 2001-2005 Program Summary Sheet

Participating City:

Priority	Project Location	Proposed Start/ Finish	Project Type	CARS Route Classification		CARS Program Funding Request	Total Project Cost
				Major	Minor		
2004	Roe, Tomahawk Creek to 135th Street	Apr-04 Aug-05	Capacity	X		\$1,101,248.00	\$5,268,995.00
2005	Nall Avenue, 135th to 143rd Street	Mar-05 Aug-06	Capacity	X		\$1,614,000.00	\$7,890,000.00

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: Continuation

Project Location: Lee Boulevard, 103rd Street south to Mission Road

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2001 Completion Date (mo/yr): 12/2001

Current Average Daily Traffic (ADT): 3992 Accident History (Prior 3 Years): 99-2, 98-3, 97-0

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:

Existing 2-lane curb & gutter street from 103rd to I-435. The street then turns to a ditch street through the City Park to Mission Road.

Detailed Description of Project Scope:

Street is approximately 40-years old and needs to be completely rehabilitated from 103rd Street to I-435. South of I-435 geometric improvements will be made to eliminate a 90-degree bend, improve pedestrian crossing to the park and ball fields, and provide street lighting to Mission Road.

Project Cost Information *

1. Design Cost:	<u>183,536.00</u>
2. Right-of-way acquisition cost:	<u> </u>
3. Utility relocation Cost:	<u>20,000.00</u>
4. Construction cost:	<u>1,929,033.00</u>
5. Construction engineering cost:	<u>66,000.00</u>
Total project cost:	<u>2,198,569.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>1,995,033.40</u>
B. Federal Aid Participation	(-)	<u> </u>
C. State Aid Participation	(-)	<u> </u>
D. Other Non-local Participation	(-)	<u> </u>
Subtotal (CARS eligible costs)		<u>1,995,033.40</u>
CARS Funding request		<u>997,561.50</u>
<small>(Request cannot exceed 50% of the CARS eligible costs)</small>		

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 1

Project Location: 119th Street, State Line Road to Roe Avenue

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2001 Completion Date (mo/yr): 8/2001

Current Average Daily Traffic (ADT): 22,700 Accident History (Prior 3 Years): 99-45, 98-51, 97-29

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair X Poor

Detailed Description of Existing Facility:
 4-lane asphalt, undivided curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay. Full depth asphalt repair from Tomahawk Creek Bridge west to Roe.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>515,372.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>515,372.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>515,372.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>515,372.00</u>
CARS Funding request		<u>257,656.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 2

Project Location: Mission Road, 127th Street to 135th Street

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2001 Completion Date (mo/yr): 8/2001

Current Average Daily Traffic (ADT): 4571 Accident History (Prior 3 Years): 99-3, 98-1, 97-4

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 2-lane 36-foot wide curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>134,739.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>134,739.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>134,739.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____

Subtotal (CARS eligible costs) 134,739.00

CARS Funding request 67,369.50

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____

City Name: _____ Funding: _____

Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 3

Project Location: State Line Road, 92nd Street south to 103rd Street

Joint Project With: Kansas City, MO Administrating City: Kansas City, MO

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2001 Completion Date (mo/yr): 8/2001

Current Average Daily Traffic (ADT): 33,000 Accident History (Prior 3 Years): 99-65, 98-57, 97-61

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation

Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 4-lane divided/undivided curb and gutter street.

Detailed Description of Project Scope:
 Perform 2-inch mill and overlay.

Project Cost Information *

- | | |
|-----------------------------------|-------------------|
| 1. Design Cost: | _____ |
| 2. Right-of-way acquisition cost: | _____ |
| 3. Utility relocation Cost: | _____ |
| 4. Construction cost: | <u>154,000.00</u> |
| 5. Construction engineering cost: | _____ |
| Total project cost: | _____ |

Calculation of CARS Eligible costs:

- | | | |
|----------------------------------|-----|-------------------|
| A. Sum item # 4 & 5 above | (+) | <u>154,000.00</u> |
| B. Federal Aid Participation | (-) | _____ |
| C. State Aid Participation | (-) | _____ |
| D. Other Non-local Participation | (-) | <u>77,000.00</u> |
| Subtotal (CARS eligible costs) | | <u>77,000.00</u> |
| CARS Funding request | | <u>38,500.00</u> |

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: <u>Kansas City, MO</u>	Funding: <u>77,000.00</u>
City Name: _____	Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001--2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 1

Project Location: 119th and Mission Road intersection improvements

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2002 Completion Date (mo/yr): 09/2003

Current Average Daily Traffic (ADT): 22,700 Accident History (Prior 3 Years): 99-14, 98-13, 97-11

Project Type: Capacity Major Maintenance Bridge Replacement Bridge Rehabilitation
 Route Enhancement ~~System Management~~

Current Level of Service (LOS) [System Management Projects Only]: E

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:

119th Street is a 4-lane undivided curb and gutter street with signals at the intersection of Mission Road. Mission Road is a 2-lane collector street. Both streets have grades approaching 10% coming into the intersection. There are no designated turn lanes on 119th street at the intersection of Mission Road.

Detailed Description of Project Scope:

Widen 119th Street to provide an eastbound right turn lane and left turn lanes for both east and west bound traffic. Extend the westbound left turn lane east approximately 1000 feet to provide for left turn movements into the church and residential developments on both sides of 119th Street. This lane will also provide turning movements from side streets onto 119th Street. The construction also includes the lowering of the street grade on both 119th and Mission road to 8%.

Project Cost Information *

1. Design Cost:	332,722.00
2. Right-of-way acquisition cost:	100,000.00
3. Utility relocation Cost:	50,000.00
4. Construction cost:	2,827,220.00
5. Construction engineering cost:	367,538.00
Total project cost:	3,677,480.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	3,194,758.00
B. Federal Aid Participation	(-)	1,000,000.00
C. State Aid Participation	(-)	
D. Other Non-local Participation	(-)	
Subtotal (CARS eligible costs)		2,194,758.00
CARS Funding request		1,097,379.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 2

Project Location: 95th Street, State Line Road to western city limits

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2002 Completion Date (mo/yr): 8/2002

Current Average Daily Traffic (ADT): 27,000 Accident History (Prior 3 Years): 99-20, 98-18, 97-21

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 4-lane undivided curb and gutter street, part concrete part asphalt.

Detailed Description of Project Scope:
 Perform joint repair on the existing concrete portion. Replace the asphalt intersections with full depth concrete. (Lee Boulevard and State Line Road).

Project Cost Information *

- | | |
|-----------------------------------|-------------------|
| 1. Design Cost: | _____ |
| 2. Right-of-way acquisition cost: | _____ |
| 3. Utility relocation Cost: | _____ |
| 4. Construction cost: | <u>557,678.00</u> |
| 5. Construction engineering cost: | _____ |
| Total project cost: | _____ |

Calculation of CARS Eligible costs:

- | | | |
|----------------------------------|-----|-------------------|
| A. Sum item # 4 & 5 above | (+) | <u>557,678.00</u> |
| B. Federal Aid Participation | (-) | _____ |
| C. State Aid Participation | (-) | _____ |
| D. Other Non-local Participation | (-) | _____ |
| Subtotal (CARS eligible costs) | | <u>557,678.00</u> |
| CARS Funding request | | <u>278,839.00</u> |

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: <u>N/A</u>	Funding: _____
City Name: _____	Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 1

Project Location: Lee Boulevard, 95th Street to 103rd

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2003 Completion Date (mo/yr): 8/2003

Current Average Daily Traffic (ADT): 6079 Accident History (Prior 3 Years): 99-6, 98-7, 97-7

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 2-lane ditch street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>200,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>200,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>200,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>200,000.00</u>
CARS Funding request		<u>100,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 2

Project Location: Lee Boulevard, 95th Street to Somerset Drive

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2003 Completion Date (mo/yr): 8/2003

Current Average Daily Traffic (ADT): 6962 Accident History (Prior 3 Years): 99-8, 98-7, 97-7

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:

Existing 2-lane ditch street

Detailed Description of Project Scope:

Perform a 2-inch mill and overlay

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>220,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>220,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>220,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>220,000.00</u>
CARS Funding request		<u>110,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 3

Project Location: 117th Street, Roe to Tomahawk Creek Parkway

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2003 Completion Date (mo/yr): 8/2003

Current Average Daily Traffic (ADT): 4100 Accident History (Prior 3 Years): 99-3, 98-4, 97-2

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 2-lane 36-foot wide curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay and minor geometric improvements east of Roe into existing commercial development.

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>100,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>100,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>100,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>100,000.00</u>
CARS Funding request		<u>50,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 4

Project Location: Town Center Drive, Roe to Nall

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2003 Completion Date (mo/yr): 8/2003

Current Average Daily Traffic (ADT): _____ Accident History (Prior 3 Years): 99-9, 98-8, 97-3

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 4-lane curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>150,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>150,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>150,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>150,000.00</u>
CARS Funding request		<u>75,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). *A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Leawood, Kansas Priority Ranking: 5

Project Location: 117th Street, Nall to Town Center Drive

Joint Project With: N/A Administrating City: Leawood

Contact Name & Title: Joe Johnson, P.E., Director of Public Works County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 5/2003 Completion Date (mo/yr): 8/2003

Current Average Daily Traffic (ADT): 4200 Accident History (Prior 3 Years): 99-#, 98-2, 97-2

Project Type: Capacity ~~Major Maintenance~~ Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:
 Existing 2-lane 36-foot wide curb and gutter street.

Detailed Description of Project Scope:
 Perform a 2-inch mill and overlay

Project Cost Information *

1. Design Cost:	_____
2. Right-of-way acquisition cost:	_____
3. Utility relocation Cost:	_____
4. Construction cost:	<u>80,000.00</u>
5. Construction engineering cost:	_____
Total project cost:	<u>80,000.00</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>80,000.00</u>
B. Federal Aid Participation	(-)	_____
C. State Aid Participation	(-)	_____
D. Other Non-local Participation	(-)	_____
Subtotal (CARS eligible costs)		<u>80,000.00</u>
CARS Funding request		<u>40,000.00</u>

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name: N/A Funding: _____
 City Name: _____ Funding: _____

Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CARS Form A
2001-2005 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return by March 1, 2000

Submitting City: Overland Park City Priority Ranking: 05

Project Location: Nall Avenue - 135th to 143rd

Joint Project With: Leawood Administrating City: Overland Park

Contact Name & Title: Doug Brown, City Engineer County Commission District(s) #: 3

Estimated Project Schedule: Start Date (mo/yr): 3/2005 Completion Date (mo/yr): 12/2005

Current Average Daily Traffic (ADT): _____ Accident History (Prior 3 Years): _____

Project Type: Capacity Major Maintenance Bridge Replacement Bridge Rehabilitation
 Route Enhancement System Management

Current Level of Service (LOS) [System Management Projects Only]: _____

Sufficiency Rating (Bridge Projects): _____ Pavement Condition: Good Fair Poor

Detailed Description of Existing Facility:

Two lane section line road with no curbs, gutters, storm sewers, street lights, or sidewalks.

Detailed Description of Project Scope:

Reconstruct to four lane divided thoroughfare with curbs, gutters, storm sewers, street lights, and sidewalks.

Project Cost Information *

1. Design Cost:	<u>510,000</u>
2. Right-of-way acquisition cost:	<u>576,000</u>
3. Utility relocation Cost:	<u>576,000</u>
4. Construction cost:	<u>6,156,000</u>
5. Construction engineering cost:	<u>72,000</u>
Total project cost:	<u>7,890,000</u>

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	<u>6,228,000</u>
B. Federal Aid Participation	(-)	<u>3,000,000</u>
C. State Aid Participation	(-)	<u>-----</u>
D. Other Non-local Participation	(-)	<u>-----</u>
Subtotal (CARS eligible costs)		<u>3,228,000</u>
CARS Funding request		<u>1,614,000</u>
<small>(Request cannot exceed 50% of the CARS eligible costs)</small>		

Funding participation by other cities:

City Name: Leawood Funding: 1,638,000 (includes CARS eligible costs)
 City Name: _____ Funding: _____

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2001 Program Projects). A copy of the sealed estimates must be furnished for all 2001 CARS program requests.

CITY OF LEAWOOD

RESOLUTION NO. 1501

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, CONSENTING TO THE ENLARGEMENT OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO JOHNSON COUNTY CHARTER RESOLUTION NO. 29-92.

WHEREAS, there comes before the Governing Body for the City of Leawood, Kansas, the matter of the enlargement of Consolidated Main Sewer District of Johnson County, Kansas. The tract to be included within the sewer district governed by the County is described on Exhibit "A" attached hereto and made a part of this Resolution. The provisions of Charter Resolution No. 29-92, Johnson County, Kansas, and any amendments thereto, provide that when any such sewer district extends into the city limits of any incorporated city, the Board of County Commissioners shall not have power to create or extend such sewer district within the city limits without consent of the governing body of the city:

NOW, 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 a sewer district which is governed by the Board of County Commissioners of Johnson County, Kansas.

ADOPTED by the Governing Body this 20 day of March, 2000.

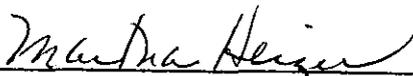
APPROVED AND SIGNED by the Mayor this 20 day of March, 2000.



City of Leawood, Kansas


Peggy J. Dunn, Mayor

ATTEST:


Martha Heizer, City Clerk

Beginning at the Northeast corner of the SE 1/4 of Section 33, T13S, R25E, Johnson County, Kansas; thence N 90°00'00" W, along the North line of said SE 1/4, a distance of 660.00 feet to the TRUE POINT OF BEGINNING, said point also being the Northwest corner of Lot 4, MERRY LEA FARMS; thence S 00°10'00" W, along the West line of said Lot 4, a distance of 300.00 feet to the Southwest corner of said Lot 4, said point also being on the North right-of-way line of 140th Drive, as platted; thence N 90°00'00" W, along said North right-of-way line, a distance of 112.00 feet to a point on the West right-of-way line of 140th Drive, as platted; thence S 00°10'00" W, along said West right-of-way line, a distance of 60.00 feet to a point on the North line of Lot 6, MERRY LEA FARMS; thence N 90°00'00" W, along said North line, a distance of 118.56 feet; thence S 00°11'24" W, parallel with the West line of said Lot 6, a distance of 300.00 feet to a point on the South line of said Lot 6; thence N 90°00'00" W, along said South line, a distance of 436.37 feet to the Southwest corner of said Lot 6, said point also being on the East line of WORTHINGTON; thence N 00°11'24" E, along the West line of Lots 5 and 6, MERRY LEA FARMS, a distance of 660.00 feet to the Northwest corner of said Lot 5, said point also being the Northwest corner of the E 1/2 of said SE 1/4; thence N 90°00'00" E, along the North line of said SE 1/4 and along the North line of Lot 5, MERRY LEA FARMS, a distance of 666.79 feet to the TRUE POINT OF BEGINNING, containing 8.36229 acres, more or less.

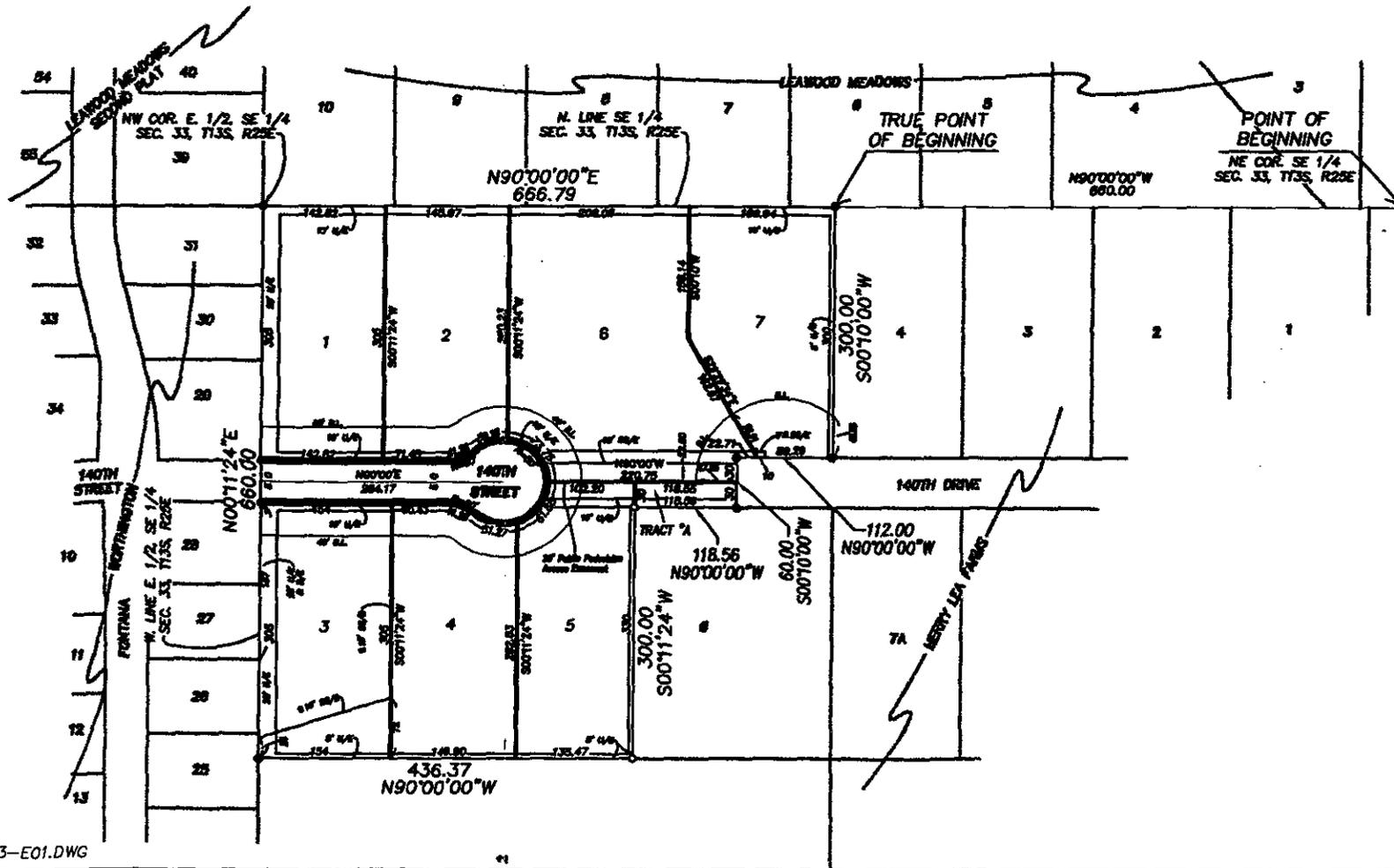


EXHIBIT "A"
WILLOW CREEK
PAYNE & BROCKWAY P.A.
 ENGINEERS
 OLATHE, KANSAS
 DATE 10/28/99
 DWS

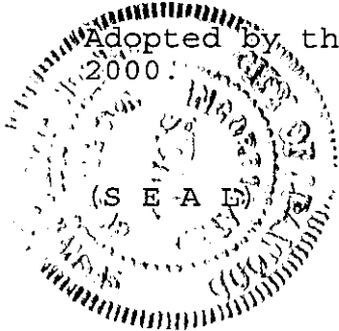
RESOLUTION NO. 1502

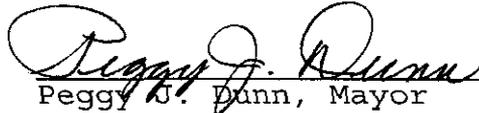
A RESOLUTION DESIGNATING THE COURTYARD AREA OF LEAWOOD CITY HALL AS A PORTION OF THE LEAWOOD COMMUNITY CENTER FOR THE PURPOSE OF SECTION 3-207(C) OF THE CODE OF THE CITY OF LEAWOOD.

