CITY OF LEAWOOD GOVERNING BODY MEETING AGENDA

Monday, June 15, 2020
Council Chamber
4800 Town Center Drive
Leawood, KS 66211
7:00 P.M.

JUNE 2020

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	**15**	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020

S	M	T	W	T	F	S
			1	2	3	4
5	**6**	7	8	9	10	11
12	13	14	15	16	17	18
19	**20**	21	22	23	24	25
26	27	28	29	30		

AGENDA

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

Ward One	Ward Two	Ward Three	Ward Four
Debra Filla	Jim Rawlings	Chuck Sipple	Julie Cain
Andrew Osman	Mary Larson	Lisa Harrison	James Azeltine

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. CITY CLERK STATEMENT

To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Governing Body is being conducted remotely using the Zoom media format and some of the members of the Governing Body are appearing remotely. The meeting is being livestreamed on [YouTube] and the public can access the livestream by going to www.leawood.org/. The public is strongly encouraged to access this meeting electronically, however, City Hall is open and persons with items on the agenda may, if necessary, attend the Governing Body meeting in person. Staff will strictly enforce social distancing measures.

Public comments on non-agenda items will not be accepted during this meeting. Public comments on agenda items not requiring a public hearing may not be accepted. As always, public comment on any agenda item can be submitted in advance. Written public comments received at least 24 hours prior to the meeting have been distributed to members of the Governing Body prior to the meeting. Public comments should be directed to LeawoodPublicCommentGB@leawood.org.

4. PROCLAMATIONS

5. PRESENTATIONS/RECOGNITIONS

6. SPECIAL BUSINESS

A. Resolution pledging the intentions of the Governing Body of the City of Leawood, Kansas, if the City is re-authorized by the electorate to levy a one-eighth of one percent (.125%) City Retailers' Sales Tax (F)

B. Presentation of the 2019 Annual Audit (F)

C. Resolution accepting the 2019 Comprehensive Annual Financial Report (CAFR) for the City of Leawood, Kansas (F)

D. Public Hearing: Park Place Development Improvement District Assessments [Project # 83196] (F)

E. Ordinance levying assessments for tax year 2021 for improvements within the Park Place Development pursuant to K.S.A. § 12-6a01, et seq., and the City's Home Rule authority of Article 12, Section 5 of the Kansas Constitution [Project 83196] **[ROLL CALL VOTE]**

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2020-20 and 2020-21
B. Accept minutes of the June 1, 2020 Governing Body Meeting
C. Accept Minutes of the March 10, 2020 Parks & Recreation Advisory Board Meeting
D. Accept Minutes of the February 27, 2020 Ironhorse Advisory Board Meeting
E. Accept Minutes of the January 28, 2020 Leawood Arts Council Meeting
F. Accept minutes of the January 23, 2020 Leawood Tree Committee Meeting
G. Resolution approving and authorizing the Mayor to execute a Community Service Agreement between the City and Blue Valley Unified School District No. 229 pertaining to the assignment of School Resource Officers [SRO] (PD)
H. Resolution approving and authorizing the Mayor to execute an agreement between the City and ADP, LLC pertaining to software for HRIS & payroll purposes (HR)
I. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of $25,240.86, between the City and Vertiv Corporation pertaining to preventive maintenance service on Vertiv UPS and Vertiv internal batteries at the Leawood Justice Center, 4201 Town Center Drive, for a 3-year term (PW)
J. Resolution accepting new GASB-34 Public Infrastructure in accordance with GASB-34 Guidelines of Reporting Inventory of Assets for property in the Park Place Development located at 5280 West 115th Place (PW)
K. Resolution accepting new GASB-34 Public Infrastructure in accordance with GASB-34 Guidelines of Reporting Inventory of Assets for property in the Hallbrook East Village Development located at approximately Cambridge Road from 114th Street to 116th Street (PW)
L. Resolution approving a Revised Final Sign Plan for Village of Seville – Revised Sign Criteria located north of 133rd Street and west of State Line Road (PC Case 24-20) (PC)
M. Resolution approving a Revised Final Sign Plan for the Mansfield Multi-Tenant Building located south of 103rd Street and west of State Line Road (PC Case 26-20) (PC)
N. Resolution approving a Final Plan for changes to the façade of a tenant space at Town Center Plaza - Dry Goods (Retail: Women's Apparel), located north of 119th Street and east of Nall Avenue (PC Case 32-20) (PC)

O. Resolution approving an Eligible Facilities request for the replacement of antennae and the replacement and addition of associated equipment at the Saddle and Sirloin Cell Tower for AT&T located south of I-435 and east of Mission Road (PC Case 41-20) (PC)

P. Resolution approving a Revised Final Plat for Whitehorse Residential Subdivision, Lots 1 & 2, located north of 148th Street and east of Nall Avenue (PC Case 38-20) (PC)

Q. Resolution approving a Final Plan for changes to the façade of a tenant space at Town Center Crossing – Peloton (Retail: Fitness Equipment and Apparel), located south of 119th Street and east of Roe Avenue (PC Case 37-20) (PC)

R. Approve 3rd and Final Payment in the amount of $7,406.74 to Dondlinger & Sons Construction pertaining to the Roe Avenue Wall Repair [Project #72088] (PW)

S. Approve 12th and Final Payment in the amount of $17,555.00 to Bruner Contracting Company, LLC pertaining to the Design/Build Public Works Facility, Two Bay Expansion Project [Project #76050] (PW)

T. Approve an expenditure in the amount of $23,729.05 for the 2020 maintenance fees to Hexagon Computer Aided Dispatch Systems (PD)

U. Approve an expenditure in the amount of $57,340.40 to Professional Turf Product for the purchase of a Ventrac Compact Tractor and various attachments (PR)

V. Declaration of Surplus Property: Park Maintenance equipment (1) John Deere Lawn mower (PR)

W. Declaration of Surplus Property: (1) Wheel Loader, (1) Grapple Hook, (1) Fork Attachment, (1) Sweeper Attachment and (1) VCR Machine (PW)

X. Police Department Monthly Report

Y. Fire Department Monthly Report

Z. Municipal Court Monthly Report

8. MAYOR'S REPORT

9. COUNCILMEMBERS' REPORT

10. CITY ADMINISTRATOR REPORT

11. STAFF REPORT

COMMITTEE RECOMMENDATIONS

12. LEAWOOD ARTS COUNCIL

[From the May 26, 2020 Arts Council Committee Meeting]

Recommendation: Approve purchase of a temporary art piece "Skywriting 1" in the amount of $37,500 from Artist John King

13. PLANNING COMMISSION

[From the May 26, 2020 Planning Commission Meeting]

A. Ordinance approving a Rezoning from R-1 (Planned Single Family Low Density Residential District) to RP-2 (Planned Cluster Detached Residential District), Preliminary Plan and Preliminary Plat for Hills of Leawood Villas, located north of 151st Street and east of Mission Road (PC Case 23-20) [ROLL CALL VOTE]

Staff Comment: ***A valid protest petition was filed against this application. Passage of the ordinance approving this application requires a vote of 7 Governing Body members***

[From the February 25, 2020 Planning Commission Meeting]

B. Ordinance amending Section 16-2-10.3 of the Leawood Development Ordinance entitled "Materials and Colors' pertaining to roofing materials for single family structures, and repealing existing Section 16-2-10.3 and other sections in conflict herewith (PC Case 19-20) [ROLL CALL VOTE]

[From the January 28, 2020 Planning Commission Meeting]

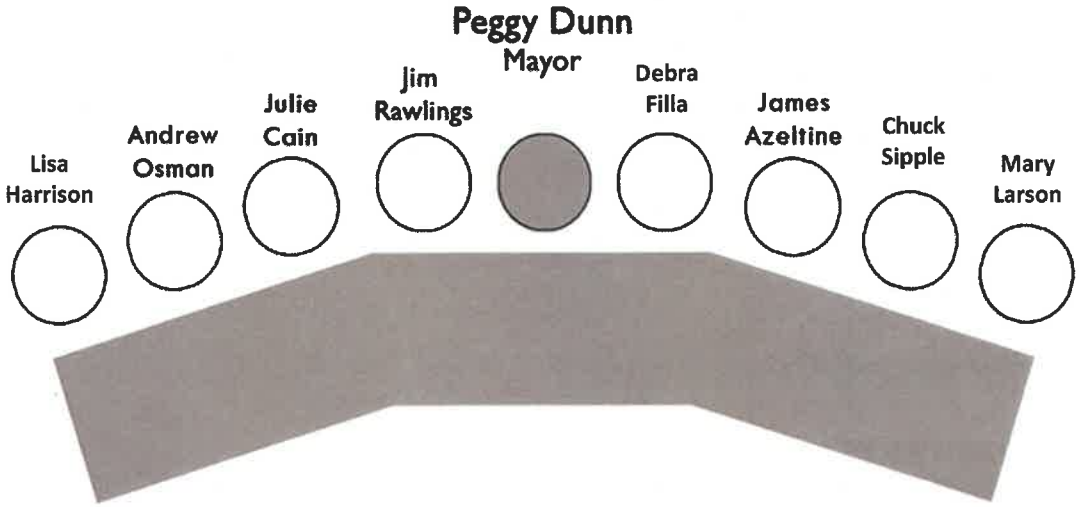
C. Ordinance approving Planning Commission's recommendation of denial of request for Revised Preliminary Plan for a Mixed Use and Medium Density Residential Development, located south of 135th Street and west of Kenneth Road (PC Case 04-20) [ROLL CALL VOTE] ***[Continued from May 4, 2020, May 18, 2020 and June 1, 2020 Governing Body Meetings]*** ***CONTINUED TO THE JULY 6, 2020 GOVERNING BODY MEETING***

14. OTHER BUSINESS

15. NEW BUSINESS

Schedule Governing Body meeting on July 6, 2020 at 7:00 P.M.

ADJOURN



Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration. Regular meetings of the Leawood City Council are held the first and third Mondays of each month. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting.

Number of Votes Required:
Non-zoning Ordinances: Majority of the members-elect of the City Council **[5]**
Charter Ordinances: 2/3 of members-elect of Governing Body **[6]**
Zoning Ordinances and other Planning Commission Recommendations:

- ☐ **Passage of Ordinances Subject to Protest Petition**: ¾ majority of members of Governing Body **[7]**
- ☐ **Approving Planning Commission Recommendation**: Majority of the members-elect of the City Council **[5]**
- ☐ **Remanding to Planning Commission**: Majority of the members-elect of the City Council **[5]**
- ☐ **Approving, Overriding, Amending or Revising Recommendation after Remand:** Majority of the members-elect of the City Council **[5]**
- ☐ **Overriding, Amending or Revising Recommendation:** 2/3 majority of membership of Governing Body **[6]**

Note: Mayor may cast deciding vote when vote is one less than required.

The next regular meeting of the Leawood Governing Body will be
Monday, July 6, 2020

6A.

Finance Department

Memo

To: Mayor Peggy Dunn and Councilmembers
Scott Lambers, City Administrator

From: Dawn Long, Finance Director

Date: June 15, 2020

Re: Levying of 1/8 of one percent sales tax

Attached is a resolution pledging the intention to levy a one-eighth of one percent (.125%) City Retailers' Sales Tax. This is a continuation of the sales tax that initially took effect on July 1, 2000. The proceeds from the tax will be used 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 (SMAC).

Ordinance 2996 was passed on May 4, 2020 which called for an election to be held on November 3, 2020 to reauthorize this tax.

Please contact me should you have any questions.

RESOLUTION NO. _____

RESOLUTION PLEDGING THE INTENTIONS OF THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS, IF THE CITY IS RE-AUTHORIZED BY THE ELECTORATE TO LEVY A 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 on February 7, 2000, passed Ordinance No. 1848, which called 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 ballot issue was approved and the tax took effect on July 1, 2000, and ended on June 30, 2005; and

Whereas, the Governing Body on May 3, 2004, passed Ordinance No. 2059, which called for an election to be held on August 3, 2004, on the adoption of an additional one-eighth of one percent (.125%) City Retailers' Sales Tax which ballot issue was approved and the tax took effect on July 1, 2005, and ended on June 30, 2010; and

Whereas, the Governing Body on April 21, 2008, passed Ordinance No. 2314, which called for an election to be held on August 5, 2008 to reauthorize the one-eighth of one percent (.125%) City Retailers' Sales Tax which ballot issue was approved and the reauthorized tax took effect on July 1, 2010 and ended on June 30, 2015; and

Whereas, the Governing Body on May 5, 2014, passed Ordinance No. 2660, which called for an election to be held on November 4, 2014 to reauthorize the one-eighth of one percent (.125%) City Retailers' Sales Tax, which ballot issue was approved and the reauthorized tax took effect on July 1, 2015 and will on June 30, 2021; and

Whereas, the Governing Body on ___, 2020, passed Ordinance No. ____, which called for an election to be held on November 3, 2020 to reauthorize the one-eighth of one percent (.125%) City Retailers' Sales Tax, with the reauthorized tax to take effect on July 1, 2021 and will on June 30, 2027; and

Whereas, the Governing Body intends to utilize the proceeds from such tax to continue 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 [SMAC]; and

Whereas, it is deemed to be in the best interests of the City that the Governing Body make its pledges of the intentions of the City if the electorate approves the re-authorization of 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 ONE: The City pledges its intent to use the proceeds from such tax as stated herein above.

SECTION TWO: The pledges of the intentions of the City contained herein are conditional upon the following:

a) The City electorate votes to re-authorized the City to levy a one-eighth of one percent (.125%) City Retailers' Sales Tax;

b) The authority for the City to levy such one-eighth of one percent (.125%) City Retailers' Sales Tax as is now legislatively authorized by the State of Kansas continues through June 30, 2027;

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 THREE: This Resolution shall take effect and be in force upon the enactment of an ordinance levying a 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 November 4, 2020.

PASSED by the Governing Body of the City of Leawood, Kansas, this ___ day of ____, 2020.

APPROVED by the Mayor of the City of Leawood, Kansas, this ___ day of ____, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

NOTICE OF SALES TAX BALLOT QUESTION

CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

NOTICE IS HEREBY GIVEN THAT THE CITY OF LEAWOOD, KANSAS GOVERNING BODY PASSED ORDINANCE NO. ____, ON _____, __, 2020, WHICH CALLS FOR THE FOLLOWING QUESTION TO BE PLACED ON THE ELECTION BALLOT FOR TUESDAY, NOVEMBER 3, 2020, TO REAUTHORIZE THE LEVY OF A ONE-EIGHTH OF ONE PERCENT [.125%] CITY RETAILERS' SALES TAX WHICH WOULD TAKE EFFECT ON JULY 1, 2021 AND END ON JUNE 30, 2028.

> "Shall the City of Leawood, Kansas, be re-authorized to levy a one-eighth of one percent (.125%) City Retailers' Sales Tax, in addition to the one percent (1.0%) currently levied, within the City of Leawood, Kansas, and to use the revenue from the additional tax to fund an Accelerated Residential and Thoroughfare Street Improvement Program and to fund stormwater improvement projects which are not otherwise eligible for funding from other governmental sources; such additional tax to take effect on July 1, 2021 and to end June 30, 2028?

THE GOVERNING BODY INTENDS TO UTILIZE THE PROCEEDS FROM SUCH TAX TO FUND AN ACCELERATED RESIDENTIAL AND THOROUGHFARE STREET IMPROVEMENT PROGRAM AND TO FUND STORMWATER IMPROVEMENT PROJECTS WHICH ARE NOT OTHERWISE ELIGIBLE FOR FUNDING FROM OTHER GOVERNMENTAL SOURCES.

RESIDENTS OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS CAN VOTE ON THIS BALLOT QUESTION ON ELECTION DAY, TUESDAY, NOVEMBER 3, 2020 FROM 7:00 A.M. TO 7:00 P.M. OR AS OTHERWISE PROVIDED BY LAW.

KELLY VARNER
CITY CLERK

_____

_____
Johnson County Election Commissioner

6B

City Of Leawood, Kansas

Auditor Communications And Other Considerations Resulting From Financial Audit

ViewPoints

for the year ended
December 31, 2019

The Honorable Mayor and City Council
City of Leawood, Kansas

Dear Ladies and Gentlemen:

We are pleased to have the opportunity to meet with you to discuss the results of our audit engagement of the City of Leawood, Kansas (the City) for the year ended December 31, 2019. The accompanying report presents information regarding the scope of our audit and other matters which summarizes the results of our audit engagement.

We thank you for the opportunity to be of continued service to the City. We received excellent cooperation and assistance from management and staff with respect to access to records, supporting documentation and responses to inquiries. No limitations were imposed on our audit procedures or the extent of our audit.

RubinBrown LLP

April 10, 2020

Table Of Contents

City of Leawood, Kansas

	Page
Engagement Team	1
Auditor Communications	2 - 6
New Accounting Pronouncements	7
Attachment	
Management Representation Letter	

ViewPoints

Engagement Team

Chester Moyer
PARTNER

Patrick Amos and Amy Reichenberger
MANAGERS

Kara Sherwood and Alex Blevins
STAFF

Auditor Communications

The Honorable Mayor and Members of the City Council
City of Leawood, Kansas

We have audited the basic financial statements of the City of Leawood, Kansas (the City) for the year ended December 31, 2019. Our audit was performed in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement and presented in accordance with accounting principles generally accepted in the United States of America. Our audit included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. We also assessed the accounting principles used by the City and the significant estimates made by the City's management as well as evaluated the overall financial statement presentation.

Auditing Standards require the auditor to ensure that those charged with corporate governance receive additional information regarding the scope and results of the audit that may assist the governing body in overseeing the financial reporting and disclosure process for which management is responsible. The following section describes matters which are required to be reported to you.

This communication is intended solely for the information and use of the Honorable Mayor, City Council and management, and is not intended to be, and should not be used by anyone other than these specified parties.

RubinBrown LLP

April 10, 2020

Auditor Communications *(Continued)*

AREA	COMMENTS
Auditors' Responsibility Under U.S. Generally Accepted Auditing Standards Our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with our assistance are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of responsibility for the accuracy of the financial statements. Professional standards also require that we obtain a significant understanding of the City's internal control to plan the audit. However, such understanding is required for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.	We have audited the financial statements of the City for the year ended December 31, 2019. Our audit was performed in accordance with auditing standards generally accepted in the United States of America. We have issued: ■ An unmodified opinion on the City's financial statements for the year ended December 31, 2019. ■ An in-relation-to opinion on the combining and individual fund financial statements and schedules. ■ No opinion on the management's discussion and analysis and other RSI included within the financial statements. ■ No opinion on the introductory and statistical sections of the CAFR.

Auditor Communications *(Continued)*

AREA	COMMENTS
Other Information In Documents Containing Audited Financial Statements	■ To our knowledge, the 2019 audited financial statements are not included within any other document.
Planned Scope And Timing Of The Audit	■ We performed the audit according to the planned scope and timing previously communicated regarding the nature, timing and extent of our audit procedures.
Qualitative Aspects Of Accounting Practices Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about appropriateness of accounting policies and their application.	■ Significant accounting policies are described in Note 1. ■ For the year ended December 31, 2019, the City implemented GASB Statement No. 84 *Fiduciary Activities* and No. 88 *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The application of existing policies was not changed. ■ We noted no transactions entered into during the year for which there was a lack of authoritative guidance or consensus. ■ No significant transactions have been recognized in a different period than when the transactions occurred.

Auditor Communications *(Continued)*

AREA	COMMENTS
Management Judgments And Accounting Estimates The preparation of the financial statements requires the use of accounting estimates. Certain estimates are particularly sensitive due to their significance to the financial statements and the possibility that future events may differ significantly from management's expectations. We evaluated the key factors and assumptions used to develop the estimates noted at the right in determining that these amounts are reasonable in relation to the financial statements taken as a whole.	■ Depreciable lives and estimated residual value of capital assets ■ Estimated uncollectible property taxes ■ Liability and associated costs for pension and other post-employment benefits, including related actuarial assumptions
Financial Statement Disclosures The disclosures are neutral, consistent and clear. Certain disclosures are particularly sensitive because of their significance to the financial statements users.	The most sensitive disclosures affecting the financial statements are: ■ Note 9 - Long-Term Liabilities ■ Note 10 - Other Information (Commitments and Contingencies, Pension Plan, OPEB and Risk Management)
Difficulties Encountered In Performing The Audit	There were no difficulties encountered in dealing with management related to performance of the audit.

Auditor Communications *(Continued)*

City of Leawood, Kansas

AREA	COMMENTS
Corrected And Uncorrected Misstatements	Professional standards require us to accumulate all factual, judgmental and projected misstatements identified during the audit, other than those that are trivial, communicate them to the appropriate level of management, and request their correction. We noted no corrected audit adjustments considered to be material, either individually or in the aggregate. We noted no uncorrected audit adjustments for the current year.
Disagreements With Management	None
Management Representations	We have requested certain representations from management that are included in the management representation letter dated April 10, 2020. A copy of the signed representation letter is attached.
Management Consultations With Other Independent Accountants	None
Other Audit Findings Or Issues	There were no matters of significant discussion that affected our retention as the City's auditors. An additional disclosure was included regarding uncertainties related to COVID-19.

New Accounting Pronouncements

GASB Statement No. 87, Leases

- This guidance will change the presentation requirements for the City's leases.
- Effective for the December 31, 2020 financial statements.

GASB Statement No. 91, Conduit Debt Obligations

- Clarifies the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer.
- Also addresses arrangements where capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third-party obligors in the course of their activities.
- Effective for periods beginning after December 15, 2020.

Management Representation Letter

ViewPoints

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

April 10, 2020

RubinBrown LLP
1200 Main Street
Suite 1000
Kansas City, Missouri 64105

We are providing this letter in connection with your audit of the financial statements of City of Leawood, Kansas as of December 31, 2019 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Leawood, Kansas and the respective changes in financial position in conformity with U.S. generally accepted accounting principles. We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with U.S. generally accepted accounting principles.

We understand we are responsible for management decisions and functions, for designating a qualified employee to oversee any nonattest services you provide, for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

We confirm, to the best of our knowledge and belief the following representations made to you during your audit.

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter.
2. The financial statements referred to above are fairly presented in conformity with U.S. generally accepted accounting principles and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5. Significant assumptions we used in making accounting estimates are reasonable.
6. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
7. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
8. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

a. Guarantees, whether written or oral, under which the city council is contingently liable, if any, have been properly recorded or disclosed.

9. We have provided you with:
    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
    b. Additional information that you have requested from us for the purpose of the audit.
    c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
    d. Minutes of the meetings of the City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.
10. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
11. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
12. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
    a. Management,
    b. Employees who have significant roles in internal control, or
    c. Others where the fraud could have a material effect on the financial statements.
13. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements communicated by employees, former employees, regulators, or others.
14. We have disclosed to you all known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
15. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
16. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
17. We have made available to you all financial records and related data.
18. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
19. The city council has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
20. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
21. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
22. As part of your audit, you assisted with preparation of the financial statements and related notes. We have designated an individual with suitable skill, knowledge, or experience to oversee your services and have made all management decisions and performed all

management functions. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.

23. The city council has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
24. The city council has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
25. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
26. The financial statements properly classify all funds and activities.
27. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
28. Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.
29. Investments are properly valued.
30. Provisions for uncollectible receivables have been properly identified and recorded.
31. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
32. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
33. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
34. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
35. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
36. The government meets the GASB-established requirements for accounting for eligible infrastructure assets using the modified approach.
37. We have appropriately disclosed the city council's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position was properly recognized under the policy.
38. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
39. With respect to the combining and individual nonmajor fund financial statements and schedule:
    a. We acknowledge our responsibility for presenting the combining and individual nonmajor fund financial statement in accordance with accounting principles generally accepted in the United States of America, and we believe the combining and individual nonmajor fund financial statements and other schedules, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the combining and individual nonmajor fund financial statements and other schedules have not changed from those used in the prior period, and we have disclosed to you any

significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

b. If the combining and individual nonmajor fund financial statements and other schedules are not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

40. The City's basic financial statements include all entities that are component units of the City as well as joint ventures with an equity interest and the component units have been properly presented as either blended or discrete. The basic financial statements disclose all other joint ventures and other related organizations, if any. For the year ended December 31, 2019, the City has no such joint ventures.
41. The City is responsible for determining the fair value of certain investments as required by GASB Statement No. 31 and 72. The amounts reported represent the City's best estimate of fair value of investments required to be reported under the Statement. The City also has disclosed the methods and significant assumptions used to estimate the fair value of its investments.
42. We have evaluated and classified any subsequent events as recognized or nonrecognized through the date of this letter. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.
43. We have received opinions of counsel upon each issuance of tax-exempt bonds that the interest on such bonds is exempt from federal income taxes under the Internal Revenue Code of 1986, as amended. There have been no changes in the use of property financed with the proceeds of tax-exempt bonds, or any other occurrences, subsequent to the issuance of such opinions, that would jeopardize the tax-exempt status of the bonds. Provision has been made, where material, for the amount of any required arbitrage rebate.

Dawn Long

Dawn Long, Finance Director

Scott Lambers

Scott Lambers, City Administrator

6 C.

Finance Department

Memo

To: Mayor Dunn and City Council Members

From: Scott Lambers, City Administrator
Dawn Long, Finance Director

Date: June 15, 2020

Re: Acceptance of 2019 Comprehensive Annual Financial Report (CAFR)

Finance staff is recommending the Governing Body accept the 2019 Comprehensive Annual Financial Report (CAFR) and that it become an official record of the city. Upon acceptance, this report will be sent to a variety of companies, individuals and businesses doing regular business with the city. It will also be made available to the public at City Hall and on the city's home page.

With your adoption, this document will be forwarded to the Government Finance Officers Association (GFOA) in hopes of receiving a Certificate of Excellence in Financial Reporting.

The benefits of preparing a CAFR, which includes the required audit schedules and exhibits, as well as other valuable information, are as follows:

Education – Government units that participate in the Certificate program are provided with extensive technical accounting and financial reporting reference materials. By submitting Leawood's report to the Certificate of Excellence program, we receive comments and suggestions for improving our financial reporting techniques.

Recognition – The Certificate of Achievement is a nationally recognized award, and its attainment represents a significant accomplishment by a government unit and its management.

Securities Marketing Aid – Reports qualifying for a Certificate of Achievement provide a detailed vehicle by which market analysts, investors, potential investors and others may assess the relative attractiveness of a government units securities compared to alternative investment opportunities. Since we are a frequent borrower, Moody's closely reviews this report each year.

Clarity – CAFRS satisfying the Certificate Program requirements are likely to be free of ambiguities and potentially misleading presentations.

Comparability – Since CAFR's qualifying for a Certificate of Achievement employ standardized terminology and formatting conventions, comparisons from one year to the next and among different units are facilitated.

Completeness – The financial statements, supporting schedules, statistical tables and narrative explanations required for a Certificate of Achievement help to assure that all fiscal data are presented that are needed by the many persons and groups with a legitimate interest in the financial affairs of a government unit. These groups include governing boards, investors and creditors, grantor resource providers, taxpayers and others.

If you have any questions regarding the CAFR, please feel free to contact Dawn or myself.

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE 2019 COMPREHENSIVE ANNUAL FINANCIAL REPORT [AUDIT] FOR THE CITY OF LEAWOOD, KANSAS

WHEREAS, it is necessary for the City of Leawood, Kansas ['City'] to conduct an annual audit of the general purpose financial statements in conformity with accepted accounting principles for the year ending December 31, 2019; and

WHEREAS, the City entered into a Professional Service Agreement with Rubin Brown, LLP, on September 19, 2016, to provide such services; and

WHEREAS, Rubin Brown conducted a presentation to the Governing Body on June 15, 2020, describing the results of the audit and the audit was subsequently accepted by the Governing Body.

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

SECTION ONE: The Governing Body does hereby accept the 2019 Comprehensive Annual Financial Report [Audit] as presented by Rubin Brown at the June 15, 2020, Governing Body meeting,

SECTION TWO: This resolution shall become effective upon adoption.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CITY OF LEAWOOD, KANSAS
COMPREHENSIVE ANNUAL
FINANCIAL REPORT

For The Year Ended December 31, 2019

Report prepared by Department Of Finance

Dawn Long, Finance Director
Ashley Frankel, Accounting Manager
Theresa Lodde, Senior Accountant

Contents

Page

Part I - Introductory Section:

Transmittal Letter ..... i - vii
Principal Officials viii
Organizational Chart ix
GFOA Certificate Of Achievement x

Part II - Financial Section:

Independent Auditors' Report ..... 1 - 3

Management's Discussion And Analysis ..... 4 - 20

Basic Financial Statements: **Page**

Government-Wide Financial Statements:
Statement Of Net Position 21
Statement Of Activities 22

Fund Financial Statements
Balance Sheet - Governmental Funds 23
Reconciliation Of The Governmental Funds Balance Sheet To The Statement Of Net Position 24
Statement Of Revenues, Expenditures And Changes In Fund Balances - Governmental Funds 25
Reconciliation Of The Statement Of Revenues, Expenditures And Changes In Fund Balances Of Governmental Funds To The Statement Of Activities 26
Statement Of Fiduciary Net Position - Custodial Funds 27
Statement Of Changes In Fiduciary Net Position - Custodial Funds 28

Notes To The Basic Financial Statements ..... 29 - 70

Required Supplementary Information: **Page**

Schedule Of Revenues, Expenditures, And Changes In Fund Balances - Budget And Actual - General Fund 71
Schedule Of Funding Progress - Other Postemployment Benefits ..... 72 - 73
Comparison Of Needed-To-Actual Maintenance/Preservation For Streetlights And Traffic Signals 74
Schedules Of Selected Pension Information 75

Combining And Individual Fund Statements And Schedules:

Schedule Of Expenditures - Budget And Actual - General Fund 76
Combining Balance Sheet - Nonmajor Governmental Funds ..... 77 - 78

Part II - Financial Section *(Continued)*: **Page**

Combining Statement Of Revenues, Expenditures And Changes In Fund Balances Nonmajor Governmental Funds ..... 79 - 80
Schedules Of Revenues, Expenditures And Changes In Fund Balances - Budget And Actual:
Special Alcohol Fund 81
Special City Highway Fund 82
Special Parks And Recreation Fund 83
Special Law Enforcement Fund 84
Transient Guest Tax Fund 85
Debt Service Fund 86

Part III - Statistical Section: (Unaudited)

	Schedule	Page
Net Position By Component Last Ten Fiscal Years	1	87
Changes In Net Position Last Ten Fiscal Years	2	88
Governmental Activities Tax Revenues By Source Last Ten Fiscal Years Accrual Basis Of Accounting	3	89
Fund Balances Of Governmental Funds Last Ten Fiscal Years Modified Accrual Basis Of Accounting	4	90
Changes In Fund Balances Of Governmental Funds Last Ten Fiscal Years Modified Accrual Basis Of Accounting	5	91
General Governmental Tax Revenues By Source Last Ten Fiscal Years Modified Accrual Basis Of Accounting	6	92
Assessed Value And Estimated Actual Value Of Taxable Property Last Ten Fiscal Years	7	93
Property Tax Rates (Per $1,000 Of Assessed Value) Direct And Overlapping Governments Last Ten Fiscal Years	8	94
Principal Property Taxpayers Current Year And Nine Years Ago	9	95
Property Tax Levies And Collections Last Ten Fiscal Years	10	96
Ratios Of Outstanding Debt By Type Last Ten Fiscal Years	11	97
Ratios Of General Bonded Debt Outstanding Last Ten Fiscal Years	12	98
Direct And Overlapping Governmental Activities Debt	13	99
Legal Debt Margin Information Last Ten Fiscal Years	14	100
Demographic And Economic Statistics Last Ten Fiscal Years	15	101
Principal Employers - Current Year And Nine Years Ago	16	102
Full-Time Equivalent City Government Employees By Function Last Ten Fiscal Years	17	103
Operating Indicators By Function Last Ten Fiscal Years	18	104
Capital Asset Statistics By Function Last Ten Fiscal Years	19	105

Introductory Section

City of Leawood

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

April 10, 2020

The Honorable Mayor,
Members of the City Council
and the Citizens of Leawood, Kansas:

State law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended December 31, 2019.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, which is based upon a comprehensive framework of internal controls that have been established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

This report was prepared by City staff in accordance with general accepted accounting principles (GAAP), which are uniform minimum standards and guidelines for financial accounting and reporting in the United States. This report is intended to provide sufficient information to permit the assessment of stewardship and accountability and to demonstrate legal compliance.

RubinBrown, LLP, Certified Public Accountants, has issued an unmodified opinion on the City of Leawood's financial statements for the year ended December 31, 2019. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

Government Structure

The City of Leawood was incorporated as a city of the third class in 1948 with slightly more than 1,000 inhabitants. On December 31, 1998, the City became a city of the first class. The City operates under a Mayor-Council form of government with a City Administrator. The Mayor is elected on an at-large, non-partisan basis and serves a four-year term. The eight council members are elected (non-partisan) by ward and serve four-year staggered terms of office. Every other year in the even numbered years, an election for council members is held with one council member from each of the four wards being chosen at each election.

The City Administrator is appointed by the Mayor and City Council as the Chief Administrative Officer of the City and is charged with the efficient and effective administration of the City.

The City of Leawood provides a variety of services including police and fire protection; the construction and maintenance of highways, streets, and other infrastructure; and recreational and cultural activities.

The Shawnee Mission Unified School District No. 512 and the Blue Valley Unified School District No. 229 provide public education services. Johnson County Water District No. 1 provides water services. It should be clearly noted that these self-government entities are not part of the City of Leawood.

By Kansas law, the budget must be approved by the Council and submitted to the County Clerk by August 25th of each year. This annual budget serves as the foundation for the City of Leawood's financial planning and control. The budget is prepared by fund, function (e.g. public safety), and department (e.g. police). Department heads may transfer resources within a department as they see fit. Transfers between departments, however, need approval from the City Administrator.

Local Economy And Outlook

The City of Leawood is located approximately 10 miles southwest of downtown Kansas City, Missouri, and occupies 14.7 square miles of land in northeastern Johnson County, Kansas. The City estimates its 2019 population to be 35,276. Johnson County encompasses 476 square miles and is the most populous county in the State of Kansas. The City's land area is approximately 75% developed, and growth is expected to continue albeit at a moderate pace. The City is bounded to the east by the Kansas-Missouri state line and on all other sides by incorporated cities of Johnson County.

During the past year, Leawood was recognized for being highly acclaimed in a variety of areas. The City became the first to be awarded back to back "Number One Best Small City in America" for the years 2018 and 2019 by the leading personal finance outlet *WalletHub* out of nearly 1,300 cities. They analyzed 33 livability indicators, such as housing costs, schools, safety, and entertainment option for cities with populations of 25,000 to 100,000. The website *HomeSnacks.net* also ranked the City as the "Best Place to Live in Kansas."

Leawood is also known for being a safe community. In 2019 Leawood was ranked the fifth "Safest City in Kansas" by the *Safewise.com*. Leawood was also ranked the State of Kansas "Safest City" by *Backgroundchecks.org* and *Alarms.org*.

According to the 2019 Johnson County Property Tax Listing, the average home in Leawood has a market value of $559,380 compared to $520,749 in 2018.

The City continued to see strong economic development in the past year. The Community Development Department issued permits with a total construction value of nearly $83 million. This comprised of residential construction with 34 new single-family home building permits, including 15 re-builds, with a residential construction value of $60 million. There were also 112 commercial building permits, with a commercial construction valuation of $23 million.

The continued increase in construction within Leawood demonstrates the City's appeal to new businesses as well as new residents. A few highlights of the commercial building taking place in the City include the completion of the 50,000 square foot headquarters for Tortoise Capital Advisors located in Park Place: the start of construction on an 81 unit apartment building and parking garage also in Park Place: and the Element Hotel construction began and will have 110 room and will encompass 73,000 square feet in the Cornerstone development.

There have also been many new retail businesses move to Leawood during 2019. Mathnasium, Paros Estiatorio, Panache Chocolatier, Lovesac Furniture and Bierhalle & Garten, a German Pub are just a few.

On the residential side of construction, Hallbrook East Village is underway consisting of 33 single-family villas on approximately nine acres. The Hills of Leawood broke ground and will consist of 70 single-family lots. Finally, construction is close to completion for the Village of Leawood including 23 turnkey, single-family homes.

Major Initiatives

2019 Initiatives and highlights

In 2019 the City of Leawood retained its AAA bond rating for the 11th straight year, continuing to ensure the Leawood business community and its residents that the City remains a solid investment opportunity for the Nation's capital markets.

The City's mill levy remained constant for the 16th successive year while maintaining the third lowest mill levy in the State of Kansas among cities of the First Class.

During 2019 the second phase of improvements to 143rd street, from Windsor to Kenneth, continued. This is a two phase project totaling over $20 million with the first phase being bonded in 2017. When completed, 143rd street will go from a two-lane road with ditches to a four-lane undivided concrete road with curb and gutter, sidewalks, streetlights, bike/hike trail, storm sewers and traffic signal. The second phase is expected to be completed and bonded in 2020.

The City continues with its accelerated street renovation program that began in 2004. It is the goal of the Governing Body to reduce the backlog of streets that do not meet a pavement condition index (pci) rating of not less than 70% within the next ten years. This program is budgeted to spend $3 million every other year. In addition to this program, in 2017 the City started a new stormwater improvement program. It is also budgeted to spend $3 million on the opposite year as the street renovation program. This new program will allow for the replacement of failing corrugated pipe and will be coordinated in conjunction with street projects.

The City's Fire Department focused on continuous improvement with the International Accreditation and Insurance Services Organization 1 rating. The department provided CPR training at the Church of the Resurrection's annual health fair as well as many other activities within the community.

The Art in Public Places Initiative of the Leawood Arts Council installed a new sculpture title "Walking Woman." The piece was created by California artist Michael Stutz and is located in the City's sculpture garden. A kinetic sculpture by artist John King, "Skwriting1," was installed next to City Hall as part of Leawood's "Art on Loan" Program.

The City's Information Services department continued to upgrade the entire City's wireless network access points and the City's internet connection to new, faster Gigabyte speed levels. Fiber connection to Johnson County was also improved along with the City's webpage.

The Police Department initiated a joint venture with the City, video doorbell maker *Ring* and private citizens to allow residents to purchase *Ring* products at a discounted rate. Nearly 125 people visited the event and took advantage of this program.

Future Initiatives

Council Priorities are as follows:

To ensure that Leawood is fiscally responsible, while investing in the infrastructure of the City, modernizing the government, investing in human resources, and improving customer service.

To promote development that sustains rather than depletes the community, that is fiscally sound, that contributes to a high quality of life, and that nourishes the community.

To protect Leawood residents, visitors and businesses by providing quality police and homeland security services. To preserve life and property through excellence in training, community risk management, emergency preparedness and rapid emergency services response.

To maintain the current infrastructure and to provide the highest quality new improvements where economic benefits clearly justify new investment.

To promote a community that offers family-oriented activities and recreational and cultural opportunities that encourages and enhances the quality of life for citizens.

Several of the short-term goals set by Council that reflect these priorities include the following: Continue with the Parks Maintenance Facilities relocation Implementation Plan and Construction Plan; Review and evaluate funding options for stormwater issues; Add stepping stones to City art pieces and place maps of bike loops, trail system and art pieces on the City webpage.

The City's continued control over expenditure growth has been, and will continue to be, a key factor in maintaining the City's strong financial position. The City Council has wisely taken advantage of the past years' financial prosperity to secure the future stability of the City. The conservative budgets that were passed in prior fiscal years have contributed to this overall financial philosophy.

Financial Information

Relevant financial policies

The City implemented GASB Statement No. 84 *Fiduciary Activities* for the year ended December 31, 2019. The principal objective of this Statement is to enhance the consistency and comparability of fiduciary activity reporting by state and local governments. This Statement also is intended to improve the usefulness of fiduciary activity information primarily for assessing the accountability of governments in their roles as fiduciaries.

The City also implemented GASB Statement No. 88 *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements* for the year ended December 31, 2019. The principal objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. The note disclosure requirements have been addressed in the financial report footnotes.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Leawood for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended December 31, 2018. The City has received this prestigious award for twenty three consecutive years. In order to be awarded a Certificate of Achievement, the government has to publish an easily readable and efficiently organized CAFR that satisfies both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and are submitting it to the GFOA to determine eligibility for another certificate.

In addition, the government also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated January 1, 2020. It was the 19th consecutive year that the City has received this award. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

We wish to take this opportunity to thank each member of the Governing Body for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner. In closing, the preparation of this report was not accomplished without the efficient and dedicated services of key staff in the Finance Department as well as other City departments who assisted and contributed to its preparation. Thank you to each individual involved.

Respectfully submitted,

Scott Lambers
City Administrator

Dawn D. Long
Director of Finance

FRONT ROW [left to right]:
Councilmember Andrew Osman, Ward 1
Councilmember Julie Cain, Ward 4
Mayor Peggy Dunn
Councilmember Mary Larson, Ward 2
Councilmember James Azeltine, Ward 4

BACK ROW [left to right]:
Councilmember Jim Rawlings, Ward 2
Councilmember Lisa Harrison, Ward 3
Councilmember Chuck Sipple, Ward 3
Councilmember Debra Filla, Ward 1

CITY OF LEAWOOD, KANSAS

PRINCIPAL OFFICIALS

Mayor

Peggy J. Dunn

City Council

Debra Filla
Andrew Osman
Jim Rawlings
Lisa Harrison
Chuck Sipple
James Azeltine
Julie Cain
Mary Larson

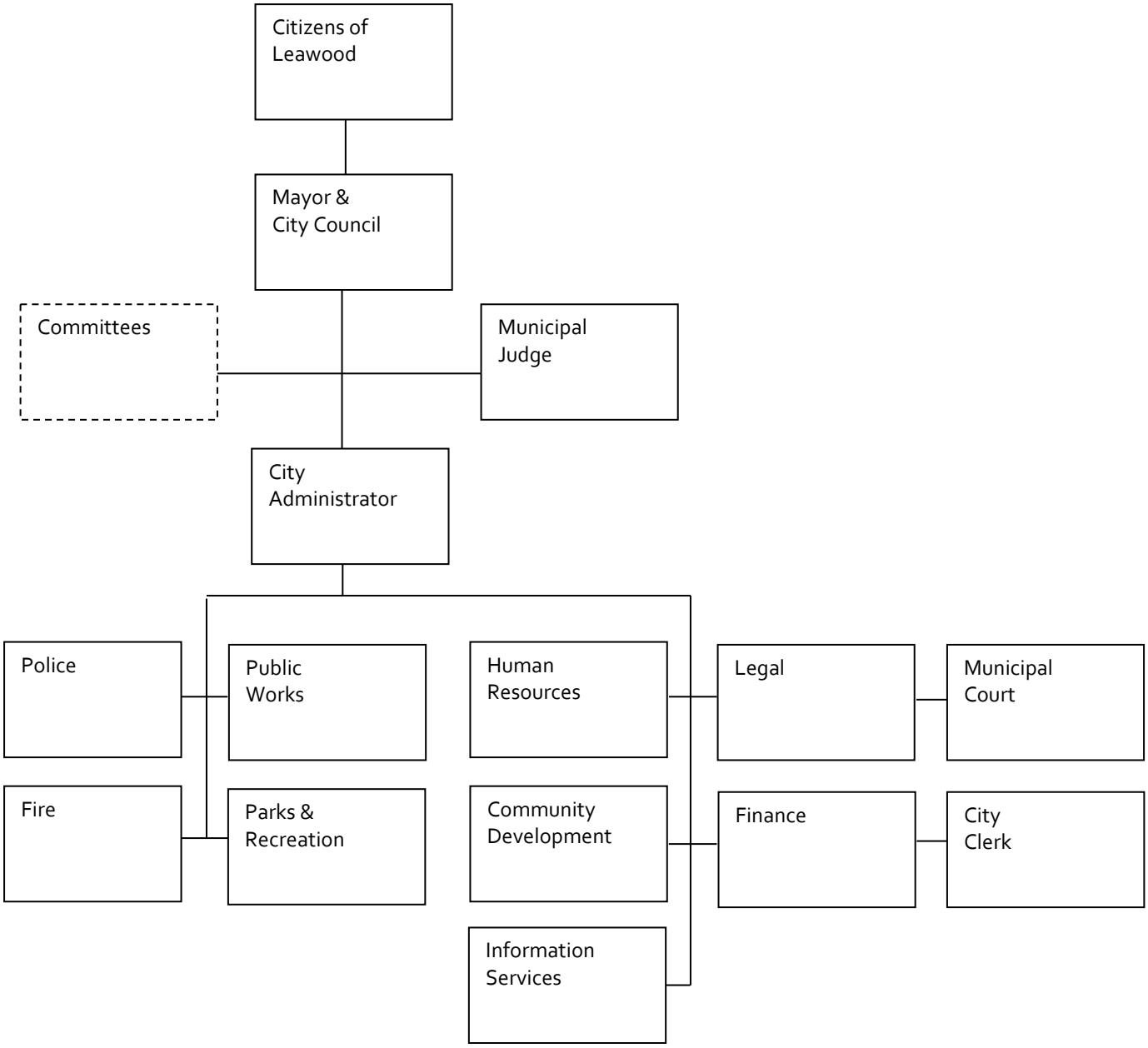
City Administrator

Scott M. Lambers

Prepared By Department Of Finance

Dawn Long, Finance Director
Ashley Frankel, Accounting Manager
Theresa Lodde, Senior Accountant

CITY OF LEAWOOD, KANSAS
ORGANIZATIONAL CHART



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Leawood

Kansas

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

Financial Section

RubinBrown

1200 Main Street
Suite 1000
Kansas City, MO 64105

T: 816.472.1122
E: info@rubinbrown.com
www.RubinBrown.com

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS CONSULTANTS

Independent Auditors' Report

The Honorable Mayor and Members
of the City Council
City of Leawood, Kansas

Report On The Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the City of Leawood, Kansas, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City of Leawood, Kansas' basic financial statements as listed in the table of contents.

Management's Responsibility For The Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RubinBrown LLP is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Leawood, Kansas as of December 31, 2019, and the respective changes in financial position thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis Of Matter

As discussed in Note 1 to the financial statements, the City of Leawood, Kansas implemented GASB Statement No. 84 *Fiduciary Activities* that reclassified five of the City's funds that had been previously classified as fiduciary funds to be special revenue funds. As a result of the implementation, the related special revenue fund balances as of January 1, 2019 were restated. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 21, the budgetary comparison information on page 71, the schedules of other post-employment benefits on pages 72 and 73, the comparison of needed-to-actual maintenance/preservation for streetlights and traffic signals on page 74, and the schedule of proportionate share of the net pension liability and schedule of contributions on page 75 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Leawood, Kansas' financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

RubinBrown LLP

April 10, 2020

This page was intentionally left blank.

Management's Discussion And Analysis

The following Management Discussion and Analysis (MD&A) of the City of Leawood's financial performance provides an introduction and overview to the financial activities of the City for the fiscal year ended December 31, 2019. This narrative discussion and analysis focuses on the current year's activities, resulting changes and currently known facts; therefore, the information presented here should be considered in conjunction with additional information furnished in the letter of transmittal and the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

Government-Wide

- The City's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at December 31, 2019 by $334.0 million *(net position)*. Of this amount, $42.8 million *(unrestricted net position)* may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total liabilities increased by $4.1 million. The key factors in this increase were the issuance of additional $7.0 million in general obligation notes payable and an increase in accounts payable of $2.2 million. These amounts were offset by a reduction in long term debt in the amount of $6.4 million. Principal payments and refunding were $9.4 million on the general obligation bonds and $23.8 million on the general obligation notes.
- The City's total assets increased by $6.3 million. The City's pooled cash and investments increased by $2.6 million to be used for planned projects and economic development. Intergovernmental receivables increased by $2.7 due mainly to project reimbursements.

Fund Based

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $62.2 million. The net decrease in fund balances for governmental funds were $5.4 million. This decrease is due mainly to a $9.5 million decrease in fund balance in the capital project fund. The City expended $10.1 million in this fund in 2019 compared to $2.0 million in 2018.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $9.1 million. The unassigned fund balance went from $7.8 million at the end of 2018 to $9.1 million at the end of the current fiscal year. The increase in unassigned fund balance was due to an increase in ending fund balance of $2.6 million.
- Assets increased by $5.1 million due to increased cash and investments and sales tax receivable. Liabilities and deferred inflows of resources increased by $9.9 million due to additional general obligation notes issued and higher accounts payable at the end of 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements presented herein include all of the activities of the City of Leawood using the integrated approach as prescribed by GASB Statement No. 34.

Government-Wide Financial Statements

The Government-Wide Financial Statements present the financial picture of the City from the economic resources measurement focus using the accrual basis of accounting. The statements present governmental activities and business-type activities separately. These statements include all assets of the City (including infrastructure) as well as all known liabilities (including long-term debt). Additionally, certain eliminations have occurred as prescribed by the statement in regards to inter-fund activity, payables and receivables.

The Statement of Net position and the Statement of Activities and Changes in Net position report information about the City as a whole and about its activities. These statements include *all* assets and liabilities of the City using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's *net position* and changes in them. Net position is the difference between assets and liabilities, which is one way to measure the City's financial health, or *financial position*. Over time, *increases* or *decreases* in the City's net position are one indicator of whether its *financial health* is improving or deteriorating. Other factors to consider are changes in the City's property tax base and the condition of the City's roads.

In the Statement of Net position and the Statement of Activities and Changes in Net position, we distinguish the City's functions that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a portion of their costs through user fees and charges (business-type activities).

All of the City's basic services are reported in the governmental activities, including the General Government, Public Safety, Public Works and Parks and Recreation. Property and sales taxes, user fees, interest income, franchise fees, and state and federal grants finance these activities. The City does not report any business-type activities.

The government-wide financial statements can be found on the pages immediately following this section as the first section of the Basic Financial Statements.

Fund Financial Statements

The Fund Financial Statements include statements for each of the two categories of activities: governmental and fiduciary. The governmental activities are prepared using the current financial resources measurement focus and modified accrual basis of accounting. The fiduciary activities are custodial funds, which report a statement of fiduciary net position, a statement of changes in fiduciary net position and do not have a measurement focus. Reconciliations of the Fund Financial Statements to the Government-Wide Financial Statements are provided to explain the differences created by the integrated approach.

The fund financial statements provide detailed information about the most significant funds – not the City as a whole. Some funds are required to be established by State law. However, management establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

Governmental Funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The differences between fund balances in the Governmental Fund Financial Statement and net position reported in the Government-Wide Financial Statements are explained in the reconciliation schedule following each of the Governmental Fund Financial Statements.

The governmental fund financial statements can be found in the Basic Financial Statements section of this report.

Fiduciary Funds - The City is the trustee, or *fiduciary*, for one fund. This fund accounts for donations made by City employees as well disbursements to charitable organizations. The City's fiduciary activity is reported in separate Statement of Fiduciary Net Position and Statement of Changes in Fiduciary Net Position.

The Statement of Fiduciary Net Position and Statement of Changes in Fiduciary Net Position can be found in the Basic Financial Statements section of this report.

Notes To The Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. They are presented immediately following the Basic Financial Statements section of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide other post-employment benefits to its employees, budgetary comparison schedules for the general fund, schedules and disclosure of the modified approach for reporting the City's streetlights and traffic signals, and schedules of selected pension information.

Combining and individual statements for non-major governmental and proprietary funds and fiduciary funds are presented in the Supplementary Information section of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

This analysis focuses on the City's net position and changes in net position of the governmental activities for the fiscal year ending December 31, 2019.

The net position for the City increased by 1.7% from the $333.1 million at December 31, 2018 balance to $334.0 million at December 31, 2019. The small increase can be attributed to an increase in general tax revenues. Property values increased during 2019 and therefore assessments increased resulting in higher property tax revenue of $1.0 million. Sales taxes collected also increased by $1 million during the year due to the implementation of GASB 84. The City recognized sales tax in two new special revenue funds that wasn't recognized as revenue in 2018. Transient guest tax varies depending on the hotel usage. This tax remained consistent from 2018 to 2019. Franchise fees were impacted largely by a decrease in fees from Evergy. This decrease was due to the December usage tax that wasn't received within two months of the end of the year and therefore not included in 2019 revenues. Expenses were $9.2 million higher in 2019 compared to 2018. Public works showed the largest increase due to several large projects that were ongoing during the year.

Deferred outflows of resources remained consistent between 2018 and 2019 at $4.7 million. The largest portion ($4.2 million) of the total balance is due to the City's portion of the KPERS pension plan. The City's proportionate share of collective deferred outflows of resources decreased by $0.1 million from 2018 to 2019. The City also added a deferred outflow for their share of OPEB in 2019 in the amount of $.3 million. There were no deferred amounts for OPEB in 2018.

Noncurrent liabilities, which totaled $83.5 million at December 31, 2019 and $89.2 million at December 31, 2018, primarily consist of long term debt. The City issued $2.4 million in refunding bonds in 2019. The bond proceeds were used to redeem $2.4 million in bonds that had a higher interest rate. The 2019 debt payments were $7.3 million which resulted in a reduction of long term debt.

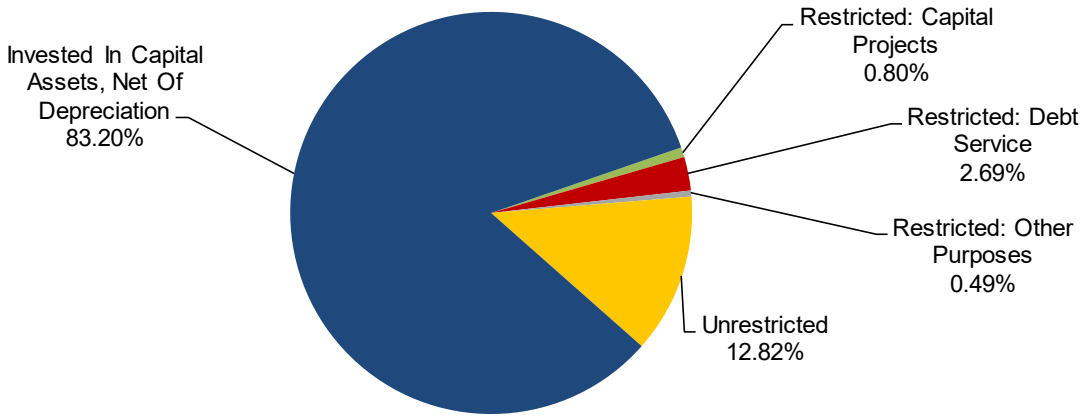
Current liabilities increased $9.3 million due to an increase in temporary notes. The City started several new construction projects in 2019 that required temporary note funding.

Deferred inflows of resources increased by $1.3 million in 2019. This increase is due to property tax increased between 2018 and 2019 that is reported as unearned revenue on the Statement of Net Position.

The largest portion of the City's net position (83.2%) reflects the investment in capital assets such as land, buildings, machinery and equipment, less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to the citizens of the City of Leawood; therefore, they are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (4.0%) represents various resources subject to external restrictions on how they may be used. The remaining balance of unrestricted net position ($42.8 million) may be used to meet the City's ongoing obligations to citizens and creditors.

The following graph demonstrated the component of the City's net position at fiscal year ended December 31, 2019.



Consistent with the prior fiscal year, as of the end of the current fiscal year, the City is able to report positive balances in all three categories of net position for the government as a whole.

The following schedule is a condensed version of the City's statement of net position for the years ended December 31, 2019. Comparative data from fiscal year ending December 31, 2018 is also presented.

The following schedule is a condensed version of the City's statement of net position at December 31, 2019 and 2018.

	Governmental Activities		
	2019	2018	Change
Current and other assets	**$ 126,606,653**	$ 120,332,379	$ 6,274,274
Long-term receivables	**4,960,792**	6,095,904	(1,135,112)
Capital assets, net	**344,098,159**	342,979,215	1,118,944
Total assets	**475,665,604**	469,407,498	6,258,106
Deferred outflows of resources			
Deferred outflows related to pension and OPEB	**4,508,744**	4,345,238	163,506
Deferred loss on refunding	**211,078**	254,258	(43,180)
Total assets and deferred outflows	**480,385,426**	474,006,994	6,378,432
Other liabilities	**36,821,092**	27,530,000	9,291,092
Long-term debt	**59,175,248**	65,539,290	(6,364,042)
Net pension liability	**24,294,954**	23,105,324	1,189,630
Total liabilities	**120,291,294**	116,174,614	4,116,680
Deferred inflows of resources			
Deferred gain on refunding	**112,576**	—	112,576
Deferred inflows related to pension and OPEB	**1,057,347**	1,107,914	(50,567)
Deferred revenues	**24,970,678**	23,577,304	1,393,374
Total deferred inflows	**26,140,601**	24,685,218	1,342,807
Net position:			
Net investment in capital assets	**277,840,414**	281,113,331	(3,272,917)
Restricted	**13,294,227**	13,994,430	(700,203)
Unrestricted	**42,818,890**	38,039,401	4,779,489
Total net position	**$ 333,953,531**	$ 333,147,162	$ 806,369

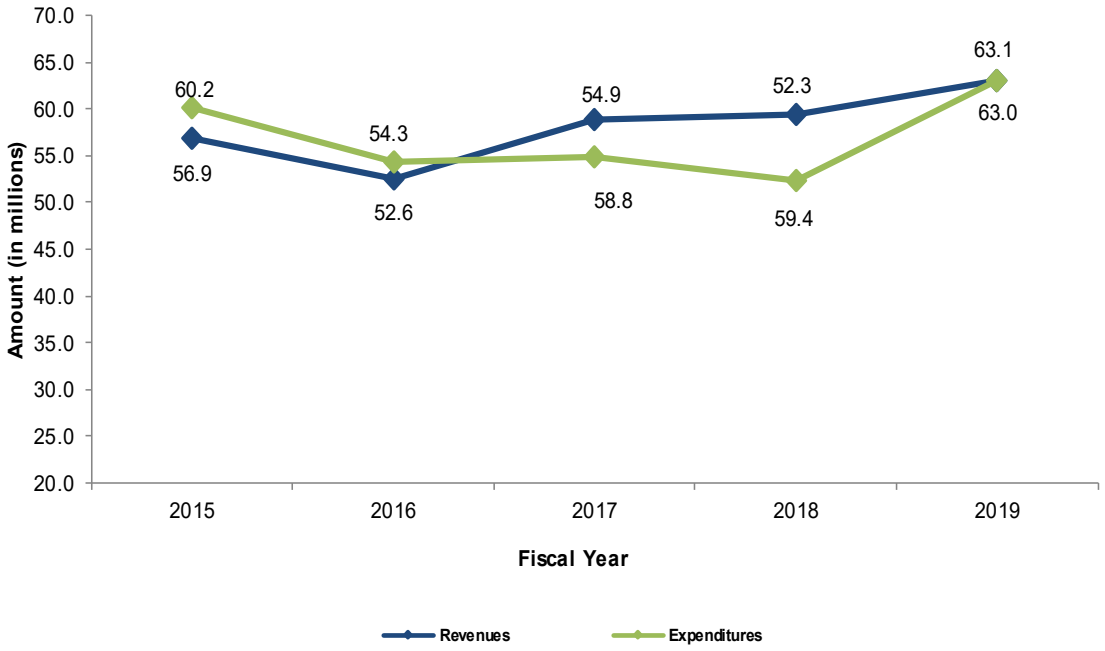
The City's programs for governmental activities include general government, public safety, public works and parks and recreation. A comparison of each program's revenues and expenses for the current year and prior year is presented below.

.