WHEREAS, the Governing Body of the City of Leawood has determined that it is in the public interest to designate the courtyard area of Leawood City Hall as a portion of the Leawood Community Center for the purpose of Section 3-207(c) of the Code of the City of Leawood;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby designates the courtyard area of the Leawood City Hall as a portion of the Leawood Community Center for the date of Saturday, June 3, 2000, to permit the serving of alcoholic liquor during the 2000 Grazing the Trail event sponsored by the Leawood Chamber of Commerce on said date in accordance with Section 3-207(c) of the Code of the City of Leawood.

Adopted by the Governing Body this 3rd day of April,




Peggy J. Dunn, Mayor

Attest:

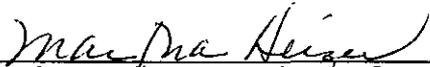

Martha Heizer, City Clerk

Exhibit A in agreement file

RESOLUTION NO. 1503

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A RIGHT-OF-WAY AGREEMENT BETWEEN THE CITY OF LEAWOOD, KANSAS [HEREINAFTER "CITY"] AND WATER DISTRICT NO. 1 OF JOHNSON COUNTY [HEREINAFTER "DISTRICT"] FOR MANAGING THE USE AND OCCUPANCY OF PUBLIC RIGHT-OF-WAY.

WHEREAS, the City desires to adequately manage occupancy and regulate excavations in the City right-of-way and issuance of right-of-way permits; and

WHEREAS, the District currently utilizes various rights-of-way located in the City for their facilities; and

WHEREAS, the City and District desire to work in a harmonious manner and to clarify and manage conditions of occupancy and construction within rights-of-way; and

WHEREAS, both parties have read, understand and agree to the conditions setforth in the Right-of-Way Agreement, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

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

SECTION ONE; That the Governing Body hereby approves and authorizes the Mayor to execute the attached Right-of-Way Agreement, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO; This resolution shall become effective upon passage.

PASSED by the Governing Body this 3rd day of April, 2000.

APPROVED by the Mayor this 3rd day of April, 2000.



Peggy Dunn

Peggy Dunn, Mayor

Martha Heizer

Martha Heizer, City Clerk

APPROVED AS TO FORM:
Lisa R. Wetzler

Lisa R. Wetzler, Assistant City Attorney

RESOLUTION NO. 1504

A RESOLUTION AUTHORIZING THE IMPROVEMENT OF A CERTAIN SECTION OF ROE AVENUE, A MAIN TRAFFICWAY, BETWEEN 137TH STREET AND 138th STREET WITHIN THE CITY OF LEAWOOD; PROVIDING FOR ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS OF THE CITY TO PAY THE COSTS THEREOF PURSUANT TO K.S.A. 12-689 AND FOR THE ISSUANCE OF TEMPORARY NOTES OF THE CITY PENDING THE ISSUANCE OF SAID BONDS; AND EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF GENERAL OBLIGATION BONDS; AND AUTHORIZING AND IMPROVING CERTAIN RELATED MATTERS AND ACTIONS.

WHEREAS, the City of Leawood, Kansas has previously by Section 14-206 of the "Code of the City of Leawood, Kansas", designated that portion of Roe Avenue which is located within this City as a main trafficway pursuant to the provisions of K.S.A. 12-685; and

WHEREAS, K.S.A.12-687 provides that the Governing Body of any city shall have power to improve or reimprove or cause to be improved or reimproved, any main trafficway or trafficway connection designated and established under the provisions of K.S.A. 12-685 et seq., and such improvement or reimprovement may include grading, regrading, curbing, recurbing, guttering, reguttering, paving, repaving, macadamizing, remacadamizing, constructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocating, construction or reconstruction of any necessary bridges and approaches thereto, viaducts, overpasses, underpasses, culverts, storm drainage, trafficway illumination, traffic control devices, pedestrian ways, bicycle ways, or other improvements or any two or more of such improvements or reimprovements and the acquisition of right-of-way by purchase or condemnation when necessary for any of such purposes; and

WHEREAS, K.S.A. 12-689 provides that all costs of improvements or reimprovements authorized under the provisions of K.S.A. 12-687, including acquisition of right-of-way, engineering costs, and all other costs properly attributable to such projects, shall be paid by the City at large and may be funded by, among other alternatives, the issuance of general obligation improvement bonds; and

WHEREAS, Section 1.103-18 of the Income Tax Regulations issued by the Internal Revenue Service (the "Regulations") requires that the City make a prior declaration of its intent to reimburse itself for project expenditures made by the City prior to the date of issuance of notes or bonds, and the City desires to comply with the requirements of the Regulations with respect to this Project; and

WHEREAS, said Governing Body finds and determines that it is necessary to improve and reimprove that section of Roe Avenue between 137th Street and 138th Street within the City of Leawood, as provided by and under the authority of K.S.A. 12-687, and to provide for the payment of the costs thereof as provided by and under the authority of K.S.A. 12-689.

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

Section 1. It is hereby deemed and declared to be necessary to improve and reimprove that section of Roe Avenue between 137th Street and 138th Street within the City of Leawood to include adding curb and gutter to an existing ditch street, storm sewer, sidewalks, streetlights and minor geometric changes to drive entrances, and it is hereby authorized, ordered, and directed that said main trafficway improvements be undertaken under the authority of K.S.A. 12-687.

Section 2. The total estimated cost of the above described main trafficway improvements or reimprovements, including construction, engineering fees, acquisition of right-of-way and easements, and contingencies, is \$395,263 and shall be chargeable to the City at large to be paid by the issuance of general obligation improvement bonds of the City of Leawood under the authority of K.S.A. 12-689.

Section 3. That the costs incurred in connection with the Project shall be paid for from the proceeds of temporary notes to be issued from time to time as said costs are so incurred, and the Project shall be permanently financed with the proceeds of the sale of general obligation improvement bonds of the City in an amount not to exceed \$395,263.

Section 4. That to the extent the City shall pay all or any portion of the costs of the Project from available funds on hand prior to the issuance of temporary notes or bonds, the City hereby declares that it reasonably expects to reimburse such expenditures out of the proceeds of such temporary notes and such general obligation bonds. All such expenditures so reimbursed shall be capital expenditure with the meaning of Section 1.150-1(h) of the Income Tax Regulations (the "Regulations").

This declaration is a declaration of official intent adopted pursuant to Section 1.103-18 of the Regulations.

Section 5. That as of the date hereof, there are not City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project, other than pursuant to the issuance of temporary notes or the bonds. This Resolution, therefore is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

Section 6. That this Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of the bonds.

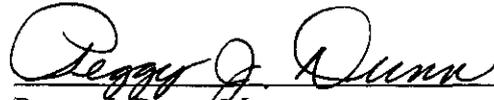
Section 7. That the City's Director of Finance shall be responsible for making any "reimbursement allocations" described in the Regulations, being generally the transfer of the

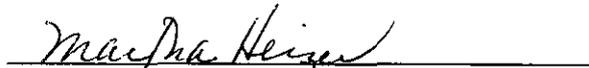
appropriate amount of proceeds of the notes or the bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the Project. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the notes or the bonds, shall specifically identify the actual reimbursement of a fund or account in accordance with Section 1.103-18, the fund or account form which the expenditure was paid, and shall be effective to relieve the proceeds of the notes or the bonds from any restriction under the ordinance or other documents authorizing the issuance of such notes or the bonds, and under any applicable state statute, which would apply to the unspent proceeds of the notes or the bonds.

Section 8. This Resolution shall take effect and be of force from and after its passage and approval.

ADOPTED by the Governing Body this 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Marcia Heizer, City Clerk

RESOLUTION NO. 1505

A RESOLUTION AUTHORIZING THE IMPROVEMENT OF CERTAIN SECTIONS OF 119TH STREET AND MISSION ROAD, EACH MAIN TRAFFICWAYS, AT THE INTERSECTION THEREOF WITHIN THE CITY OF LEAWOOD; PROVIDING FOR ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS OF THE CITY TO PAY THE COSTS THEREOF PURSUANT TO K.S.A. 12-689 AND FOR THE ISSUANCE OF TEMPORARY NOTES OF THE CITY PENDING THE ISSUANCE OF SAID BONDS; AND EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF GENERAL OBLIGATION BONDS; AND AUTHORIZING AND IMPROVING CERTAIN RELATED MATTERS AND ACTIONS.

WHEREAS, the City of Leawood, Kansas has previously by Section 14-206 of the "Code of the City of Leawood, Kansas", designated 119th Street and Mission Road which is located within this City as a main trafficways pursuant to the provisions of K.S.A. 12-685; and

WHEREAS, K.S.A.12-687 provides that the Governing Body of any city shall have power to improve or reimprove or cause to be improved or reimproved, any main trafficway or trafficway connection designated and established under the provisions of K.S.A. 12-685 et seq., and such improvement or reimprovement may include grading, regrading, curbing, recurbing, guttering, reguttering, paving, repaving, macadamizing, remacadamizing, constructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocating, construction or reconstruction of any necessary bridges and approaches thereto, viaducts, overpasses, underpasses, culverts, storm drainage, trafficway illumination, traffic control devices, pedestrian ways, bicycle ways, or other improvements or any two or more of such improvements or reimprovements and the acquisition of right-of-way by purchase or condemnation when necessary for any of such purposes; and

WHEREAS, K.S.A. 12-689 provides that all costs of improvements or reimprovements authorized under the provisions of K.S.A. 12-687, including acquisition of right-of-way, engineering costs, and all other costs properly attributable to such projects, shall be paid by the City at large and may be funded by, among other alternatives, the issuance of general obligation improvement bonds; and

WHEREAS, Section 1.103-18 of the Income Tax Regulations issued by the Internal Revenue Service (the "Regulations") requires that the City make a prior declaration of its intent to reimburse itself for project expenditures made by the City prior to the date of issuance of notes or bonds, and the City desires to comply with the requirements of the Regulations with respect to this Project; and

WHEREAS, said Governing Body finds and determines that it is necessary to improve and reimprove sections of 119th Street and Mission Road in the vicinity of the intersection thereof within the City of Leawood, as provided by and under the authority of K.S.A. 12-687,

and to provide for the payment of the costs thereof as provided by and under the authority of K.S.A. 12-689.

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

Section 1. It is hereby deemed and declared to be necessary to improve and reimprove 119th Street and Mission Road in the area of the intersection thereof within the City of Leawood to include adding left turn lanes on 119th Street and Mission Road, adding an east bound right turn lane on 119th Street for Mission Road and modifying the traffic signals at the intersection, extending the left turn lane for westbound traffic east approximately 1000 feet, lowering both 119th Street and Mission Road approximately 5 feet, and reconstructing sidewalks and adding retaining walls along Mission Road and 119th Street, and it is hereby authorized, ordered, and directed that said main trafficway improvements be undertaken under the authority of K.S.A. 12-687.

Section 2. The total estimated cost of the above described main trafficway improvements or reimprovements, including construction, engineering fees, acquisition of right-of-way and easements, and contingencies, is \$5,029,204 and shall be chargeable to the City at large to be paid by the issuance of general obligation improvement bonds of the City of Leawood under the authority of K.S.A. 12-689.

Section 3. That the costs incurred in connection with the Project shall be paid for from the proceeds of temporary notes to be issued from time to time as said costs are so incurred, and the Project shall be permanently financed with the proceeds of the sale of general obligation improvement bonds of the City in an amount not to exceed \$5,029,204.

Section 4. That to the extent the City shall pay all or any portion of the costs of the Project from available funds on hand prior to the issuance of temporary notes or bonds, the City hereby declares that it reasonably expects to reimburse such expenditures out of the proceeds of such temporary notes and such general obligation bonds. All such expenditures so reimbursed shall be capital expenditure with the meaning of Section 1.150-1(h) of the Income Tax Regulations (the "Regulations").

This declaration is a declaration of official intent adopted pursuant to Section 1.103-18 of the Regulations.

Section 5. That as of the date hereof, there are not City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project, other than pursuant to the issuance of temporary notes or the bonds. This Resolution, therefore is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

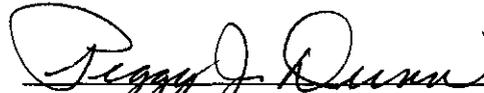
Section 6. That this Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of the bonds.

Section 7. That the City's Director of Finance shall be responsible for making any "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the notes or the bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the Project. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the notes or the bonds, shall specifically identify the actual reimbursement of a fund or account in accordance with Section 1.103-18, the fund or account form which the expenditure was paid, and shall be effective to relieve the proceeds of the notes or the bonds from any restriction under the ordinance or other documents authorizing the issuance of such notes or the bonds, and under any applicable state statute, which would apply to the unspent proceeds of the notes or the bonds.

Section 8. This Resolution shall take effect and be of force from and after its passage and approval.

ADOPTED by the Governing Body this 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Marcia Heizer, City Clerk

RESOLUTION NO. 1506

A RESOLUTION AUTHORIZING THE IMPROVEMENT OF A CERTAIN SECTION OF 151ST STREET, A MAIN TRAFFICWAY, BETWEEN NALL AVENUE AND MISSION ROAD WITHIN THE CITY OF LEAWOOD; PROVIDING FOR ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS OF THE CITY TO PAY THE COSTS THEREOF PURSUANT TO K.S.A. 12-689 AND FOR THE ISSUANCE OF TEMPORARY NOTES OF THE CITY PENDING THE ISSUANCE OF SAID BONDS; AND EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF GENERAL OBLIGATION BONDS; AND AUTHORIZING AND IMPROVING CERTAIN RELATED MATTERS AND ACTIONS.

WHEREAS, the City of Leawood, Kansas has previously by Section 14-206 of the "Code of the City of Leawood, Kansas", designated that portion of 151st Street which is located within this City as a main trafficway pursuant to the provisions of K.S.A. 12-685; and

WHEREAS, K.S.A.12-687 provides that the Governing Body of any city shall have power to improve or reimprove or cause to be improved or reimproved, any main trafficway or trafficway connection designated and established under the provisions of K.S.A. 12-685 et seq., and such improvement or reimprovement may include grading, regrading, curbing, recurbing, guttering, reguttering, paving, repaving, macadamizing, remacadamizing, constructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocating, construction or reconstruction of any necessary bridges and approaches thereto, viaducts, overpasses, underpasses, culverts, storm drainage, trafficway illumination, traffic control devices, pedestrian ways, bicycle ways, or other improvements or any two or more of such improvements or reimprovements and the acquisition of right-of-way by purchase or condemnation when necessary for any of such purposes; and

WHEREAS, K.S.A. 12-689 provides that all costs of improvements or reimprovements authorized under the provisions of K.S.A. 12-687, including acquisition of right-of-way, engineering costs, and all other costs properly attributable to such projects, shall be paid by the City at large and may be funded by, among other alternatives, the issuance of general obligation improvement bonds; and

WHEREAS, Section 1.103-18 of the Income Tax Regulations issued by the Internal Revenue Service (the "Regulations") requires that the City make a prior declaration of its intent to reimburse itself for project expenditures made by the City prior to the date of issuance of notes or bonds, and the City desires to comply with the requirements of the Regulations with respect to this Project; and

WHEREAS, said Governing Body finds and determines that it is necessary to improve and reimprove that section of 151st Street between Nall Avenue and Mission Road within the City of Leawood, as provided by and under the authority of K.S.A. 12-687, and to provide for the payment of the costs thereof as provided by and under the authority of K.S.A. 12-689.

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

Section 1. It is hereby deemed and declared to be necessary to improve and reimprove that section of 151st Street between Nall Avenue and Mission Road within the City of Leawood, to include widening the existing 2-lane ditch street to a 4-lane divided asphalt curb and gutter street with storm sewer, streetlights and sidewalks on both sides and to further include installation of traffic signals at the intersection of 151st Street and Nall Avenue, and it is hereby authorized, ordered, and directed that said main trafficway improvements be undertaken under the authority of K.S.A. 12-687.

Section 2. The total estimated cost of the above described main trafficway improvements or reimprovements, including construction, engineering fees, acquisition of right-of-way and easements, and contingencies, is \$733,000 and shall be chargeable to the City at large to be paid by the issuance of general obligation improvement bonds of the City of Leawood under the authority of K.S.A. 12-689.

Section 3. That the costs incurred in connection with the Project shall be paid for from the proceeds of temporary notes to be issued from time to time as said costs are so incurred, and the Project shall be permanently financed with the proceeds of the sale of general obligation improvement bonds of the City in an amount not to exceed \$733,000.

Section 4. That to the extent the City shall pay all or any portion of the costs of the Project from available funds on hand prior to the issuance of temporary notes or bonds, the City hereby declares that it reasonably expects to reimburse such expenditures out of the proceeds of such temporary notes and such general obligation bonds. All such expenditures so reimbursed shall be capital expenditure with the meaning of Section 1.150-1(h) of the Income Tax Regulations (the "Regulations").