	Governmental Activities		
	2019	2018	Change
Revenues			
Program revenues:			
Charges for services	**$ 6,099,654**	$ 6,443,854	$ (344,200)
Operating grants and contributions	**179,092**	473,321	(294,229)
Capital grants and contributions	**3,060,899**	1,247,452	1,813,447
General revenues:			
Property taxes	**23,782,527**	22,883,330	899,197
Sales tax	**19,354,281**	18,403,286	950,995
Transient guest tax	**409,601**	327,874	81,727
Franchise tax	**3,404,815**	3,520,426	(115,611)
Other taxes	**1,507,259**	1,581,752	(74,493)
Grants and contributions not restricted to specific programs	**3,040,176**	2,993,274	46,902
Unrestricted investment earnings	**2,145,604**	1,138,750	1,006,854
Other	**173,305**	440,520	(267,215)
Total revenues	**63,157,213**	59,453,839	3,703,374
Expenses:			
General government	**9,855,244**	7,578,714	2,276,530
Public safety	**19,576,500**	18,331,638	1,244,862
Public works	**22,010,483**	16,701,722	5,308,761
Parks and recreation	**9,380,240**	7,395,450	1,984,790
Interest on long-term debt	**2,245,593**	2,333,256	(87,663)
Total expenses	**63,068,060**	52,340,780	10,727,280
Change in net position	**89,153**	7,113,059	(7,023,906)
Net position - beginning of year:			
As previously reported	**333,147,162**	327,009,015	6,138,147
Adjustment due to adoption of GASB Statement No. 84	**717,216**	—	717,216
Adjustment due to adoption of GASB Statement No. 75	—	(974,912)	974,912
As restated	**333,864,378**	326,034,103	7,830,275
Net position - end of year	**$ 333,953,531**	$ 333,147,162	$ 806,369

Governmental Activities

Total resources available during the year to finance governmental operations were $397.1 million consisting of net position at December 31, 2018 of $334 million, program revenues of $9.3 million and general revenues of $53.8 million. Total expenses of governmental activities during the year were $63.1 million; thus, net position stayed the same at $334.0 million. The chart below presents revenues and expenses in governmental activities for the past five years.

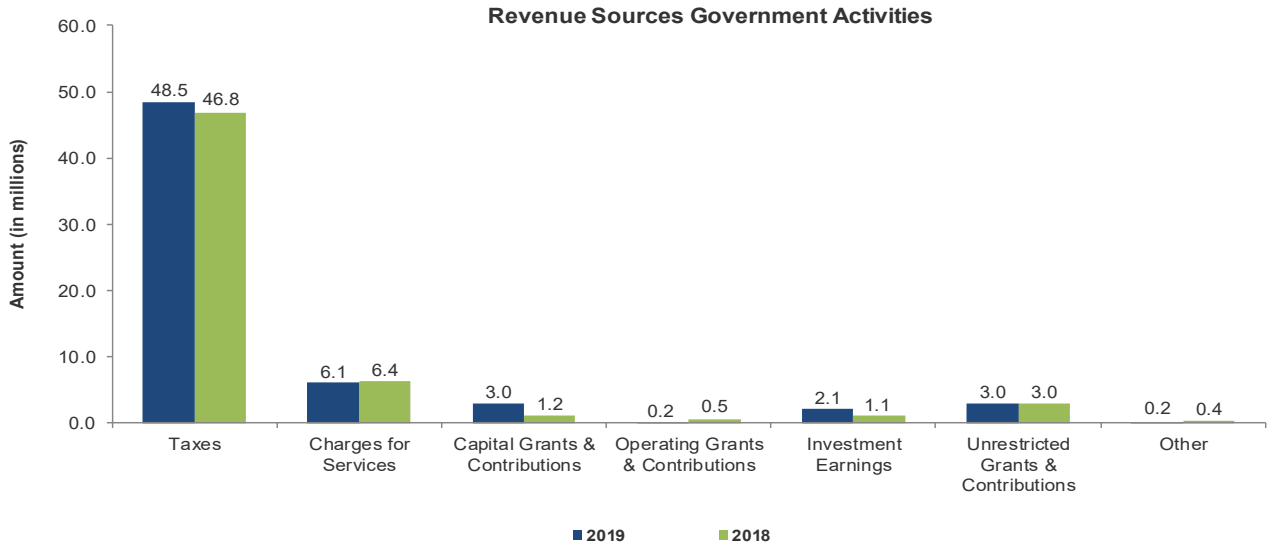


The cost of all governmental activities for fiscal year ended December 31, 2019 was $63.1 million. However, as shown in the Statement of Activities the amount that the taxpayers ultimately financed for these activities was only $53.72 million because some of the cost was paid by those who directly benefitted from the programs ($6.1 million), or by other governments and organizations that subsidized certain programs with operating grants and contributions and capital grants and contributions ($3.2 million). Overall, the City's governmental program revenues were $9.3 million. The City paid for the remaining "public benefit" portion of governmental activities with $53.7 million in taxes (some of which could only be used for certain programs) other revenues, such as interest and general entitlements and reserves.

The following in-depth analysis of the major revenue sources and expenses.

- Charges for services in total in 2019 were $6.1 million compared to $6.4 million in 2018. The category with the largest decrease was General Government. Building permits in 2019 were $728,000 compared to $953,000 in 2018. This revenue source fluctuates from year to year and is determined by development within the City. Public Safety, Public Works and Parks and Recreation charges for services remained level from 2018 to 2019.
- Capital and operating grants and contributions totaled $3.2 million in 2019 compared to $1.7 million in 2018. The large increase is due to $2.7 million in local grants received within the Public Works department in 2019 that the City did not receive in 2018. Grant receipts vary each year depending on the types of projects and the funding available from outside resources. Infrastructure donated in 2019 was $.4 million compared to $1.1 million in 2018. These donated infrastructure amounts vary depending on the development project.
- Sales and use tax revenue increased slightly from $18.4 million in 2018 to $19.4 million in 2019. Sales and use taxes remained constant from 2018 to 2019. The increase in total sales tax is due to the implementation of GASB 84. The City had two agency funds that were reclassified as special revenue funds at January 1, 2019. These two funds receive sales tax income. In 2019, the sales tax revenue for these two funds totaled $941,446 which accounted for the increase in sales tax revenue between 2018 and 2019.
- The City recognized depreciation expense of $10.6 million in 2019. This is a slight increase from the 2018 depreciation expense of $10.3 million. The City continues to replace machinery and equipment as needed resulting in higher depreciation expense in 2019.
- The City capitalized $7.9 million in depreciable capital assets during 2019. This is slightly higher than the $7.7 million capitalized in 2018. Construction in progress went from $2.4 million at the end of 2018 to $4.6 million at the end of 2019. There were several large CIP projects that were continued during 2019. The year-end CIP balance included projects started in 2019 totaling $3.4 million. Disposals of depreciable assets went from $1.2 million in 2018 to $2.4 million in 2019. The disposals of capital assets increase in correlation to additions of capital assets due to equipment trade-ins and sales.
- Personnel Services stayed the same at $27.7 million for 2018 and 2019. Personnel expenses were effected by rises in health insurance and required contributions to KPERS but offset by unfilled positions and delays in hiring during the year.

The chart below illustrates the total revenue from governmental activities for the fiscal year ended December 31, 2019 and 2018, respectively.



FUND FINANCIAL ANALYSIS

General Fund

The General Fund is the chief operating fund of the City of Leawood. Fund balance for the General Fund increased by $2.6 million for the fiscal year ended December 31, 2019, with an ending balance of $15.9 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund operating expenditures. Unassigned fund balance represents 22.9% of the total General Fund operating expenditures, while total fund balance represents 39.9% of that same amount.

Total fund balance is represented by five components: Non-spendable, Restricted, Committed, Assigned and Unassigned. The Non-spendable fund balance is $0.1 million. This amount represents inventories and prepaid items that do not fluctuate a lot from year to year. The Assigned fund balance of $6.7 million is for the budgeted use of fund balance reserves in 2020. The amount assigned for the 2019 budgeted use of fund balance was $5.4 million. This amount varies depending on planned and budgeted expenditures for the following year. The unassigned fund balance is $9.1 million in 2019 compared to the $7.8 million in 2018.

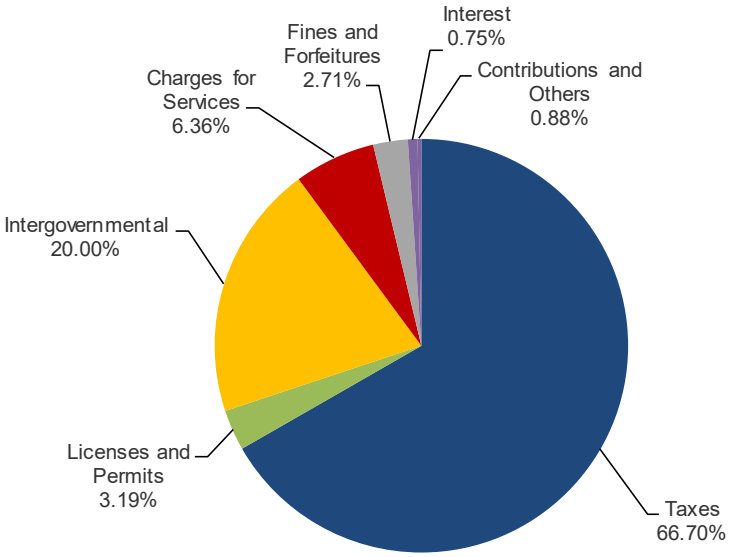
.

The table below shows the City's General Fund balance for the past five years.

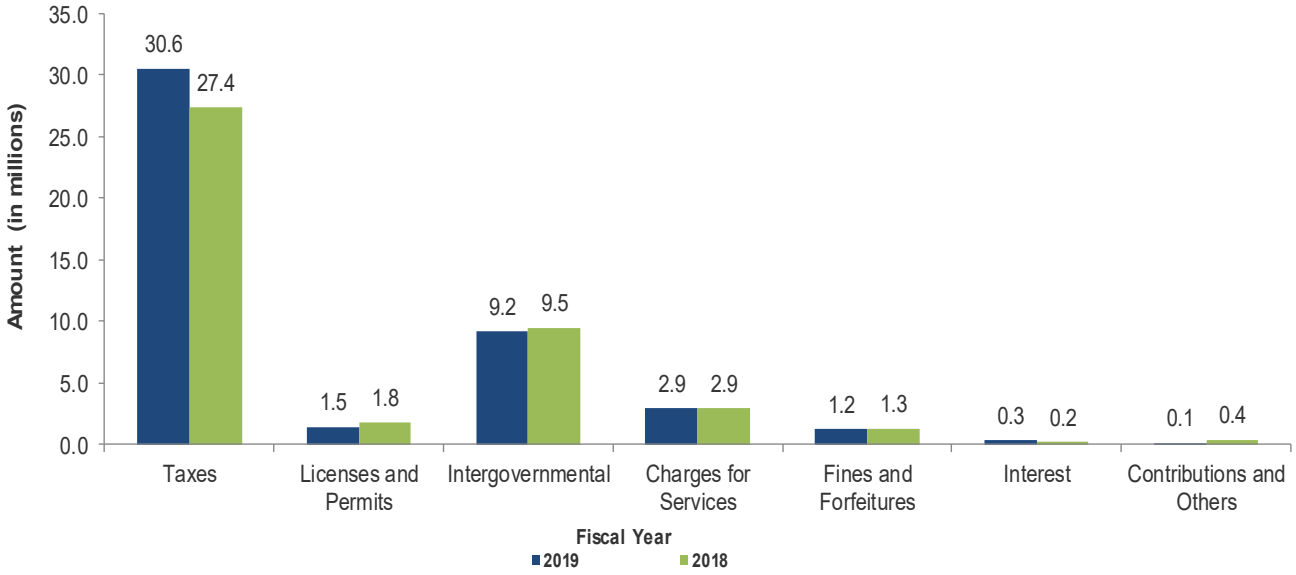
	2019	2018	2017	2016	2015
Fund balance					
Nonspendable	$ 104,630	$ 129,986	$ 116,641	$ 123,218	$ 140,462
Assigned	6,679,839	5,376,591	2,713,627	4,980,428	5,623,577
Unassigned	9,123,801	7,797,408	15,166,558	9,771,761	8,730,208
Total fund balance	$ 15,908,270	$ 13,303,985	$ 17,996,826	$ 14,875,407	$ 14,494,247
Fund balance - beginning	$ 13,303,985	$ 17,996,826	$ 14,875,406	$ 14,494,247	$ 14,833,642
Operating surplus	5,966,749	7,338,250	10,055,884	5,720,367	6,256,939
Transfers	(3,362,464)	(12,031,091)	(6,934,464)	(5,339,207)	(6,596,335)
Fund balance - ending	$ 15,908,270	$ 13,303,985	$ 17,996,826	$ 14,875,407	$ 14,494,246

General Fund revenues were $2.3 million higher in 2019 compared to 2018. Property taxes in 2019 were $2.9 million higher than 2018 because of a shift in the tax levy between the general and debt service funds and also an increase in assessed valuation. This property tax increase accounts for most of the total increase in General Fund revenues for 2019. Franchise fees in total were $116,000 lower in 2019 compared to 2018. The December 2019 franchise fee for electric was not received within two months of year end so those anticipated fees of $140,000 were not considered available and not recognized as income in 2019. City sales tax was down slightly from 2018 but the City use tax increased slightly in 2019. The increase in use tax is due to increased collections for on-line sales as well as collections on construction within the City. Motor vehicle taxes were $350,000 lower than 2019 and are dependent on vehicle sales within the year. Fines and forfeitures were down by $40,000 due to traffic enforcement. In 2019 there were 9,795 traffic violations compared to 9,921 in 2018. Parks and Recreation program revenues fluctuate from year to year because of weather and other factors. The city's golf course, Ironhorse, had an increase from 2018 to 2019 in greens fees, driving range fees and golf car rental. The addition of the Vista 154 event space in 2017 has created opportunity for increased revenues in food and beverage sales for events other than golf.

The graph below illustrates General Fund revenues by source.

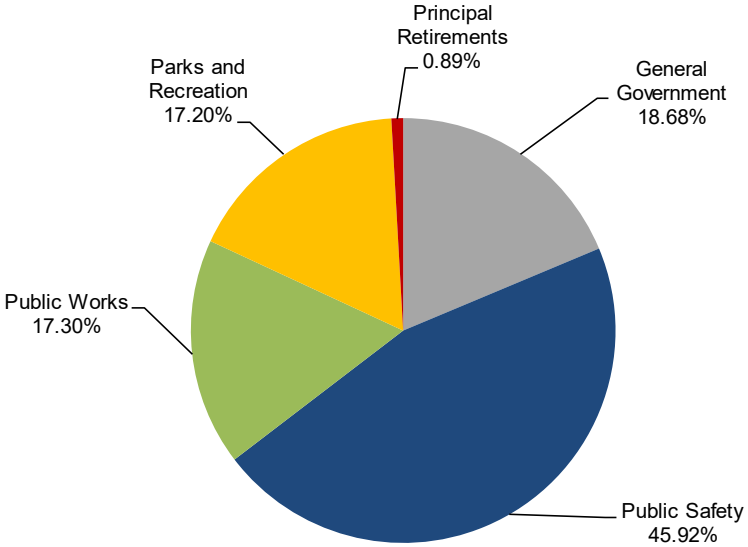


The graph below presents a comparison of each General Fund revenue source for the years ended December 31, 2019 and 2018.

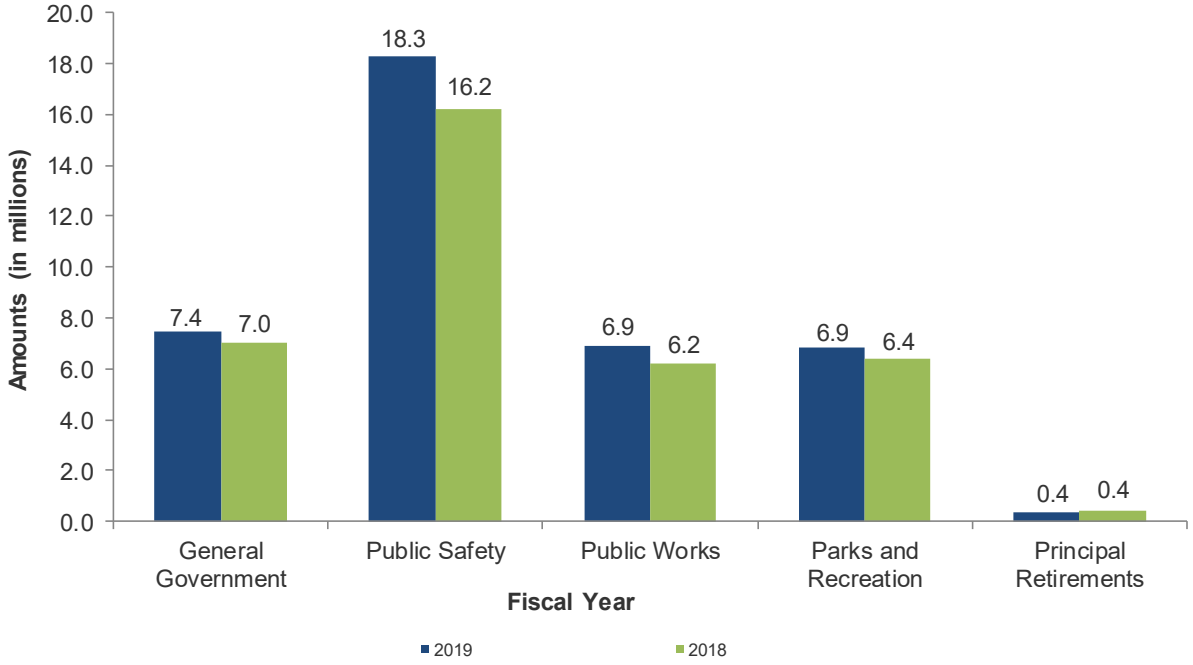


General Fund expenditures increased overall by $3.6 million. The City's required contribution to KPERS and KP&F both increased from 2018 to 2019. This resulted in approximately $400,000 more personnel costs across all departments. Personnel costs were also higher in 2019 due to pay increases and costs of benefits provided to employees. All departments expenditures were below budget in 2019 for a total saving to the City of $4.8 million.

The graph below presents General Fund expenditures by category.



The graph below illustrates a comparison of each expenditure category for the years ended December 31, 2019 and 2018.



Transfers to other funds decreased by $4.7 million from the prior year. The capital equipment and pay-as-you-go project transfers fluctuate as necessary to fund the C.I.P (Capital Improvement Program) and the Vehicle and Equipment Replacement Schedules. Transfers to the Public Safety Improvement Fund from the General Fund stayed consistent with $1.1 million in 2019 and 2018. This amount represents the public safety sales tax that comes into the City each year. The City established an Economic Development Fund in 2017 and transferred $1.1 million into that fund in 2019 compared to $8.1 million in 2018. The $8.1 million included $7.0 million from General Fund reserves and $1.1 from sales tax collected in the General Fund. The $7.0 million transfer was to be repaid from economic fund revenues at a later date. $1.0 million of the $7.0 million was transferred back to the General Fund in 2019.

Other Governmental Funds

The fund balance for the Debt Service Fund decreased $0.4 from last year. This balance represents 100% of the 2020 annual debt service payments.

The fund balance in the Capital Projects Fund went from $2.4 million in 2018 to $(7.1) million at the end of 2019. This change in fund balance is a result of an increase in expenditures for ongoing projects that have not been permanently financed. The City did not finish and bond any projects in 2019.

The Municipal Equipment Fund had an ending fund balance of $11.0 million. This is an increase of $0.6 million over 2018. The increase is due a reduction in equipment expenditures during 2019. In 2019 the expenditures totaled $1.1 million as compared to $2.1 million in 2018.

DEBT ADMINISTRATION

As of December 31, 2019, the City of Leawood had total bonded debt outstanding of $46,850,000. All of this debt is backed by the full faith and credit of the City.

City Of Leawood's Outstanding Debt
General Obligation And Revenue Bonds

	Governmental Activities		
	2019	2018	Change
General Obligation Bonds	**$ 46,850,000**	$ 53,815,000	$ (6,965,000)

The City of Leawood achieved its first AAA bond rating from Moody's Investor Service in April 2008 and it was re-affirmed again in August 2019. This bond rating is a clear indication of the sound financial condition of the City of Leawood. This achievement is a primary factor in keeping interest costs low on the City's outstanding debt.

Kansas statutes limit the amount of general obligation debt that a unit of government can issue to thirty percent of the total assessed value of taxable property located within the City's boundaries. The legal debt margin for City of Leawood is $272,251,587.

Additional information regarding the City's long-term debt can be found in Note 9.

CAPITAL ASSETS

The capital assets of the City are those assets which are used in the performance of the City's functions including infrastructure assets. At December 31, 2019, net capital assets of the governmental activities (net position) totaled $344.1 million. Depreciation on capital assets is recognized in the Government-Wide financial statements. Refer to the Notes to Basic Financial Statements No. 6 for detail regarding capital assets.

The City has elected to use the "Modified Approach" as defined by GASB Statement No. 34 for infrastructure reporting for its streetlights and traffic signals. Under GASB Statement No. 34, eligible infrastructure capital assets are not required to be depreciated under the following requirements:

- The City manages the eligible infrastructure capital assets using an asset management system with characteristics of (1) an up-to-date inventory; (2) condition assessments and summarizing the results using a measurement scale; and (3) estimation of the annual amounts to maintain and preserve at the established condition assessment level.

- The City documents that the eligible infrastructure capital assets are being preserved approximately at or above the established and disclosed condition assessment level.

It is the City's policy to maintain and preserve streetlights and traffic signals at least at 85% of their normal operating mode. Street lights and traffic signals are often out of service for the following factors: (1) life of lamp light; (2) accidents by vehicles or contractors who excavate in the City's Right of Ways; (3) weather, such as high winds, rain, snow and ice; and (4) vandalism. During 2019, the City contracted with an outside service provider to perform inspections. The City also relies on citizens to report streetlight and traffic signal outages or malfunctions. The provider performs a monthly visual inspection on the streetlights and traffic signals and reports to the City Engineer. The City's policy is to repair/replace any outages or malfunctions within 48 hours. The average monthly condition assessment for 2019 was 98.9%. For 2019 the city incurred expenditures of $325,755 compared to the budgeted amount of $413,000 to maintain the condition assessment level.

The table below presents summary information on the City's capital assets.

	Governmental Activities		
	2019	2018	Percentage Change
Land/right of way	**$ 120,742,616**	$ 119,450,941	1%
Buildings and improvements	**41,621,414**	42,915,882	-3%
Machinery and equipment	**9,189,093**	9,927,840	-7%
Infrastructure	**167,911,078**	168,291,342	0%
Construction in progress	**4,633,958**	2,393,210	94%
Total	**$ 344,098,159**	$ 342,979,215	0%

The City is working on a large street project that won't be completed and bonded for several years. This resulted in the increase in construction in progress at the end of the year.

GENERAL FUND BUDGETARY HIGHLIGHTS

The legally adopted budget for the General Fund was not amended by the Governing Body during 2019.

In total, the General Fund had a favorable variance from the final budget by $4.9 million. Revenues had a variance of $(1.0) million with the largest variance being in Taxes, Intergovernmental and Fines and Forfeitures. Sales tax was down slightly from the budgeted amount and Fines and Forfeitures is dependent upon traffic violations and fluctuates from year to year due to police staffing.

The General Fund expenditures of $39.8 million show a favorable variance of $3.7 million when compared to the final budget of $43.6 million. General Government, Public Safety, Public Works and Parks and Recreation all reported favorable expenditure variances in 2019. Over $1.4 million of the savings, were in personnel costs from position vacancies, intentional delays in hiring, as well as reductions in overtime and lower worker' compensation costs. Commodities and professional and contractual support was $3.3 million below the final budget. Careful and conservative spending was used throughout the year.

Final budget	$ 43,585,800
Expenditure actuals	(39,841,022)
Variance under	$ 3,744,778

ECONOMIC OUTLOOK

The 2019 economic outlook for Leawood remains consistent with prior year's actual results. Leawood continues to have a diversified revenue base with the largest category, 40%, coming from property taxes; followed by the sales taxes of 31% and finally other governmental revenue of 29%. For the 2020 budget year, Leawood is anticipating a 5.83% increase in assessed valuation. Over the last 10 years the City's property tax base has increased 1.9% on average per year. The City is also anticipating an increase in sales tax in 2020. The City is anticipating a 2.95% in 2020 and has averaged a 2.3% increase in sales tax collections over the last 5 years.

At the close of 2020, the City's operating reserves are expected to be at 39% of expenditures, which is above the minimum goal of 11% set by the Governing Body. As major pay-as-you-go capital projects are completed, it is projected that the reserves over the next seven years will be above the 11% goal.

Debt reserves in 2020 are budgeted at $9,197,100 or 99% of debt service expenditures. This reserve level provides a financial cushion for the City in the event that property tax collection rates fall. This level of reserves also provides an added layer of protection in the event that there are delayed payments from our special benefit debt.

Leawood will continue to use a financial forecasting and planning model to monitor financial progress in the coming years. Monitoring revenue and expenditures throughout the year ensures that fund balances remain within policy standards and will provide for the future needs of the City.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need any additional financial information, contact the Director of Finance, City of Leawood, 4800 Town Center Drive, Leawood, KS 66211 or phone 913-663-9121.

Basic Financial Statements

CITY OF LEAWOOD, KANSAS

STATEMENT OF NET POSITION
December 31, 2019

		Governmental Activities
Assets		
Pooled cash and investments	$	90,985,428
Restricted cash		137,207
Receivables (net of allowance for uncollectibles):		
Property tax		24,952,540
Sales tax		3,631,463
Transient guest tax		108,708
Franchise tax		357,456
Special assessments - current		3,622,801
Intergovernmental		2,477,981
Interest		192,750
Accounts		35,689
Inventory and prepaid items		104,630
Special assessments receivable - noncurrent		4,960,792
Capital assets:		
Land and other capital assets, nondepreciable		146,663,594
Other capital assets, net of depreciation		197,434,565
Total Assets		475,665,604
Deferred Outflows Of Resources		
Deferred loss on refunding		211,078
Deferred contributions to pension plan		1,466,062
Proportionate share of collective deferred outflows of resources - pension plan		2,755,454
Proportionate share of collective deferred outflows of resources - OPEB		287,228
Total Deferred Outflows Of Resources		4,719,822
Liabilities		
Accounts payable		3,185,155
Due to employees and others		1,763,977
Temporary notes payable		30,778,477
Accrued interest payable		956,276
Municipal court deposits		137,207
Long-term liabilities:		
Due within one year		8,561,423
Due in more than one year		50,613,825
Net pension liability		24,294,954
Total Liabilities		120,291,294
Deferred Inflows Of Resources		
Deferred gain on refunding		112,576
Property tax		24,970,678
Proportionate share of collective deferred inflows of resources - pension plan		754,799
Deferred inflows of resources - OPEB		302,548
Total Deferred Inflows Of Resources		26,140,601
Net Position		
Net investment in capital assets		277,840,414
Restricted for:		
Bridges, streets and signals		2,659,122
Debt service		8,986,242
Social services		337,527
Special parks and recreation		637,870
Tourism promotion		645,840
Law enforcement		27,626
Unrestricted		42,818,890
Total Net Position	$	333,953,531

See the notes to basic financial statements.

CITY OF LEAWOOD, KANSAS

STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2019

Functions/Programs	Expenses	Program Revenues: Charges For Services	Program Revenues: Operating Grants And Contributions	Program Revenues: Capital Grants And Contributions	Net Expense And Changes In Net Position
Governmental Activities					
General government	$ 9,855,244	$ 2,505,738	$ —	$ —	$ (7,349,506)
Public safety	19,576,500	115,221	4,786	—	(19,456,493)
Public works	22,010,483	562,179	150	3,060,899	(18,387,255)
Parks and recreation	9,380,240	2,916,516	174,156	—	(6,289,568)
Interest on long-term debt	2,245,593	—	—	—	(2,245,593)
Total Governmental Activities	$ 63,068,060	$ 6,099,654	$ 179,092	$ 3,060,899	(53,728,415)

General Revenues	
Property taxes levied for:	
Property taxes for general purposes	16,156,443
Property taxes for debt service	7,626,084
Sales taxes	19,354,281
Transient guest taxes	409,601
Franchise taxes	3,404,815
Other taxes	1,507,259
Grants and contributions not restricted to specific programs	3,040,176
Unrestricted investment earnings	2,145,604
Miscellaneous	173,305
Total General Revenues	53,817,568
Change in net position	89,153
Net Position - Beginning Of Year	333,147,162
Cumulative Effect Of Change In Accounting Principle	717,216
Net Position - Beginning Of Year, As Restated	333,864,378
Net Position - Ending	$ 333,953,531

CITY OF LEAWOOD, KANSAS

BALANCE SHEET - GOVERNMENTAL FUNDS
December 31, 2019

	General Fund	Debt Service	Capital Projects	Municipal Equipment Reserve	Other Govern-mental Funds	Total Govern-mental Funds
Assets						
Pooled cash and investments	$ 14,333,859	$ 8,815,102	$ 25,993,454	$ 11,073,285	$ 30,769,728	$ 90,985,428
Restricted assets	137,207	—	—	—	—	137,207
Receivables:						
Property tax	19,191,770	5,760,770	—	—	—	24,952,540
Sales tax	3,276,315	—	—	—	355,148	3,631,463
Transient guest tax	—	—	—	—	108,708	108,708
Franchise tax	357,456	—	—	—	—	357,456
Special assessments	—	8,243,593	—	—	340,000	8,583,593
Intergovernmental	367,934	152,056	50,223	—	1,907,768	2,477,981
Interest	30,885	19,084	54,220	22,896	65,665	192,750
Accounts	35,689	—	—	—	—	35,689
Inventory and prepaid items	104,630	—	—	—	—	104,630
Due from other funds	—	—	—	—	381,316	381,316
Total Assets	$ 37,835,745	$ 22,990,605	$ 26,097,897	$ 11,096,181	$ 33,928,333	$ 131,948,761
Liabilities						
Accounts payable and accrued liabilities	$ 411,689	$ —	$ 2,160,932	$ 56,253	$ 556,281	$ 3,185,155
Due to employees and others	1,763,977	—	—	—	—	1,763,977
Due to other funds	381,316	—	—	—	—	381,316
Temporary notes payable	—	—	30,778,477	—	—	30,778,477
Accrued interest payable	—	—	255,192	—	—	255,192
Municipal court deposits	137,207	—	—	—	—	137,207
Total Liabilities	2,694,189	—	33,194,601	56,253	556,281	36,501,324
Deferred Inflows Of Resources						
Property tax	19,230,231	5,760,770	—	—	—	24,991,001
Special assessments	—	8,243,593	—	—	—	8,243,593
Other	3,055	—	—	—	—	3,055
Total Deferred Inflows Of Resources	19,233,286	14,004,363	—	—	—	33,237,649
Fund Balances						
Nonspendable:						
Inventory	104,630	—	—	—	—	104,630
Restricted For:						
Social services	—	—	—	—	337,528	337,528
Parks and recreation	—	—	—	—	637,870	637,870
Tourism promotion	—	—	—	—	645,841	645,841
Bridges, streets and signals	—	—	—	—	2,659,123	2,659,123
Debt service reserve	—	8,986,242	—	—	—	8,986,242
Law enforcement	—	—	—	—	27,625	27,625
Committed To:						
Economic development	—	—	—	—	10,978,190	10,978,190
Equipment purchases	—	—	—	11,039,928	—	11,039,928
Bridges, streets and signals	—	—	—	—	2,148,435	2,148,435
Justice center	—	—	—	—	7,633,465	7,633,465
City art	—	—	—	—	563,535	563,535
Park improvements	—	—	—	—	207,059	207,059
Other capital projects	—	—	—	—	7,524,633	7,524,633
Assigned To:						
Appropriation of fund balance for 2019	6,679,839	—	—	—	—	6,679,839
Other purposes	—	—	—	—	8,748	8,748
Unassigned	9,123,801	—	(7,096,704)	—	—	2,027,097
Total Fund Balances	15,908,270	8,986,242	(7,096,704)	11,039,928	33,372,052	62,209,788
Total Liabilities, Deferred Inflows And Fund Balances	$ 37,835,745	$ 22,990,605	$ 26,097,897	$ 11,096,181	$ 33,928,333	$ 131,948,761

CITY OF LEAWOOD, KANSAS

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
December 31, 2019

Total Fund Balance - Governmental Funds	$ 62,209,788
Amounts reported for governmental activities in the statement of net position are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Net Position the cost of those assets is capitalized and shown at cost or estimated cost, net of accumulated depreciation. This is the amount of net capital assets reported in the Statement of Net Position.	344,098,159
Long-term assets are not available to pay for current period expenditures and are therefore deferred in the fund statements.	8,266,971
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:	
Deferred loss on refunding	211,078
Deferred gain on refunding	(112,576)
Deferred contributions to pension plan	1,466,062
Share of deferred outflows of pension plan	2,755,454
Share of deferred outflows of OPEB	287,228
Share of deferred inflows of pension plan	(754,799)
Share of deferred inflows of OPEB	(302,548)
Unamortized premiums and discounts	(4,414,723)
Accrued interest payable	(701,084)
Net pension liability	(24,294,954)
Long-term liabilities	(54,760,525)
Total Net Position Of Governmental Activities	$ 333,953,531

CITY OF LEAWOOD, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For The Year Ended December 31, 2019

	General Fund	Debt Service	Capital Projects	Municipal Equipment Reserve	Other Govern-mental Funds	Total Govern-mental Funds
Revenues						
Taxes	$ 30,554,803	$ 6,253,792	$ —	$ —	$ 2,275,603	$ 39,084,198
Licenses and permits	1,463,219	—	—	—	483,327	1,946,546
Intergovernmental	9,160,067	806,682	50,223	174,156	4,579,858	14,770,986
Charges for services	2,913,375	—	—	—	—	2,913,375
Fines and forfeitures	1,239,576	—	—	—	—	1,239,576
Special assessments	—	1,309,131	—	—	63,678	1,372,809
Interest	343,195	252,485	575,741	248,406	725,777	2,145,604
Contributions and others	133,536	—	—	304,521	—	438,057
Total Revenues	45,807,771	8,622,090	625,964	727,083	8,128,243	63,911,151
Expenditures						
General government	7,443,904	—	—	—	1,506,968	8,950,872
Public safety	17,285,826	—	—	—	—	17,285,826
Parks and recreation	6,854,630	—	—	—	34,489	6,889,119
Public works	6,892,535	—	—	—	—	6,892,535
Capital outlay:						
General government	—	—	—	207,288	455,171	662,459
Public safety	1,010,427	—	2,013	106,196	291,091	1,409,727
Parks and recreation	—	—	—	286,635	768,379	1,055,014
Public works	—	—	9,597,479	523,539	7,225,941	17,346,959
Debt service:						
Principal retirement	312,453	6,985,000	—	—	—	7,297,453
Interest and fiscal charges	41,247	2,066,239	503,501	—	—	2,610,987
Total Expenditures	39,841,022	9,051,239	10,102,993	1,123,658	10,282,039	70,400,951
Revenues Over (Under) Expenditures	5,966,749	(429,149)	(9,477,029)	(396,575)	(2,153,796)	(6,489,800)
Other Financing Sources (Uses)						
Transfers in	1,252,000	—	—	1,000,000	6,124,891	8,376,891
Transfers out	(5,624,891)	—	—	—	(2,752,000)	(8,376,891)
Payments to refunding escrow agent	—	(2,415,000)	—	—	—	(2,415,000)
Capitalized leases	1,010,427	—	—	—	—	1,010,427
Premiums and discounts	—	19,976	—	—	—	19,976
Refunding bonds issued	—	2,435,000	—	—	—	2,435,000
Total Other Financing Sources (Uses)	(3,362,464)	39,976	—	1,000,000	3,372,891	1,050,403
Net Change In Fund Balances	2,604,285	(389,173)	(9,477,029)	603,425	1,219,095	(5,439,397)
Fund Balances (Deficit) - Beginning, As Previously Stated	13,303,985	9,375,415	2,380,325	10,436,503	31,435,741	66,931,969
Cumulative Effect Of Change In Accounting Principle	—	—	—	—	717,216	717,216
Fund Balances - Beginning Of Year, As Restated	13,303,985	9,375,415	2,380,325	10,436,503	32,152,957	67,649,185
Fund Balances - End Of Year	$ 15,908,270	$ 8,986,242	$ (7,096,704)	$ 11,039,928	$ 33,372,052	$ 62,209,788

See the notes to basic financial statements.

CITY OF LEAWOOD, KANSAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2019

Net Changes In Fund Balances - Total Governmental Funds	$ (5,439,397)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	
Capital outlay	11,747,792
Depreciation expense	(10,558,674)
Loss on disposal of capital assets	(454,631)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Acquisition value of donated assets	384,457
Change in deferred revenue for tax revenues	(873,643)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:	
Amortization of deferred loss on refunding and premiums	314,874
Interest expense	50,520
Issuance of long-term debt	(3,445,427)
Premium on long-term debt	(19,976)
Payment of long-term debt, including payments to refunding agent	9,712,453
Pension expense	(1,009,122)
Net post-retirement benefits obligation	(272,746)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	(47,327)
Total Changes In Net Position Of Governmental Activities	$ 89,153

CITY OF LEAWOOD, KANSAS

STATEMENT OF FIDUCIARY NET POSITION - CUSTODIAL FUNDS
For The Year Ended December 31, 2019

	Employee Giving Fund
Assets	
Pooled cash and investments	$ 633
Total Assets	$ 633
Net Position	
Restricted for employees	$ 633
Total Net Position	$ 633

CITY OF LEAWOOD, KANSAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - CUSTODIAL FUNDS
For The Year Ended December 31, 2019

		Employee Giving Fund
Additions		
Employee contributions	$	1,165
Deductions		
Distributions		1,284
Net Decrease in Fiduciary Net Position		119
Net Position - Beginning		752
Net Position - Ending	$	633

Notes To Basic Financial Statements

1. Summary Of Significant Accounting Policies

The following is a summary of significant accounting policies employed in the preparation of the accompanying financial statements.

Reporting Entity

The City of Leawood, Kansas (the City) became a first class city effective December 31, 1998. The City operates under the Mayor-Council form of government with the addition of a City Administrator. The City covers an area of approximately 15 square miles in northeastern Johnson County, Kansas. The City provides many services to its estimated 35,276 residents, including law enforcement, fire protection, and recreational facilities. Educational services are provided by separate governmental entities.

The accounting and reporting policies of the City conform to accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The more significant accounting and reporting policies established in GAAP and practiced by the City are discussed below.

Basis Of Presentation

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds).

Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the City, the primary government, as a whole, with the exclusion of fiduciary funds. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The Government-Wide Statement of Activities presents a comparison between expenses and program revenues for each program of the governmental activities. Expenses are specifically associated with a service, program or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or draws from the general revenues of the City. All interfund activity, other than interfund services provided and used, has been removed from these statements.

The City's net position is reported in three parts - net investment in capital assets; restricted net position; and unrestricted net position. The City first utilizes restricted resources to finance qualifying activities.

The government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

Fund Financial Statements

Fund financial statements report detailed information about the City. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column.

Governmental Funds

The major governmental funds of the City are described below:

General Fund

The General Fund is the principal operating fund of the City that accounts for all financial transactions not accounted for in other funds. The majority of the current operating expenditures of the City are financed through revenues received by the General Fund.

Debt Service Fund

The Debt Service Fund is used to account for resources to be used for the payment of general long-term debt principal, interest and related costs.

Capital Projects Fund

The Capital Projects Fund accounts for the purchase and/or construction of major capital projects. These projects are normally financed by temporary notes and/or general obligation bonds.

Municipal Equipment Reserve Fund

The Municipal Equipment Reserve Fund accounts for resources used for the acquisition of City equipment. Monies may be budgeted and transferred to the fund from any source which may be lawfully utilized for such purposes, including equipment use charges on the various departments and agencies of the City.

Fiduciary Funds

The City maintains one fiduciary fund that is a Custodial fund. The Employee Giving Fund accounts for amounts withheld from employees for charitable purposes.

Measurement Focus And Basis Of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or when all eligibility requirements have been satisfied and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. This differs from the manner in which governmental fund financial statements are prepared; therefore, the governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Governmental Fund Financial Statements

All governmental funds are accounted for using modified accrual basis of accounting and the current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable.

Revenue Recognition

In applying the susceptible to accrual concept under the modified accrual basis, certain revenue sources are deemed both measurable and available (collectible within the current year or within two months of year end and available to pay obligations of the current period). This includes investment earnings and state-levied locally shared taxes (including motor vehicle fees). Reimbursements due for federally funded projects are accrued as revenue at the time the expenditures are made, or when received in advance, deferred until expenditures are made.

Property taxes and special assessments, though measurable, are not available soon enough in the subsequent year to finance current period obligations. Therefore, property taxes and special assessment receivables are recorded and deferred in the fund statements until they become available.

Other revenues, including licenses and permits, certain charges for services, and miscellaneous revenues, are recorded as revenue when received in cash because they are generally not measurable until actually received.

Property taxes are recognized as revenue in the government-wide financial statements in the year intended to be financed by those taxes in accordance with provisions of GASB No. 33 and GASB No. 34.

Expenditure Recognition

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related fund liability is incurred. However, principal and interest on general long-term debt, which have not matured are recognized when paid. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

Fiduciary Fund Financial Statements

Fiduciary funds are used to report assets held in a trustee or custodial capacity for others and therefore are not available to support City programs. Custodial funds apply the accrual basis of accounting, however they do not have a measurement focus.

The City's fiduciary fund is presented in the fiduciary fund financial statement by type. Since by definition these assets are being held for the benefit of a third party (other local governments, private parties, etc.) and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

Financial Statement Accounts

Deposits and Investments

The City temporarily pools available idle funds for the purpose of increasing revenue through investment activities. Each fund's portion of this pool is displayed on the financial statements as "Pooled cash and investments." Interest earned on this pool is allocated to various funds on the basis of the fund's month-end cash balance.

Investments are reported at fair value in accordance with Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application.*

The City typically invests available cash in demand deposits, time deposits, and U.S. Government securities ranging from 30 to 365 days to maturity. The average yield on investments during the year was 2.39% and the amount of investment revenue was $2,145,604.

From time to time, the City invests available cash in the Kansas Municipal Investment Pool (KMIP). KMIP is a pooled investment vehicle offered by the State of Kansas as a voluntary investment alternative for municipalities in the State of Kansas. KMIP is governed by the State of Kansas Pooled Money Investment Board. Investments in the KMIP are reported at net asset value, which approximates fair value.

Inventories and Prepaid Items

Inventory included on the City's financial statements is presented at cost if held by the City for its own use, and it is valued at the lower of cost or market, on a first-in first-out basis, if it is held for resale. Inventory consists of fuel, golf merchandise and food and beverage items. Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items.

Capital Assets

Capital assets, which include property, equipment, and infrastructure assets (e.g. roads/curbs, bridges, storm drainage systems, etc. acquired in 1948 and after) are reported in the governmental activities columns in the government-wide financial statements. In the governmental fund statements, capital assets are charged to expenditures as purchased. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and similar items are recorded at acquisition value as of the date of the donation.

Capital assets are defined by the City as assets with an initial, individual cost of $5,000 or more, and an estimated useful life of greater than one year. Additions or improvements that significantly extend the useful life of an asset, or that significantly increase the efficiency or capacity of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Depreciation on exhaustible assets is recorded as an allocated expense in the statement of activities with accumulated depreciation reflected in the statement of net position. Depreciation is provided on the straight-line basis over the following estimated useful lives:

Assets	**Years**
Buildings/building improvements	20 - 40
Machinery and equipment	5 - 15
Infrastructure - fiber optic network	75
Infrastructure - storm drainage systems	75
Infrastructure - streets/curbs	40
Infrastructure - pedestrian bridges	30
Infrastructure - bridges	45

One-half year of depreciation is taken in the year the assets are acquired or retired. Gains or losses from sales or retirements of capital assets are included in operations of the current period.

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include the street network, storm drainage network, streetlight network, traffic signal network, and pedestrian and vehicle bridges and buildings combined with the site amenities such as parking and landscaped areas used by the City in the conduct of its business.

The City has elected to use the Modified Approach as defined by GASB No. 34 for infrastructure reporting of its streetlights and traffic signals. Under GASB No. 34, eligible infrastructure capital assets are not required to be depreciated under the following requirements:

The City manages the eligible infrastructure capital assets using an asset management system with the characteristics of (1) an up-to-date inventory; (2) perform condition assessments and summarize the results using a measurement scale; and (3) estimate annual amounts to maintain and preserve at the established condition assessment level. The Modified Approach for these two networks entails the following:

Streetlights and Traffic Signals - City owned streetlights and traffic signals are inspected on a monthly basis to determine any outages. The City's standard for the streetlight and traffic signals networks is that 85% of the City's owned streetlights and traffic signals are operating on an annual basis. A monthly report is generated for the City indicating the number of lights that are out. The City Engineer reviews the monthly report to ensure that the 85% operating standard is maintained. Streetlights and traffic signals not owned by the City are not maintained by the City and therefore are not included in the City's capital assets. The City estimates that cost of maintenance of the streetlight and traffic signal systems at 85% on an annual basis to be $413,000.

Deferred Outflows Of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

Compensated Absences

Under terms of the City's personnel policy, City employees are granted vacation and sick leave in varying amounts, based upon length of service. In the event of termination or separation, an employee is paid for accumulated vacation. Employees are not paid for accumulated sick leave upon termination. Accrued vacation is recorded as a long-term liability of the City in the Government-wide financial statements. However, in the governmental fund financial statements, a liability is only reported in the amount that has matured and is due at the end of the year.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Kansas Public Employees' Retirement System (KPERS) and additions to and deductions from KPERS' fiduciary net position have been determined on the same basis as they are reported by KPERS. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Post Employment Benefit Plans (OPEB)

The City sponsors a single-employer, defined benefit healthcare plan and participates in the Kansas Public Employees Death and Disability Plan, a multiple-employer defined benefit plan. The total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense have been determined on the same basis as they are reported by the OPEB Plans. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

Long-Term Liabilities

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term debt is reported as liabilities in the government-wide statements. The long-term debt consists primarily of bonds payable, capital leases, net other post employment benefit obligations, net pension liability, and accrued compensated absences. Bond premiums and discounts are deferred and amortized over the life of the bonds using a method which approximates the effective interest method.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

On the modified accrual basis of accounting, the City has recorded certain receivables where the related revenue is unavailable. Unavailable revenues have been reported as deferred inflows of resources on the governmental fund balance sheet.

Special Assessments

Kansas statutes require projects financed in part by special assessments to be financed through the issuance of general obligation bonds which are secured by the full faith and credit of the City. Special assessments paid prior to the issuance of bonds are recorded as revenue for the appropriate project. Special assessments received after issuance of bonds are recorded as revenue in the Debt Service Fund. Further, state statutes require levying additional general ad valorem property taxes in the Debt Service Fund to finance delinquent special assessments receivable. Accordingly, special assessments receivable are accounted for within the Debt Service Fund. Special assessments are levied over various periods, and the annual installments are due and payable with annual ad valorem property taxes. The City may foreclose liens against property benefited by special assessments when delinquent assessments are two years in arrears. Special assessment taxes levied are a lien on the property and are recorded as special assessment receivable in the Debt Service Fund with a corresponding amount recorded as deferred inflow of resources in the fund financial statements.

Interfund Receivables and Payables

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Those related to the purchase of goods and services are classified as "due to and from other funds." Short-term interfund loans are reported as due to and due from other funds. Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between governmental funds are eliminated in the statement of net position.

Interfund Transfers

Permanent reallocations of resources between funds of the reporting entity are classified as interfund transfers. For the purpose of the statement of activities, all interfund transfers between individual governmental funds have been eliminated unless interfund services were provided.

Equity Classifications

In the government-wide statements, equity is shown as net position and is classified into three components:

1. *Net investment in capital assets* - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, related premiums or discounts, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

2. *Restricted net position* - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

3. *Unrestricted net position* - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

In the fund financial statements, governmental funds report fund balance in five different classifications:

1. *Nonspendable* - Assets legally or contractually required to be maintained or are not in spendable form. Such constraint is binding until the legal requirement is repealed or the amounts become spendable.

2. *Restricted* - Assets with externally imposed constraints, such as those mandated by creditors, grantors, and contributors, or laws and regulations. Such constraint is binding unless modified or rescinded by the applicable external body, laws or regulations.

3. *Committed* - Assets with a purpose formally imposed by ordinance of the City Council, binding unless modified or rescinded by the City Council through a similar action.

4. *Assigned* - Assets constrained by the expressed written intent of the City Council, City Manager, Director of Resource Management, or designee as set forth in the City's purchasing policy pursuant to resolution #2149. Encumbrances shall be considered as assigned unless they specifically meet the requirements to be restricted or committed.

5. *Unassigned* - All amounts not included in the other fund balance classifications. The general fund shall be the only fund to report positive unassigned fund balance. All other governmental funds may report negative unassigned fund balance.

For the classification of fund balances, the City considers restricted amounts to have been spent first when an expenditure is incurred for the purposes for which both restricted and unrestricted fund balance is available. Expenditures are to be spent from restricted fund balance first, followed by committed, assigned and lastly unassigned.

Estimates

The preparation of financial statements in conformity with GAAP requires management to make certain estimates and assumptions that affect the reported amounts of certain assets, liabilities, revenues, expenditures, expenses and other disclosures. Accordingly, actual results could differ from those estimates.

New Accounting Standard

For the year ended December 31, 2019, the City implemented GASB Statement No. 84 *Fiduciary Activities*. The principal objective of this Statement is to enhance the consistency and comparability of fiduciary activity reporting by state and local governments. This Statement also is intended to improve the usefulness of fiduciary activity information primarily for assessing the accountability of governments in their roles as fiduciaries. As a result of the implementation, five of the City's fiduciary funds were reclassified as special revenue funds and their fund balances as of January 1, 2019 were restated as follows:

Transportation Development District - Resurrection	
Fund Balance, As Previously Reported, January 1, 2019	$ —
Prior period adjustments	45,506
Fund Balance, As Restated, January 1, 2019	45,506
Transportation Development District - Cornerstone	
Fund Balance, As Previously Reported, January 1, 2019	—
Prior period adjustments	109,568
Fund Balance, As Restated, January 1, 2019	109,568
Transportation Development District - Villaggio	
Fund Balance, As Previously Reported, January 1, 2019	—
Prior period adjustments	310,000
Fund Balance, As Restated, January 1, 2019	310,000
Transportation Development District - Park Place	
Fund Balance, As Previously Reported, January 1, 2019	—
Prior period adjustments	78,484
Fund Balance, As Restated, January 1, 2019	78,484
Transportation Development District - Camelot Court	
Fund Balance, As Previously Reported, January 1, 2019	—
Prior period adjustments	173,658
Fund Balance, As Restated, January 1, 2019	173,658
	$ 717,216

Subsequent Event

The recent outbreak of COVID-19, which has been declared by the World Health Organization to be a public health emergency of international concern, has spread across the globe and is impacting worldwide economic activity. The COVID-19 outbreak poses the risk that the City or its employees, contractors, residents, local businesses, and other partners may be prevented from conducting business activities for an indefinite period of time, including due to shutdowns that may be requested or mandated by governmental authorities.

2. Stewardship, Compliance And Accountability

Budgetary Control

Kansas statutes require that an annual operating budget be legally adopted for the General Fund, Special Revenue Funds (unless specifically exempted by statute) and the Debt Service Fund. Special Revenue Funds requiring a legally adopted budget include the Special Alcohol Fund, the Special City Highway Fund, the Special Parks and Recreation Fund, the Special Law Enforcement Fund, and the Transient Guest Tax Fund. A legal operating budget is not required for Capital Projects Funds or for the American Revolution Tri-Centennial Special Revenue Fund.

The statutes provide for the following sequence and timetable in the adoption of the legal annual operating budget:

1. Preparation of the budget for the succeeding calendar year on or before August 1.

2. Publication in a local newspaper of the proposed budget and notice of public hearing on the budget on or before August 5.

3. Public hearing on or before August 15, but at least ten days after publication of notice of hearing.

4. Adoption of the final budget on or before August 25.

The annual operating budgets are prepared using the modified accrual basis of accounting, modified further by the encumbrance method of accounting. Revenues are recognized on the modified accrual basis. Expenditures include disbursements and accounts payable.

The statutes permit transferring budgeted amounts between line items within an individual fund by management. However, such statutes prohibit expenditures in excess of the total amount of the adopted budget of expenditures of individual funds.

The statutes allow for the governing body to increase the originally adopted expenditure budget for a fund for previously unbudgeted increases in revenue other than ad valorem property taxes. To do this, a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after publication, the hearing may be held and the governing body may amend the budget at that time. The reported budgetary data represents the approved budget as adopted by the City Council.

Spending in funds which are not subject to the legal annual operating budget requirement is controlled by federal regulations, other statutes, or by the use of internal spending limits established by the Governing Body. The legal level of budgetary control (i.e., the level at which expenditures cannot legally exceed the appropriate amount) is at the fund level.

Kansas statutes prohibit cities from creating indebtedness unless there is money on hand in the treasury and unencumbered by previous commitments with which to pay the indebtedness. The execution of a contract, or the issuing of a purchase order, automatically encumbers the money for the payment of the amount represented by the commitment. An exception to this cash basis law is the issuance of debt, in the form of bonds, notes, or warrants, pursuant to statutory authority, referendum, or by the State Board of Tax Appeals. In the event debt is issued, funds need not be on hand for future payments.

Property Taxes

In accordance with governing state statutes, property taxes levied during the current year are a revenue source to be used to finance the budget of the ensuing year. Taxes are assessed on a calendar year basis, are levied and become a lien on the property on November 1 of each year. The County Treasurer is the tax collection agent for all taxing entities within the county.

Property owners have the option of paying one-half or the full amount of the taxes levied on or before December 20 during the year levied with the balance to be paid on or before May 20 of the ensuing year. State statutes prohibit the County Treasurer from distributing taxes collected in the year levied prior to January 1 of the ensuing year. Consequently, for revenue recognition purposes, the taxes levied during the current year are not due and receivable until the ensuing year. At December 31, such taxes are recorded as taxes receivable with a corresponding amount recorded as deferred inflows on the balance sheets of the appropriate funds. It is not practical to apportion delinquent taxes held by the County Treasurer at the end of the year and, further, the amount thereof is not material in relationship to the basic financial statements taken as a whole.

The City's property tax is levied and a lien attaches each November 1 on the assessed value as of the prior year January 1 for all property located in the City. Property taxes are due December 20 following the levy date. The taxes are collected by the County and remitted to the City, generally after December 31. The taxes may be paid in full or one-half on or before the due date of December 20, with the remaining one-half due on or before May 20 of the following year.

Assessed values are established by the County Appraiser. The assessed value for property located in the City as of January 1, 2018 on which the 2019 levy was based was $960,713,383.

The City's property tax levies per $1,000 (Mills) assessed valuation for the year ended December 31, 2019 recognized as revenue in 2019 were as follows:

	Levy (Mills)
General fund	$ 17.940
Debt service fund	6.584
	$ 24.524

Taxes receivable represent property taxes levied on November 1, 2019 for 2020, which have been recorded as a deferred inflow; delinquent property taxes, City sales taxes, consumers' use tax, and franchise taxes which have been recorded as revenues.

3. Detailed Notes On All Funds

Deposits And Investments

Kansas statutes authorize the City, with certain restrictions, to invest in open accounts, time deposits, certificates of deposits, KMIP, and U.S. Treasury securities. All deposits with banks are collateralized at 105% of market value, as required by the City's Cash and Investment Policy and State Statute, less insured amounts. The City maintains a cash and investment program to pay for operating and capital requirements. The investment program consists of deposits, repurchase agreements, certificates of deposit, and U.S. Treasury securities. Nearly all maturities of securities were less than one year. At December 31, 2019, the bank balance of deposits, certificates of deposit and repurchase agreements were $41,512,445.

Cash and investments are pooled. Investment income is allocated to the funds based on the respective cash and investment balances.

A reconciliation of cash and investments with the statement of net position, as well as a summary of the City's cash and investments is as follows:

Cash on hand	$	5,610
Carrying amount of deposits		(319,250)
Investments		91,436,908
Total cash and investments	$	91,123,268
Pooled cash and investments	$	90,985,428
Restricted cash		137,207
Pooled cash and investments - custodial funds		633
Total cash and investments	$	91,123,268

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City's policy is to collateralize the demand deposits and repurchase agreements with securities held by the financial institution's agent and in the City's name.

At December 31, 2019, the City's deposits were fully collateralized by federal depository insurance and securities held in the City's name by their financial institution's agent. Accordingly, management has determined that none of the City's deposits were exposed to custodial credit risk as of December 31, 2019.

Interest Rate Risk

As a means of managing its exposure to fair value losses arising from increasing interest rates, the City's policy is to limit its investments to securities with stated maturities not exceeding two years. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

The following table shows the City's investment portfolio broken down into maturity ranges.

		Maturity		
	Amount	**6 Months Or Less**	**6 - 12 Months**	**12 - 24 Months**
U.S. Treasury Notes	$ 50,315,990	$ 15,018,978	$ 15,017,572	$ 20,279,440
Repurchase agreements	41,120,918	41,120,918	—	—
	$ 91,436,908	$ 56,139,896	$ 15,017,572	$ 20,279,440

Foreign Currency Risk

Foreign currency risk is the risk that fluctuations in exchange rates can lead to a loss in value of assets denominated in foreign currencies. The City investment policy does not allow for foreign currency denominated investments and, as a result, the City has no investments exposed to foreign currency risk. All investments are in U.S. dollars.

The City has an investment policy that regulates investments in securities that have objectives of safety in principal, liquidity with all investments in U.S. dollars, and investment returns optimized within the constraints of safety and liquidity. Eligible securities are specific to Kansas State Statutes. All securities owned by the City are in conformance with the investment policy.

Credit Risk and Concentrations of Credit Risk

Credit risk is the risk that an entity will not be able to honor its commitments in the event of liquidation. The City manages credit risk by requiring all investments, including the use of any external investment pools be AAA rated by nationally recognized rating agencies. All securities held by the City meet the credit quality objective.

Additionally, the following table summarizes the City's policy limitations on investment concentration:

Investment Type	Maximum Percentage
Repurchase agreements	40%
Collateralized time and demand deposits	100%
U.S. Treasury notes and bills	100%
Kansas Municipal Investment Pool	30%
Bank trust department municipal pools	10%
Temporary notes or no-fund warrants	10%

Presented below is the actual rating by Standard and Poor's Investor Service as of year-end for each investment type, as well as the issuers of securities, and the respective fair value of those securities:

Investment Type	Fair Value	Rating As Of December 31, 2019	Percentage
U.S. Treasury Notes	$ 50,315,990	**	55.0%
Repurchase agreements	41,120,918	AAA Collateral	45.0%
	$ 91,436,908		

** Ratings are not required for U.S. Treasury Notes because they are the highest quality securities.

The City categorized its fair value measurements applicable for reporting its investments within the fair value hierarchy. The hierarchy is based on the valuation of inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs and Level 3 inputs are significant unobservable inputs. The City has one investment that is leveled. U.S. Treasury Notes are valued using quoted market prices (Level 1 inputs). The repurchase agreements are measured at amortized cost.