This declaration is a declaration of official intent adopted pursuant to Section 1.103-18 of the Regulations.

Section 5. That as of the date hereof, there are not City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project, other than pursuant to the issuance of temporary notes or the bonds. This Resolution, therefore is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

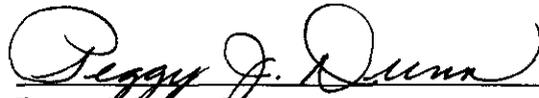
Section 6. That this Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of the bonds.

Section 7. That the City's Director of Finance shall be responsible for making any "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the notes or the bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the Project. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the notes or the bonds, shall specifically identify the actual reimbursement of a fund or account in accordance with Section 1.103-18, the fund or account form which the expenditure was paid, and shall be effective to relieve the proceeds of the notes or the bonds from any restriction under the ordinance or other documents authorizing the issuance of such notes or the bonds, and under any applicable state statute, which would apply to the unspent proceeds of the notes or the bonds.

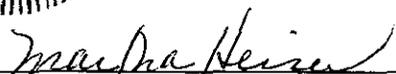
Section 8. This Resolution shall take effect and be of force from and after its passage and approval.

ADOPTED by the Governing Body this 3rd day of April, 2000.





Peggy J. Dunn, Mayor



Marcia Heizer, City Clerk

RESOLUTION NO. 1507

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 108 (COLLEGE BOULEVARD), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$500,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT OF COLLEGE BOULEVARD IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A.12-685, et seq., as amended, and Ordinance No. 1488, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

improvement and reimprovement of College Boulevard
located within the City of Leawood

(the "Project") at an estimated cost of \$13,795,873; and

WHEREAS, the Project has been commenced and the City has heretofore issued its Temporary Notes, Project 108 (College Boulevard), dated August 1, 1999, in the principal amount of \$2,100,000 (the "Prior Notes") to provide funds to pay the costs of the Project heretofore incurred by the City; and

WHEREAS, said Prior Notes become due and payable in the immediate future but all aspects of the Project will not be completed at the date of maturity thereof; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to provide funds to redeem and pay the Prior Notes as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to redeem and pay the Prior Notes to become due in the immediate future, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas,

Temporary Notes, Project 108 (College Boulevard), in the aggregate principal amount of Five Hundred Thousand Dollars (\$500,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated cost of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 5 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security for the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provision for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8064% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of the Notes shall be deposited with the City Treasurer to be used to redeem and retire the Prior Notes.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

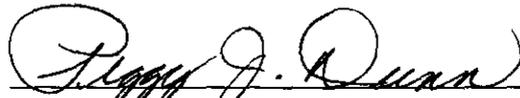
The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

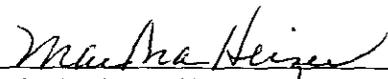
Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

APPROVED FOR FORM:

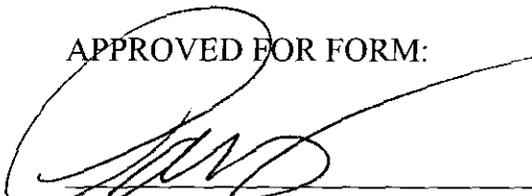

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 108
(COLLEGE BOULEVARD)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$500,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimprovement of College Boulevard located within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-685 *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1508

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 148 (CITY PARK, PHASE I), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$2,100,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENTS TO EXISTING CITY PARKS IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A. 12-1302, et seq., as amended, and Ordinance No. 1742, the Governing Body of the City of Leawood, Kansas (the "City") called an election in the City for the purpose of submitting the following questions:

"Shall the City of Leawood issue its general obligation bonds pursuant to K.S.A. 12-1302 in an amount not to exceed \$12,500,000 for the purpose of paying for the costs of improvements to existing City parks"; and

WHEREAS, at said election more than a majority of the qualified electors in the City voted in favor of the proposition , the vote having been certified to have been and being hereby declared to be 7957 votes in favor of said proposition and 2600 votes against said proposition;

WHEREAS, the design of the improvements to existing City parks (the "Project") has been commenced and the City has heretofore issued its Temporary Notes, Project 148 (City Parks Design, Phase I), dated August 1, 1999, in the principal amount of \$200,000 (the "Prior Notes") to provide funds to pay the costs of the Project heretofore incurred by the City; and

WHEREAS, the Prior Notes become due and payable in the immediate future but all aspects of the Project will not be completed at the date of maturity thereof, and the City has incurred or expects to incur additional costs payable within the next six months in the amount of \$1,900,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to provide funds to redeem and pay the Prior Notes and to pay the costs of the Project as the same become due and payable, and the

Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms described herein.

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

Section 1. Authorization of Notes. That in order to provide funds to redeem and pay the Prior Notes and to pay costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 148 (City Park, Phase I), in the aggregate principal amount of Two Million One Hundred Thousand Dollars (\$2,100,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated cost of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 21 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on

or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security for the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provision for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the

purchase price therefor which shall not be less than 99.7709% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of the Notes shall be deposited with the City Treasurer. The sum of \$200,000 of such proceeds shall be used to redeem and retire the Prior Notes, and the balance of such proceeds shall be deposited in a special fund established in the treasury of the City for the purpose of paying costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

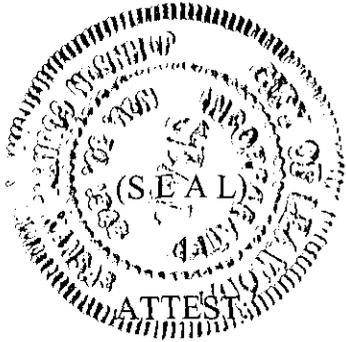
The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more

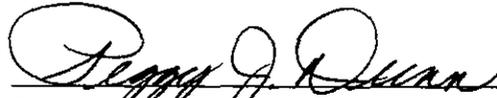
owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

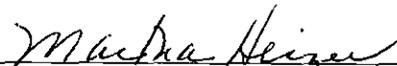
Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha J. Heizer, City Clerk

APPROVED FOR FORM:

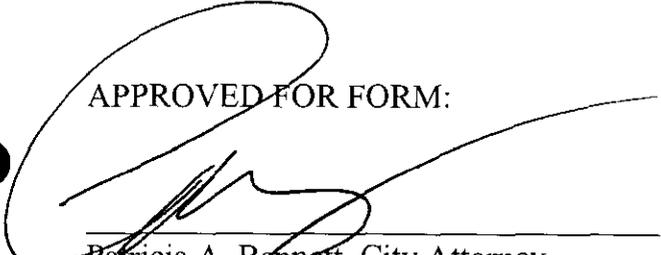

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 148
(CITY PARK, PHASE I)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$2,100,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvements to existing City parks in the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-1302, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1509

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 151 (FIRE STATION NO. 3), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$400,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF ACQUISITION OF CERTAIN REAL PROPERTY WITHIN THE CITY AND ACQUISITION, CONSTRUCTION AND INSTALLATION OF A NEW FIRE STATION THEREON, INCLUDING PARKING FACILITIES AND ACCESS ROADS, AND FURNISHING AND EQUIPPING THE SAME.

WHEREAS, pursuant to K.S.A. 12-1736, et seq., as amended, and Ordinance No. 1704, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

acquisition of certain real property in Leawood South Park leased by the City and acquisition, construction and installation of a new fire station thereon, including parking facilities and access roads, and furnishing and equipping the same

(the "Project") at an estimated cost of \$3,195,000; and

WHEREAS, the Project has been commenced and the City has heretofore issued its Temporary Notes, Project 151 (Fire Station No. 3), dated August 1, 1999, in the principal amount of \$500,000 (the "Prior Notes") to provide funds to pay the costs of the Project heretofore incurred by the City; and

WHEREAS, said Prior Notes become due and payable in the immediate future but all aspects of the Project will not be completed at the date of maturity thereof; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to provide funds to redeem and pay the Prior Notes as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to redeem and pay the Prior Notes to become due in the immediate future, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 151 (Fire Station No. 3), in the aggregate principal amount of Four Hundred Thousand Dollars (\$400,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated cost of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 4 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a

newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security for the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provision for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.7709% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of the Notes shall be deposited with the City Treasurer to be used to redeem and retire the Prior Notes.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or

advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor

ATTEST:


Martha Heizer, City Clerk

APPROVED FOR FORM:

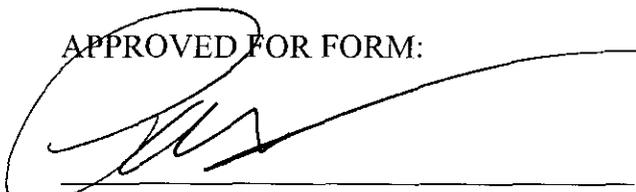

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 151
(FIRE STATION NO. 3)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$400,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of acquisition of certain real property in Leawood South Park leased by the City and acquisition, construction and installation of a new fire station thereon, including parking facilities and access roads, and furnishing and equipping the same; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-1736, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1510

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 159 (119TH STREET AND MISSION ROAD INTERSECTION), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$200,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT OF THE INTERSECTION OF 119TH STREET AND MISSION ROAD IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A. 12-685, et seq., as amended, and Resolution No. 1505, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

improvement and reimprovement of sections of 119th Street and Mission Road in the vicinity of the intersection thereof within the City

(the "Project") at an estimated cost of \$5,029,204; and

WHEREAS, the Project has commenced and the City has incurred or expects to incur costs payable within the next six months in the amount of \$200,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to pay the costs of the Project as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to pay the costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 159 (119th Street and Mission Road Intersection), in the aggregate principal amount of Two Hundred Thousand Dollars (\$200,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated costs of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 and 2 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security of the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provisions for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8064% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of said Notes shall be deposited with the City Treasurer in a special fund established in the treasury of the City created for the purpose of paying the costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

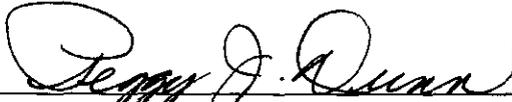
The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

APPROVED FOR FORM:

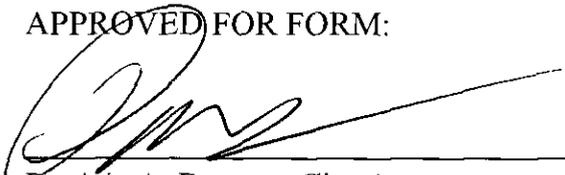

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 159
(119TH STREET AND MISSION ROAD INTERSECTION)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$200,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimpovement of sections of 119th Street and Mission Road in the vicinity of the intersection thereof within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-685, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1511

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 164 (NORMANDY PLACE), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$200,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT, EXCAVATION AND REPAIR OF ROADS AND CERTAIN STORM WATER DRAINAGE IMPROVEMENTS WITHIN NORMANDY PLACE SUBDIVISION IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A. 12-6a01, et seq., as amended, and Resolution No. 1489, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

the excavation and repair of the damaged sections of all roads within the Normandy Place subdivision; two inch rotomilling of the road surface; liquid asphalt emulsion and Phillips Petromat applied to the milled surface; a two inch overlay of the milled surface; repair of all damaged curbs; install one new storm inlet; install erosion control device to storm outlet south of box culvert on east bank of creek; install subsurface drainage systems at each of the four cul-de-sac islands and install bracing to the southeast and southwest wind walls of the box culvert

(the "Project") at an estimated cost of \$200,000; and

WHEREAS, the Project has commenced and the City has incurred or expects to incur costs payable within the next six months in the amount of \$200,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to pay the costs of the Project as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855

(the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to pay the costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 164 (Normandy Place), in the aggregate principal amount of Two Hundred Thousand Dollars (\$200,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated costs of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 and 2 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security of the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provisions for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and

collected special assessments on property benefited by the Project, and to the extent said special assessments shall not be so collected and to the extent of the balance of the principal of and interest on said Notes not payable first from special assessments, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8064% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of said Notes shall be deposited with the City Treasurer in a special fund established in the treasury of the City created for the purpose of paying the costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the

Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements,

instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

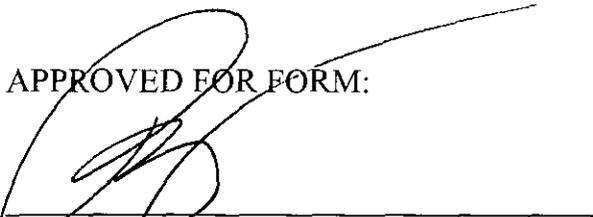
APPROVED FOR FORM:

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 164
(NORMANDY PLACE)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$200,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimpovement, excavation and repair of roads and certain storm water drainage improvements within Normandy Place subdivision in the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-6a01, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1512

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 166 (LEE BOULEVARD - 103RD STREET TO MISSION ROAD), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$900,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT OF LEE BOULEVARD BETWEEN 103RD STREET AND MISSION ROAD IN THE CITY.

WHEREAS, pursuant to K.S.A. 12-685, et seq., as amended, and Ordinance No. 1807, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

improvement and reimprovement of Lee Boulevard between
103rd Street and Mission Road within the City

(the "Project") at an estimated cost of \$2,203,460; and

WHEREAS, the Project has been commenced and the City has heretofore issued its Temporary Notes, Project 166 (Lee Boulevard - 103rd Street to Mission Road), dated August 1, 1999, in the principal amount of \$200,000 (the "Prior Notes") to provide funds to pay the costs of the Project heretofore incurred by the City; and

WHEREAS, the Prior Notes become due and payable in the immediate future but all aspects of the Project will not be completed at the date of maturity thereof, and the City has incurred or expects to incur additional costs payable within the next six months in the amount of \$700,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to provide funds to redeem and pay the Prior Notes and to pay the costs of the Project as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms described herein.

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

Section 1. Authorization of Notes. That in order to provide funds to redeem and pay the Prior Notes and to pay costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 166 (Lee Boulevard - 103rd Street to Mission Road), in the aggregate principal amount of Nine Hundred Thousand Dollars (\$900,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated cost of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 9 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security for the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provision for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.7709% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of the Notes shall be deposited with the City Treasurer. The sum of \$200,000 of such proceeds shall be used to redeem and retire the Prior Notes, and the balance of such proceeds shall be deposited in a special fund established in the treasury of the City for the purpose of paying costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein

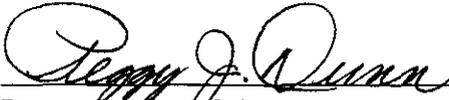
provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

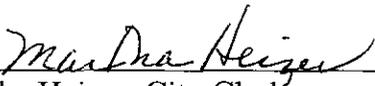
Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

APPROVED FOR FORM:

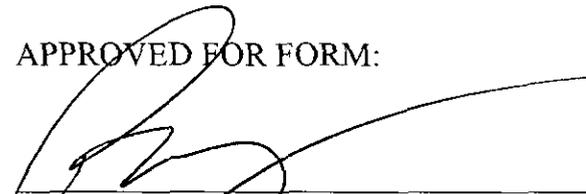

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 166
(LEE BOULEVARD - 103RD STREET TO MISSION ROAD)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of 900,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimpovement of Lee Boulevard between 103rd Street and Mission Road within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-685, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1513

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 167 (151ST STREET - NALL AVENUE TO MISSION ROAD), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$700,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT OF 151ST STREET BETWEEN NALL AVENUE AND GLENWOOD IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A.12-685, et seq., as amended, and Resolution No. 1506, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

improvement and reimprovement of a certain section of 151st Street between Nall Avenue and Mission Road within the City

(the "Project") at an estimated cost of \$733,000; and

WHEREAS, the Project has commenced and the City has incurred or expects to incur costs payable within the next six months in the amount of \$700,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to pay the costs of the Project as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to pay the costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 167 (151st Street - Nall Avenue to Mission Road), in the aggregate principal amount of Seven Hundred Thousand Dollars (\$700,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated costs of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 7 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security of the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provisions for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8362% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of said Notes shall be deposited with the City Treasurer in a special fund established in the treasury of the City created for the purpose of paying the costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

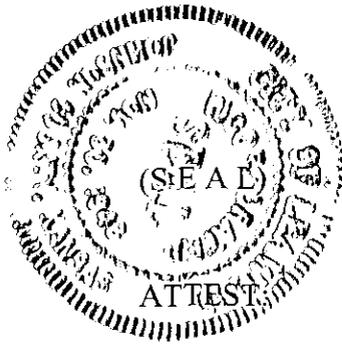
(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

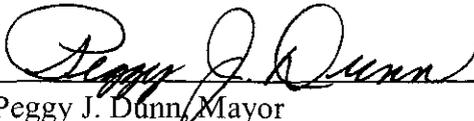
The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

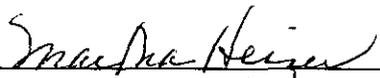
Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.