4. Intergovernmental Revenues

	General Fund	Debt Service	Capital Projects	Municipal Equipment Reserve	Other Governmental Funds	Total
Federal:						
Department of transportation	$ 1,338	$ —	$ —	$ —	$ —	$ 1,338
Department of justice	3,448	—	—	—	—	3,448
FEMA - 2017 flood	—	—	—	174,156	—	174,156
State Of Kansas:						
Special liquor tax	501,867	—	—	—	1,003,734	1,505,601
Gasoline tax	—	—	—	—	949,745	949,745
Drug tax	—	—	—	—	162	162
County and local:						
County sales tax	6,015,892	—	—	—	—	6,015,892
County consumer's use tax	1,353,624	—	—	—	—	1,353,624
Motor vehicle tax	1,283,748	806,682	—	—	—	2,090,430
Interlocal agreements	150	—	50,223	—	2,626,217	2,676,590
	$ 9,160,067	$ 806,682	$ 50,223	$ 174,156	$ 4,579,858	$ 14,770,986

5. Interfund Transfers

A summary of interfund transfers by fund type is as follows:

	Transfers From		
Transfers To	**General Fund**	**Other Governmental Funds**	**Total**
Governmental Activities			
General Fund	$ —	$ 1,252,000	$ 1,252,000
Debt Service Fund	—	—	—
Capital Improvements Fund	1,000,000	—	1,000,000
Public Safety Improvements Fund	1,052,791	—	1,052,791
Economic Development Fund	1,052,784	1,000,000	2,052,784
Municipal Equipment Reserve Fund	1,000,000	—	1,000,000
Other Governmental Funds	1,519,316	500,000	2,019,316
	$ 5,624,891	$ 2,752,000	$ 8,376,891

A summary of amounts due from/to other funds is as follows:

Governmental Activities	
Due from the General Fund to:	
Public Safety Improvement Fund	$ 190,658
Economic Development Fund	190,658
	$ 381,316

Amounts due from the General Fund to the Public Safety Improvement Fund and Economic Development Fund are the result of a time lag created when the General Fund collects and subsequently transfers certain sales taxes designated for public safety capital improvements to the Public Safety Improvement Fund, and certain transfers to the Economic Development Fund.

6. Capital Assets

Governmental capital asset activity for the year ended December 31, 2019 was as follows:

	Balance - December 31, 2018	Increases	Decreases	Balance - December 31, 2019
Governmental activities:				
Capital assets not being depreciated:				
Land and right-of-way	$ 119,450,941	$ 1,291,675	$ —	$ 120,742,616
Infrastructure	20,589,931	730,151	33,062	21,287,020
Construction in progress	2,393,210	3,375,952	1,135,204	4,633,958
Total capital assets not being depreciated	142,434,082	5,397,778	1,168,266	146,663,594
Capital assets being depreciated:				
Buildings and improvements	72,394,264	1,050,472	—	73,444,736
Machinery and equipment	23,469,462	1,414,400	1,654,566	23,229,296
Infrastructure	279,483,847	5,404,807	770,123	284,118,531
Total capital assets being depreciated	375,347,573	7,869,679	2,424,689	380,792,563
Less accumulated depreciation for:				
Buildings and improvements	29,478,383	2,344,939	—	31,823,322
Machinery and equipment	13,541,620	1,979,143	1,480,560	14,040,203
Infrastructure	131,782,441	6,234,592	522,560	137,494,473
Total accumulated depreciation	174,802,444	10,558,674	2,003,120	183,357,998
Total capital assets being depreciated, net	200,545,129	(2,688,995)	421,569	197,434,565
Governmental activity capital assets, net	$ 342,979,211	$ 2,708,783	$ 1,589,835	$ 344,098,159

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	$ 427,801
Public safety	1,591,119
Public works	6,834,233
Parks and recreation	1,705,521
Total depreciation expense	$ 10,558,674

7. Capital Projects Authorized

The City has authorized street improvement and building construction projects. The following is a summary of capital projects, project authorization amounts and expenditures to date:

Project Number And Name		Authorized	Project-To-Date Expenditures At Year End
80129	143rd Street - Windsor to Kenneth	$ 13,827,671	$ 5,260,411
80158	Fire Station #1 Replacement	5,000,000	543,079
80173	Park Maintenance Facility	6,000,000	354,800
80175	Mission Rd, 135th to 143rd	14,806,000	6,765
80219	2019 Residential Streets	3,000,000	2,728,332
80255	2018 Storm Water	3,000,000	3,218,217
80256	2020 Storm Water	3,000,000	—
82065	Overhead Lines Mission 119th-127th	1,632,000	52,499
82074	Overhead Lines Mission 92nd to Ranchmart	969,000	760,282
		$ 51,234,671	$ 12,924,385

8. Temporary Notes

During the year, the City issued a series of temporary notes for the purpose of funding various capital improvement projects.

	Balance January 1, 2019	Additions	Retirements	Balance December 31, 2019
Temporary notes	$ 23,822,050	$ 30,778,477	$ 23,822,050	$ 30,778,477

Temporary notes consisted of the following at December 31, 2019:

Maturing September 1, 2019:	
3.00% General Obligation Temporary Notes	$ 30,778,477

9. Long-Term Liabilities

The following is a summary of changes in long-term liabilities of the City for the year:

	Balance January 1, 2019	Increases	Decreases	Balance December 31, 2019	Amount Due In 2020
Governmental Activities					
General obligation bonds to be paid with:					
Tax levies	$ 46,280,360	$ —	$ 5,548,930	$ 40,731,430	$ 5,497,223
Special Benefit District Assessments	7,534,640	2,435,000	3,851,070	6,118,570	1,372,777
Bond premiums	4,865,377	19,976	470,630	4,414,723	—
Total bonds payable	58,680,377	2,454,976	9,870,630	51,264,723	6,870,000
Capital leases**	1,469,164	1,010,427	312,454	2,167,137	424,255
Compensated absences*	1,536,632	2,012,722	1,965,391	1,583,963	1,267,168
Total Governmental Activity Debt	$ 61,686,173	$ 5,478,125	$ 12,148,475	$ 55,015,823	$ 8,561,423

* Compensated absences typically have been liquidated in the general fund.
** The Capital leases are privately placed.

The detail of debt at December 31, 2019 follows:

Governmental Activities Debt:

General Obligation Bonds To Be Paid With Tax Levies

$700,000 Series 2012-A General Obligation Improvement Bonds due in annual installments through September 1, 2024; interest at 2% to 3%	$	315,000
$1,865,000 Series 2012-A General Obligation Refunding Bonds due in annual installments through September 1, 2024; interest at 2% to 3%		420,000
$5,920,000 Series 2014-A General Obligation Improvement Bonds due in annual installments through September 1, 2029; interest at 3% to 5%		3,920,000
$2,695,000 Series 2014-A General Obligation Refunding Bonds due in annual installments through September 1, 2020; interest at 3% to 5%		415,000
$7,067,7775 Series 2015-A General Obligation Improvement Bonds due in annual installments through September 1, 2030; interest at 2% to 5%		5,178,430
$2,230,000 Series 2015-A General Obligation Refunding Bonds due in annual installments through September 1, 2021; interest at 2% to 5%		725,000
$7,126,100 Series 2016-A General Obligation RefundingBonds due in annual installments through September 1, 2028; interest at 2% to 3%.		3,578,000
$18,190,000 Series 2017-A General Obligation Refunding Bonds due in annual installments through September 1, 2028; interest at 2% to 5%		15,760,000
$3,480,000 Series 2018-A General Obligation Improvement Bonds due in annual installments through September 1, 2033; interest at 3% to 5%		3,245,000
$8,187,073 Series 2018-A General Obligation Refunding Bonds due in annual installments through September 1, 2026; interest at 3% to 5%		7,175,000
		40,731,430

General Obligation Bonds To Be Paid With Benefit District Assessments	
$1,090,000 Series 2014-A General Obligation Refunding Bonds due in annual installments through September 1, 2020; interest at 3% to 5%	$ 180,000
$72,225 Series 2015-A General Obligation Improvement Bonds due in annual installments through September 1, 2025; interest at 2% to 5%	46,570
$2,638,900 Series 2016-A General Obligation Refunding Bonds due in annual installments through September 1, 2023; interest at 2% to 3%	1,687,000
$1,095,000 Series 2017-B General Obligation Refunding Bonds due in annual installments through September 1, 2023; interest at 2% to 2.125%	710,000
$1,262,927 Series 2018-A General Obligation Refunding Bonds due in annual installments through September 1, 2025; interest at 5%	1,060,000
$2,435,000 Series 2019-A General Obligation Refunding Bonds due in annual installments through September 1, 2026; interest at 2%	2,435,000
	6,118,570
General obligation bonds payable	46,850,000
Bonds premiums and discounts	4,414,723
Total Bonds Payable	51,264,723
Capital Leases	
$1,190,486, Lease for fire pumpers due in annual installments through March 24, 2021: interest at 3.99%	276,735
$234,926, Lease for golf carts due in annual installments through January 15, 2020; interest at 4.79%	79,801
$1,112,198 Lease for fire platform truck due in annual installments through March 1. 2026: interest at 2.32%	800,174
$1,010,427 Lease for fire quint due in annual installments through March 20, 2029; interest at 2.18%	1,010,427
Total Capital Leases	2,167,137
Compensated Absences	1,583,963
Net OPEB Obligation (Note 10)	—
	$ 55,015,823

The annual debt service requirements to amortize the City's bonds and capital lease obligations at December 31, 2019 are as follows:

	Governmental Activities					
	General Obligation Bonds					
	Governmental		Benefit Districts		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	$ 5,497,223	$ 1,545,358	$ 1,372,777	$ 181,688	$ 6,870,000	$ 1,727,046
2021	5,141,979	1,298,870	1,128,021	138,055	6,270,000	1,436,925
2022	4,406,918	1,111,143	1,133,082	106,232	5,540,000	1,217,375
2023	3,982,239	918,819	1,102,763	74,206	5,085,000	993,025
2024	3,536,640	756,511	528,359	38,202	4,065,000	794,712
2025 - 2029	13,156,432	1,945,308	853,568	28,943	14,010,000	1,974,250
2030 - 2034	5,010,000	286,238	—	—	5,010,000	286,238
	$ 40,731,430	$ 7,862,247	$ 6,118,570	$ 567,326	$ 46,850,000	$ 8,429,571

	Capital Leases	
	Principal	Interest
2020	$ 424,255	$ 41,675
2021	342,576	41,519
2022	206,047	31,345
2023	210,695	26,697
2024	215,448	21,944
2025 - 2029	768,115	43,360
	$ 2,167,137	$ 206,541

All debt has been issued either to acquire or construct capital assets, or to refund outstanding debt.

Prior Year Defeasance of Debt

In prior years, the City defeased certain general obligation and other bonds by placing the proceeds of refunding bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. During 2019, the remaining bonds in trust were paid in full by the trustees.

Kansas statutes limit the amount of general obligation debt that a unit of government can issue to 30% of the total assessed value of taxable property located within the City's boundaries. The legal debt capacity for the City of Leawood is $272,251,587.

Current Refunding

On August 29, 2019, the City issued $2,435,000 of Series 2019-A Taxable General Obligation Refunding Bonds with an interest rate of 2.0% to refund $2,415,000 of the outstanding portion of the Series 2011-A Taxable General Obligation Bonds with an interest rates ranging from 2.6% to 4.15%. For the bonds to be refunded, proceeds of $2,415,000 were deposited into an irrevocable trust with an escrow agent to provide for the redemption of the Refunded Bonds on September 1, 2019. On September 1, 2019, the Refunded Bonds were redeemed and the related liability for these bonds has been removed from the long-term debt.

The City completed this current refunding to reduce its debt service payments by $152,022 and to obtain an economic gain of $144,163

Capital Leases

As discussed above, the City has land and equipment under capital leases. To account for financing leases of governmental activities, the City charges payments made during the fiscal period as debt service in the governmental fund financial statements. In the year that the asset is received, the City records the present value of future lease payments as capital outlay expenditure and as an offsetting other-financing source in the governmental fund financial statements. The present value of payments due in future periods is shown as a liability, and the gross amount is recorded as a capital asset, net of accumulated depreciation, in the statement of net position. As of December 31, 2019, the gross amount of capital assets under capital leases was $2,555,095 in equipment, with net accumulated amortization of $932,321.

Transportation Development District (TDD) Bonds

The City issued the following conduit special assessment bonds related to three City transportation development districts as follows:

$490,000, Series 2006 Taxable Transportation Development District Special Obligation Bonds due in annual installments through September 1, 2021; interest at 8% (Cornerstone Project)	$ 70,000
$170,000, Series 2006 Taxable Transportation Development District Special Obligation Bonds due in annual installments through September 1, 2021; interest at 8% (Resurrection Project)	30,000
$835,000, Series 2007 Taxable Transportation Development District Special Obligation Bonds due in annual installments through September 1, 2022; interest at 7.5% (Villaggio Project)	240,000
	$ 340,000

The City is in no way liable for repayment of these bonds, but is only acting for the property owners in collecting the assessments, forwarding the collections to bondholders, and initiating foreclosure proceedings.

10. Other Information

Commitments And Contingencies

Encumbrances

Listed below are the encumbrances by fund for the City:

	Capital Projects	Other Govern-mental Funds	Total Govern-mental Funds
Committed To:			
Administration	$ —	$ 24,084	$ 24,084
Public works	9,165,291	1,787,502	10,952,793
Public safety	174,951	651,973	826,924
Parks and recreation	—	282,745	282,745
Total Encumbrances	$ 9,340,242	$ 2,746,304	$ 12,086,546

Golf Course

The City's golf course is managed by a professional management firm. Under the terms of the management contract, each year the City and the firm agree on an operating budget, including anticipated revenues and expenditures (which include debt service and management fees) required to operate the golf course. In the event of a revenue shortfall, the City is obligated to advance monies for operations. In the event of an excess of revenues over expenditures, the City is to receive the excess less an agreed-upon contingency amount.

Federal And State Grants

The City has received financial assistance from various federal and state agencies in the form of grants and entitlements. These programs are subject to audit by agents of the granting authority. Management does not believe that liabilities for reimbursements, if any, will have a materially adverse effect upon the financial condition of the City.

Defined Benefit Pension Plan

Description of Pension Plan

Employees of the City of Leawood, Kansas participate in the Kansas Public Employees Retirement System (KPERS) a cost-sharing multiple employer public employee retirement system (Pension Plan). The Pension Plan is administered by the KPERS, a body corporate and an instrumentality of the State of Kansas. KPERS provides benefit provisions to the following statewide pension groups under one plan, as provided by K.S.A. 74, article 49:

- Public employees, which includes:
  - State/School employees
  - Local employees
- Police and Firemen
- Judges

Substantially all public employees are covered by the Pension Plan. Participation by local political subdivisions is optional, but irrevocable once elected.

The employees participating in the Pension Plan for the City of Leawood are included in the Local Employee group or the Police and Firemen group.

KPERS issues a stand-alone comprehensive annual financial report, which is available on the KPERS website at www.kpers.org.

Benefits

Benefits are established by statute and may only be changed by the General Assembly. Members (except Police and Firemen) with ten or more years of credited service may retire as early as age 55 (Police and Fireman may be age 50 with 20 years of credited service), with the actuarially reduced monthly benefit. Normal retirement is at age 65, age 62 with ten years of credited service, or whenever a member's combined age and years of service equal 85 (Police and Firemen normal retirement ages are age 60 with 15 years of credited service, age 55 with 20 years, age 50 with 25 years, or any age with 36 years of service).

Monthly retirement benefits are based on a statutory formula that includes final average salary and years of service. When ending employment, members may withdraw their contributions from their individual accounts, including interest. Members who withdraw their accumulated contributions lose all rights and privileges of membership. For all pension coverage groups, the accumulated contributions and interest are deposited into and disbursed from the membership accumulated reserve fund as established by K.S.A. 74-4922.

Contributions

Member contributions are established by state law, and are paid by the employee according to the provisions of Section 414(h) of the Internal Revenue Code. State law provides that the employer contribution rates are determined based on the results of an actuarial valuation. The contributions and assets of all groups are deposited in the Kansas Public Employees Retirement Fund established by K.S.A 74-4921. All of the retirement systems are funded on an actuarial reserve basis.

For fiscal years beginning in 1995, Kansas legislation established statutory limits on increases in contribution rates for KPERS employers. Annual increases in the employer contribution rates are related to subsequent benefit enhancements are not subject to these limitations. The statutory cap increase over the prior year contribution rate is 1.2% of total payroll.

The actuarially determined employer contribution rate and the statutory contribution rate for the local employee group are both 8.89%. Member contribution rates as a percentage of eligible compensation for the fiscal year ended June 30, 2019 is 6%. The actuarially determined employer contribution rate and the statutory contribution rate for the police and firemen group are both 22.60%. Member contribution rates for this group are 7.15%.

Contributions to the Pension Plan from the City for the local employee group and police and fireman group were $935,245 and $2,014,301, respectively, for the year ended December 31, 2019.

Employer Allocations

Although KPERS administers one cost-sharing multiple-employer defined benefit pension plan, separate actuarial valuations are prepared to determine the actuarial determined contribution rate by group. Following this method, the measurement of the collective net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense are determined separately for each of the following groups of the plan:

- State/School
- Local
- Police and Fireman
- Judges

To facilitate separate (sub)actuarial valuations, KPERS maintains separate accounts to identify additions, deductions, and fiduciary net position applicable to each group. The allocation percentages presented for each group in the schedule of employer and nonemployer allocations are applied to the amounts presented in the schedules of pension amounts by employer and nonemployer.

The allocation percentages for the City's share of the collective pension amounts as of June 30, 2019 and 2018 were based on the ratio of its contributions to the total of the employer and nonemployer contributions of the group for the fiscal years ended June 30, 2019 and 2018, respectively.

The contributions used exclude contributions made for prior service, excess benefits and irregular payments. At June 30, 2019, the City's proportion in the local employee group was 0.549%, which was a increase of 0.025% from its proportion measured at June 30, 2018. The City's proportion in the police and fire group was 1.642%, which is the same as its June 30, 2018 position.

Net Pension Liability

At June 30, 2019 the City's local employee group reported a liability of $7,671,532 for its proportionate share of the net pension liability. The City's police and fire group reported net pension liability of $16,623,422 at June 30, 2019.

There were no changes in the benefit terms during the KPERS plan year ended June 30, 2019 that affected the measurement of the total pension liability. The general fund has typically been used in prior years to liquidate the pension liabilities.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of December 31, 2018, which was rolled forward to June 30, 2019, using the following actuarial assumptions:

Price Inflation	2.75%
Payroll Growth	3.00%
Salary increases, including wage increases and	3.50 to 12.00%, including inflation
Long-term rate of return, net of investment expense, and including price inflation	7.75%

Mortality rates were based on the RP-2014 Mortality Tables with age setbacks and age set forwards as well as other adjustments based on different membership groups. Future mortality improvements are anticipated using scale MP-2016.

The actuarial cost method is entry age normal. The amortization method is level percentage of payroll, closed.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study conducted for the period January 1, 2013 through December 31, 2015. The experience study is dated November 18, 2016.

The long-term expected rate of return of pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. Best estimates of arithmetic real rates of return for each major asset class as of the most recent experience study, dated November 18, 2016, as provided by KPERS' investment consultant, are summarized in the following table:

Asset Class	Long-Term Target Allocation (%)	Long-Term Expected Real Rate Of Return (%)
Global equity	47.0	6.85
Fixed income	13.0	1.25
Yield driven	8.0	6.55
Real return	11.0	1.71
Real estate	11.0	5.05
Alternatives	8.0	9.85
Short-term investments	2.0	(0.25)
Total	100.00%	

Discount Rate

The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate was based on member and employer contributions as outlined below:

In KPERS, the State/School and Local groups do not necessarily contribute the full actuarial determined rate. Based on legislation first passed in 1993 and subsequent legislation, the employer contribution rates certified by the Board may not increase by more than the statutory cap. The statutory cap for Fiscal Year 2019 was 1.2%.

In recent years, the Legislature has made several changes to statutory rates that deviate from the scheduled contribution increases set under the caps established in 2012 for the State/School group. Under 2015 SB 4, the previously certified State/School statutory rate for Fiscal Year 2015 of 11.27% was reduced to 8.65% for the last half of the fiscal year as part of the Governor's allotment. That same session, SB 228 recertified statutory rates for the State/School group to 10.91% for Fiscal Year 2016 and 10.81% for Fiscal Year 2017 in anticipation of the issuance of $1 billion in pension obligation bonds. Legislation in the 2016 session (SB 161) provided for the delay of up to $100 million in State and School contributions to the Pension Plan. Legislation passed by the 2017 Legislature removed the repayment provisions included in SB 161.

In addition, 2017 S Sub. For Sub. HB 2052 delayed $64.1 million in Fiscal Year State/School contributions, to be repaid over 20 years in level dollar installments. The first year payment of $6.4 million was paid in full at the beginning of fiscal year 2019 and appropriations for Fiscal Year 2019 were made at the contribution rate of 12.01 for the State/School group. Additional Legislation in the 2017 session (S Sub for HB 2002) provided for a reduction of $194 million from the previously certified contribution rate of 13.21% in the State/School contributions to Fiscal Year 2019. Like the Fiscal Year 2017 reduction, it is to be paid back over a 20 year period, beginning in Fiscal Year 2020. Therefore, both reductions will be accounted for as long-term receivables by the Pension Plan. The 2019 Legislature passed House Sub for Sen Bill 109, that provided additional funds for the school group of $56 million and $82 million to be made to the System. The $56 million payment was received by the System on June 30, 2018, and recorded as Fiscal Year 2018 contributions. The $82 million was received July 1, 2019, and was recorded as Fiscal Year 2019 contributions. The 2019 Legislative session passed Senate Bill 9 which authorized a transfer of $115 million to KPERS received in March 2019.

Based on employer contribution history as described above, it is a reasonable estimate that the State/School group's contribution rate may not be certified at the statutory rate. It has been assumed that contribution rates will be made within the same range as have been seen in the past few years between 11 and 12 percent. Using this assumption, actuarial modeling indicates that employer contribution rates for the State/School group are sufficient to avoid a depletion date. The Local Kansas Police and Fireman, and judges groups are contributing at the full actuarial contribution rate.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.75% as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.75%) or 1-percentage point higher (8.75%) than the current rate:

	1.00% Decrease (6.75%)	Current Rate (7.75%)	1.00% Increase (8.75%)
Local	$ 11,457,594	$ 7,671,532	$ 4,504,560
Police and Fireman	23,589,843	16,623,422	10,791,193
Total	$ 35,047,437	$ 24,294,954	$ 15,295,753

Pension Expense

For the year ended December 31, 2019, the City recognized pension expense of $3,914,455 which includes the changes in the collective net pension liability, projected earnings on pension plan investments, and the amortization of deferred outflows of resources and deferred inflows of resources for the current period.

Deferred Outflows of Resources and Deferred Inflows of Resources

At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Outflows Of Resources	Inflows Of Resources
Differences between actual and expected experience	$ 955,911	$ 224,010
Net differences between projected and actual earnings on investments	515,074	—
Changes in assumptions	823,339	33,954
Changes in proportions	461,130	496,835
City contributions subsequent to the measurement date of June 30, 2019	1,466,062	—
	$ 4,221,516	$ 754,799

Contributions of $1,466,062 subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. The remaining amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Year Ended December 31,				
	2020	**2021**	**2022**	**2023**	**2024**
Local	$ 245,750	$ (20,547)	$ 74,923	$ 104,789	$ 4,922
Police and Fireman	811,434	232,789	322,084	217,419	7,093
Total	$ 1,057,184	$ 212,242	$ 397,007	$ 322,208	$ 12,015

Pension Plan Fiduciary Net Position

Detailed information about the Pension Plan's fiduciary net position is available in the separately issued KPERS' financial report. At December 31, 2019, the Pension Plan's net position is sufficient to pay benefits.

Supplemental Retirement Programs

The City offers its non-KP&F employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457 and/or salary deferral under Section 401(a). Under the plans, the City will match 50 cents on the dollar up to a maximum of 2.5% of the employee's annual salary. Employees may participate in both plans, but the City will only contribute matching funds to one of the plans. Contributions to the plans by the City and employees for 2019 were $152,114 and $786,899, respectively.

Other Postemployment Benefit Plans – Defined Benefit Healthcare Plan

Plan Description

The City sponsors a single-employer, defined benefit healthcare plan that provides healthcare benefits to retirees and their dependents, including medical, pharmacy and dental coverage. There is no separate audited statement for this plan. Retiree health coverage is provided under Kansas Statute 12-5040.

Benefits are provided through fully-insured plans administered by Blue Cross Blue Shield of Kansas. The City requires retirees to pay the same premiums charged to active participants, with a 2% additional charge for administrative expenses. The rates being paid by retirees for benefits are typically lower than those for individual health insurance policies. The difference between these amounts is the implicit rate subsidy, which is considered other post employment benefits (OPEB) under Governmental Accounting Standards Statement No. 75 (GASB Statement 75). The plan is funded on a pay-as-you-go basis. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Eligibility

Police and Firefighters (KP&F)

Tier 1: employed before 7/1/1989. Age 50 with 20 years of service, or any age with 32 years of service.

Tier 2: employed on or after 7/1/1989. Age 50 with 20 years of service, or age 60 with 15 years of service.

All Others (KPERS)

Tier 1: employed before 7/1/2009. Age 65, or age 55 with 10 years of service, or any age when age + service is greater than or equal to 85.

Tier 2 & 3: employed on or after 7/1/2009. Age 65 with 5 years of service, or age 55 with 10 years of service, or age 60 with 30 years of service.

Benefits

Retirees and spouses have the same benefits as active employees. Retiree coverage terminates either when the retiree becomes covered under another employer health plan, or when the retiree reaches Medicare eligibility age which is currently age 65. Spousal coverage is available until the retiree becomes covered under another employer health plan, attains Medicare eligibility age, or dies. A surviving spouse will have a continuation of benefits under COBRA for 3 years after death of the retiree or until the spouse turns 65, whichever is earlier.

Employees Covered By Benefit Terms

At December 31, 2019, the following employees were covered by the benefit terms:

Retirees and covered spouses	26
Active employees	245
	271

Total OPEB Liability and Actuarial Assumptions

The City's total OPEB liability for this plan of $3,930,838 reported as of December 31, 2019 was measured as of January 1, 2019 (the measurement date), and was determined by an actuarial valuation as of January 1, 2019, which was rolled forward to December 31, 2019, using the following actuarial assumptions:

Actuarial Cost Method:	Entry Age - Level Percent of Pay
Price inflation:	2.50%
Salary scale:	3.00%
Discount rate (based on S&P Municipal Bond 20 Year High Grade Rate Index):	3.64%

Mortality rates used for the health insurance benefits are based on 90% of the RP-2014 Total Dataset for pre-retirement, RP-2014 Total Dataset Healthy for post-retirement and RP-2014 Disabled Life Table for disabled retirees. All rates are projected into the future using Scale MP-2016.

Annual healthcare trend rates are based on plan experience, historical trends, and industry norms. The immediate trend rates were assumed to decrease to an ultimate trend rate over a period of 5 to 10 years. The ultimate rate is decreased over time to maintain this relationship. The healthcare trend is 8.00% for medical and pharmacy in year one trending down to 4.50% in year ten. Dental is 4.50% in all years.

Changes in Total OPEB Liability

The changes in the OPEB liability are as follows:

Net OPEB liability - beginning of year	$ 3,640,390
Changes for the year:	
Service cost	194,607
Interest	140,015
Benefit payments	(111,354)
Difference between expected and actual experience	(255,536)
Changes in assumptions	322,776
Net Changes In OPEB Obligation	290,508
Net OPEB Obligation, December 31, 2019	$ 3,930,898

Sensitivity Analysis

The following presents the City's total OPEB liability calculated using the discount rate of 3.64%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.64%) or 1-percentage point higher (4.64%) than the current rate:

1.00% Decrease (2.64%)	Current Rate (3.64%)	1.00% Increase (4.64%)
$ 4,393,762	$ 3,930,898	$ 3,519,136

The following presents the City's total OPEB liability calculated using the current healthcare cost trend rates as well as what the City's total OPEB liability would be if it were calculated using trend rates that are 1-percentage point lower or 1-percentage point higher than the current trend rates:

1.00% Decrease	Current Trend Rate	1.00% Increase
$ 3,429,312	$ 3,930,898	$ 4,527,807

OPEB Expense

For the year ended December 31, 2019, the City of Leawood recognized OPEB expense for this plan of $290,508, which includes the changes in the total OPEB liability.

Deferred Outflows Of Resources And Deferred Inflows Of Resources

For the year ended December 31, 2019, the City of Leawood reported deferred outflows of resources and deferred inflows of resources related to this plan from the following sources:

	Deferred Outflows Of Resources	Deferred Inflows Of Resources
Differences between expected and actual experience	$ —	$ 225,614
Changes in assumptions	284,980	—
	$ 284,980	$ 225,614

Amounts reported as deferred outflows or deferred inflows of resources related to this plan will be recognized in OPEB expense as follows:

Years Ending December 31,	Amount
2020	$ 7,874
2021	7,874
2022	7,874
2023	7,874
2024	7,874
Thereafter	19,996
Total	$ 59,366

Other Postemployment Benefit Plans – Long-term Disability Benefits Sponsored By Kansas Public Employees Retirement System (KPERS)

Plan Description

The City of Leawood participates in a multiple-employer defined benefit other postemployment benefit (OPEB) plan (the Plan) which is administered by the Kansas Public Employees Retirement System (KPERS). The Plan provides long-term disability benefits and a life insurance benefit for disabled members to KPERS members, as provided by K.S.A. 74-04927. The Plan is administered through a trust held by KPERS that is funded to pay annual benefit payments. However because the trust's assets are used to pay employee benefits other than OPEB, the trust does not meet the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Accordingly, the Plan is considered to be administered on a pay-as-you-go basis.

Benefits

Benefits are established by statute and may be amended by the KPERS Board of Trustees. The Plan provides long-term disability benefits equal to 60 percent (prior to January 1, 2006, 66 2/3 percent) of annual compensation, offset by other benefits. Members receiving long-term disability benefits also receive credit towards their KPERS retirement benefits and have their group life insurance coverage continued under the waiver of premium provision.