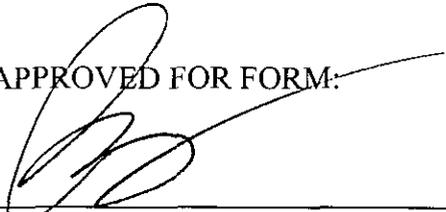




Peggy J. Dunn, Mayor



Martha Heizer, City Clerk

APPROVED FOR FORM:


Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 167
(151ST STREET - NALL AVENUE TO MISSION ROAD)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$700,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimpovement of a certain section of 151st Street between Nall Avenue and Mission Road within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-685, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1514

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 169 (ROE AVENUE - 137TH STREET TO 138TH STREET), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$200,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF IMPROVEMENT AND REIMPROVEMENT OF ROE AVENUE BETWEEN 137TH STREET AND 138TH STREET IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A. 12-685, et seq., as amended, and Resolution No. 1504, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

Improvement and reimprovement of Roe Avenue between 137th Street and 138th Street within the City of Leawood

(the "Project") at an estimated cost of \$395,263; and

WHEREAS, the Project has commenced and the City has incurred or expects to incur costs payable within the next six months in the amount of \$200,000; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to pay the costs of the Project as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to pay the costs of the Project now due or to become due in the immediate future, including necessary engineering, legal and incidental costs, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 169 (Roe Avenue - 137th Street to 138th Street), in the aggregate principal amount of Two Hundred Thousand Dollars (\$200,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated costs of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 and 2 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security of the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provisions for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8064% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of said Notes shall be deposited with the City Treasurer in a special fund established in the treasury of the City created for the purpose of paying the costs and expenses of the Project.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

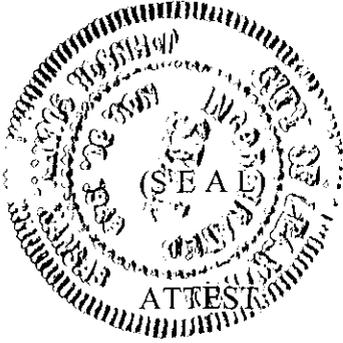
(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

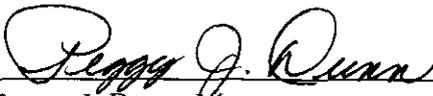
The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunn, Mayor


Martha Heizer, City Clerk

APPROVED FOR FORM:

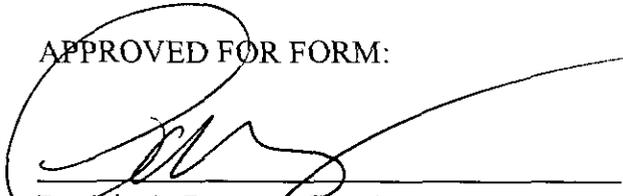

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 169
(ROE AVENUE - 137TH STREET TO 138TH STREET)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$200,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost of improvement and reimprovement of Roe Avenue between 137th Street and 138th Street within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-685, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the _____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1515

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND DELIVERY OF TEMPORARY NOTES, PROJECT 171 (MUNICIPAL POOL BATHHOUSE), OF THE CITY OF LEAWOOD, KANSAS, IN THE PRINCIPAL AMOUNT OF \$300,000 TO PROVIDE TEMPORARY FINANCING OF THE COST OF RECONSTRUCTION, REMODELING AND REPLACEMENT OF THE BATHHOUSE AT THE MUNICIPAL POOL COMPLEX IN THE CITY OF LEAWOOD.

WHEREAS, pursuant to K.S.A. 12-1736, et seq., as amended, and Ordinance No. 1735, the Governing Body of the City of Leawood, Kansas (the "City") has heretofore authorized the following described improvement project within the City, to wit:

reconstruct, remodel and replace the bathhouse at the municipal pool complex located in the city park at 10601 Lee Boulevard within the City

(the "Project") at an estimated cost of \$500,000; and

WHEREAS, the Project has been commenced and the City has heretofore issued its Temporary Notes, Project 171 (Municipal Pool Bathhouse), dated August 1, 1999, in the principal amount of \$300,000 (the "Prior Notes") to provide funds to pay the costs of the Project heretofore incurred by the City; and

WHEREAS, said Prior Notes become due and payable in the immediate future but all aspects of the Project will not be completed at the date of maturity thereof; and

WHEREAS, the City is authorized by law and in particular K.S.A. 10-123, as amended, to issue temporary notes of the City to provide funds to redeem and pay the Prior Notes as the same become due and payable, and the Governing Body of the City has by Ordinance No. 1855 (the "Note Ordinance") authorized the issuance of the Notes described and on the terms set forth herein.

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

Section 1. Authorization of Notes. That in order to provide funds to redeem and pay the Prior Notes to become due in the immediate future, there shall be issued and the City is hereby authorized to issue temporary notes of the City, designated City of Leawood, Kansas, Temporary Notes, Project 171 (Municipal Pool Bathhouse), in the aggregate principal amount of Three Hundred Thousand Dollars (\$300,000) (the "Notes"). The amount of the Notes together with other temporary notes heretofore issued to finance the Project which remain outstanding does not exceed the total estimated cost of said Project.

Section 2. Terms of the Notes. Said issue of Notes shall consist of bearer notes numbered 1 through 3 inclusive, each in the denomination of \$100,000. Each of said Notes shall be dated April 15, 2000, shall mature by their stated terms and become due and payable on December 15, 2000. The Notes shall bear interest from their dated date, payable at maturity or upon redemption prior thereto as herein provided, at a rate of interest of 4.50% per annum (computed on the basis of actual days elapsed and a 360-day year composed of twelve 30-day months). The Notes shall be subject to redemption at the option of the City upon notice as hereinafter provided and shall be redeemed and cancelled contemporaneously with the issuance of general obligation improvement bonds of the City issued in lieu thereof to provide permanent financing of the Project.

Both principal of and interest on said Notes shall be payable in lawful money of the United States of America by check or draft at the office of the City Treasurer of the City upon presentation and surrender of said Notes.

The City reserves the right to redeem and pay said Notes, in whole or in part (and if in part in denominations of \$100,000 selected by the City in its sole discretion), at any time on or after September 1, 2000, at a redemption price of 100% of the principal amount thereof so redeemed plus accrued interest thereon to the redemption date, without premium.

In the event the City elects to redeem any of such Notes as aforesaid, the City shall give notice thereof in writing by first class mail to the original purchaser of the Notes and to any known holder of the Notes or by the publication of such notice at least one time in a newspaper published or of general circulation in the metropolitan Kansas City area, such publication of such notice or mailing of written notification of redemption to the original

purchaser and any known holder to be at least ten days prior to the redemption date fixed in such notice. Notice of such redemption having been given as aforesaid, interest shall cease to accrue on said Notes from and after the redemption date.

Section 3. Security for the Notes. The full faith, credit and resources of the City of Leawood, Kansas, shall be and the same are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes.

The Governing Body of the City shall make provision for the payment of said Notes by the issuance of renewal notes or general obligations bonds of the City to provide permanent financing of the Project upon the completion thereof. If said renewal notes or bonds shall not be so issued and the Notes shall not be so paid, there shall be levied and collected a tax upon all taxable tangible property within the territorial limits of the City in an amount sufficient to pay the principal of and interest on said Notes as the same become due and payable.

Section 4. Form of Notes. Each of said Notes shall be in substantially the form attached hereto as Exhibit A, shall be signed by the Mayor and attested by the City Clerk of the City and shall have the seal of said City affixed thereto.

Section 5. Execution and Delivery. The Mayor and City Clerk of the City are hereby authorized and directed to prepare and execute the Notes herein authorized in the form and substance hereinbefore described and as provided by law and to procure the proper registration in the office of the City Clerk and in the office of the Treasurer of the State of Kansas, and when so executed and registered, said Notes shall be countersigned by the City Clerk and delivered to UMB Bank, N.A., the original purchaser thereof, upon payment of the purchase price therefor which shall not be less than 99.8064% of the principal amount thereof plus accrued interest to the date of delivery thereof to the original purchaser thereof.

Section 6. Disposition of Proceeds. The proceeds of the sale of the Notes shall be deposited with the City Treasurer to be used to redeem and retire the Prior Notes.

Section 7. Remedies. The provisions of the Note Ordinance and this Resolution, including the covenants and agreements herein and therein contained, shall constitute a contract between the City and the owners of the Notes. The owner or owners of any of the

Notes at the time outstanding shall have the right for the equal benefit and protection of all owners of Notes similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such owner or owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Note Ordinance and this Resolution or by the Constitution and laws of the State;

(b) by suit or action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Notes.

The covenants and agreements of the City herein, in the Note Ordinance and in the Notes contained, shall be for the equal benefit, protection, and security of the owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise. No one or more owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for in the Note Ordinance or this Resolution, or to enforce any right hereunder or thereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Notes.

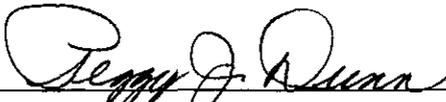
Section 8. Further Authority. The duly elected and appointed officers of the City, including the Mayor, the City Clerk and the Finance Director, are hereby further authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may

approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

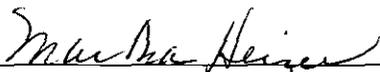
Section 9. Effective Date. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED by the Governing Body the 3rd day of April, 2000.




Peggy J. Dunt, Mayor

ATTEST:


Martha Heizer, City Clerk

APPROVED FOR FORM:

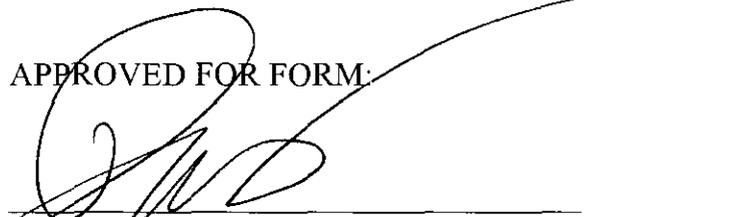

Patricia A. Bennett, City Attorney

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF JOHNSON
CITY OF LEAWOOD
TEMPORARY NOTES
PROJECT 171
(MUNICIPAL POOL BATHHOUSE)

Form of Note

April 15, 2000

CUSIP NO. _____
\$100,000

Know All Men By These Presents:

That the City of Leawood, in the County of Johnson, State of Kansas, for value received, hereby acknowledges itself to be indebted and promises to pay to the bearer the sum of One Hundred Thousand Dollars (\$100,000) in lawful money of the United States of America, on the 15th day of December, 2000, or prior thereto if called for redemption and payment as hereinafter provided, with interest thereon from the date of this note, at the rate of 4.50% per annum, payable at maturity or upon redemption prior thereto, both principal of and interest on this note being payable at the office of the City Treasurer of the City of Leawood, Kansas. The City of Leawood, Kansas, reserves the right to redeem and pay said note at any time on or after September 1, 2000, by written notice to known holder or the publication of notice and payment of said note, the publication of such notice or written notification of redemption to the known holder to be at least ten days prior to the redemption date fixed in such notice, and may redeem this note on the date of such call at a redemption price equal to the principal amount then outstanding and unpaid plus interest accrued to the date of such call without premium. Interest shall cease to accrue on this note from and after the date fixed in such notice for such redemption.

The City of Leawood, Kansas, is held and firmly bound by these presents, and its faith and credit are hereby irrevocably pledged for the prompt payment of said principal and interest at maturity.

This note is one of a series of notes in the aggregate principal amount of \$300,000 issued by the City of Leawood, Kansas, for the purpose of providing temporary financing of the cost to reconstruct, remodel and replace the bathhouse at the municipal pool complex located in the city park at 10601 Lee Boulevard within the City of Leawood; and this note is issued by authority of and in compliance and conformity with the provisions, restrictions and limitations of the ordinances of said City and of the Constitution and laws of the State of Kansas, and particularly K.S.A. 10-123 and K.S.A. 12-1736, *et seq.*, and all acts amendatory thereto.

It is hereby declared and certified that all acts, proceedings and conditions and things required to be done and to exist precedent to the issuance of this note have been properly had, done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas; that this note is negotiable and constitutes a general obligation of said City; that this note does not exceed the actual cost and expense of said improvements; and that the total indebtedness of the City of Leawood, Kansas, including this note, does not exceed any statutory or constitutional limitation.

IN WITNESS WHEREOF, the City of Leawood, Kansas, by its governing body, has caused this note to be dated and signed by its Mayor, attested by its City Clerk, and its corporate seal to be affixed hereto as of the 15th day of April, 2000.

Peggy J. Dunn, Mayor
City of Leawood, Kansas

ATTEST:

Martha Heizer, City Clerk
City of Leawood, Kansas

(SEAL)

This temporary note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

Martha Heizer, City Clerk

CERTIFICATE OF CITY CLERK

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of the City of Leawood, Johnson County, Kansas, do hereby certify that the within Temporary Note of the City of Leawood, Johnson County, Kansas, has been duly registered in my office according to law.

WITNESS my hand and official seal this 15th day of April, 2000.

Martha Heizer, City Clerk

STATE TREASURER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

I, Tim Shallenburger, Treasurer of the State of Kansas, do hereby certify that a full and complete transcript of the proceedings leading up to the issuance of the within note has been filed in my office and that the within note was registered in my office according to law on the ____ day of _____, 2000.

WITNESS my hand and official seal.

Treasurer of the State of Kansas

By: _____
Assistant State Treasurer

RESOLUTION NO. 1516

A RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER THE VACATION OF A STREET RIGHT-OF-WAY OR PORTION THEREOF, LOCATED AT APPROXIMATELY 111TH STREET AND STATE LINE ROAD, WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

WHEREAS, a Petition for vacation has been filed with the City Clerk and has requested a vacation of a street right-of-way or a portion thereof, located at approximately 111th Street and State Line Road, legally described to wit:

A tract of land lying in part of the Southeast Quarter of Section 10, Township 13 South, Range 25 East, the Northeast Quarter of Section 15, Township 13 South, Range 25 East, the South Half of fractional Section 11, Township 13 South, Range 25 East and the North half of Fractional Section 14, Township 13 South, Range 25 East.

Beginning at the Southeast corner of the South Half of Fractional Section 11, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas;

Thence North 02°10'14" West along the East line of the said South Half, a distance of 20.00 feet; thence South 88°01'55" West parallel with the South line of said South Half a distance of 1003.74 feet [calculated] 1003.72 feet [deed] to a point on the West line of said South Half; thence South 88°02'19" West parallel with the South line of the Southeast Quarter of Section 10, Township 13 South, Range 25 East a distance of 142.55 feet [calculated] 142.57 [deed] to a point on the existing East boundary of the Hallbrook Country Club Golf Course; thence South 22°01'53" East along said Golf Course boundary a distance of 42.59 feet; thence North 88°02'19" East parallel with the North line of the Northeast Quarter of Section 15, Township 13 South, Range 25 East a distance of 127.94 feet [calculated] 127.93 feet [deed] to a point on the East line of the said Northeast Quarter; thence North 88°01'55" East parallel with the North line of the North Half of Fractional Section 14, Township 13 South, Range 25 East a distance of 1003.86 [calculated] 1003.87 feet [deed] to the East line of the said North Half; thence North 02°10'14" West along the East line of the said North Half, a distance of 20.00 feet to the Point of Beginning, less that part in the existing State Line Road Right-of-Way, containing 1.046 acres more or less. The above described "deed" references were taken from Ordinance 998 filed for record at Book 2669, Page 447.

WHEREAS, The City of Leawood hereby reserves the below described street right-of-way vacation, or a portion thereof, to itself and the owners of any lesser property rights as a public utility easement with the right to install, maintain and operate any facilities located within the vacated right-of-way and to enter upon such vacated right-of-way at any time for the purpose of reconstructing, inspecting, maintaining or repairing the same:

TO WIT:

A tract of land lying in part of the Southeast Quarter of Section 10, Township 13 South, Range 25 East, the Northeast Quarter of Section 15, Township 13 South, Range 25 East, the South Half of fractional Section 11, Township 13 South, Range 25 East and the North half of Fractional Section 14, Township 13 South, Range 25 East.

Beginning at the Southeast corner of the South Half of Fractional Section 11, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas;

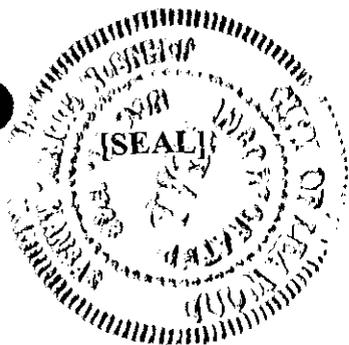
Thence North 02°10'14" West along the East line of the said South Half, a distance of 20.00 feet; thence South 88°01'55" West parallel with the South line of said South Half a distance of 1003.74 feet [calculated] 1003.72 feet [deed] to a point on the West line of said South Half; thence South 88°02'19" West parallel with the South line of the Southeast Quarter of Section 10, Township 13 South, Range 25 East a distance of 142.55 feet [calculated] 142.57 [deed] to a point on the existing East boundary of the Hallbrook Country Club Golf Course; thence South 22°01'53" East along said Golf Course boundary a distance of 42.59 feet; thence North 88°02'19" East parallel with the North line of the Northeast Quarter of Section 15, Township 13 South, Range 25 East a distance of 127.94 feet [calculated] 127.93 feet [deed] to a point on the East line of the said Northeast Quarter; thence North 88°01'55" East parallel with the North line of the North Half of Fractional Section 14, Township 13 South, Range 25 East a distance of 1003.86 [calculated] 1003.87 feet [deed] to the East line of the said North Half; thence North 02°10'14" West along the East line of the said North Half, a distance of 20.00 feet to the Point of Beginning, less that part in the existing State Line Road Right-of-Way, containing 1.046 acres more or less. The above described "deed" references were taken from Ordinance 998 filed for record at Book 2669, Page 447.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, that a public hearing is hereby ordered to be held by the Governing Body of the City of Leawood on April 17, 2000, at 7:30 p.m. at the Leawood City Hall, Johnson County, Kansas, for the purpose of discussing and reviewing the proposed street right-of-way vacation request located at approximately 111th Street and State Line Road, within the City of Leawood, Johnson County, Kansas.

BE IT FURTHER RESOLVED that the City Clerk of Leawood, Kansas, shall give notice of the aforesaid public hearing by publication in the official City paper, in accordance with K.S.A. 12-504, et seq.

PASSED by the Governing Body this 3rd day of April, 2000.

APPROVED by the Mayor this 3rd day of April, 2000.





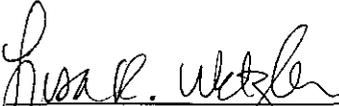
Peggy Dunn, Mayor

ATTEST:



Martha Heizer, City Clerk

APPROVED AS TO FORM:



Lisa R. Wetzler, Assistant City Attorney

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING TO CONSIDER THE VACATION OF A STREET RIGHT-OF-WAY OR A PORTION THEREOF, LOCATED AT APPROXIMATELY 111TH STREET AND STATE LINE ROAD, WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

NOTICE IS HEREBY GIVEN that the Governing Body of the City of Leawood, Kansas shall meet for the purpose of holding a public hearing in the City Council Chambers at the City Hall, 4800 Town Center Drive, Leawood, Kansas, at 7:30 p.m., on April 17, 2000, to discuss, review and consider approval of the vacation of the street right-of-way located at approximately 111th Street and State Line Road, within the City of Leawood, Johnson County, Kansas. That vacation of real property is legally described, to wit:

A tract of land lying in part of the Southeast Quarter of Section 10, Township 13 South, Range 25 East, the Northeast Quarter of Section 15, Township 13 South, Range 25 East, the South Half of fractional Section 11, Township 13 South, Range 25 East and the North half of Fractional Section 14, Township 13 South, Range 25 East.