The monthly long-term disability benefit is 60 percent of the member's monthly compensation, with a minimum of $100 and a maximum of $5,000. The monthly benefit is subject to reduction by deductible sources of income, which include Social Security primary disability or retirement benefits, workers compensation benefits, other disability benefits from any other sources by reason of employment, and earnings from any form of employment. If the disability begins before age 60, benefits are payable while the disability continues until the member's 65th birthday or retirement date, whichever occurs first. If the disability begins after age 60, benefits are payable while the disability continues, for a period of five years or until the member retires, whichever occurs first. Benefit payments for disabilities caused or contributed to by substance abuse or non-biologically based mental illnesses are limited to the shorter of the term of the disability or 24 months per lifetime.

The death benefit paid to beneficiaries of disabled members is 150% of the greater of 1) the member's annual rate of compensation at the time of disability, or 2) the members previous 12 months of compensation at the time of the last date on payroll. If the member has been disabled for five or more years, the annual compensation or salary rate at the time of death will be indexed using the consumer price index, less one percentage point, to compute the death benefit. If a member is diagnosed as terminally ill with a life expectancy of 12 months or less, the member may be eligible to receive up to 100% of the death benefit rather than having the benefit paid to the beneficiary. If a member retires or disability benefits end, the member may convert the group life insurance coverage to an individual insurance policy.

Covered Employees

At December 31, 2019, the following employees were covered by the Plan:

Inactive employees or beneficiaries currently receiving benefit payments	—
Active employees	155
	155

Total OPEB Liability and Actuarial Assumptions

The City's total OPEB liability of $228,527 reported as of June 30, 2019 was measured at June 30, 2019 (the measurement date), and was determined by an actuarial valuation as of December 31, 2018, which was rolled forward to June 30, 2019, using the following actuarial assumptions:

Actuarial Cost Method:	Entry Age - Level Percent of Pay
Price inflation:	2.75%
Salary scale:	3.50%
Discount rate (20-year municipal bond index):	3.50%

Mortality rates used for the death benefits were based on 90% of the RP-2014 Total Dataset +2 for Males and 90% of the RP-2014 Total Dataset +1 for Females. Generational mortality improvements were projected for future years using MP-2018.

Changes in Total OPEB Liability

The changes in the OPEB liability for this plan are as follows:

Net OPEB liability - beginning of year	$ 212,724
Changes for the year:	
Service cost	37,658
Interest	9,689
Differences between actual and expected experience	(34,050)
Changes in assumptions or other inputs	2,506
Net changes in OPEB obligation	15,803
Net OPEB obligation, December 31, 2019	$ 228,527

Sensitivity Analysis

The following presents the City's total OPEB liability calculated using the discount rate of 3.50%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.50%) or 1-percentage point higher (4.50%) than the current rate:

1.00% Decrease (2.50%)	Current Rate (3.50%)	1.00% Increase (4.50%)
$ 234,150	$ 228,527	$ 221,254

Healthcare cost trend rate sensitivity analysis is not applicable as healthcare trend rates do not affect the liabilities related to the long-term disability benefits sponsored by KPERS.

OPEB Expense

For the year ended December 31, 2019, the City recognized OPEB expense for this plan of $38,020, which includes the changes in the total OPEB liability, and the amortization of deferred outflows of resources and deferred inflows of resources for the current period.

Deferred Outflows Of Resources And Deferred Inflows Of Resources

At December 31, 2019, the City reported deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows Of Resources	Deferred Inflows Of Resources
Differences between actual and expected experience	$ —	$ 72,619
Changes in assumptions	2,248	4,315
	$ 2,248	$ 76,934

Amounts reported as deferred outflows or deferred inflows of resources related to this plan will be recognized in OPEB expense as follows:

Year Ended December 31,	Amount
2020	$ (9,327)
2021	(9,327)
2022	(9,327)
2023	(9,327)
2024	(9,327)
Thereafter	(28,051)
	$ (74,686)

Aggregate OPEB Expense

The aggregate OPEB expense for the two plans is $328,528.

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Potential claims, claims expenditures, and/or liabilities are reported immediately when it becomes evident that a loss has occurred or a claim may be made.

The City has addressed potential risk by purchasing various commercial insurance policies for certain insurable causes of loss. These policies cover property including buildings, contents, extra expenses, physical damage to vehicles, and contractor's equipment for direct damage due to many perils, including limited coverage for flood and earthquake.

In addition, the City carries insurance for instances in which the City is held to be legally liable for bodily injury and property damage. Coverage includes general liability, automobile liability, physical damage to vehicles, law enforcement liability, employee dishonesty, public official's liability and excess liability coverage. Where applicable, the coverage provides $500,000 limits per occurrence for all claims capped by the Kansas Tort Claims Act (KTCA). Liabilities that fall outside the KTCA are insured to an additional $10,000,000 in excess liability limits. Other miscellaneous coverage purchased includes theft of cash/securities and underground storage tank liability, fiduciary liability and cyber liability.

In certain cases, the City retains risks up to the individual policy deductible amounts and for losses in excess of any amounts not provided by the excess liability insurance coverage. Settled claims have not exceeded the commercial limits in any of the past three fiscal years.

During 2019, the City continued to participate in the Kansas Eastern Region Insurance Trust (KERIT) for workers' compensation coverage. The trust provides loss control services to all member entities. The City has an internal Safety Committee comprised of representatives from all departments. The committee reviews accidents, discusses safety issues and implements organizational-wide safety programs.

FEMA Recoveries

On July 27, 2017, a major flood occurred at the Parks and Recreation Maintenance Facility resulting in extensive damage to the building and loss of the equipment stored at this location. This event also caused significant damage to various park structures and amenities, and trails, resulting in significant expense for debris cleanup and restoration of many areas of the City. In 2017, the City received insurance recovery of $930,931 for covered equipment and building loss. It was also determined that the loss qualified for cost recovery through FEMA. In 2018, the City received $468,469 in reimbursement from FEMA for recovery of many costs incurred, including: insurance deductibles, debris removal, and repairs to structures, amenities (playgrounds, sport fields), and trails. In 2019, the City received an additional $174,156. This amount is reflected in the financial statements in intergovernmental revenues.

Economic Conditions

The recent outbreak of COVID-19, which has been declared by the World Health Organization to be a public health emergency of international concern, has spread across the globe and is impacting worldwide economic activity. The COVID-19 outbreak poses the risk that the City or its employees, contractors, residents, local businesses, and other partners may be prevented from conducting business activities for an indefinite period of time, including due to shutdowns that may be requested or mandated by governmental authorities.

Required Supplementary Information

CITY OF LEAWOOD, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2019

Required supplementary information includes financial information and disclosures that are required by GAAP but are not considered a part of the basic financial statements.

Such information includes:

- Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund
- Schedule of Funding Progress - Other Postemployment Benefits
- Comparison of Needed-to-Actual Maintenance/Preservation for Streetlights and Traffic Signals
- Schedules of Selected Pension Information

Budgetary Data

GAAP is the budgetary basis of accounting

CITY OF LEAWOOD, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For The Year Ended December 31, 2019

	Budgeted Amounts			
	Original Budget	Final Budget	Actual	Variance With Final Budget- Over (Under)
Revenues				
Taxes	$ 31,022,408	$ 30,972,308	$ 30,554,803	$ (417,505)
Licenses and permits	1,423,500	1,548,500	1,463,219	(85,281)
Intergovernmental	9,532,976	9,464,776	9,160,067	(304,709)
Charges for services	2,803,700	2,867,400	2,913,375	45,975
Fines and forfeitures	1,500,000	1,500,000	1,239,576	(260,424)
Interest	200,216	325,028	343,195	18,167
Contributions and other	81,000	81,000	133,536	52,536
Total Revenues	46,563,800	46,759,012	45,807,771	(951,241)
Expenditures				
Current:				
General government	8,615,300	8,673,400	7,443,904	(1,229,496)
Public safety	18,680,700	18,617,800	17,285,826	(1,331,974)
Parks and recreation	7,613,600	7,514,863	6,854,630	(660,233)
Public works	8,151,400	8,425,900	6,892,535	(1,533,365)
Total general government	43,061,000	43,231,963	38,476,895	(4,755,068)
Debt service:				
Principal retirement	312,600	312,517	312,453	(64)
Interest	41,400	41,320	41,247	(73)
Capital outlay:				
Public safety	—	—	1,010,427	1,010,427
Total Expenditures	43,415,000	43,585,800	39,841,022	(3,744,778)
Revenues Over Expenditures	3,148,800	3,173,212	5,966,749	2,793,537
Other Financing Sources (Uses)				
Capitalized Leases	—	—	1,010,427	1,010,427
Transfers in	252,000	252,000	1,252,000	1,000,000
Transfers out	(5,689,200)	(5,693,716)	(5,624,891)	(68,825)
Total Other Financing Uses	(5,437,200)	(5,441,716)	(3,362,464)	(2,079,252)
Net Change In Fund Balance	$ (2,288,400)	$ (2,268,504)	$ 2,604,285	$ 4,872,789
Fund Balance - Beginning Of Year			$ 13,303,985	
Fund Balance - End Of Year			$ 15,908,270	

CITY OF LEAWOOD, KANSAS

SCHEDULE OF OTHER POST EMPLOYEMENT BENEFITS
HEALTHCARE BENEFITS FOR PRE-MEDICARE RETIREES

	December 31,	
	2019	2018
Total OPEB Liability - Healthcare Plan		
Service cost	**$ 194,607**	$ 160,692
Interest	**140,015**	125,862
Difference between expected and actual experience	**(255,536)**	—
Changes in assumptions or other inputs	**322,776**	—
Benefit payments	**(111,354)**	(95,710)
Net change in total OPEB liability	**290,508**	190,844
Total OPEB liability - beginning	**3,640,390**	3,449,546
Total OPEB liability - ending	**$ 3,930,898**	$ 3,640,390
Covered payroll	**$ 16,594,456**	$ 16,305,200
Total OPEB liability as a percentage of covered payroll	**23.69%**	22.33%

Notes:

Above schedules are intended to show information for 10 years. Additional years will be displayed as they become available. Information is provided on a measurement date and actuarial valuation as of January 1, 2019, rolled forward to December 31, 2019.

Changes for the January 1, 2019 actuarial valuation relative to the January 1, 2018 valuation includes the following:

1. Discount rate was decreased from 3.70% to 3.64%.
2. Healthcare cost trend experience and updated healthcare plan structure.
3. Increased Total OBEP Liability 8% to estimate the impact of potential future excise taxes on high-cost plan benefits.

SCHEDULE OF OTHER POST EMPLOYEMENT BENEFITS LONG-TERM DISABILITY BENEFITS SPONSORED BY KANSAS PUBLIC EMPLOYEES RETIREMENT SYSTEM (KPERS) For The Year Ended December 31, 2019

	June 30,		
	2019	2018	2017
Total OPEB Liability - KPERS Disability Plan			
Service cost	**$ 37,658**	$ 37,289	$ 41,700
Interest	**9,689**	9,252	6,200
Difference between actual and expected experience	**(34,050)**	(53,010)	—
Effect of assumption changes or inputs	**—**	—	—
Changes in assumptions or other inputs	**2,506**	(1,961)	(4,000)
Benefit payments	**—**	—	—
Net change in total OPEB liability	**15,803**	(8,430)	43,900
Total OPEB liability - beginning	**212,724**	221,154	177,200
Total OPEB liability - ending	**$ 228,527**	$ 212,724	$ 221,100
Covered payroll	**$ 8,973,000**	$ 8,973,000	$ 9,260,000
Total OPEB liability as a percentage of covered payroll	**2.55%**	2.37%	2.39%

Notes:

Above schedules are intended to show information for 10 years. Additional years will be displayed as they become available. Information is provided on a measurement date and actuarial valuation as of December 31, rolled forward to June 30 of the current year.

Changes Of Benefit Terms Or Assumptions

There were no changes to benefit terms in the plan for the plan year ended June 30, 2019. The discount rate changed from 3.87% for the plan year ended June 30, 2018 to 3.50% for the plan year ended June 30, 2019.

CITY OF LEAWOOD, KANSAS

COMPARISON OF NEEDED-TO-ACTUAL MAINTENANCE/PRESERVATION FOR STREETLIGHTS AND TRAFFIC SIGNALS

December 31, 2019

The City has elected to use the Modified Approach, as defined by GASB 34 for infrastructure reporting of its streetlights and traffic signals. Under GASB 34, eligible infrastructure capital assets are not required to be depreciated under the following requirements:

The City manages the eligible infrastructure capital assets using an asset management system with the characteristics of (1) an up-to-date inventory; (2) perform condition assessments and summarize the results using a measurement scale; and (3) estimate annual amounts to maintain and preserve at the established condition assessment level.

The City documents that the eligible infrastructure capital assets are being preserved approximately at or above the established and disclosed condition assessment level. It is the City's policy to maintain and preserve streetlights and traffic signals at least at 85% of their normal operating mode. Streetlights and traffic signals are often out of service due to the following factors: (1) life of lamp light; (2) accidents by vehicles or contractors who excavate in the City's right of ways; (3) weather, such as high winds, rain, snow and ice; (4) vandalism. During 2007, the City contracted with an outside service provider to perform inspections. The provider performs a monthly visual inspection on the streetlights and traffic signals and reports to the City Engineer. The City also relies on citizens to report street light and traffic signal outages or malfunctions. The City's policy is to repair/replace any outages or malfunction within 48 hours. The service provider's last three inspection reports show the following condition assessments: October 2019 – 98.6%; November 2019 2019 - 99.2%; and December 2019 – 99.4%.

Schedule of needed-to-actual maintenance/preservation - streetlights and traffic signals

2019	2018	2017	2016	2015	2014
$ 413,000	$ 413,000	$ 413,000	$ 410,000	$ 340,000	$ 321,000
325,755	344,944	310,746	312,096	298,252	290,075

CITY OF LEAWOOD, KANSAS

SCHEDULES OF SELECTED PENSION INFORMATION
KANSAS PUBLIC EMPLOYEES' RETIREMENT SYSTEM
December 31, 2019

Schedule Of Proportionate Share Of The Net Pension Liability

	June 30,					
	2019	2018	2017	2016	2015	2014
City's local group proportion of the net pension liability	**0.54900%**	0.52412%	0.54006%	0.53514%	0.52701%	0.53164%
City's local group proportionate share of the net pension liability	**$ 7,671,532**	$ 7,305,174	$ 7,822,573	$ 8,278,697	$ 6,919,848	$ 6,543,519
City's local group covered payroll	**10,135,134**	9,363,095	9,523,225	9,156,287	8,768,458	8,722,548
City's local group proportionate share of net pension liability as a percentage of its covered payroll	**75.69%**	78.02%	82.14%	90.42%	78.92%	75.02%
Plan fiduciary net position as a percentage of the total pension liability	**69.88%**	68.88%	67.12%	65.10%	64.95%	66.02%

	June 30,					
	2019	2018	2017	2016	2015	2014
City's police & fire proportion of the net pension liability	**1.64244%**	1.64208%	1.63472%	1.73561%	1.72633%	1.69681%
City's police & fire proportionate share of the net pension liability	**$ 16,623,422**	$ 15,800,150	$ 15,330,273	$ 16,119,675	$ 12,535,171	$ 11,128,367
City's police & fire covered payroll	**8,779,230**	8,353,034	8,164,212	8,257,255	7,860,825	7,553,871
City's police & fire proportionate share of net pension liability as a percentage of its covered payroll	**189.35%**	189.15%	187.77%	195.22%	159.46%	147.32%
Plan fiduciary net position as a percentage of the total pension liability	**69.88%**	68.88%	67.12%	65.10%	64.95%	66.60%

Schedule Of Contributions

	December 31,					
	2019	2018	2017	2016	2015	2014
Required local group contribution	**$ 935,245**	$ 805,700	$ 844,747	$ 857,087	$ 846,519	$ 765,168
Contributions made in relation to the required contribution	**935,245**	805,700	844,747	857,087	846,519	765,168
Contribution deficiency		—	—	—	—	—
City's local group covered payroll	**10,500,082**	9,584,459	9,439,708	9,336,434	8,967,225	8,805,129
Contributions as a percentage of local group covered payroll	**8.91%**	8.41%	8.95%	9.18%	9.44%	8.69%
Required police & fire contribution	**$ 2,014,301**	$ 1,743,640	$ 1,611,376	$ 1,738,314	$ 1,769,008	$ 1,579,152
Contributions made in relation to the required contribution	**2,014,301**	1,743,640	1,611,376	1,738,314	1,769,008	1,579,152
Contribution deficiency	**—**	—	—	—	—	—
City's police & fire covered payroll	**8,912,828**	8,457,250	8,169,986	8,285,571	8,065,260	7,706,933
Contributions as a percentage of police & fire covered payroll	**22.60%**	20.62%	19.72%	20.98%	21.93%	20.49%

Notes:

Above schedules are intended to show information for 10 years. Additional years will be displayed as they become available. Information is provided on a measurement date and actuarial valuation as of December 31, rolled forward to June 30, of the current year.

Changes Of Benefit Terms Or Assumptions

There were no changes to benefit terms in the plan or changes to assumption in the valuation report for the plan year ended June 30, 2019.

Supplementary Information

Combining And Individual Fund Financial Statements And Schedules

CITY OF LEAWOOD, KANSAS

SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL - GENERAL FUND
For The Year Ended December 31, 2019

	Original Budget	Final Budget	Actual	Variance Over (Under) With Final Budget
General government:				
Administration:				
Personnel services	$ 2,549,600	$ 2,525,600	$ 2,365,824	$ (159,776)
Contractual services	1,823,400	1,839,200	1,225,228	(613,972)
Commodities	144,000	144,500	74,519	(69,981)
Total administration	4,517,000	4,509,300	3,665,571	(843,729)
Community development:				
Personnel services	1,486,700	1,543,800	1,502,040	(41,760)
Contractual services	135,600	143,700	104,294	(39,406)
Commodities	41,400	36,700	24,645	(12,055)
Total community development	1,663,700	1,724,200	1,630,979	(93,221)
Municipal court:				
Personnel services	609,600	607,300	538,115	(69,185)
Contractual services	78,100	79,300	37,684	(41,616)
Commodities	12,400	12,400	3,497	(8,903)
Total municipal court	700,100	699,000	579,296	(119,704)
Legal services:				
Personnel services	508,600	524,100	519,034	(5,066)
Contractual services	53,700	56,400	39,124	(17,276)
Commodities	2,800	2,800	553	(2,247)
Total legal services	565,100	583,300	558,711	(24,589)
Information services:				
Personnel services	546,700	529,000	519,240	(9,760)
Contractual services	367,900	378,900	354,384	(24,516)
Commodities	254,800	249,700	135,722	(113,978)
Total information services	1,169,400	1,157,600	1,009,347	(148,253)
Total general government	8,615,300	8,673,400	7,443,904	(1,229,496)
Public safety:				
Police:				
Personnel services	9,377,300	9,099,600	8,628,744	(470,856)
Contractual services	1,045,500	1,068,300	708,802	(359,498)
Commodities	577,400	596,400	366,324	(230,076)
Total police	11,000,200	10,764,300	9,703,870	(1,060,430)
Fire:				
Personnel services	7,016,500	7,148,700	7,040,085	(108,615)
Contractual services	353,000	392,000	343,840	(48,160)
Commodities	311,000	312,800	198,031	(114,769)
Total fire	7,680,500	7,853,500	7,581,956	(271,544)
Total public safety	18,680,700	18,617,800	17,285,826	(1,331,974)
Public works:				
Personnel services	4,740,300	4,775,800	4,446,307	(329,493)
Contractual services	2,144,800	2,366,900	1,407,184	(959,716)
Commodities	1,266,300	1,283,200	1,039,044	(244,156)
Total public works	8,151,400	8,425,900	6,892,535	(1,533,365)
Parks and recreation:				
Personnel services	4,736,700	4,647,698	4,445,254	(202,444)
Contractual services	2,054,200	2,100,596	1,782,747	(317,849)
Commodities	822,700	766,569	626,629	(139,940)
Total parks and recreation	7,613,600	7,514,863	6,854,630	(660,233)
Total general government expenditures	$ 43,061,000	$ 43,231,963	$ 38,476,895	$ (4,755,068)

CITY OF LEAWOOD, KANSAS

OTHER NON-MAJOR GOVERNMENTAL FUNDS
December 31, 2019

Special Revenue Funds - account for revenue sources that are restricted to expenditures for specific purposes.

Special Alcohol Fund - established to account for one-third of the Alcohol Tax Funds sent to the City quarterly from the State Treasurer's office, which is computed in compliance with K.S.A. Supp. 79-41A04 et seq., representing tax receipts and adjustments processed by the Department of Revenue. For cities with a population exceeding 6,000, this amount is to be credited one-third to the General Fund, one-third to a Special Parks and Recreation Fund, and one-third to a Special Alcohol and Drug Program Fund. These monies are allocated yearly for distribution to agencies involved in drug and alcohol prevention and/or treatment programs that are approved by the City Council in specified amounts on a yearly basis.

Special City Highway Fund - established to account for monies received from the State for shared gas tax revenues, in accordance with K.S.A. Statute 79-3425c(c).

Special Parks and Recreation Fund - established to account for one-third of the Alcohol Tax funds that are sent to the City quarterly by the State Treasurer's office.

Special Law Enforcement Fund - established to provide depository for monies forfeited to the City of Leawood Police Department pursuant to the provisions of K.S.A. 65-4135 and 65-4156 related to controlled substance investigation forfeitures. Expenditures from this fund shall be made only for authorized law enforcement purposes of the City of Leawood Police Department. Any monies forfeited to the City of Leawood Police Department pursuant to the provisions of K.S.A. 1988 Supp. 65-4156, and any subsequent amendments thereto, shall be deposited in this fund.

American Revolution Tri-Centennial Fund - established to account for monies donated by the Leawood American Revolution Bicentennial Committee. These monies are to be continually reinvested by the City until the year 2076. It is intended that this fund then be used for the overall benefit for the citizens of the City on a special American Revolution Tri-Centennial event or project, needed community facilities, equipment or programs.

Transient Guest Tax Fund - established to account for monies levied by the City and paid by transient guests for lodging or sleeping accommodations in any hotel or motel. The tax monies collected will be used to promote economic development, conventions and tourism and related expenditures and such other purposes as may be determined by the Governing Body.

Resurrection TDD Fund – Established to account for the receipt of special taxes and assessments used to pay principal and interest on related conduit debt that has no direct City liability, as well as receipt and disbursement of capital project proceeds related to the conduit debt.

Cornerstone TDD Fund - Established to account for the receipt of special taxes and assessments used to pay principal and interest on related conduit debt that has no direct City liability, as well as receipt and disbursement of capital project proceeds related to the conduit debt.

Villagio TDD Fund – Established to account for the receipt of special taxes and assessments used to pay principal and interest on related conduit debt that has no direct City liability, as well as receipt and disbursement of capital project proceeds related to the conduit debt.

Park Place TDD Fund – Established to account for the receipt of special taxes and assessments used to pay principal and interest on related conduit debt that has no direct City liability, as well as receipt and disbursement of capital project proceeds related to the conduit debt.

Camelot Court CID Fund - Established to account for the receipt of special taxes and assessments used to pay principal and interest on related conduit debt that has no direct City liability, as well as receipt and disbursement of capital project proceeds related to the conduit debt.

Capital Projects Funds - account for resources used for the acquisition and/or construction of capital projects not being financed by other funds.

Capital Improvements Fund – established to account for the budgeted transfer of monies from other City funds lawfully available for improvement purposes. Funds may be used to finance, in whole or in part, any public improvement need set forth in the adopted capital improvement plan.

Public Safety Improvement Fund - established to account for resources used to construct public safety improvements including a Justice Center and other necessary and related improvements.

Street Improvements - established to account for the pay-as-you-go portion of the annual mill and overlay, slurry seal and arterial street repairs.

City Capital Art - established to account for funds used by the Arts Council for the selection and placement of public art on City property.

Park Impact Fee Fund - established to account for fees imposed by the City on all new development in South Leawood and all fees collected shall be used solely and exclusively for the purpose of acquisition and development of park land and open space made necessary by and serving such new development.

1/8th Cent Sales Tax Fund - established to fund an accelerated residential and thoroughfare street improvement program, and to fund storm water improvement projects which are not otherwise eligible for funding from other governmental sources.

Leawood Transportation Impact Fee Fund - established to account for fees imposed on new development in South Leawood for the purpose of assuring that transportation improvements are available and provides adequate transportation system capacity to support new development while maintaining levels of transportation service deemed adequate by the City. The impact fee shall be imposed on all new development in South Leawood, except as may be otherwise provided, and all fees collected shall be utilized solely and exclusively for transportation improvements in South Leawood serving such new development.

135th Street Corridor Impact Fee Fund - established to account for fees imposed on new development in the 135th Street corridor for the purpose of assuring that 135th Street highway transportation improvements are available and provides adequate transportation system capacity to support new development while maintaining levels of transportation service on Highway 135th Street deemed adequate by the City. The impact fee shall be imposed on all new development in the 135th Street corridor and all fees collected shall be utilized solely and exclusively for transportation improvements in the 135th Street corridor servicing such new development.

Public Art Impact Fee Fund - established by the City for the purpose of acquisition and construction of Public Art. A Public Art impact fee is imposed by the City on all new commercial development and commercial remodels in Leawood.

Economic Development Fund - established to provide payment for economic development promotion within the City.

CITY OF LEAWOOD, KANSAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
Page 1 Of 2
December 31, 2019

	Special Revenue										
	Special Alcohol	Special City Highway	Special Parks And Recreation	Special Law Enforcement	American Revolution Tri-Centennial	Transient Guest Tax	Resurrection TDD	Cornerstone TDD	Villagio TDD	Park Place TDD	Camelot Court CID
Assets											
Pooled cash and investments	$ 222,961	$ 1,415,764	$ 519,197	$ 27,569	$ 8,725	$ 533,863	$ 508	$ 3,067	$ —	$ 25,683	$ 49,238
Receivables:											
Sales tax	—	—	—	—	—	—	—	—	—	50,115	129,572
Transient guest tax	—	—	—	—	—	108,708	—	—	—	—	—
Interest	369	2,742	958	56	23	3,270	—	—	—	—	—
Intergovernmental	125,000	—	125,000	—	—	—	—	—	—	—	—
Special assessments	—	—	—	—	—	—	30,000	70,000	240,000		
Due from other funds	—	—	—	—	—	—	—	—	—	—	—
Total Assets	$ 348,330	$ 1,418,506	$ 645,155	$ 27,625	$ 8,748	$ 645,841	$ 30,508	$ 73,067	$ 240,000	$ 75,798	$ 178,810
Liabilities And Fund Balances											
Liabilities											
Accounts payable and accrued liabilities	$ 10,802	$ —	$ 7,285	$ —	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Fund Balances											
Restricted For:											
Social services	337,528	—	—	—	—	—	—	—	—	—	—
Parks and recreation	—	—	637,870	—	—	—	—	—	—	—	—
Tourism promotion	—	—	—	—	—	645,841	—	—	—	—	—
Bridges, streets and signals	—	1,418,506	—	—	—	—	—	—	—	—	—
Law enforcement	—	—	—	27,625	—	—	—	—	—	—	—
Committed To:											
Economic development	—	—	—	—	—	—	30,508	73,067	240,000	75,798	178,810
Equipment purchases	—	—	—	—	—	—	—	—	—	—	—
Bridges, streets and signals	—	—	—	—	—	—	—	—	—	—	—
Justice Center	—	—	—	—	—	—	—	—	—	—	—
City art	—	—	—	—	—	—	—	—	—	—	—
Park improvements	—	—	—	—	—	—	—	—	—	—	—
Other capital projects	—	—	—	—	—	—	—	—	—	—	—
Assigned To:											
Other purposes	—	—	—	—	8,748	—	—	—	—	—	—
Total Fund Balances	337,528	1,418,506	637,870	27,625	8,748	645,841	30,508	73,067	240,000	75,798	178,810
Total Liabilities And Fund Balances	$ 348,330	$ 1,418,506	$ 645,155	$ 27,625	$ 8,748	$ 645,841	$ 30,508	$ 73,067	$ 240,000	$ 75,798	$ 178,810

CITY OF LEAWOOD, KANSAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
Page 2 Of 2
December 31, 2019

	Capital Projects										Total Nonmajor
	Capital Improve-ments	Public Safety Improve-ment	Street Improve-ments	City Art	Park Impact Fee	1/8th Cent Sales Tax	Leawood Transportation Impact Fee	135th Street Corridor Impact Fee	Public Art Impact Fee	Economic Development Fund	Other Governmental Funds
Assets											
Pooled cash and investments	$ 7,594,501	$ 7,430,215	$ 1,398,767	$ 400,164	$ 206,651	$ 273,885	$ 181,502	$ 146,453	$ 162,246	$ 10,168,769	$ 30,769,728
Receivables:											
Sales tax	—	—	—	—	—	175,461	—	—	—	—	355,148
Transient guest tax	—	—	—	—	—	—	—	—	—	—	108,708
Interest	15,774	15,067	3,884	793	408	774	336	299	332	20,580	65,665
Intergovernmental	—	—	853,285	—	—	804,483	—	—	—	—	1,907,768
Special assessments	—	—	—	—	—	—	—	—	—	—	340,000
Due from other funds	—	190,658	—	—	—	—	—	—	—	190,658	381,316
Total Assets	$ 7,610,275	$ 7,635,940	$ 2,255,936	$ 400,957	$ 207,059	$ 1,254,603	$ 181,838	$ 146,752	$ 162,578	$ 10,380,007	$ 33,928,333
Liabilities And Fund Balances											
Liabilities											
Accounts payable and accrued liabilities	$ 85,642	$ 2,475	$ 436,091	$ —	$ —	$ 13,986	$ —	$ —	$ —	$ —	$ 556,281
Fund Balances											
Restricted For:											
Social services	—	—	—	—	—	—	—	—	—	—	337,528
Parks and recreation	—	—	—	—	—	—	—	—	—	—	637,870
Tourism promotion	—	—	—	—	—	—	—	—	—	—	645,841
Bridges, streets and signals	—	—	—	—	—	1,240,617	—	—	—	—	2,659,123
Law enforcement	—	—	—	—	—	—	—	—	—	—	27,625
Committed To:											
Economic development	—	—	—	—	—	—	—	—	—	10,380,007	10,978,190
Equipment purchases	—	—	—	—	—	—	—	—	—	—	—
Bridges, streets and signals	—	—	1,819,845	—	—	—	181,838	146,752	—	—	2,148,435
Justice Center	—	7,633,465									7,633,465
City art	—	—	—	400,957	—	—	—	—	162,578	—	563,535
Park improvements	—	—	—	—	207,059	—	—	—	—	—	207,059
Other capital projects	7,524,633	—	—	—	—	—	—	—	—	—	7,524,633
Assigned To:											
Other purposes	—	—	—	—	—	—	—	—	—	—	8,748
Total Fund Balances	7,524,633	7,633,465	1,819,845	400,957	207,059	1,240,617	181,838	146,752	162,578	10,380,007	33,372,052
Total Liabilities And Fund Balances	$ 7,610,275	$ 7,635,940	$ 2,255,936	$ 400,957	$ 207,059	$ 1,254,603	$ 181,838	$ 146,752	$ 162,578	$ 10,380,007	$ 33,928,333