Beginning at the Southeast corner of the South Half of Fractional Section 11, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas;

Thence North 02°10'14" West along the East line of the said South Half, a distance of 20.00 feet; thence South 88°01'55" West parallel with the South line of said South Half a distance of 1003.74 feet [calculated] 1003.72 feet [deed] to a point on the West line of said South Half; thence South 88°02'19" West parallel with the South line of the Southeast Quarter of Section 10, Township 13 South, Range 25 East a distance of 142.55 feet [calculated] 142.57 [deed] to a point on the existing East boundary of the Hallbrook Country Club Golf Course; thence South 22°01'53" East along said Golf Course boundary a distance of 42.59 feet; thence North 88°02'19" East parallel with the North line of the Northeast Quarter of Section 15, Township 13 South, Range 25 East a distance of 127.94 feet [calculated] 127.93 feet [deed] to a point on the East line of the said Northeast Quarter; thence North 88°01'55" East parallel with the North line of the North Half of Fractional Section 14, Township 13 South, Range 25 East a distance of 1003.86 [calculated] 1003.87 feet [deed] to the East line of the said North Half; thence North 02°10'14" West along the East line of the said North Half, a distance of 20.00 feet to the Point of Beginning, less that part in the existing State Line Road Right-of-Way, containing 1.046 acres more or less. The above described "deed" references were taken from Ordinance 998 filed for record at Book 2669, Page 447.

The hearing may be adjourned from time to time and until the Governing Body shall have made findings by either denying or approving by Ordinance said petition for vacation of the street right-of-way or a portion thereof. All persons desiring to be heard with reference to the proposed vacation will be heard at said time.

MARTHA HEIZER
CITY CLERK

The Legal Record

Lewis Legal News, Inc.
213 E. Santa Fe, Suite 2
Olathe, KS 66061
(913) 780-5790

00130182

Publication Fees: \$18.32

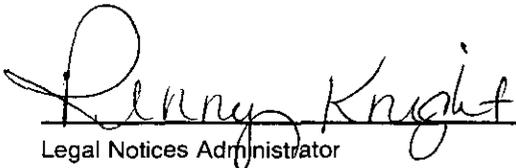
CITY OF LEAWOOD
4800 TOWN CENTER DR
LEAWOOD, KS 66211

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Penny Knight, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Administrator of The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office as second class matter (now called periodicals class). That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by

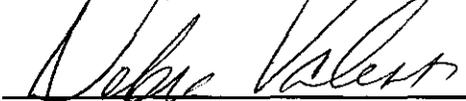
the following case number, if any) for 1 consecutive week(s), as follows:

PUBLIC HEARING NOTICE, 111TH & STATE
LINE ROAD--3/28/00


Legal Notices Administrator

Subscribed and sworn to before me on this date:

MARCH 29, 2000



Notary Public

DEBRA VALENTI
Notary Public - State of Kansas

My appointment expires: August 21, 2003.

PUBLIC HEARING NOTICE

First published in The Legal Record, Tuesday, March 28, 2000.

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING TO CONSIDER THE VACATION OF A STREET RIGHT-OF-WAY OR A PORTION THEREOF, LOCATED AT APPROXIMATELY 111TH STREET AND STATE LINE ROAD, WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

NOTICE IS HEREBY GIVEN that the Governing Body of the City of Leawood, Kansas shall meet for the purpose of holding a public hearing in the City Council Chambers at the City Hall, 4800 Town Center Drive, Leawood, Kansas, at 7:30 p.m., on April 17, 2000, to discuss, review and consider approval of the vacation of the street right-of-way located at approximately 111th Street and State Line Road, within the City of Leawood, Johnson County, Kansas. That vacation of real property is legally described, to wit:

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Beginning at the Southeast corner of the South Half of Fractional Section 11, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas:

Thence North 02°10'14" West along the East line of the said South Half, a distance of 20.00 feet; thence South 88°01'55" West parallel with the South line of said South Half a distance of 1003.74 feet [calculated] 1003.72 feet [deed] to a point on the West line of said South Half; thence South 88°02'19" West parallel with the South line of the Southeast Quarter of Section 10, Township 13 South, Range 25 East a distance of 142.55 feet [calculated] 142.57 [deed] to a point on the existing East boundary of the Hallbrook Country Club Golf Course; thence South 22°01'53" East along said Golf Course boundary a distance of 42.59 feet; thence North 89°02'19" East parallel with the North line of the Northeast Quarter of Section 15, Township 13 South, Range 25 East a distance of 127.94 feet [calculated] 127.93 feet [deed] to a point on the East line of the said Northeast Quarter; thence North 88°01'55" East parallel with the North line of the North Half of Fractional Section 14, Township 13 South, Range 25 East a distance of 1003.86 [calculated] 1003.87 feet [deed] to the East line of the said North Half; thence North 02°10'14" West along the East line of the said North Half, a distance of 20.00 feet to the Point of Beginning, less that part in the existing State Line Road Right-of-Way, containing 1.046 acres more or less. The above described "deed" references were taken from Ordinance 998 filed for record at Book 2669, Page 447.

The hearing may be adjourned from time to time and until the Governing Body shall have made findings by either denying or approving by Ordinance said petition for vacation of the street right-of-way or a portion thereof. All persons desiring to be heard with reference to the proposed vacation will be heard at said time.

MARTHA HEIZER
CITY CLERK

PETITION FOR VACATION OF RIGHT OF WAY

COMES NOW Hallbrook Office Center, L.L.C., and files this petition with the City Clerk of the City of Leawood, Kansas praying for vacation of the dedicated right of way legally described as follows:

TO WIT:

[See attached Exhibit "A"]

Petitioner further states that, after publication by the Governing Body of the City of Leawood at least once 20 days prior to the date of hearing in a newspaper of general circulation in the vicinity, then this petition shall be presented to the Governing Body of the City of Leawood, Kansas, for a hearing thereon, and that at such time and place, all persons interested can appear and be heard under the petition.

Dated this 23rd day of March, 2000.

PETITIONER:

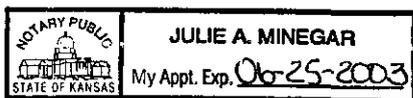
Mel J. Lavery
Mel J. Lavery, Manager

VERIFICATION

STATE OF KANSAS]
] ss.
COUNTY OF JOHNSON]

BE IT REMEMBERED, that on this 23 day of March 2000, before me, the undersigned, a Notary Public in and for said County and State, came Mel J. Lavery, Manager, who is known to me to be such officer and who is known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IT WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.



Julie A. Minegar
Notary Public

My Commission Expires: 06-25-2003

Exhibit "A"
111th. Street Vacation
State Line Road to Hallbrook Golf Course

A tract of land lying in part of the Southeast Quarter of Section 10, Township 13 South, Range 25 East, the Northeast Quarter of Section 15, Township 13 South, Range 25 East, the South Half of Fractional Section 11, Township 13 South, Range 25 East and the North Half of Fractional Section 14, Township 13 South, Range 25 East.

Beginning at the Southeast Corner of the South Half of Fractional Section 11, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas;

Thence North 02°10'14" West along the East line of the said South Half, a distance of 20.00 feet;
Thence South 88°01'55" West parallel with the South line of said South Half a distance of 1003.74 feet (calculated) 1003.72 feet (deed) to a point on the West line of said South Half;

Thence South 88°02'19" West parallel with the South line of the Southeast Quarter of Section 10, Township 13 South, Range 25 East a distance of 142.55 feet (calculated) 142.57 (deed) to a point on the existing East boundary of the Hallbrook Country Club Golf Course;

Thence South 22°01'53" East along said Golf Course boundary a distance of 42.59 feet;

Thence North 88°02'19" East parallel with the North line of the Northeast Quarter of Section 15, Township 13 South, Range 25 East a distance of 127.94 feet (calculated) 127.93 feet (deed) to a point on the East line of the said Northeast Quarter;

Thence North 88°01'55" East parallel with the North line of the North Half of Fractional Section 14, Township 13 South, Range 25 East a distance of 1003.86 (calculated) 1003.87 feet (deed) to the East line of the said North Half;

Thence North 02°10'14" West along the East line of the said North Half, a distance of 20.00 feet to the Point of Beginning, less that part in the existing State Line Road Right-of-Way, containing 1.046 acres more or less.

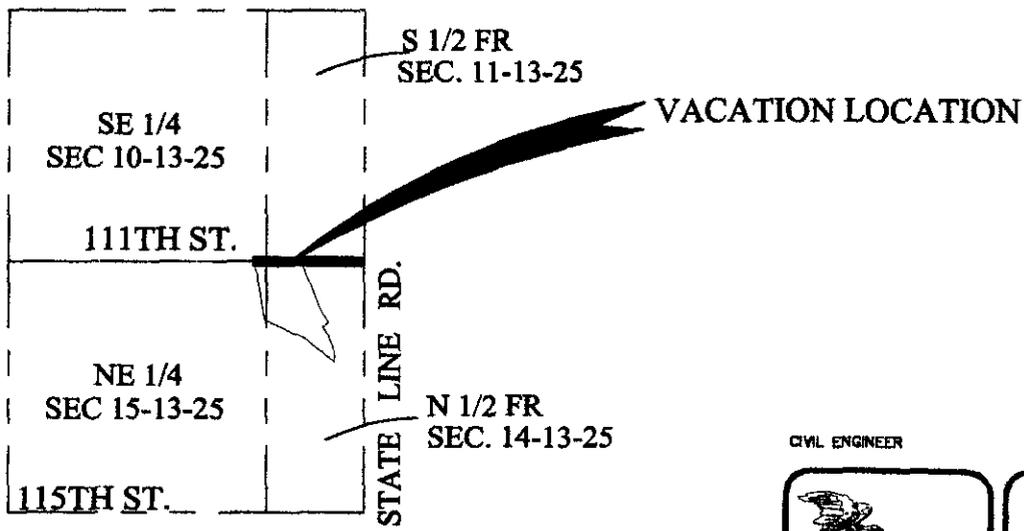
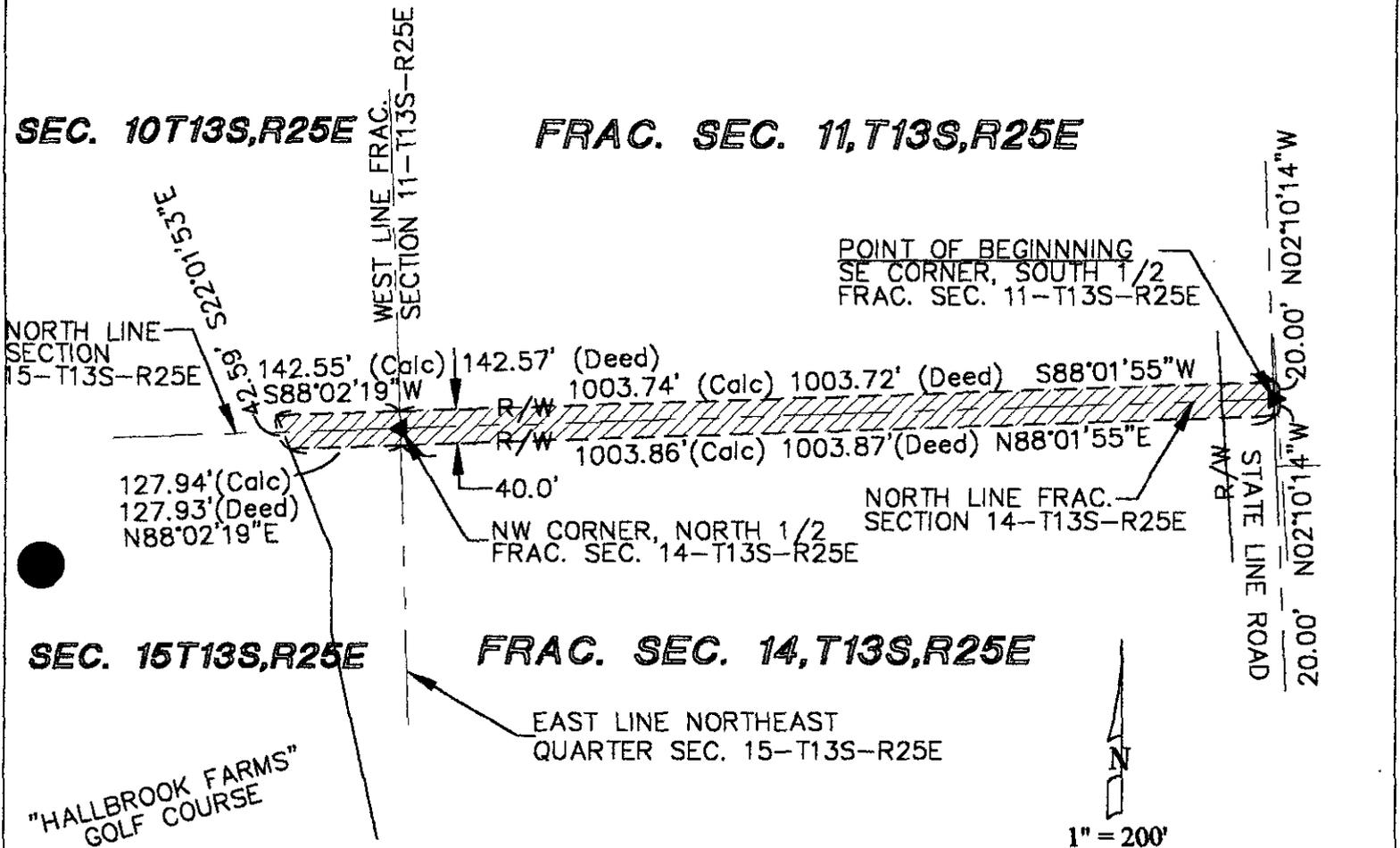
The above described "Deed" references were taken from Ordinance 998 filed for record at Book 2669, Page 447.



EXHIBIT "A"

FOR

VACATION OF 111TH. STREET STATE LINE ROAD TO HALLBROOK GOLF COURSE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



CIVIL ENGINEER



9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL. (913) 842-8842
FAX (913) 842-8941

Member of:
NSPE APWA ICBO
National Society of Professional Engineers International
American Professional Surveyors International
Kansas Society of Professional Engineers

RESOLUTION NO. 1517

A RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER THE VACATION OF A PERMANENT DRAINAGE EASEMENT OR PORTION THEREOF WITHIN TRACT "C" LOCATED IN THE WOODS, A PLATTED SUBDIVISION WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

WHEREAS, a Petition for vacation has been filed with the City Clerk and has requested a vacation of a permanent drainage easement or a portion thereof, within Tract "C" located in The Woods, a platted subdivision, legally described to wit:

An existing permanent drainage easement 15.00 feet in width across part of Tract "C," as shown on the Woods, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, as recorded at the Johnson County Register of Deeds Office in Book 113, at Page 3; lying 7.50 feet on the right and 7.50 feet on the left of the following described centerline:

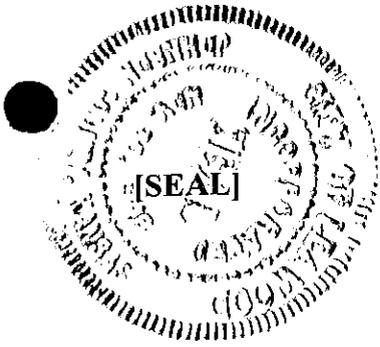
Commencing at the Southeast corner of Lot 38, Brittany Court replat, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, said corner also being an angle point of said Tract "C," The Woods; thence South 87°45'35" West along the North line of said Tract "C," a distance of 133.58 feet to a point on the centerline of said existing drainage easement, said point also being the True Point of Beginning; thence South 15°13'57" West, along said centerline of existing drainage easement, a distance of 376.29 feet to a Point of Terminus on the South line of said Tract "C". All side lines are to be extended or shortened to terminate on the north and south lines of said Tract "C".

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, that a public hearing is hereby ordered to be held by the Governing Body of the City of Leawood on April 17, 2000, at 7:30 p.m. at the Leawood City Hall, Johnson County, Kansas, for the purpose of discussing and reviewing the proposed vacation request of Tract "C" located in The Woods, a platted subdivision within the City of Leawood, Johnson County, Kansas.

BE IT FURTHER RESOLVED that the City Clerk of Leawood, Kansas, shall give notice of the aforesaid public hearing by publication in the official City paper, in accordance with K.S.A. 12-504, et seq.

PASSED by the Governing Body this 3rd day of April, 2000.

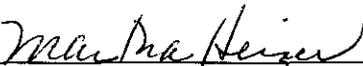
APPROVED by the Mayor this 3rd day of April, 2000.





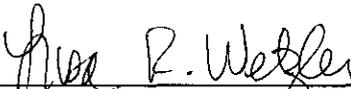
Peggy Dunn, Mayor

ATTEST:



Martha Heizer, City Clerk

APPROVED AS TO FORM:



Lisa R. Wetzler, Assistant City Attorney

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING TO CONSIDER THE VACATION OF A PERMANENT DRAINAGE EASEMENT OR A PORTION THEREOF, OF TRACT "C" LOCATED IN THE WOODS, A PLATTED SUBDIVISION WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

NOTICE IS HEREBY GIVEN that the Governing Body of the City of Leawood, Kansas shall meet for the purpose of holding a public hearing in the City Council Chambers at the City Hall, 4800 Town Center Drive, Leawood, Kansas, at 7:30 p.m., on April 17, 2000, to discuss, review and consider approval of the vacation of the permanent drainage easement of Tract "C" located in the Woods, a platted subdivision within the City of Leawood, Johnson County, Kansas. That vacation of real property is legally described, to wit:

An existing permanent drainage easement 15.00 feet in width across part of Tract "C," as shown on the Woods, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, as recorded at the Johnson County Register of Deeds Office in Book 113, at Page 3; lying 7.50 feet on the right and 7.50 feet on the left of the following described centerline:

Commencing at the Southeast corner of Lot 38, Brittany Court replat, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, said corner also being an angle point of said Tract "C," The Woods; thence South $87^{\circ}45'35''$ West along the North line of said Tract "C," a distance of 133.58 feet to a point on the centerline of said existing drainage easement, said point also being the True Point of Beginning; thence South $15^{\circ}13'57''$ West, along said centerline of existing drainage easement, a distance of 376.29 feet to a Point of Terminus on the South line of said Tract "C". All side lines are to be extended or shortened to terminate on the north and south lines of said Tract "C".

The hearing may be adjourned from time to time and until the Governing Body shall have made findings by either denying or approving by Ordinance said petition for vacation of the Permanent Drainage Easement or a portion thereof. All persons desiring to be heard with reference to the proposed vacation will be heard at said time.

MARTHA HEIZER
CITY CLERK

NOTE: Per Bert S. in Public Works 4/6/2000

relating to vacation - "The Woods"

No petition necessary - the City is requesting the vacation.

Martha Heizer, City Clerk

A handwritten signature in cursive script that reads "M. Heizer". The signature is written in dark ink and is positioned below the typed name.

The Legal Record

Lewis Legal News, Inc.
213 E. Santa Fe, Suite 2
Olathe, KS 66061
(913) 780-5790

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Publication Fees: \$18.32

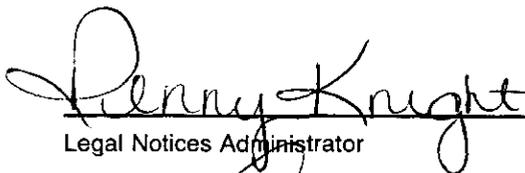
CITY OF LEAWOOD
4800 TOWN CENTER DR
LEAWOOD, KS 66211

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Penny Knight, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Administrator of The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office as second class matter (now called periodicals class). That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by

the following case number, if any) for 1 consecutive week(s), as follows:

PUBLIC HEARING NOTICE, TRACT "C" IN
THE WOODS--3/28/00


Legal Notices Administrator

Subscribed and sworn to before me on this date:

MARCH 29, 2000


Notary Public

DEBORA VALENTI
Notary Public - State of Kansas

My appointment expires: August 21, 2003.

PUBLIC HEARING NOTICE

First published in The Legal Record, Tuesday, March 28, 2000.

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING TO CONSIDER THE VACATION OF A PERMANENT DRAINAGE EASEMENT OR A PORTION THEREOF, OF TRACT "C" LOCATED IN THE WOODS, A PLATTED SUBDIVISION WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

NOTICE IS HEREBY GIVEN that the Governing Body of the City of Leawood, Kansas shall meet for the purpose of holding a public hearing in the City Council Chambers at the City Hall, 4800 Town Center Drive, Leawood, Kansas, at 7:30 p.m., on April 17, 2000, to discuss, review and consider approval of the vacation of the permanent drainage easement of Tract "C" located in the Woods, a platted subdivision within the City of Leawood, Johnson County, Kansas. That vacation of real property is legally described, to wit:

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The hearing may be adjourned from time to time and until the Governing Body shall have made findings by either denying or approving by Ordinance said petition for vacation of the Permanent Drainage Easement or a portion thereof. All persons desiring to be heard with reference to the proposed vacation will be heard at said time.

MARTHA HEIZER
CITY CLERK

\$18.32

RESOLUTION NO. 1518

**A RESOLUTION BY THE CITY COUNCIL ADOPTING THE CITY OF LEAWOOD,
DEBT MANAGEMENT POLICIES TO BECOME EFFECTIVE UPON PASSAGE
AND APPROVAL**

WHEREAS, it is the goal of the city to maintain a long-term stable and positive financial condition; and

WHEREAS, well planned and prudent financial, debt management is essential to the achievement of the city's goal; and

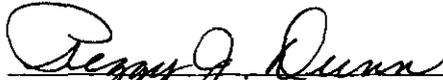
WHEREAS, adoption of debt management policies have been considered

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

SECTION 1: THAT the City Council hereby adopts the Debt Management Policies.

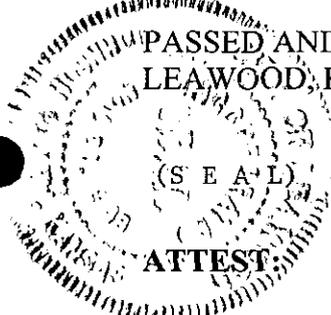
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEAWOOD, KANSAS, THIS THE 3RD DAY OF APRIL, 2000

MAYOR, CITY OF LEAWOOD, KANSAS


Peggy J. Dunn

City Clerk


Martha Heizer



CITY OF LEAWOOD, KANSAS

DEBT POLICIES

Objective

To maintain the City's ability to incur debt and issue other long-term obligations at favorable interest rates in amounts needed for capital improvements, economic development, and facilities or equipment to provide essential city services.

Scope

This policy provides a general guideline to all debt issued by the City regardless of purpose, source or type.

Responsibility

The primary responsibility for developing financing recommendations rests with the Finance Director. In developing the recommendations, the Finance Director shall be assisted by the City Administrator, the City Attorney or designee, and other Department Heads. Responsibilities include annual review of debt capacity, quarterly assessment of progress on the Capital Improvement Program, preparation for debt issues and the ongoing responsibility of oversight and evaluation of services provided by the Financial Advisor and Bond Counsel.

Debt Planning Policies

Policy 1: Capital Planning. To enhance creditworthiness and prudent financial management, the City is committed to systematic capital planning, intergovernmental cooperation and coordination, and long-term financial planning. Evidence of this commitment is demonstrated through adoption of an annual Capital Improvement Plan (CIP), annual assessment of financial condition, and participation in the Johnson County Debt Management Awareness Council (DMAC).

Policy 2: Debt Capacity. Each year the City will review whether it is willing and able to assume new debt beyond what will be retired. The Finance Director or designee shall prior to the issuance of new debt, or at least annually, calculate the City's statutory debt limit in accordance with K.S.A. 10-308. Debt capacity will be assessed by reviewing debt per capita, general levels of per capita income, debt as a percent of appraised value, debt service payments as a percent of general government expenditures, debt payout over the ensuing ten years, and the level of overlapping net debt of all other local taxing jurisdictions.

Policy 3: Debt vs. Pay-As-You-Go. The City will evaluate annually the relationship between issuing debt and pay-as-you-go financing. The City will consider pay as you go financing for all personal property less than \$50,000.

Policy 4: Appropriate Uses. The City will generally consider long-term financing for the acquisition, maintenance, replacement, or expansion of physical assets having a useful life of at least (5) years. The scheduled maturities of long-term obligations should generally not exceed the expected useful life of the capital project or asset(s) financed. Proceeds should only be used for construction project costs, acquisition of fixed assets, issue costs, debt service reserve requirements, or refunding of outstanding issues. Proceeds from long-term debt may not be used to fund current operating costs.

Policy 5: Timing of Issues. In determining when to issue bonds, notes and other obligations the following factors should be considered:

- a) The timing of other proposed issues, including those by other jurisdictions;
- b) The timing of the preparation, completion and certification of the City's annual budget including special assessment procedures;
- c) The availability of the City's audited financial statements for the previous fiscal year;
- d) The potential impact on the City's bond ratings.

Policy 6: Types of obligations. In determining the type of obligation to issue, the following factors should be considered:

- a) The direct and indirect beneficiaries of the project (i.e. a significantly large proportion of citizens should benefit from projects financed by at-large taxes and other revenues);
- b) The time pattern of the stream of benefits generated by the project;
- c) The sources and timing of revenues available for the repayment of the debt;
- d) The cost-effectiveness of user charges or other revenue sources to the extent available;
- e) The effect of the proposed issue on the City's ability to finance future projects of equal or higher priority;
- f) The interest cost of each type of obligation;
- g) The impact on the City's financial condition and credit ratings.

Policy 7: At-Large General Obligation Bonds. At-large general obligation, property tax-supported financing should be used for those capital improvements and long term assets which have been determined to be essential to the maintenance or

development of the City and as permitted by law. Consideration should be given to alternative funding sources, such as project revenues, Federal and State grants, and special assessments.

- Policy 8: Benefit District Bonds. The issuance of benefit district general obligation bonds shall be governed by Resolution 694.
- Policy 9: Revenue-Supported Obligation. Revenue supported obligations should be used to limit potential dependence on property taxes for those projects with available revenue sources, whether self-generated or dedicated from other sources. Adequate financial feasibility studies will be performed for each project to establish assurances as to the self-liquidating nature of the project or adequacy of dedicated revenue sources.
- Policy 10: Lease and Lease-Purchase Agreements. The City may enter into leases and lease-purchase obligations to finance the acquisition of real and personal property as permitted by law. The Finance Director shall review all proposed leases prior to submittal to the Governing Body. Lease financing is appropriate:
- a) Whenever the introduction of leased equipment and/or a capital improvement results in verifiable operating savings, or interest costs that minimizes the loss on resale value, properly discounted, outweigh the lease financing costs;
 - b) Existing or incremental new revenues are available to provide for the lease payments;
 - c) The capital asset is deemed important enough (for safety, legal, efficiency, or other reasons) to lead to a reallocation of existing revenues; or
 - d) Existing state statutes do not provide adequate or expedient methods of financing.
- This policy shall not preclude the use of operating leases in appropriate circumstances such as for office equipment.
- Policy 11: Other Borrowing Methods. Financial feasibility studies should be performed for other financing methods such as state loan programs and pool participation.
- Policy 12: Short Term Borrowing. Use of short-term borrowing, such as temporary notes will be undertaken if the available cash is insufficient to meet project requirements or their use is judged to be prudent and advantageous to the City. Temporary notes may also be used to effect the interim financing of capital projects including benefit district projects so that permanent financing can occur

on a more orderly basis The City will conduct a cash flow analysis for a forecast period of no less than 12 months prior to issuing short-term notes.

- Policy 13: Conduit Financing. The City may sponsor conduit financing such as industrial revenue bonds and tax increment financings that are consistent with the City's overall service, development and policy objectives. The issuance of industrial revenue bonds and tax increment financings should be governed by Resolutions 598 and 1317 respectively.

Debt Issuance Policies

- Policy 14: Method of Sale. As required by law, City debt will be issued through a competitive bidding process. Bids on long-term bonds will be awarded on a true interest cost basis, providing other bidding requirements are satisfied. Negotiated sales of debt will be considered when the complexity of the issue requires specialized expertise, or when the negotiated sale would result in substantial savings in time or money. The objective in all situations will be to accomplish the project at the lowest overall cost to the City.

- Policy 15: Length of Debt. Debt will be structured for the shortest period consistent with a fair allocation of costs to current and future beneficiaries or users (guidelines - 10 years for Benefit District Debt, 15 years for General Obligations Debt, 20 years for land, parks and buildings and, 15 to 20 years for Revenue Bonds).

- Policy 16: Debt Structure. Debt will be structured to achieve the lowest possible net cost to the City given market conditions, the urgency of the capital project, and the nature and type of security provided. Moreover, to the extent possible, the City will design the repayment of its overall debt so as to recapture rapidly its borrowing capacity for future use. The structure should approximate level principal on street projects debt, and level payment for public buildings, land and parks. Level debt service should also be used for revenue bonds. There shall be no debt structures which include increasing debt service levels in subsequent years, except when such structuring will allow debt service to more closely match project revenues during the early years of the project's operation or such structuring is needed to mitigate property tax impacts. There shall be no "balloon" bond repayment schedules that consist of low annual payments and one large payment of the balance due at the end of the term. Normally, there shall be no capitalized interest included in the debt structure unless there are insufficient revenues available from the source of repayment of the debt during the project construction or start up phase.

Policy 17: Bond Rating. The City should continually seek to maintain and improve current bond ratings as is reasonably necessary to minimize borrowing costs and preserve access to credit. Good communication with bond rating agencies should be maintained and all necessary financial and economic data concerning the City and its borrowing needs shall be provided to the bond rating agencies as needed or requested.

The city shall attempt to structure its debt issuance, prepare its operating budgets, and implement policies that will maintain or improve its existing bond rating. Any departure from prior structuring or budgeting processes that may jeopardize the City's bond rating will be discussed in advance with the rating agencies.

Policy 18: Credit Enhancements. Decisions regarding credit enhancements such as letters of credit or bond insurance will be based on the City's goal of accomplishing its financings at the lowest borrowing cost.

Debt Administration Policies

Policy 19: Coordination of Local Jurisdictions. The City will participate in the Johnson County DMAC to enhance coordinated communication with overlapping and adjoining jurisdictions concerning plans for future debt issues.

Policy 20: Monitoring. The Finance Department should continually monitor the City's outstanding debt issues to verify compliance with debt covenants and record keeping.

Policy 21: Reporting. Official statements accompanying debt issues, Comprehensive Annual Financial Reports, and continuing disclosure statements will meet (at a minimum) the standards articulated by, the Government Accounting Standards Board (GASB), the Government Finance Officers Association (GFOA), any clarifying guidance from the Securities and Exchange Commission (SEC), and Generally Accepted Accounting Principles (GAAP). The Department of Finance shall be responsible for ongoing disclosure to established national and state information repositories and for maintaining compliance with disclosure standards of state and national regulatory bodies.

Policy 22: Investment of Bond Proceeds. All proceeds of bonds, notes and other obligations shall be segregated into separate funds and invested in a manner consistent with those authorized by existing state laws and by the City's investment practices, consistent with safety, liquidity and return. All interest earned on proceeds shall

be used to pay costs associated with the projects being financed or used to pay the principal of or interest on such debt.

Policy 23: Arbitrage Rebate. The Finance Director shall ensure record keeping and reporting meet the arbitrage rebate compliance requirements of the federal tax code. This effort shall include tracking investment earnings on bond proceeds, calculating rebate payments in compliance with tax law, and remitting any rebatable earnings to the federal government in a timely manner in order to preserve the tax -exempt status of the City's outstanding debt issues. The City should actively monitor its investment practices to ensure maximum returns on its invested bond funds while complying with federal arbitrage guidelines.

Policy 24: Refunding. Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. As a general matter, advance refundings may be undertaken for economic savings when net present value savings of not less than two percent of the refunded debt can be achieved. The City also may choose to refund outstanding indebtedness when existing bond covenants or other financial structures can be modified to improve financial operations. Savings requirements for current or advance refundings undertaken to restructure debt may be waived upon finding that such a restructuring is in the City's overall best financial interests.

RESOLUTION NO. 1519

The Leawood City Council has considered the request for approval of a special use permit and a preliminary site plan for Columbian Bank located at 4701 College Boulevard and hereby finds the following:

WHEREAS, the proposal is to add a two lane drive-thru facility to the east side of the existing building, and;

WHEREAS, the proposal includes the removal of parking spaces adjacent to the main entrance, and;

WHEREAS, the proposed drive-thru exits adjacent to the main entrance causing pedestrian / vehicular conflict, and;

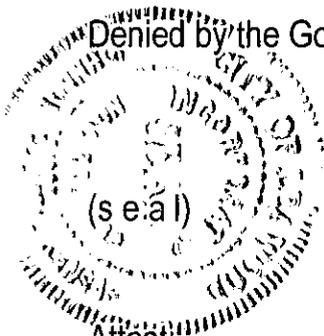
WHEREAS, there is great concern from the residents regarding additional traffic in their neighborhood, hours of operation, and lighting, and;

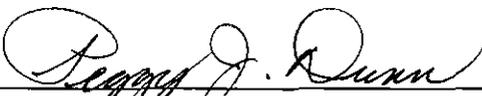
WHEREAS, the Plan Commission has reviewed the application and recommends the following reasons for denial:

1. Safety concerns regarding the traffic flow.
2. Compatibility concerns with this office use in connection with the residential use adjacent to it.
3. Concerns that lighting and 24 hour banking service will create difficulty in the surrounding area both for complete use and enjoyment of the surrounding neighbors.
4. Concerns relating to the main arterial flow on College and Roe.
5. Inappropriate planning of the site.

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby deny the request for a special use permit and preliminary site plan for the reasons as stated by the Planning Commission.

Denied by the Governing Body this 17th day of April, 2000.





Peggy J. Dunn Mayor

Attest:


Martha Heizer City Clerk

RESOLUTION NO. 1520

A RESOLUTION WAIVING THE BIDDING PROCESS, IN ACCORDANCE WITH CHARTER ORDINANCE NO. 32, TO USE A DESIGN/BUILD CONCEPT FOR THE CONSTRUCTION OF THE PUBLIC WORKS MAINTENANCE FACILITY.

WHEREAS, the City of Leawood ["City"] desires to construct a Public Works Maintenance Facility; and

WHEREAS, the City desires to use a design/build concept for such construction; and

WHEREAS, Charter Ordinance No. 32, passed and approved by the Governing Body on February 7, 2000, authorizes the bidding process to be waived for such construction projects; and

WHEREAS, the City desires to waive the bidding process and use a design/build concept for the construction of the Public Works Maintenance Facility.

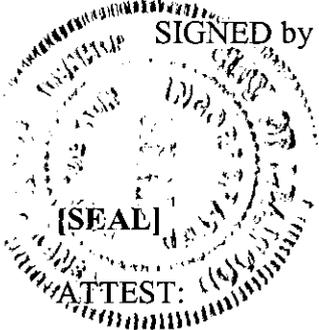
NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: The Governing Body hereby authorizes the waiving of the bidding process, in accordance with Charter Ordinance No. 32, to use a design/build concept for the construction of the Public Works Maintenance Facility.

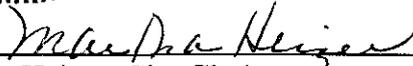
SECTION TWO: This Resolution shall take effect and be in force from and after its passage.

APPROVED by the Governing Body this 17th day of April, 2000.

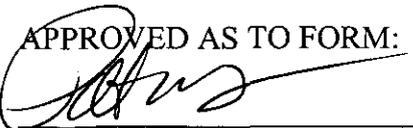
SIGNED by the Mayor this 17th day of April, 2000.