CITY OF LEAWOOD, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Page 1 Of 2
For The Year Ended December 31, 2019

	Special Revenue										
	Special Alcohol	Special City Highway	Special Parks And Recreation	Special Law Enforcement	American Revolution Tri-Centennial	Transient Guest Tax	Resurrection TDD	Cornerstone TDD	Villaggio TDD	Park Place TDD	Camelot Court CID
Revenues											
Taxes	$ —	$ —	$ —	$ —	$ —	$ 409,601	$ —	$ —	$ —	$ 336,335	$ 605,111
Licenses and permits	—	388,439	—	—	—	—	—	—	—	—	—
Intergovernmental	501,867	949,746	501,869	157	—	—	—	—	—	—	—
Charges for services	—	—	—	—	—	—	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—	—	—	—	—	—	—
Special assessments	—	—	—	—	—	—	18,998	35,328	9,352		
Interest	3,918	32,300	9,036	607	39	37,384	—	—	—	—	—
Contributions and other	—	—	—	—	—	—	—	—	—	—	—
Total Revenues	505,785	1,370,485	510,905	764	39	446,985	18,998	35,328	9,352	336,335	605,111
Expenditures											
General government	382,811	—	—	—	—	—	—	—	—	—	—
Economic development	—	—	—	—	—	—	33,996	71,829	79,352	339,021	599,959
Public safety	—	—	—	—	—	—	—	—	—	—	—
Parks and recreation	—	—	—	—	—	—	—	—	—	—	—
Public works	—	—	—	—	—	—	—	—	—	—	—
Capital outlay:											
General government	—	—	—	—	—	—	—	—	—	—	—
Economic development	—	—	—	—	—	455,171	—	—	—	—	—
Public safety	—	—	—	—	—	—	—	—	—	—	—
Parks and recreation	—	—	339,929	—	—	—	—	—	—	—	—
Public works	—	1,484,135	—	—	—	—	—	—	—	—	—
Total Expenditures	382,811	1,484,135	339,929	—	—	455,171	33,996	71,829	79,352	339,021	599,959
Revenues Over (Under) Expenditures	122,974	(113,650)	170,976	764	39	(8,186)	(14,998)	(36,501)	(70,000)	(2,686)	5,152
Other Financing Sources (Uses)											
Transfers in	—	650,000	—	—	—	—	—	—	—	—	—
Transfers out	(252,000)	—	—	—	—	(1,000,000)	—	—	—	—	—
Total Other Financing Sources (Uses)	(252,000)	650,000	—	—	—	(1,000,000)	—	—	—	—	—
Net Change In Fund Balances	(129,026)	536,350	170,976	764	39	(1,008,186)	(14,998)	(36,501)	(70,000)	(2,686)	5,152
Fund Balance - Beginning As Previously Stated	466,554	882,156	466,894	26,861	8,709	1,654,027	—	—	—	—	—
Cumulative Effect of Change in Accounting Principle	—	—	—	—	—	—	45,506	109,568	310,000	78,484	173,658
Fund Balances - Beginning Of Year, As Restated	466,554	882,156	466,894	26,861	8,709	1,654,027	45,506	109,568	310,000	78,484	173,658
Fund Balances - End Of Year	$ 337,528	$ 1,418,506	$ 637,870	$ 27,625	$ 8,748	$ 645,841	$ 30,508	$ 73,067	$ 240,000	$ 75,798	$ 178,810

CITY OF LEAWOOD, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Page 2 Of 2
For The Year Ended December 31, 2019

	Capital Projects										Total Nonmajor Other Governmental Funds
	Capital Improve-ments	Public Safety Improve-ment	Street Improvements	City Art	Park Impact Fee	1/8th Cent Sales Tax	Leawood Transportation Impact Fee	135th Street Corridor Impact Fee	Public Art Impact Fee	Economic Development Fund	
Revenues											
Taxes	$ —	$ —	$ —	$ —	$ —	$ 924,556	$ —	$ —	$ —	$ —	$ 2,275,603
Licenses and permits	—	—	—	—	21,860	—	69,000	1,168	2,860	—	483,327
Intergovernmental	—	—	1,821,736	—	—	804,483	—	—	—	—	4,579,858
Charges for services	—	—	—	—	—	—	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—	—	—	—	—	—	—
Special assessments	—	—	—	—	—	—	—	—	—	—	63,678
Interest	174,847	157,113	56,516	9,310	4,230	14,836	4,928	3,221	3,594	213,898	725,777
Contributions and other	—	—	—	—	—	—	—	—	—	—	—
Total Revenues	174,847	157,113	1,878,252	9,310	26,090	1,743,875	73,928	4,389	6,454	213,898	8,128,243
Expenditures											
General government	—	—	—	—	—	—	—	—	—	—	382,811
Economic development	—	—	—	—	—	—	—	—	—	—	1,124,157
Public safety	—	—	—	—	—	—	—	—	—	—	—
Parks and recreation	—	—	—	34,489	—	—	—	—	—	—	34,489
Public works	—	—	—	—	—	—	—	—	—	—	—
Capital outlay:											
General Government	—	—	—	—	—	—	—	—	—	—	—
Economic development											455,171
Public safety	24,334	266,757	—	—	—	—	—	—	—	—	291,091
Parks and recreation	354,653	—	—	70,797	—	—	—	—	3,000	—	768,379
Public works	813,805	—	3,629,998	—	—	1,125,778	172,225	—	—	—	7,225,941
Total Expenditures	1,192,792	266,757	3,629,998	105,286	—	1,125,778	172,225	—	3,000	—	10,282,039
Revenues Over (Under) Expenditures	(1,017,945)	(109,644)	(1,751,746)	(95,976)	26,090	618,097	(98,297)	4,389	3,454	213,898	(2,153,796)
Other Financing Sources (Uses)											
Transfers in	1,000,000	1,052,791	1,300,000	69,316	—	—	—	—	—	2,052,784	6,124,891
Transfers out	—	—	—	—	—	(500,000)	—	—	—	(1,000,000)	(2,752,000)
Total Other Financing Sources (Uses)	1,000,000	1,052,791	1,300,000	69,316	—	(500,000)	—	—	—	1,052,784	3,372,891
Net Change In Fund Balances	(17,945)	943,147	(451,746)	(26,660)	26,090	118,097	(98,297)	4,389	3,454	1,266,682	1,219,095
Fund Balance - Beginning As Previously Stated	7,542,578	6,690,318	2,271,591	427,617	180,969	1,122,520	280,135	142,363	159,124	9,113,325	31,435,741
Cumulative Effect of Change in Accounting Principle	—	—	—	—	—	—	—	—	—	—	717,216
Fund Balances - Beginning Of Year, As Restated	7,542,578	6,690,318	2,271,591	427,617	180,969	1,122,520	280,135	142,363	159,124	9,113,325	32,152,957
Fund Balances - End Of Year	$ 7,524,633	$ 7,633,465	$ 1,819,845	$ 400,957	$ 207,059	$ 1,240,617	$ 181,838	$ 146,752	$ 162,578	$ 10,380,007	$ 33,372,052

CITY OF LEAWOOD, KANSAS

SPECIAL ALCOHOL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Intergovernmental	$ 544,125	$ 501,867	$ (42,258)
Interest	4,921	3,918	(1,003)
Total Revenues	549,046	505,785	(43,261)
Expenditures			
General government	395,000	382,811	(12,189)
Excess Of Revenues Over Expenditures	152,094	122,974	(31,072)
Other Financing Uses			
Transfers out	(252,000)	(252,000)	—
Net Change In Fund Balance	$ (99,906)	(129,026)	$ (31,072)
Fund Balance - Beginning Of Year		466,554	
Fund Balance - End Of Year		$ 337,528	

CITY OF LEAWOOD, KANSAS

SPECIAL CITY HIGHWAY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Licenses and permits	$ —	$ 388,439	$ 388,439
Intergovernmental	944,040	949,746	5,706
Interest	19,203	32,300	13,097
Total Revenues	963,243	1,370,485	407,242
Expenditures			
Capital outlay	1,759,800	1,484,135	(275,665)
Excess Of Expenditures Over Revenues	(796,557)	(113,650)	682,907
Other Financing Sources			
Transfers in	650,000	650,000	—
Net Change In Fund Balance	$ (146,557)	536,350	$ 682,907
Fund Balance - Beginning Of Year		882,156	
Fund Balance - End Of Year		$ 1,418,506	

CITY OF LEAWOOD, KANSAS

SPECIAL PARKS AND RECREATION FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Intergovernmental	$ 544,125	$ 501,869	$ (42,256)
Interest	5,980	9,036	3,056
Total Revenues	550,105	510,905	(39,200)
Expenditures			
Capital outlay	821,800	339,929	(481,871)
Net Change In Fund Balance	$ (271,695)	170,976	$ 442,671
Fund Balance - Beginning Of Year		466,894	
Fund Balance - End Of Year		$ 637,870	

CITY OF LEAWOOD, KANSAS

SPECIAL LAW ENFORCEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Intergovernmental	$ —	$ 157	$ 157
Interest	439	607	168
Total Revenues	439	764	325
Expenditures			
Public safety	6,900	—	(6,900)
Net Change In Fund Balance	$ (6,461)	764	$ 7,225
Fund Balance - Beginning Of Year		26,861	
Fund Balance - End Of Year		$ 27,625	

CITY OF LEAWOOD, KANSAS

TRANSIENT GUEST TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Taxes	$ 571,400	$ 409,601	$ (161,799)
Interest	29,873	37,384	7,511
Total Revenues	601,273	446,985	(154,288)
Expenditures			
General government	750,128	—	(750,128)
Capital outlay	505,172	455,171	(50,001)
Total Expenditures	1,255,300	455,171	(800,129)
Excess Of Expenditures Over Revenues	(654,027)	(8,186)	645,841
Other Financing Sources			
Transfers out	(1,000,000)	(1,000,000)	—
Net Change In Fund Balance	$ 345,973	(1,008,186)	$ 645,841
Fund Balance - Beginning Of Year		1,654,027	
Fund Balance - End Of Year		$ 645,841	

CITY OF LEAWOOD, KANSAS

DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
For The Year Ended December 31, 2019

	Budget	Actual	Variance Over (Under)
Revenues			
Taxes	$ 6,361,592	$ 6,253,792	$ (107,800)
Intergovernmental	823,283	806,682	(16,601)
Special assessments	1,718,531	1,309,131	(409,400)
Interest	229,980	252,485	22,505
Total Revenues	9,133,386	8,622,090	(511,296)
Expenditures			
Unallocated expenses	—	—	—
Debt service:			
Principal retirement	6,985,000	6,985,000	—
Interest and fiscal charges	2,263,300	2,066,239	(197,061)
Total Expenditures	9,248,300	9,051,239	(197,061)
Excess Of Revenues Over Expenditures	(114,914)	(429,149)	(314,235)
Other Financing Sources (Uses)			
Transfers in	—	—	—
Refunding bonds issued	—	2,435,000	2,435,000
Premiums	—	19,976	19,976
Payments to refunding escrow agent	—	(2,415,000)	(2,415,000)
Total Other Financing Sources	—	39,976	39,976
Net Change In Fund Balance	$ (114,914)	(389,173)	$ (274,259)
Fund Balance - Beginning Of Year		9,375,415	
Fund Balance - End Of Year		$ 8,986,242	

Statistical Section

CITY OF LEAWOOD, KANSAS
Statistical Section
December 31, 2019

This part of the City of Leawood's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

Contents

Schedules

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. ..... 1 - 6

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source: property tax ..... 7 - 10

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. ..... 11 - 14

Demographic And Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. ..... 15 - 17

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs. ..... 18 - 19

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year. The City implemented GASB Statement 34 in 2003; schedules presenting government-wide information include information beginning in that year.

CITY OF LEAWOOD, KANSAS

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
ACCRUAL BASIS OF ACCOUNTING

Schedule 1

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental Activities										
Net investment in capital assets	$ 276,985,062	$ 276,065,957	$ 287,460,684	$ 295,287,754	$ 288,988,301	$ 278,859,226	$ 275,353,842	$ 280,071,534	$ 281,113,331	$ 277,840,414
Restricted component of net position	21,926,652	18,822,407	10,126,701	9,660,345	8,943,807	10,486,748	11,178,865	10,890,059	13,994,430	13,294,227
Unrestricted component of net position	45,976,509	56,862,450	58,858,210	49,769,835	50,083,971	35,495,155	36,605,693	36,047,422	38,039,401	42,818,890
Total Governmental Activities Net Position	344,888,223	351,750,814	356,445,595	354,717,934	348,016,079	324,841,129	323,138,400	327,009,015	333,147,162	333,953,531
Primary government										
Net investment in capital assets	276,985,062	276,065,957	287,460,684	295,287,754	288,988,301	278,859,226	275,353,842	280,071,534	$ 281,113,331	277,840,414
Restricted component of net position	21,926,652	18,822,407	10,126,701	9,660,345	8,943,807	10,486,748	11,178,865	10,890,059	13,994,430	13,294,227
Unrestricted component of net position	45,976,509	56,862,450	58,858,210	49,769,835	50,083,971	35,495,155	36,605,693	36,047,418	38,039,401	42,818,890
Total Primary Government Net Position	$ 344,888,223	$ 351,750,814	$ 356,445,595	$ 354,717,934	$ 348,016,079	$ 324,841,129	$ 323,138,400	$ 327,009,015	$ 333,147,162	$ 333,953,531

(1) Effective January 1, 2007, the activities of the City's business-type activity are reported with governmental activities. Accordingly, the net positions of the business-type activities were transferred to the governmental activities at December 31, 2006.

(2) During 2010, the City determined that revenue in the amount of $387,021 was recognized that should not have been. The 2009 fund balance reflects this prior period adjustment.

CITY OF LEAWOOD, KANSAS

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
ACCRUAL BASIS OF ACCOUNTING

Schedule 2

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Expenses										
Governmental activities:										
General government	$ 5,908,886	$ 6,379,991	$ 6,537,652	$ 7,137,960	$ 7,204,430	$ 7,697,435	$ 7,527,420	$ 7,636,870	$ 7,578,714	$ 9,855,244
Public safety	13,606,931	14,164,738	14,351,473	16,194,126	16,926,744	17,065,802	17,740,710	17,422,101	18,331,638	19,576,500
Public works	14,657,989	15,525,753	14,761,231	19,340,679	21,855,009	25,345,029	19,011,541	19,898,042	16,701,722	22,010,483
Parks and recreation	7,161,381	6,732,828	7,703,873	8,241,801	8,201,559	7,788,247	8,020,569	8,119,456	7,395,450	9,380,240
Interest on long-term debt	2,807,480	2,499,718	2,716,815	2,093,219	2,210,558	2,288,821	2,027,693	1,892,484	2,333,256	2,245,593
Total governmental activities	44,142,667	45,303,028	46,071,044	53,007,785	56,398,300	60,185,334	54,327,933	54,968,953	52,340,780	63,068,060
Total Primary Government Expenses	$ 44,142,667	$ 45,303,028	$ 46,071,044	$ 53,007,785	$ 56,398,300	$ 60,185,334	$ 54,327,933	$ 54,968,953	$ 52,340,780	$ 63,068,060
Program Revenues										
Governmental activities:										
Charges for services										
General government	$ 2,837,665	$ 3,269,547	$ 3,185,794	$ 3,425,988	$ 3,070,035	$ 3,391,641	$ 3,074,990	$ 3,024,730	$ 2,856,279	$ 2,505,738
Public safety	111,455	137,569	138,412	140,960	201,685	141,736	144,833	140,880	185,640	115,221
Public works	235,842	84,177	126,418	76,829	114,269	234,490	65,031	421,700	528,259	562,179
Parks and recreation	2,444,912	2,475,831	2,702,437	2,500,932	2,494,541	2,478,862	2,428,335	2,759,384	2,873,676	2,916,516
Operating grants and contributions	30,874	57,000	393,409	294,988	226,565	1,833,975	311,027	8,997	473,321	179,092
Capital grants and contributions	5,125,371	5,421,018	1,814,607	1,320,140	675,914	3,187,073	151,258	2,450,666	1,247,452	3,060,899
Total governmental activities program revenues	10,786,119	11,445,142	8,361,077	7,759,837	6,783,009	11,267,777	6,175,474	8,806,357	8,164,627	9,339,645
Total primary government program revenues	$ 10,786,119	$ 11,445,142	$ 8,361,077	$ 7,759,837	$ 6,783,009	$ 11,267,777	$ 6,175,474	$ 8,806,357	$ 8,164,627	$ 9,339,645
Net expense:										
Governmental activities	$ (33,356,548)	$ (33,857,886)	$ (37,709,967)	$ (45,247,948)	$ (49,615,291)	$ (48,917,557)	$ (48,152,459)	$ (46,162,596)	$ (44,176,153)	$ (53,728,415)
Total primary government net expense	$ (33,356,548)	$ (33,857,886)	$ (37,709,967)	$ (45,247,948)	$ (49,615,291)	$ (48,917,557)	$ (48,152,459)	$ (46,162,596)	$ (44,176,153)	$ (53,728,415)

CITY OF LEAWOOD, KANSAS

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
ACCRUAL BASIS OF ACCOUNTING

Schedule 3

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Transient Guest Tax	Other Taxes	Total
2010	20,505,194	15,018,242	3,153,238	202,626	1,267,170	40,146,470
2011	18,817,100	14,335,987	3,194,165	271,632	1,317,006	37,935,890
2012	18,637,320	14,643,273	3,205,207	345,817	1,427,880	38,259,497
2013	18,451,798	14,600,331	3,524,489	372,164	1,589,280	38,538,062
2014	18,669,457	15,662,006	3,532,699	383,736	1,605,177	39,853,075
2015	19,737,221	15,802,522	3,394,074	453,511	1,592,386	40,979,714
2016	20,830,913	16,255,542	3,568,312	528,112	1,626,944	42,809,823
2017	22,007,441	17,516,872	3,649,475	557,446	1,607,447	45,338,681
2018	22,883,330	18,403,286	3,520,426	327,874	1,581,752	46,716,668
2019	23,782,527	19,354,281	3,404,815	409,601	1,507,259	48,458,483

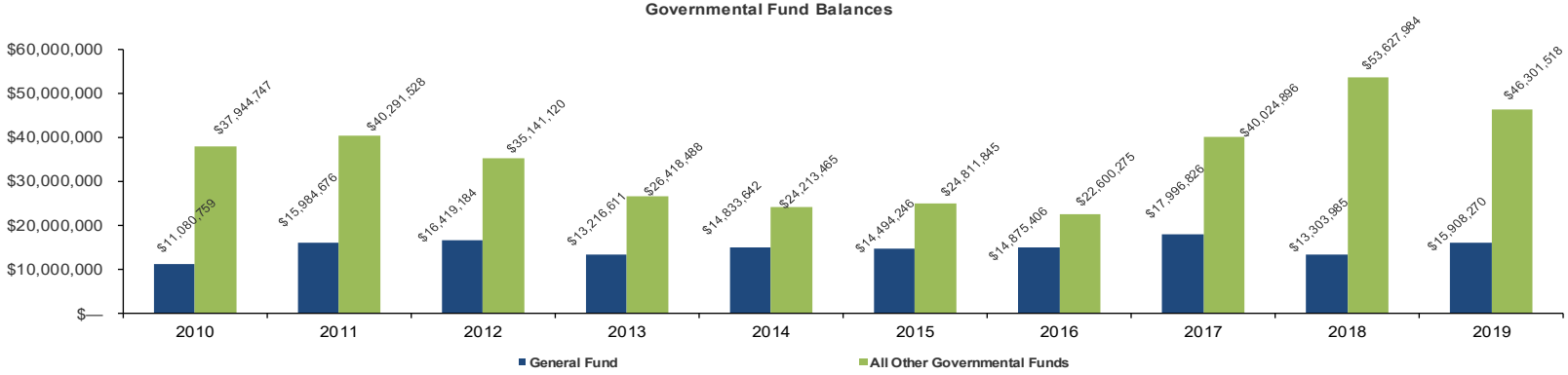
CITY OF LEAWOOD, KANSAS

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
MODIFIED ACCRUAL BASIS OF ACCOUNTING

Schedule 4

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Fund										
Nonspendable	$ —	$ 123,850	$ 144,368	$ 143,223	$ 132,689	$ 140,462	$ 123,218	$ 116,641	$ 129,986	$ 104,630
Assigned	—	3,399,131	6,051,836	3,969,571	4,664,936	5,623,577	4,980,428	2,713,627	5,376,591	6,679,839
Unassigned	—	12,461,695	10,222,980	9,103,817	10,036,017	8,730,207	9,771,760	15,166,558	7,797,408	9,123,801
Reserved	129,411	—	—	—	—	—	—	—	—	—
Unreserved	10,951,348	—	—	—	—	—	—	—	—	—
Total General Fund	$ 11,080,759	$ 15,984,676	$ 16,419,184	$ 13,216,611	$ 14,833,642	$ 14,494,246	$ 14,875,406	$ 17,996,826	$ 13,303,985	$ 15,908,270
All Other Governmental Funds										
Restricted	$ —	$ 18,822,407	$ 10,126,701	$ 9,660,345	$ 8,943,807	$ 10,486,749	$ 11,178,865	$ 11,340,402	$ 16,374,752	$ 13,294,229
Committed	—	21,469,121	25,005,947	16,943,993	18,666,857	22,165,340	25,578,781	28,675,831	37,244,523	40,095,245
Assigned	—	—	8,472	8,512	8,544	8,567	8,620	8,663	8,709	8,748
Reserved	18,116,968	—	—	—	—	—	—	—	—	—
Unassigned	—	—	—	(194,362)	(3,405,743)	(7,848,811)	(14,165,991)	—	—	(7,096,704)
Unreserved, reported in:										
Special revenue funds	1,964,573	—	—	—	—	—	—	—	—	—
Capital projects funds	17,863,206	—	—	—	—	—	—	—	—	—
Total All Other Governmental Funds	$ 37,944,747	$ 40,291,528	$ 35,141,120	$ 26,418,488	$ 24,213,465	$ 24,811,845	$ 22,600,275	$ 40,024,896	$ 53,627,984	$ 46,301,518

Note: in 2011, the City implemented GASB 54 *Fund Balance Reporting and Governmental Fund Type Definitions*, which changed the presentation requirements of fund balances.



CITY OF LEAWOOD, KANSAS

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
MODIFIED ACCRUAL BASIS OF ACCOUNTING

Schedule 5

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues										
Taxes	$ 32,463,706	$ 30,851,203	$ 30,880,257	$ 30,943,658	$ 31,934,217	$ 32,737,683	$ 34,462,542	$ 36,196,956	$ 37,383,518	$ 39,084,198
Licenses and permits	1,556,370	1,848,739	1,845,752	2,132,269	1,815,305	2,159,728	1,475,531	2,057,069	2,232,002	1,946,546
Intergovernmental	9,602,150	8,910,116	10,270,005	11,130,384	10,908,095	15,945,613	11,008,762	13,624,022	12,539,099	14,770,986
Charges for services	2,387,857	2,506,439	2,724,439	2,514,336	2,566,759	2,499,008	2,491,008	2,770,531	2,930,520	2,913,375
Fines and forfeitures	1,685,388	1,610,087	1,581,363	1,497,014	1,486,446	1,587,760	1,743,936	1,516,598	1,281,332	1,239,576
Special assessments	3,569,901	1,972,928	2,563,491	2,420,803	2,339,422	2,305,933	1,790,552	1,674,521	1,635,144	1,372,809
Interest	216,935	152,212	109,514	127,187	228,475	129,686	400,950	681,609	1,138,749	2,145,604
Contributions and other	490,413	330,450	1,004,110	2,422,162	364,495	248,048	544,460	520,239	440,520	438,057
Total Revenues	51,972,720	48,182,174	50,978,931	53,187,813	51,643,214	57,613,459	53,917,741	59,041,545	59,580,884	63,911,151
Expenditures										
General government	5,645,370	6,047,715	6,212,958	6,667,668	7,101,754	7,345,177	7,028,199	7,126,310	7,341,563	8,950,872
Public safety	12,716,593	13,307,250	13,382,889	13,842,202	14,626,694	15,332,207	15,538,284	15,227,565	16,234,348	17,285,826
Public works	5,625,473	5,638,881	5,361,019	5,873,058	5,922,054	5,940,349	6,053,506	6,049,012	6,284,607	6,892,535
Parks and recreation	5,282,814	5,320,546	5,546,372	5,628,341	5,786,236	5,878,753	6,285,039	6,518,572	6,419,758	6,889,119
Capital outlay	13,959,576	9,222,271	18,052,831	25,365,064	17,904,378	22,459,447	13,747,051	16,512,407	8,114,087	20,474,159
Debt service										
Principal	5,856,235	5,618,125	5,658,409	5,676,753	4,322,277	5,823,057	6,111,951	6,459,715	7,559,578	7,297,453
Interest and fiscal charges	2,394,876	2,403,665	2,207,432	2,216,115	2,108,809	2,230,719	2,341,800	1,802,222	2,460,847	2,610,987
Total Expenditures	51,480,937	47,558,453	56,421,910	65,269,201	57,772,202	65,009,709	57,105,830	59,695,803	54,414,788	70,400,951
Excess (Deficiency) Of Revenues Over Expenditures	491,783	623,721	(5,442,979)	(12,081,388)	(6,128,988)	(7,396,250)	(3,188,089)	(654,258)	5,166,096	(6,489,800)
Other Financing Sources (Uses)										
Transfer in	10,755,350	4,201,942	11,945,937	14,958,186	7,172,316	7,682,547	7,550,191	8,304,365	13,045,195	8,376,891
Transfers out	(10,755,350)	(4,201,942)	(11,945,937)	(14,958,186)	(7,172,316)	(7,682,547)	(7,550,191)	(8,304,365)	(13,045,195)	(8,376,891)
Insurance recoveries	—	—	—	—	—	—	—	930,931	—	—
Refunding bonds issued	—	—	3,985,000	—	3,785,000	2,230,000	9,765,000	1,095,000	9,450,000	2,435,000
Bonds issued	16,980,000	5,155,000	700,000	—	5,920,000	7,140,000	—	18,190,000	3,480,000	—
Premium on bonds issued	147,183	33,821	329,769	156,183	847,613	690,234	680,481	1,829,442	1,224,151	19,976
Payments to refunded bonds escrow agent	(4,252,107)	—	(4,287,690)	—	(5,317,113)	(2,405,000)	(10,200,000)	(1,080,000)	(10,410,000)	(2,415,000)
Capitalized leases	—	1,438,156	—	—	305,496	—	1,112,198	234,926	—	1,010,427
Total Other Financing Sources	12,875,076	6,626,977	727,079	156,183	5,540,996	7,655,234	1,357,679	21,200,299	3,744,151	1,050,403
Net Changes In Fund Balances	$ 13,366,859	$ 7,250,698	$ (4,715,900)	$ (11,925,205)	$ (587,992)	$ 258,984	$ (1,830,410)	$ 20,546,041	$ 8,910,247	$ (5,439,397)
Debt Service As A Percentage Of Noncapital Expenditures	20.34%	19.22%	18.87%	16.21%	12.83%	14.38%	17.14%	16.50%	20.47%	16.89%

CITY OF LEAWOOD, KANSAS

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE[1]
LAST TEN FISCAL YEARS
MODIFIED ACCRUAL BASIS OF ACCOUNTING

Schedule 6

Fiscal Year	Property Tax	City Sales Tax	Transient Guest Tax	Franchise Tax	City Consumers' Use Tax	Total
2010	18,564,476	8,704,913	202,626	3,153,238	1,838,453	32,463,706
2011	18,207,076	7,560,359	271,632	3,194,165	1,617,971	30,851,203
2012	17,922,095	7,534,510	345,817	3,205,207	1,872,628	30,880,257
2013	17,893,675	7,624,014	372,164	3,524,489	1,529,316	30,943,658
2014	18,320,048	7,789,559	383,736	3,532,699	1,908,175	31,934,217
2015	19,166,340	7,795,464	453,511	3,394,075	1,928,293	32,737,683
2016	20,280,808	7,977,278	528,112	3,568,312	2,108,032	34,462,542
2017	21,474,013	8,171,286	557,445	3,649,475	2,344,737	36,196,956
2018	22,524,842	8,499,646	327,875	3,520,427	2,510,728	37,383,518
2019	23,285,017	9,295,678	409,601	3,404,815	2,689,087	39,084,198

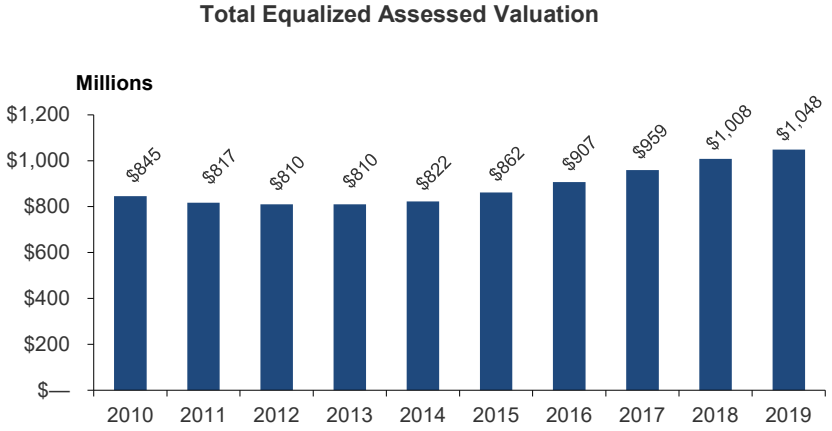
[1] Includes governmental activities as shown in the fund financial statements.