Peggy Dunn, Mayor


Martha Heizer, City Clerk

APPROVED AS TO FORM:


Patricia A. Bennett, City Attorney

RESOLUTION NO. 1521

The Leawood City Council has considered the request for approval of the preliminary site plan and preliminary plat located at the southeast corner of 151st Street and Nall Avenue and hereby finds the following:

WHEREAS, the property is Master Planned, Planned Office, and;

WHEREAS, the project is limited to nine lots on 15.3 acres, and;

WHEREAS, the project will be limited to nine buildings with a total square footage of 118,250, and;

WHEREAS, the parking setback for the project will be 25' and the building setback will be 40' along 151st Street and 30' along the golf course, and;

WHEREAS, the entrance off Nall Avenue shall not be constructed, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The project is limited to 9 buildings of 118,250 sqft. on 15.3 acres (.18 FAR).
2. All buildings within this development shall conform to the architectural type, style, and scale of the buildings approved by the Plan Commission at final plan.
3. Sign design and calculations will be required at final.
4. The applicant is responsible for a public art impact fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council and Plan Commission at a later date. In lieu of that, the applicant may pay a public art impact fee in the amount of \$.10 / square foot of finished floor area.
5. The developer is responsible for a South Leawood Transportation impact fee in the amount of \$1,250 per acre. The total amount to be paid at the time of approval of the final plat is \$19,125.
6. The developer is responsible for \$130 / front foot for Nall and 151st Street.
7. At least one additional trash enclosure must be provided for lots 2 and 4. Trash enclosures must be screened from public view with a 6 foot solid masonry structure to match the materials used in the buildings and shall be appropriately landscaped. The gate shall be painted steel.
8. All landscaped areas shall be irrigated.
9. All downspouts are to be enclosed.
10. All roof top units must be screened from view.
11. All utility boxes on the interior of the lot or near the building are to be screened with landscaping or wall. This includes air conditioner units, etc.
12. The developer shall provide street trees along 151st Street and Nall Ave. at a rate of 1 tree per 40 linear ft.
13. A more detailed landscape plan must be submitted with final documents.
14. The lighting plans and fixtures must be included in the final application.
15. Materials boards must be submitted at the time of final site plan application.
16. The applicant must obtain all approvals and permits from the Public Works Department, per attached memorandum.
17. There is to be no access to Nall Avenue from this development.

18. The project is allowed to have a building setback deviation of 30' along the golf course only.
19. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through nineteen.

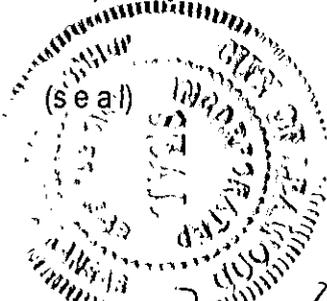
WHEREAS, the City Council has reviewed the application and recommends the following additional stipulations of approval:

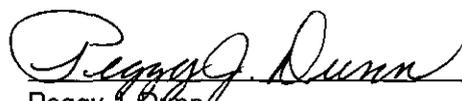
1. The developer is required to install the standard wrought iron fencing.
2. The covenant regarding the 25 foot no-build zone and liability must be addressed by the developer at the time of final site plan and plat application.
3. Storm water design shall be engineered so that it will not affect erosion or silting on the golf course and will require review and approval by the Golf Course Committee.
4. Retaining walls and landscaping shall be reviewed by the Golf Course committee prior to Planning Commission approval of the final site plan and plat.
5. This preliminary plan approval shall lapse in five years after final acceptance of the current planned improvements to 151st Street at the Nall Avenue intersection, if construction on the project has not begun on this project or if such construction is not being diligently pursued; provided, however, that developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant such an extension for a definite period of time for good cause shown by the developer.

WHEREAS, the developers/owners agree to these stipulations,

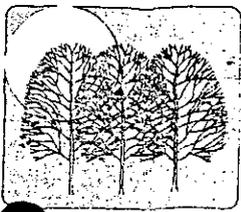
NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and preliminary plat for Ironhorse Centre with stipulations.

Adopted by the Governing Body this 1st day of May, 2000.




Peggy J. Dunn Mayor

Attest: 
Martha Heizer City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339- 6781 Fax
(913) 339-6225 TDD

March 20, 2000

To: Diane Binckley, Planning Services Administrator
Department of Planning and Development

From: Shahram Pourazari, P.E., City Engineer *SP*
Public Works Department

Re: Preliminary Site Plan and Plat
Ironhorse Center, Case No. 21-99

The Public Works Department has reviewed the preliminary site plan and plat for the referenced project and would like to make the following stipulations part of the plat approval process.

PRELIMINARY SITE PLAN

- Provide the names of the existing or proposed developments to the north and west of the site
- The developer shall coordinate on-site grading improvements with the existing established street grade profiles for Nall Avenue. Contact the City of Overland Park Public Works Department.
- All proposed internal drives within the development will be private and will be maintained by the developer. Include the width of the proposed drives, horizontal centerline curve data, and radii for all curb returns when the construction plans are submitted for the issuance of building permits.
- The entrance off of Nall Avenue is too close to the intersection (100 feet) and should be eliminated. Minimum distance from an intersection per City standards is 250 feet.
- The proposed island located in the east entrance off of 151st Street should be relocated and constructed behind the right-of-way line.
- Indicate the proposed width of all entrances and the curb return radius on the site plan.
- All commercial entrances shall be constructed in accordance with the City's standard commercial entrance detail.
- Provide the limits of the 100-year floodplain for the existing channel on the east side of the site per calculations submitted to the Public Works Department. In addition, label the 10-foot "buffer" area. The parking lot has been revised, as requested by the Public Works Department, and now lies outside the limits of the buffer area. However, it appears the proposed retaining walls are still located within the 100-year flood limits. The construction of the wall in the 100-year flood limits will increase the 100-year water surface elevation and is not allowed. Prior to the approval of the site plan, relocate the proposed retaining walls to the outside limits of 100-year flood limits.

- Obtain offsite drainage easements from the golf course prior to issuance of the permit from the City Engineer's office.
- Be prepared to execute an Indemnification Agreement for construction of public storm sewers under the key stone block retaining walls for the maintenance of the storm sewer under the wall prior to the issuance of the permit.
- All storm sewers which convey runoff from more than one lot or convey off-site runoff will be public storm sewers. Accordingly, label all public and private storm sewers on the site plan.
- Provide a stormwater drainage study for the project as required by the City's Stormwater Management Ordinance. Incorporate as a minimum the following:
 - a. Provide energy dissipation measures to control erosion on the golf course per APWA 5600.
 - b. Provide the hydraulic capacity of the existing 36-inch culvert beneath 151st Street.
- All public storm sewer improvements and all work to be completed within the right-of-way will require a permit from the Public Works Department. The building permit for the project will not be issued by the Code Enforcement Department until all Public Works Department permits have been obtained by the Contractor.
- The developer shall obtain and submit to the Building Official a copy of the N.P.D.E.S. land disturbance permit for the project from the Kansas Department of Health and Environment prior to any grading work at the site.
- All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards (Revised January 2000)
- The permit fee for plan review and construction observation services provided by the Engineering Division of the Public Works Department shall be 7% of the construction cost. The fee will be charged and collected from the Contractor at the time the permits are issued by the Public Works Department.
- A separate set of public storm drainage improvement plans shall be prepared to include all public and private storm sewers. The plans shall be prepared and submitted to the Engineering Division of the Public Works Department for review and approval.
- All public improvement permits shall be secured from the Engineering Division of the Public Works Department prior to the release of the plat for recording.

PRELIMINARY PLAT

- Add to the plat the City's new standard language for Dedications and Restrictions. The language was recently revised by the City.
- Provide 15-foot drainage easements for all public storm sewers.
- Revise the signature lines to comply with City standard.
- The golf course easement and the utility easement around the perimeter of the site should not be combined. Provide a 25-foot golf course easement and a separate 10-foot utility easement.
- Show all existing easements on the plat including book and page number.
- Delete all topographic information currently shown on the plat.

- Eliminate the Drainage Vicinity Map from the plat and include it on the site plan for the project.

TRAFFIC STUDY

The Public Works Department has not reviewed the traffic study for the development to date and will provide comments under separate cover. All required improvements to 151st Street and Nall Avenue will be determined upon completion of the traffic study.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File

RESOLUTION NO. 1522

The Leawood City Council has considered the request for approval of final site plan for modifications to the parking lot design for Town Center AMC Theatres located at 11701 Nall Avenue and hereby finds the following:

WHEREAS, the approved layout provides for cross traffic in front of the theatres, and;

WHEREAS, the revised plan permanently closes the drive in front of the theatres, and;

WHEREAS, the new plan provides for a pedestrian walk through the middle of the site for access to the theatres, and;

WHEREAS, the new plan will eliminate 66 parking spaces on site, and;

WHEREAS, there is a cross parking easement between AMC Theatres and Town Center Plaza, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

1. The applicant must construct all of the changes as recommended in the letter and summary from Transystems dated April 4, 2000.
2. The four parking spaces adjacent to the Town Center Plaza drive aisle and the crosswalk, must be removed and replaced with a landscape island.
3. The applicant must construct all of the crosswalks and new walkways of paver like those used in Town Center Plaza.
4. The applicant must raise the crosswalk in front of Panera Bread, like those in other parts of Town Center Plaza.
5. The entrance sign on 117th Street for AMC is limited to 6 square feet and must obtain a sign permit prior to installation.
6. The entrance sign on 117th Street for the entrance to Town Center Plaza is limited to 50 square feet and must obtain a permit prior to installation.
7. The applicant agrees that if the above stated changes do not resolve the parking and circulation problems on site, the applicant will work with Staff to amend the design and appear before the Planning Commission for another approval.
8. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through eight.

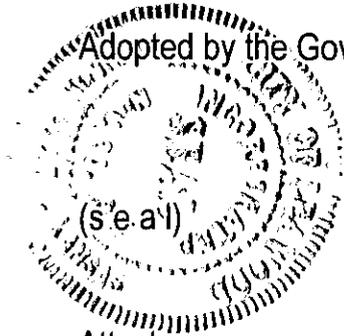
WHEREAS, the City Council has reviewed the application and recommends the following additional stipulation of approval:

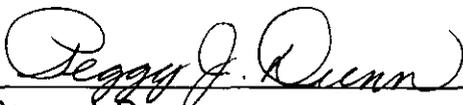
1. The start of the last show be extended permanently to 11:00 p.m.

WHEREAS, the developers/owners agree to these stipulations,

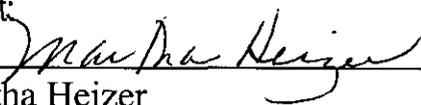
NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the revised parking layout for AMC Theatres with stipulations.

Adopted by the Governing Body this 1st day of May, 2000.





Peggy J. Dunn Mayor

Attest:


Martha Heizer City Clerk

RESOLUTION NO. 1523

The Leawood City Council has considered the request for approval of preliminary site plan and preliminary plat for Wilshire Place subdivision located at approximately 132nd and High Drive and hereby finds the following:

WHEREAS, the plat consists of 173 lots on 71.69 acres for a density of 2.41 units per acre, and;

WHEREAS, larger lots were created adjacent to the subdivisions of Waterford and Greenbrier of Leawood, and;

WHEREAS, the lot lines, of lots adjacent to the subdivisions of Waterford and Greenbrier of Leawood, match as nearly as possible the lot lines of the adjacent lots within those subdivisions, and;

WHEREAS, the plat shows variations of front yard setbacks between 25' and 40', side yard setbacks of 12', street side yards of 20' and rear yards of 30', and;

WHEREAS, the plat shows a cul-de-sac on the east side of the subdivision of approximately 628', and a cul-de-sac on the west side of the subdivision of 516', and;

WHEREAS, the plat shows a 30' landscape easement on the rear yards of lots adjacent to 133rd Street, and a 10' paved path adjacent to and within the R.O.W. of the north side of 133rd Street, and;

WHEREAS, the plan consists of two phases, and the southwest connection to 133rd Street will be constructed in the first phase, and;

WHEREAS, the Plan Commission has reviewed the application and recommends the following stipulations of approval:

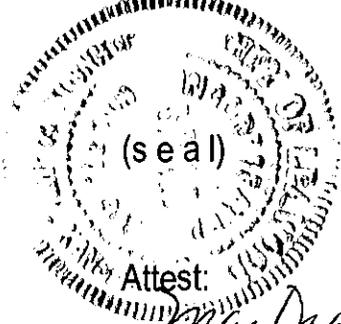
1. The plat is limited to 173 lots on 71.69 acres for a density of 2.41 units/acre.
2. The developer is responsible for a park impact fee in the amount of \$300 per lot (173 x \$300 = \$51,900). This fee is to be paid prior to recording the final plat.
3. The developer shall construct 133rd Street along the frontage of their property.
4. Approval of the subdivision will include the deviations from the Leawood Development Ordinance as stated above.
5. Rear yard setbacks shall 30' in accordance with RP-1 zoning.

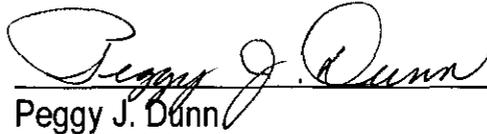
6. Design and construction of 133rd Street to Mission Road shall be completed under a single set of construction plans.
7. All common landscape areas are to be irrigated.
8. All monument signs must be placed within a common area with a maintenance agreement providing that a homeowners association will be responsible for their maintenance.
9. All monument sign information will be required at the time of final site plan.
10. Landscape plans sealed by a landscape architect shall be required at final site plan.
11. The applicant is to maintain as many existing trees as possible that are located on the northwest corner of the property.
12. Lot 49 shall have minimum 15' side yard setback adjacent to the Waterford Subdivision. This will give the house in the Waterford subdivision, which adjacent to Wilshire Place the same spacing between houses as other houses in Waterford, and will also help preserve the existing trees at that location.
13. A contract is required between the Wilshire Place and Greenbrier of Leawood subdivisions which will allow the Greenbrier of Leawood monument sign to remain at its current location within Wilshire Place, or have it moved to an area within the Greenbrier of Leawood subdivision. This will be required at final plat.
14. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at final application.
15. The applicant must obtain all approvals and permits from the Public Works Department, per the attached public works memo, prior to recording the plat.
16. All streets within the subdivision will be public. The developer or Homes Association will maintain any planting or statuary within the street right-of-way.
17. All parking for the pool and tennis courts shall be located on tract "B".
18. A final site plan for the pool, tennis courts and cabana will be required at final.
19. Lighting fixtures along 133rd Street will be of a special design chosen by the City of Leawood.
20. A street tree inventory indicating 6 inch caliper trees and larger shall be provided at final site plan.
21. A drainage vicinity map showing ridgelines, routing of surface water, and areas within ½ mile downstream that receive runoff must be shown on the plan.
22. Construction traffic shall only be allowed into the subdivision off of 133rd Street via State Line Road or 135th Street rather than from Mission Road. The developer shall be responsible for placing a barricade across the entrance to the subdivision from High Drive to ensure that construction traffic does not utilize High Drive.
23. The developer / property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through twenty-three.

WHEREAS, the developers/owners agree to these stipulations,

NOW, THEREFORE BE IT RESOLVED that the Leawood City Council does hereby approve the preliminary site plan and preliminary plat for Wilshire Place with stipulations.

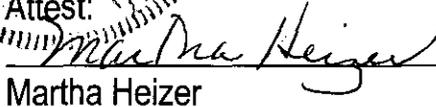
Adopted by the Governing Body this 15th day of May, 2000.




Peggy J. Dunn

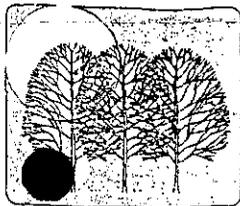
Mayor

Attest:



Martha Heizer

City Clerk



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339- 6781 Fax
(913) 339-6225 TOD

February 24, 2000

To: Diane Binckley
Department of Planning and Development

From: Shahram Pourazari, P.E., City Engineer 
Public Works Department

Re: Preliminary Site Plan, Wilshire Place, Case No. 20-99

The Public Works Department has reviewed the preliminary site plan for the referenced project and would like to make the following stipulations part of the plat approval process.

- All site plans submitted to the City of Leawood shall be signed and sealed by a registered professional engineer in the State of Kansas.

Street Improvements:

- Provide horizontal curve data for each curve.
 - Reduce the length of the cul-de-sacs on the east and west sides of the development to 500 feet (maximum) per City of Leawood Public Improvement Construction Standards.
 - 133rd Street shall be constructed to tie into Eaton Avenue and paid for in its' entirety by the developer. If the development of Market Square is approved, the developer will have to contribute one half of the improvement cost.
 - Provide the radius for the right-of-way at the end of each proposed cul-de-sac.
 - Sidewalk shall be constructed on the south side of 133rd Street classified as Primary Collector Street.
 - All proposed u-drives shall be reconfigured to comply with the City of Leawood revised Public Improvement Construction Standards.
 - The proposed streets with landscaped islands that are connecting to 133rd Street shall be designed per AASHTO geometric design requirements to allow the passage of an emergency vehicle if a car is parked or broken down in the entrance. A 12-foot wide traffic lane plus an 8-foot wide parking lane (excluding curb and gutter) shall be provided on both sides of the island. The distance between the back of the curb and the right-of-way shall be 12 feet in accordance with City standards. The nose of the landscaped islands shall be located outside the right-of-way per City standards.
 - Provide 15 feet of horizontal separation between proposed sanitary sewers and storm sewers.
- The developer shall complete a storm drainage study for the project in accordance with Sections 15-516 and 15-517 of the City's Stormwater Management Ordinance and applicable APWA Section 5600. The study shall be submitted in report format (spiral bound with cover), including appropriate text, tables, and figures. Contact the City Engineer to obtain the record of flooding of homes in Waterford subdivision and proposed solution to the drainage problem.
 - All public street and storm drainage improvements to be made as part of the development will require a permit from the Public Works Department. The plat will be released for recording until all permits

from Public Works Department have been obtained by the Contractors and all applicable Public Works Department requirements have been met.

- The developer shall obtain and submit to the Public Works Department a copy of all local, state and federal permits required for construction of the project.
- All public improvements shall be designed and constructed in accordance with the City of Leawood Public Works Department, Public Improvement Construction Standards (Revised January 2000)
- The permit fee for plan review and construction observation services provided by the Engineering /Inspection Division of the Public Works Department shall be 7% of the construction cost. The fee will be charged and collected from the Contractor at the time the permit is issued by the Public Works Department.
- Construction plans for public streets, storm sewers, and street lights, that will be constructed in conjunction with the project, shall be prepared and submitted for review to the Engineering Division of the Public Works Department.
- Preliminary street and storm sewer plans shall be submitted to the Engineering Division of the Public Works Department for review of proposed street grades, intersection layout, inlet locations, storm sewer alignment, separation between sanitary sewer and proposed storm sewer, and storm sewer outfall locations. The preliminary submittal shall include the title sheet, general layout sheet, street plan and profile sheets (with inlets locations shown), and the drainage area map with all off-site drainage areas delineated and drainage area tributary to each proposed inlet. The engineer shall contact the City Engineer to set up a time to meet and discuss the preliminary plans.
- All storm drainage improvements shall be extended to the boundary line of the plat.
- Submit a copy of the preliminary plat for review.

If you have any questions regarding this matter, please feel free to contact me at extension 132.

bgs

cc: Public Works Book
File

RESOLUTION NO. 1524

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF 133rd STREET FROM ROE AVENUE TO MISSION ROAD, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the construction of 133rd Street within the City of Leawood, Kansas, from Roe Avenue to Mission Road.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of constructing said 133rd Street from Roe Avenue to Mission Road within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

SECTION ONE: That it is necessary and in the public interest to make an improvement consisting of the following:

The construction of 133rd Street, also known as the 135th Street Corridor North Reverse Frontage Road, from the intersection of said street with Roe Avenue to the intersection of said street with Mission Road, a distance of approximately 2651 feet. The foregoing distance is exclusive of existing right of way on Roe Avenue and Mission Road. The street will be constructed as a two lane collector street in accordance with standards established and approved by the City of Leawood. Said project will generally consist of construction of a two lane undivided roadway constructed with concrete curb and gutter, asphalt pavement, storm drainage, pedestrian walkways or bikeways, street lighting and such other appurtenances as are required pursuant to the final plans approved by the City of Leawood. The final alignment of the street to be constructed shall be according to final plans to be approved by the City after consulting with the petitioners and other property owners.

SECTION TWO: That the estimated or probable cost of the improvement is One Million Dollars (\$1,000,000).

SECTION THREE: That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within the City of Leawood, Johnson County, Kansas:

City of Leawood
4800 Town Center Dr
Leawood KS 66211

STATE OF KANSAS }
COUNTY OF JOHNSON } SS
FILED FOR RECORD

2003 MAY 24 P 2: 24.2

SARA F. ULLMANN
REGISTER OF DEEDS

1200
OK

\$12⁰⁰

Tract 5: Owner: Unified School Dist. #229
 Description: BLUE VALLEY ELEMENTARY SCHOOL NO 10
 TRACT A
 LWC 508 4 A BOTA 90-17733-TX

Tract 6: Owner: Jane L Jameson et al.
 Description: 28-13-25 E 1/2 SW 1/4 EX 40 AC & EX .16 AC & S 1/2 SE 1/4
 EX E 40' EX 6.018 AC EX .276 AC & EX .102 AC 112.284
 ACS M/L
 LWC 509

SECTION FOUR: The extent of the proposed Improvement District to be assessed is all property within the Improvement District as described above, except as is hereinafter specifically excluded.

SECTION FIVE: The method of assessment of the share of costs apportioned to the improvement district shall be as follows:

The method of assessment is to assess all properties that are included within the district a fractional portion of the costs of the improvement. The fractional portion of the cost of the improvement to be assessed to individual properties shall be determined by the City in the following manner. The fractional portion of the cost of the improvement to be assessed to an individual property shall be computed by dividing the lineal front footage of the portion of the improvement constructed and abutting the property to be assessed by the total lineal front footage of the improvement as constructed. For purposes of this paragraph, the cost of the improvement shall not include the cost of right of way acquisition, if any. The cost of acquiring necessary right of way and easements shall be assessed only to those properties that have not voluntarily conveyed necessary right-of-way without cost to the City. The City shall use the final plans for the improvement to determine the total lineal footage of the improvement and the lineal footage of the portion of the project to be constructed on each tract within the improvement district. The estimated percentages for the properties to be assessed as determined from preliminary plans for the improvements are as follows:

Tract and Owner	Lineal Footage	Estimated percentage of improvement to be assessed to tract.
Unified School District #229 (TRACT 5)	670	12.6
Jane L. Jameson et. al. (TRACT 6)	4,631	87.4
TOTAL	5301	100

SECTION SIX: The cost of the improvements shall be assessed one hundred percent (100%) to the petitioners and zero percent (0%) to the City of Leawood.

SECTION SEVEN: The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

SECTION EIGHT: Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION NINE: This resolution shall take effect after its passage and publication once in the official city newspaper.

SECTION TEN: The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of May, 2000.

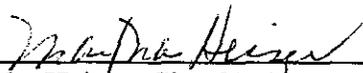
SIGNED by the Mayor this 15th day of May, 2000.



Peggy Dunn, Mayor

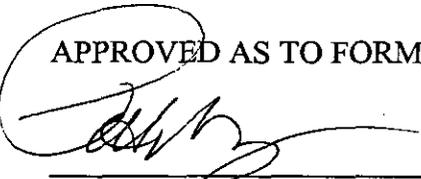
[SEAL]

ATTEST:



Martha Heizer, City Clerk

APPROVED AS TO FORM:



Patricia A. Bennett, City Attorney

CERTIFICATE

State of Kansas)
County of Johnson)
City of Leawood)

I, Martha Heizer, City Clerk of the City of Leawood, Kansas, hereby certify that the attached is a true and correct copy of Resolution No. 1524 as the same appears in my office.

In testimony whereof, I have hereunto signed my name and affixed the Seal of said City this 16th day of May, 2000.



Martha Heizer

RESOLUTION NO. 1524

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF 133rd STREET FROM ROE AVENUE TO MISSION ROAD, PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the construction of 133rd Street within the City of Leawood, Kansas, from Roe Avenue to Mission Road.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of constructing said 133rd Street from Roe Avenue to Mission Road within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

SECTION ONE: That it is necessary and in the public interest to make an improvement consisting of the following:

The construction of 133rd Street, also known as the 135th Street Corridor North Reverse Frontage Road, from the intersection of said street with Roe Avenue to the intersection of said street with Mission Road, a distance of approximately 2651 feet. The foregoing distance is exclusive of existing right of way on Roe Avenue and Mission Road. The street will be constructed as a two lane collector street in accordance with standards established and approved by the City of Leawood. Said project will generally consist of construction of a two lane undivided roadway constructed with concrete curb and gutter, asphalt pavement, storm drainage, pedestrian walkways or bikeways, street lighting and such other appurtenances as are required pursuant to the final plans approved by the City of Leawood. The final alignment of the street to be constructed shall be according to final plans to be approved by the City after consulting with the petitioners and other property owners.

SECTION TWO: That the estimated or probable cost of the improvement is One Million Dollars (\$1,000,000).

SECTION THREE: That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within the City of Leawood, Johnson County, Kansas:

Tract 5: Owner: Unified School Dist. #229
 Description: BLUE VALLEY ELEMENTARY SCHOOL NO 10
 TRACT A
 LWC 508 4 A BOTA 90-17733-TX

Tract 6: Owner: Jane L Jameson et al.
 Description: 28-13-25 E 1/2 SW 1/4 EX 40 AC & EX .16 AC & S 1/2 SE 1/4
 EX E 40' EX 6.018 AC EX .276 AC & EX .102 AC 112.284
 ACS M/L
 LWC 509

SECTION FOUR: The extent of the proposed Improvement District to be assessed is all property within the Improvement District as described above, except as is hereinafter specifically excluded.

SECTION FIVE: The method of assessment of the share of costs apportioned to the improvement district shall be as follows:

The method of assessment is to assess all properties that are included within the district a fractional portion of the costs of the improvement. The fractional portion of the cost of the improvement to be assessed to individual properties shall be determined by the City in the following manner. The fractional portion of the cost of the improvement to be assessed to an individual property shall be computed by dividing the lineal front footage of the portion of the improvement constructed and abutting the property to be assessed by the total lineal front footage of the improvement as constructed. For purposes of this paragraph, the cost of the improvement shall not include the cost of right of way acquisition, if any. The cost of acquiring necessary right of way and easements shall be assessed only to those properties that have not voluntarily conveyed necessary right-of-way without cost to the City. The City shall use the final plans for the improvement to determine the total lineal footage of the improvement and the lineal footage of the portion of the project to be constructed on each tract within the improvement district. The estimated percentages for the properties to be assessed as determined from preliminary plans for the improvements are as follows:

Tract and Owner	Lineal Footage	Estimated percentage of improvement to be assessed to tract.
Unified School District #229 (TRACT 5)	670	12.6
Jane L. Jameson et. al. (TRACT 6)	4,631	87.4
TOTAL	5301	100

SECTION SIX: The cost of the improvements shall be assessed one hundred percent (100%) to the petitioners and zero percent (0%) to the City of Leawood.

SECTION SEVEN: The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

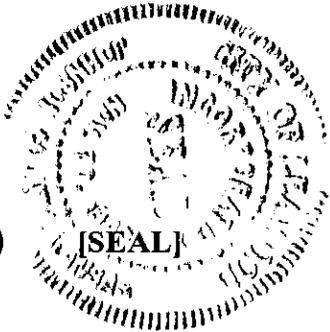
SECTION EIGHT: Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION NINE: This resolution shall take effect after its passage and publication once in the official city newspaper.

SECTION TEN: The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of May, 2000.

SIGNED by the Mayor this 15th day of May, 2000.



ATTEST:

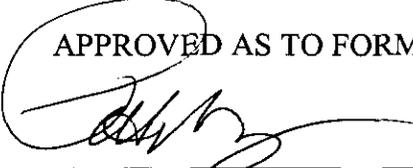


Peggy Dunn, Mayor



Martha Heizer, City Clerk

APPROVED AS TO FORM:



Patricia A. Bennett, City Attorney

RESOLUTION NO. 1525

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF 133rd STREET FROM MISSION ROAD TO STATE LINE ROAD (6238 FEET), PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the construction of 133rd Street, within the City of Leawood, Kansas, from Roe Avenue to State Line Road.

WHEREAS, a petition has also 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 an improvement district proposing construction of 133rd Street, within the City of Leawood, from Roe Avenue to Mission Road.

WHEREAS, the Governing Body has determined that it is in the best interests to limit the use the petition that is the subject of this Resolution to the construction of 133rd Street from Mission Road to State Line Road.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of constructing said 133rd Street from Mission Road to State Line Road within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

SECTION ONE: That it is necessary and in the public interest to make an improvement consisting of the following:

The construction of 133rd Street in the City of Leawood, Kansas from Mission Road to State Line Road as follows:

Construction of 133rd Street, also known as the 135th Street Corridor North Reverse Frontage Road, from the intersection of said street with Mission Road to the intersection of said street with State Line Road, a distance of approximately 6238 feet. The foregoing distance is exclusive of existing right of way on Mission Road and State Line Road as well as the portion of 133rd Street that has been constructed to date. The street will be constructed as a two lane collector street in accordance with standards established and approved by the City of Leawood. Said project will generally consist of construction of a two lane undivided roadway constructed with concrete curb and gutter, asphalt pavement, storm drainage, pedestrian walkways or bikeways, street lighting and such other appurtenances as are required pursuant to the final plans approved by the City of

ret City of Leawood
4800 Town Center Dr
Leawood KS 66211
1400
B 1400

STATE OF KANSAS }
COUNTY OF JOHNSON } SS
FILED FOR RECORD

200 MAY 24 P 2:24.4

SARA F. ULLMANN
REGISTER OF DEEDS

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BOOK 6572 PAGE 221

Leawood. The final alignment of the street to be constructed shall be according to final plans to be approved by the City after consulting with the petitioners and other property owners.

SECTION TWO: That the estimated or probable cost of the improvement is Two Million Three Hundred Fifty Thousand Dollars (\$2,350,000).

SECTION THREE: That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following described property within the City of Leawood, Johnson County, Kansas:

Tract 1: Owner: Leawood Plaza Development Co.
Description: 26-13-25 SW FRAC 1/4 BEING GOVT LOT NO 2 EX .565 AC M/L
LWC 492

Tract 2: Owner: Covenant Chapel Evangelical Presbyterian Church
Description: Covenant Chapel LT 1
LWC 502A 1 1 BOTA 99 10493 TX

Tract 3: Owner: Ranch Mart, Inc.
Description: 27-13-25 S 1/2 SW 1/4 EX PT IN ST EX .218 AC & EX .082 AC
LWC 501

27-13-25 S 1/2 NE 1/4 SW 1/4 EX 2.102 AC 17.898 ACS M/L
LWC 500

27-13-25 N 1/2 SE 1/4 EX 47.13 AC & EX 7.1086 AC 25.7614 ACS M/L
LWC 502

27-13-25 E 1/2 SW 1/4 SE 1/4
LWC 504A

27-13-25 SE 1/4 SE 1/4 EX 12.2688 AC 27.7312 ACS M/L
LWC 503

Tract 4: Owner: Victor L. Regnier Trust
Description: 27-13-25 W 1/2 SW 1/4 SE 1/4 EX .17 AC 19.83 ACS M/L
LWC 504

SECTION FOUR: The extent of the proposed Improvement District to be assessed is all property within the Improvement District, except as is hereinafter specifically excluded. The approximate 12 acre portion of Tract 3 that is located east of Mission Road and north of the proposed 133rd Street and is to be conveyed to the City of Leawood and used by the City as a public park will not be assessed. The portion of the assessment that would otherwise be made to the portion of tract 3 that is to be conveyed to the City and used as a park will be determined and assessed to the portion of tract 3 that is located on the south side of 133rd Street and west of Pawnee. The foregoing exclusions and additions to specific properties are made for the reason that the governing body and the owner of said tracts have determined that this property is specially benefited by these improvements and this allocation is necessary to assure that

substantially equal burdens are imposed upon similarly benefited properties. Additionally, the residential lots in Greenbrier Subdivision in the City of Leawood that are located on the north side of 133rd Street across from Tract 2 owned by Covenant Chapel Evangelical Presbyterian Church will not be assessed. The portion of the assessment that would otherwise be made to said residential tracts shall be determined and assessed to Tract 2 for the reason that the owners or developers of said residential lots have previously constructed and paid for a proportionate share of 133rd street and said Covenant Chapel Evangelical Presbyterian Church has not heretofore paid or been assessed for the cost of construction of said 133rd Street heretofore completed. Said Covenant Chapel Evangelical Presbyterian Church has agreed to pay for full cost of construction of proposed 133rd as it abuts said church property and said residential lots so as to pay its proportionate share of the cost of construction of 133rd Street.

SECTION FIVE: The method of assessment of the share of costs apportioned to the improvement district shall be as follows:

The proposed method of assessment is to assess all properties that are included within the district a fractional portion of the cost of the improvement. The fractional portion of the cost of the improvement to be assessed to individual properties shall be determined by the City in the following manner. The fractional portion of the cost of the improvement to be assessed to an individual property shall be computed by dividing the lineal footage of the portion of the improvement abutting the property subject to assessment by the total lineal footage of the improvement as constructed. The City shall use the final plans for the improvement to determine the total lineal footage of the improvement and the fractional portions to be assessed to individual tracts within the improvement district. The estimated percentages for the properties to be assessed as determined from preliminary plans for the improvements are as follows:

Tract and Owner	Lineal Footage	Estimated percentage of improvement to be assessed to tract.
Leawood Plaza Development (Tract 1)	2,195	17.6
Covenant Chapel Evangelical Presbyterian Church (Tract 2)	869	7
Ranch Mart, Inc. (Tract 3) Supermarket Developers, Inc.	8,075	64.7
Victor L. Regnier, Trust (Tract #4)	1336	10.7
TOTAL	12475	100

SECTION SIX: The cost of the improvements shall be assessed one hundred percent (100%) to the petitioners and zero percent (0%) to the City of Leawood.

SECTION SEVEN: The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq.

SECTION EIGHT: Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION NINE: This resolution shall take effect after its passage and publication once in the official city newspaper.

SECTION TEN: The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of May, 2000.

SIGNED by the Mayor this 15th day of May, 2000.



Peggy Dunh, Mayor

[SEAL]

ATTEST:



Martha Heizer, City Clerk

APPROVED AS TO FORM:



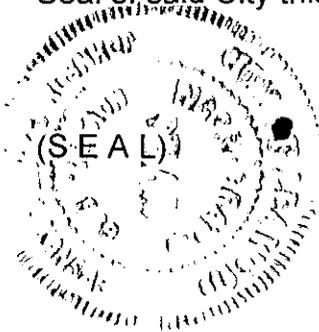
Patricia A. Bennett, City Attorney

CERTIFICATE

State of Kansas)
County of Johnson)
City of Leawood)

I, Martha Heizer, City Clerk of the City of Leawood, Kansas, hereby certify that the attached is a true and correct copy of Resolution No. 1525 as the same appears in my office.

In testimony whereof, I have hereunto signed my name and affixed the Seal of said City this 16th day of May, 2000.



Martha Heizer

RESOLUTION NO. 1525

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING THE IMPROVEMENT AND CONSTRUCTION OF 133rd STREET FROM MISSION ROAD TO STATE LINE ROAD (6238 FEET), PURSUANT TO THE PROVISIONS OF K.S.A. 12-6a01 ET SEQ.

Pursuant to findings of advisability made by the Governing Body of the City of Leawood, Kansas.

WHEREAS, a petition has been filed with the City Clerk of the City of Leawood, Kansas, by the owners of a majority of the area sought to be included in the Improvement District described in said petition, proposing the construction of 133rd Street, within the City of Leawood, Kansas, from Roe Avenue to State Line Road.

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WHEREAS, the Governing Body has determined that it is in the best interests to limit the use the petition that is the subject of this Resolution to the construction of 133rd Street from Mission Road to State Line Road.

NOW THEREFORE, be it resolved by the Governing Body of the City of Leawood, Kansas, that the following findings as to the advisability of constructing said 133rd Street from Mission Road to State Line Road within the City of Leawood, Kansas, as more specifically described hereinafter, are hereby made, to-wit:

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Leawood. The final alignment of the street to be constructed shall be according to final plans to be approved by the City after consulting with the petitioners and other property owners.

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Description: Covenant Chapel LT 1
LWC 502A 1 1 BOTA 99 10493 TX

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Description: 27-13-25 S 1/2 SW 1/4 EX PT IN ST EX .218 AC & EX .082 AC
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SECTION TEN: The City Clerk is directed to file a copy of this Resolution with the Register of Deeds of Johnson County, Kansas, within five days of the adoption of this resolution.

ADOPTED by the Governing Body this 15th day of May, 2000.

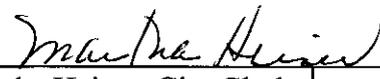
SIGNED by the Mayor this 15th day of May, 2000.





Peggy Dunh, Mayor

ATTEST:



Martha Heizer, City Clerk

APPROVED AS TO FORM:



Patricia A. Bennett, City Attorney