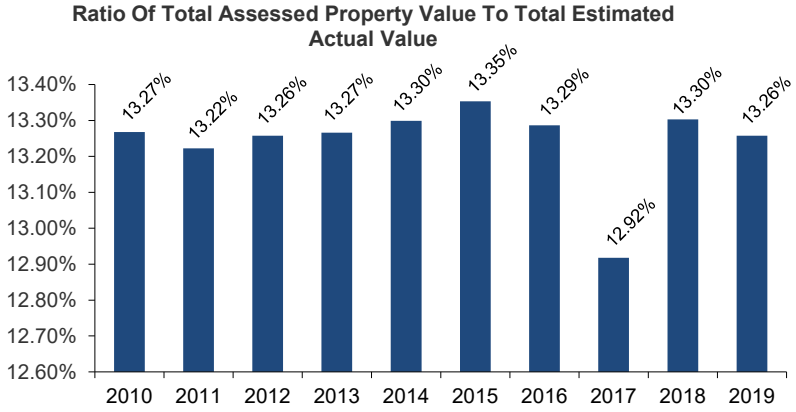
CITY OF LEAWOOD, KANSAS

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Schedule 7

Year Ended December 31,	Assessed Value Residential Property	Assessed Value Personal Property	State Assessed Utilities	Total Assessed Value	Assessed Value Motor Vehicles	Assessed Value Recreational Vehicles	Total Equalized Assessed Valuation	Total Direct Tax Rate	Real Property Estimated Actual Value	Personal Property Estimated Actual Value	Utilities Estimated Actual Value (1)	Total Estimated Actual Value	Ratio Of Total Assessed Value To Total Estimated Actual Value
2010	$ 761,494,540	$ 7,801,915	$ 7,800,453	$ 777,096,908	$ 67,852,377	$ 123,523	$ 845,072,808	24.259	$ 5,802,721,110	$ 30,687,532	$ 23,637,736	$ 5,857,046,378	13.27%
2011	734,831,763	6,169,490	7,659,760	748,661,013	67,937,265	118,471	816,716,749	24.382	5,614,486,330	24,266,660	23,211,394	5,661,964,384	13.22%
2012	730,282,905	5,643,192	7,116,199	743,042,296	67,112,252	114,344	810,268,892	24.393	5,560,934,270	22,196,555	21,564,239	5,604,695,064	13.26%
2013	728,226,705	5,346,482	7,039,023	740,612,210	69,471,416	80,475	810,164,101	24.393	5,540,475,900	21,029,496	21,330,373	5,582,835,769	13.27%
2014	737,569,632	4,778,738	7,148,950	749,497,320	72,541,429	114,202	822,152,951	24.477	5,591,579,790	22,434,498	21,663,485	5,635,677,773	13.30%
2015	774,847,227	4,087,234	7,209,112	786,143,573	75,582,776	107,805	861,834,154	24.492	5,845,637,610	19,736,956	21,845,794	5,887,220,360	13.35%
2016	816,290,245	3,521,444	7,398,079	827,209,768	79,744,865	125,294	907,079,927	24.508	6,185,374,430	18,084,771	22,418,421	6,225,877,622	13.29%
2017	866,259,543	3,142,599	7,522,042	876,924,184	81,923,342	135,616	958,983,142	24.513	6,749,316,280	16,484,758	22,794,067	6,788,595,105	12.92%
2018	911,435,862	2,879,015	7,909,291	922,224,168	85,601,079	139,978	1,007,965,225	24.517	6,892,861,150	15,497,626	23,967,548	6,932,326,324	13.30%
2019	949,689,662	2,807,768	8,215,953	960,713,383	87,562,568	157,608	1,048,433,559	24.524	7,206,203,520	15,447,200	24,896,827	7,246,547,547	13.26%





Source: Johnson County Treasurer's Office

(1) Utilities estimated actual value is calculated by dividing the assessed value by 33%.

CITY OF LEAWOOD, KANSAS

PROPERTY TAX RATES
(PER $1,000 OF ASSESSED VALUE)
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

Schedule 8

Tax/Fiscal Year	City General	City Debt Service	City Total City	State Of Kansas	Johnson County	Shawnee Mission School District	Blue Valley School District	Johnson County Community College	Blue Valley Park	Johnson County Library	Johnson County Park	Total Blue Valley Direct And Overlapping Rates	Total Shawnee Mission Direct And Overlapping Rates
2008/2009	$ 17.894	$ 6.357	$ 24.251	$ 1.500	$ 17.767	$ 52.094	$ 61.127	$ 8.768	$ —	$ 3.057	$ 2.341	$ 118.811	$ 109.778
2009/2010	17.758	6.501	24.259	1.500	17.716	55.318	65.079	8.784	—	3.151	2.346	122.835	113.074
2010/2011	19.408	4.974	24.382	1.500	17.748	57.192	71.049	8.799	2.235	3.158	2.350	131.221	115.129
2011/2012	18.102	6.291	24.393	1.500	17.700	56.135	72.828	8.776	2.237	3.145	2.343	132.922	113.992
2012/2013	18.643	5.750	24.393	1.500	17.717	55.766	72.027	8.785	2.237	3.149	2.344	132.152	113.654
2013/2014	19.017	5.460	24.477	1.500	17.745	55.611	70.036	9.551	2.201	3.155	2.347	131.012	114.386
2014/2015	17.837	6.655	24.492	1.500	17.764	55.911	67.939	9.461	2.201	3.157	2.349	128.863	114.634
2015/2016	17.945	6.563	24.508	1.500	19.582	54.059	67.889	9.469	2.200	3.912	3.101	132.161	116.131
2016/2017	18.875	5.638	24.513	1.500	19.590	54.940	66.255	9.473	2.200	3.915	3.102	130.548	117.033
2017/2018	15.056	9.461	24.517	1.500	19.318	53.663	66.614	9.503	2.199	3.921	3.112	130.684	115.534
2018/2019	17.940	6.584	24.524	1.500	19.024	52.427	64.999	9.266	2.199	3.901	3.088	128.501	113.730

Source: Johnson County Clerk's Office

CITY OF LEAWOOD, KANSAS

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Schedule 9

	2019			2010		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage Of Total Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage Of Total Taxable Assessed Value**
Town Center Plaza	$ 29,944,001	1	2.86%	$ 21,543,861	1	2.55%
Park Place Village LLC	22,176,755	2	2.12%	9,098,758	3	1.08%
119th Street Development, LLC	14,298,002	3	1.36%	11,529,661	2	1.36%
Camelot Court LLC	9,905,831	4	0.94%			
Hallbrook Office Center	8,223,733	5	0.78%	5,540,973	5	0.66%
Villa Milano, LLC	6,293,375	6	0.60%			
Academy 1740, Inc.	5,682,251	7	0.54%	5,524,501	6	0.65%
Kansas City Power & Light Co.	5,236,301	8	0.50%	3,623,809	8	
Kansas City Orthapedic	4,777,103	9	0.46%	3,257,251	9	0.39%
Aloft Hotel	4,679,750	10	0.45%			
PCC Two, LLC				4,404,251	7	0.52%
95 West, L.P.				7,348,142	4	0.87%
BP Market Square LLC				3,033,855	8	0.36%
Total Principal Property Taxpayers	$ 111,217,102		10.61%	$ 74,905,062		8.44%

Source: Johnson County Clerk's Office

CITY OF LEAWOOD, KANSAS

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Schedule 10

Tax/Fiscal Year	Total Tax Levy	Collected Within The Fiscal Year Of The Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	Percentage Of Levy		Amount	Percentage Of Levy
2008/2009	$ 18,692,644	$ 18,360,535	98.2%	$ 98,137	$ 18,458,672	98.7%
2009/2010	18,756,996	18,369,886	97.9%	189,972	18,559,858	98.9%
2010/2011	18,095,209	17,863,489	98.7%	—	17,863,489	98.7%
2011/2012	17,952,637	17,758,139	98.9%	—	17,758,139	98.9%
2012/2013	18,014,374	17,861,771	99.2%	—	17,861,771	99.2%
2013/2014	18,324,277	18,169,881	99.2%	—	18,169,881	99.2%
2014/2015	19,105,302	18,959,596	99.2%	—	18,959,596	99.2%
2015/2016	20,233,618	20,058,450	99.1%	—	20,058,450	99.1%
2016/2017	21,448,464	21,276,527	99.2%	—	21,276,527	99.2%
2017/2018	22,528,082	22,386,564	99.4%	—	22,386,564	99.4%
2018/2019	23,476,049	23,307,454	99.3%	—	23,307,454	99.3%

Source: Johnson County Treasurer's Office

CITY OF LEAWOOD, KANSAS

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Schedule 11

	Governmental Activities						
	General Obligation Bonds To Be Paid With						
Fiscal Year	Tax Levies	Special Assessments	Revenue Bonds	Capital Leases	Total Primary Government	Percentage Of Personal Income (1)	Per Capita (1)
2010	44,112,900	16,712,100	580,000	556,991	61,961,991	11.41%	1,898
2011	41,067,623	20,313,200	185,000	1,752,024	63,317,847	*	1,979
2012	38,792,734	18,321,100	—	1,408,615	58,522,449	*	1,820
2013	35,354,506	16,445,200	—	988,116	52,787,822	*	1,633
2014	38,313,334	14,544,200	—	1,186,335	54,043,869	*	1,664
2015	41,910,604	12,875,425	—	973,278	55,759,307	*	1,708
2016	37,761,072	11,165,990	—	1,868,531	50,293,593	*	1,548
2017	53,223,254	9,410,195	—	1,773,742	64,407,191	*	1,844
2018	51,145,738	7,534,639	—	1,469,163	60,149,540	*	1,714
2019	45,146,154	6,118,570	—	2,167,137	53,431,861	*	1,515

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

* Information is not available. This information is compiled every ten years.

(1) Population data can be found in the Schedule of Demographic and Economic Statistics in Schedule 15.

CITY OF LEAWOOD, KANSAS

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Schedule 12

Fiscal Year	General Obligation Bonds	Less: Amounts Available In Debt Service Fund	Total	Percentage Of Estimated Actual Taxable Value Of Property (1)	Per Capita (2)
2009	53,160,000	7,604,434	45,555,566	0.78%	1,400
2010	60,825,000	7,775,937	53,049,063	0.91%	1,625
2011	61,380,823	6,999,656	54,381,167	0.96%	1,699
2012	57,113,834	7,277,174	49,836,660	0.89%	1,550
2013	51,799,706	7,231,082	44,568,624	0.80%	1,379
2014	52,857,534	7,248,664	45,608,870	0.81%	1,404
2015	54,786,029	7,940,070	46,845,959	0.80%	1,435
2016	48,927,062	7,980,397	40,946,665	0.66%	1,248
2017	62,633,449	7,612,919	55,020,530	0.81%	1,575
2018	58,680,377	8,986,242	49,694,135	0.71%	1,405
2019	51,264,723	8,986,242	42,278,481	0.58%	1,199

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property on Schedule 7 for property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics in Schedule 15

CITY OF LEAWOOD, KANSAS

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
December 31, 2019

Schedule 13

Governmental Unit	Net Debt Outstanding[1]	Percentage Applicable To City Of Leawood[2]	Amount Applicable To City Of Leawood
Johnson County	$ 520,916,200	9.08%	$ 47,299,191
Johnson County Community College	3,770,000	9.08%	342,316
Shawnee Mission School District			
(U.S.D. 512)	312,560,000	5.61%	17,534,616
(U.S.D. 229)	344,890,000	23.79%	82,049,331
Parks and recreation	420,000	9.08%	38,136
Subtotal, overlapping debt			147,263,590
City of Leawood direct debt[1]			60,149,540
Total direct and overlapping debt			$ 207,413,130

Source: Johnson County Clerk's Office

(1) General obligation debt outstanding and lease purchase obligations
(2) Determined by ratio of assessed valuation of property subject to taxation in overlapping unit to valuation of property subject to taxation in reporting unit as of January 1, 2004

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Leawood. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

CITY OF LEAWOOD, KANSAS

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

Schedule 14

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Debt limit	$ 253,521,842	$ 245,015,025	$ 243,080,668	$ 243,049,230	$ 246,645,885	$ 258,550,246	$ 272,123,978	$ 287,694,943	$ 302,389,568	$ 314,530,068
Total net debt applicable to limit	53,049,065	54,000,344	49,157,826	43,948,918	45,608,870	46,845,959	38,494,602	55,020,530	48,523,034	42,278,481
Legal debt margin	200,472,777	191,014,681	193,922,842	199,100,312	201,037,015	211,704,287	233,629,376	232,674,413	253,866,534	272,251,587
Total net debt applicable to the limit as a percentage of debt limit	20.92%	22.04%	20.22%	18.08%	18.49%	18.12%	14.15%	19.12%	16.05%	13.44%

Legal Debt Margin Calculation For Fiscal Year 2019	
Assessed value, real and personal property - 2019	960,713,383
Plus assessed value, motor vehicles - 2019	87,720,176
Total Assessed Value - 2019	1,048,433,559
Debt Limit (30% Of Total Assessed Value)	314,530,068
Debt Applicable To Limit	
General obligation bonds	51,264,723
Less: Amount set aside for repayment of general obligation debt	(8,986,242)
Total Net Debt Applicable To Limit	42,278,481
Legal Debt Margin	$ 272,251,587

Note: In 1997, the Kansas legislature repealed K.S. A. 79-5037, the statute which had governed legal debt limits for municipalities since statewide reappraisal in 1989. Based on this action, the legal general obligation debt limit for most cities in the state, including Leawood, returned to the pre-1989 limit of 30% of equalized assessed valuation. Between 1989 and 1997, K.S.A. 79-5037 adjusted the debt limit to account for the effect of reappraisal. During this period Leawood's debt limit was approximately 15.82% of equalized assessed valuation.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF LEAWOOD, KANSAS

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Schedule 15

Fiscal Year	Population	Personal Income (1) (Amounts Expressed In Thousands)	Per Capita Personal Income (1)	Median Age (1)	Percent Of Adult Population With At Least A Bachelors Degree	Unemployment Rate (2)
2010	32,643	$ 5,431,698	$ 170,449	43.2	73.9	4.3%
2011	32,000	*	*	*	*	3.8%
2012	32,160	*	*	*	*	3.2%
2013	32,321	*	*	*	*	3.4%
2014	32,483	*	*	*	*	3.0%
2015	32,644	*	*	*	*	2.6%
2016	32,807	*	*	*	*	3.0%
2017	34,926	*	*	*	*	2.3%
2018	35,101	*	*	*	*	2.6%
2019	35,276	*	*	*	*	2.1%

* Information is not available. This information is compiled every ten years.

(1) Obtained from U.S. Census Bureau
(2) Obtained from Kansas Department of Human Resources, for the City of Leawood.

CITY OF LEAWOOD, KANSAS

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

Schedule 16

	2019			2010		
Employer	Employees	Rank	Percentage Of Total City Employment	Employees	Rank	Percentage Of Total City Employment (1)
AMC Theaters Support Center	670	1	3.8%			
Reece & Nichols	568	2	3.2%	314	4	2.0%
American Academy of Family Physicians	381	3	2.2%	350	2	2.2%
Ascend Learning	367	4	2.1%			
Unified School District No. 229	343	5	2.0%	329	3	2.1%
City of Leawood	261	6	1.5%	266	5	1.7%
Murphy-Hoffman Co.	250	7	1.4%			
CrossFirst Bank	207	8	1.2%			
Nueterra Holdings Co.	200	9	1.1%			
Bukaty Companies	185	10	1.1%			
CBIZ Accounting, Tax & Advisory Svc				450	1	2.9%
Weight Watchers				190	6	1.2%
Headache & Pain Center				149	7	1.0%
Hy Vee				147	8	0.9%
AB May				125	9	0.8%
Cosentino's Price Chopper				125	10	0.8%
Total	3,432		19.5%	2,445		15.7%

Sources: Kansas Department of Labor, Leawood Chamber of Commerce, and Johnson County Economic Research Institute

CITY OF LEAWOOD, KANSAS

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Schedule 17

Function	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government	49.21	45.71	45.71	45.71	45.71	46.21	45.68	43.68	43.68	43.18
Public safety										
Police										
Officers	63.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	62.00
Civilians	22.00	22.00	22.00	22.00	22.00	22.00	23.00	23.00	23.23	22.23
Fire										
Firefighters and officers	54.69	52.69	52.69	52.69	52.69	52.69	52.44	52.69	52.69	53.69
Civilians	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.80	0.80	0.80
Public works	50.23	48.23	48.23	48.23	48.23	49.23	49.71	49.71	49.71	49.71
Parks and recreation	62.57	61.57	61.57	61.57	61.57	63.82	63.09	63.21	62.87	62.95
Total Full-Time Equivalent	302.70	292.20	292.20	292.20	292.20	295.95	295.92	294.09	293.98	294.56

Source: City Budget Manager

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Schedule 18

Function	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Police										
Number of traffic violations	14,327	14,336	15,305	12,691	13,488	12,528	13,625	12,350	9,921	9,795
Number of physical arrests	1,678	1,778	1,690	1,637	1,330	1,314	1,123	1,018	1,120	1,061
Number of dispatch calls (includes Officer-Initiated Calls)	34,298	31,443	33,161	32,543	31,332	30,558	31,532	27,199	26,433	28,960
Number of alarm calls	1,978	1,739	1,819	1,840	1,837	1,826	1,673	1,678	1,611	1,533
Fire										
Number of fire calls answered	803	1,058	1,017	1,037	997	1,103	1,180	1,045	1,071	1,133
Number of ambulance calls answered	1,686	1,638	1,685	1,679	1,743	1,798	1,866	2,255	2,266	2,267
Number of fire inspections	1,688	1,603	1,628	952	841	910	1,038	1,124	1,037	1,123
Parks and Recreation										
Number of programs offered	150	150	150	150	>150	>150	166	166	96	96

Source: Various City departments

CITY OF LEAWOOD, KANSAS

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Schedule 19

Function	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Police											
Number of police stations	1	1	1	1	1	1	1	1	1	1	1
Number of certified officers	63	63	61	61	61	61	61	61	61	61	62
Number of noncertified personnel	22	22	22	22	22	22	22	23	23	23	22
Number of patrol districts	3	3	3	3	3	3	3	3	3	3	3
Fire											
Number of fire stations	3	3	3	3	3	3	3	3	3	3	3
Number of Full-Time firefighters	54	54	53	53	52	52	52	52	52	53	53
Number of Part-Time firefighters	—	—	—	—	—	—	—	—	—	—	—
Number of volunteer firefighters	1	1	1	1	—	—	—	—	—	—	—
Number of nonfire personnel	1	1	1	1	1	1	1	1	1	1	1
Public Works											
Streets (miles)	197	200	200.7	201.5	201.5	201.8	202.0	202.0	202.0	202.0	202.0
Streetlights	2,887	2,935	2,935	2,962	3,695	4,093	4,106	4,131	4,136	4,165	4,190
Parks and Recreation											
Number of parks	6	6	6	6	6	6	6	6	6	6	6
Park acreage	423	423	478	478	486	486	486	486	486	486	486
Walking trail mileage	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25
Aquatic centers	1	1	1	1	1	1	1	1	1	1	1
Golf courses	1	1	1	1	1	1	1	1	1	1	1
Tennis courts	6	6	6	6	6	6	6	6	6	6	6
Soccer fields	14	14	14	14	14	14	14	14	14	14	14
Baseball diamonds	3	3	3	3	3	3	3	3	3	3	3

Source: Various City departments

6 D.

Finance Department

Memo

To: Mayor Peggy Dunn and Councilmembers
Scott Lambers, City Administrator

From: Dawn Long, Finance Director

Date: June 15, 2020

Re: Public hearing and Levying Assessments for Park Place Special Benefit District

---

Attached is the ordinance levying assessments for improvements within the Park Place Development.

There is one outstanding debt issuance for the Park Place Special Benefit District. The City issued general obligation special assessment bonds in 2011 in the amount of $5,155,000 for the above improvements. In 2020 the assessment, for tax year 2021, will be approximately $421,072.50.

Please contact me at ext.121 if you have any questions.

6E.

ORDINANCE NO. ____

ORDINANCE LEVYING ASSESSMENTS FOR TAX YEAR 2021 FOR IMPROVEMENTS WITHIN THE PARK PLACE DEVELOPMENT PURSUANT TO K.S.A. § 12-6a0l, ET SEQ., AND THE CITY'S HOME RULE AUTHORITY OF ARTICLE 12, SECTION 5 OF THE KANSAS CONSTITUTION (PROJECT # 83196)

WHEREAS, pursuant to proceedings regularly had according to law, Resolution No. 2410 was approved by the governing body (the "**Governing Body**") of the City of Leawood, Kansas (the "**City**") on May 16, 2005, accepting a petition (the "**Accepted Petition**") for the establishment of an improvement district, as described therein, on **Exhibit A** hereto and in the SBD Ordinance referred to herein (the "**Improvement District**") pursuant to K.S.A. § 12-6a0l *et seq.*, and ordering the following described public improvements:

A. Construction of certain improvements to Nall Avenue, 117th Street, Town Center Drive and Roe Avenue, such improvements being more particularly described on Exhibit B attached to Ordinance 2490 and incorporated therein by reference. All such street improvements shall include, without limitation, any concrete curb and gutter, medians, asphalt pavement, storm drainage, sidewalks, pedestrian walkways or bikeways, traffic signals, street lighting, landscaping and other improvements and appurtenances as are required pursuant to the final plans approved by the City. The general location of the street improvements is depicted on the drawing attached as Exhibit C to Ordinance 2490 and incorporated therein. The City will approve the final alignment of such improvements after consultation with the petitioners and their engineers.

B. Construction of public storm sewers and structures, and bioengineered channel improvements to the creek channel that runs through property owned by the City, north and west of City Hall to stabilize the creek bank and improve flood control measures, all pursuant to plans approved by the City.

WHEREAS, the owners of record of 100% of the properties included in the Improvement District subsequently filed amended petitions (the "**Amended Petitions**") updating and clarifying certain sections of the Accepted Petition; and

WHEREAS, Resolution No. 2410 was adopted by the Governing Body on May 16, 2005, as amended by Resolution No. 2806, adopted by the Governing Body on May 7, 2007, and further amended by Resolution No. 3062, adopted by the Governing Body on June 16, 2008, and did

reallocate the taxes so levied to take account of transfers of title and adjustments to lots, pieces and parcels of land made prior to certification to the County as herein provided.

Section 3. No owner of property so assessed shall have the right to prepay the whole or any portion of the assessment against such property. The amount of the assessments as so determined by the Governing Body as so adjusted shall be final and conclusive. The City Clerk shall certify the amounts so determined to the County Clerk to be levied as an assessment against the properties so benefited.

Section 4. That all assessments shall bear interest at a rate not to exceed the maximum rate prescribed by Kansas law.

Section 5. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

*****

EXHIBIT A

LEGAL DESCRIPTION OF IMPROVEMENT DISTRICT

All that part of the Southwest Quarter of Section 16. Township 13, Range 25 in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North 87 degrees 46 minutes 00 seconds East, along the North line of said Southwest Quarter, a distance of 60.00 feet, to a point on the East right-of-way line of Nall Avenue, as now established, and the POINT OF BEGINNING; thence continuing North 87 degrees 46 minutes 00 seconds East, along the North line of said Southwest Quarter, a distance of 152.78 feet, to a point of intersection with the Southwesterly right-of-way line of Town Center Drive, as now established; thence South 53 degrees 28 minutes 11 seconds East, along the Southwesterly right-of-way line of said Town Center Drive, a distance of 309.46 feet; thence South 53 degrees 57 minutes 48 seconds East, along said Southwesterly right-of way line, a distance 1555.79 feet; thence Southeasterly, along said Southwesterly right-of-way line, and along a curve to the left, tangent to the last described course, having a radius of 1085.00 feet, and a central angle of 00 degrees 19 minutes 09 seconds, an arc distance of 6.04 feet, to a point of intersection with the Northwesterly right-of-way line of 117th Street, as now established; thence South 33 degrees 36 minutes 17 seconds West, along the Northwesterly and Northerly right-of-way line of said 117th Street, a distance of 1.23 feet; thence Southwesterly, along said Northwesterly and Northerly right-of-way line, and along a curve to the right, tangent to the last described course, having a radius of 430.00 feet, and a central angle of 57 degrees 00 minutes 54 seconds, an arc distance of 427.89 feet, to a point of tangency; thence North 89 degrees 22 minutes 49 seconds West, along said Northerly right-of-way line, a distance of 912.40 feet; thence along a curve to the left, tangent to the last described course, having a radius of 5040.00 feet, and a central angle of 02 degrees 08 minutes 00 seconds, an arc distance of 187.66 feet, to a point of tangency; thence South 88 degrees 29 minutes 11 seconds West along said Northerly right-of-way line, a distance of 166.92 feet, to a point of intersection with the Easterly right-of-way line of Nall Avenue; thence North 01 degrees 30 minutes 49 seconds West, along said Easterly right-of-way line, a distance of 1286.54 feet, to the POINT OF BEGINNING, containing 1,270,897.18 sq. ft. or 29.1758 acres, more or less.

7A.

CITY OF LEAWOOD
Check Date 06/03/2020
Ordinance 2020-20

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
106879	AT&T	INTERNET SERVICE	1,138.08	**1,138.08**
106880	AT&T	PHONE CHARGES	1,108.01	**1,108.01**
106881	AW LOGIC LLC	LASER LEVEL 7 RED TEE AND 12 BLACK TEE	1,280.00	**1,280.00**
106882	BLUE VALLEY EDUCATIONAL, FOUNDATIO	BVEF CONTRIBUTION	300.00	**300.00**
106883	BRIGGS TURF FARM	SOD	66.25	**66.25**
106884	BSN SPORTS LLC	BSN SPORTS SOCCER GOALS	2,684.98	**2,684.98**
106885	C & C GROUP DIVISIONS	REPLACEMENT OF GENERATOR BATTERIES -	1,036.01	
		BUILDING MAINTENANCE REPAIRS	750.00	**1,786.01**
106886	CHETS LOCK & KEY	KEY CAPS ASSORTED	5.00	**5.00**
106887	CORPORATE ARMOR TECH LLC	FORTISWITCH	2,714.67	**2,714.67**
106888	E EDWARDS WORK WEAR INC	UNIFORM/CLOTHING	845.92	**845.92**
106889	EMERGENCY MEDICAL PRODUCTS INC	CPR PROMPT	618.35	**618.35**
106890	FACTORY MOTOR PARTS CO	VEHICLE SUPPLIES	68.20	
		VEHICLE SUPPLIES	68.20	
		VEHICLE SUPPLIES	68.20	**204.60**
106891	FORENSIC PSYCHOLOGY ASSOC	PRE-EMPLO EVAL-V. HUDSON	900.00	**900.00**
106892	GAILS HARLEY DAVIDSON	MOTORCYCLE REPAIRS-UNIT#88	1,163.55	
		MOTORCYCLE REPAIRS~	612.87	**1,776.42**
106893	GALLS LLC	BIKE UNIFORM	69.99	
		BIKE UNIFORM	16.99	**86.98**

Check #	Vendor	Description	Amount Paid	Check Total
106894	GRAINGER INC	BINDER, REEL, CLEANER, SUPPLIES	310.31	
		UTILITY PUMP	258.41	
		KEY PROTECT	235.90	
		LOW PROFILE	110.00	
		SCREWDRIVER	101.90	
		MINI HALO BULBS	85.80	
		MULTI SCREWDRIVER	36.35	**1,138.67**
106895	GUNTER PEST MANAGEMENT INC	PEST QTRLY	100.00	
		PEST QTRLY	80.00	
		PEST QTRLY	55.00	**235.00**
106896	HEINRICHS, JULIA	BZA APP REFUND	150.00	**150.00**
106897	HELENA AGRI ENTERPRISES LLC	FESCUE SEED FOR SOCCER	2,632.50	
		EAB CONTROL	2,120.00	**4,752.50**
106898	HUNTER BROTHERS LANDSCAPE LLC	MAY 2020 - MISC MOWING - ~	2,805.00	
		MAY 2020 - MISC MOWING - ~	845.00	
		MAY 2020 - MISC MOWING - ~	520.00	
		MAY 2020 - MISC MOWING - ~	130.00	**4,300.00**
106899	IMSA	CR1 RENEWAL	80.00	**80.00**
106900	INDUSTRIAL SALES CO INC	DIAPH ASSY	114.31	**114.31**
106901	ITREZZO INC	ITREZZO RENEWAL	4,600.00	**4,600.00**
106902	J M FAHEY CONSTRUCTION CO	2020 BLANKET PO FOR ASPHALT -	1,312.80	**1,312.80**
106903	JO CO WASTEWATER	WASTEWATER SERVICE	129.65	**129.65**
106904	KANSAS GOLF & TURF INC	OIL FILTER	37.50	**37.50**
106905	KAT NURSERIES	FEATHER GRASS	326.54	**326.54**
106906	KC CALIBRATION LABORATORIES	ORINGS, CAPS, TUBING	101.57	**101.57**
106907	KELLER FIRE & SAFETY	FIRE MAINTENANCE/MATERIALS	268.09	**268.09**

Check #	Vendor	Description	Amount Paid	Check Total
106908	KEY EQUIPMENT & SUPPLY CO	PRO STRIP BROOM	905.36	
		AIR FILTER + FREIGHT	18.24	**923.60**
106909	KITCHEN SOLUTIONS, FILTA ENVIRONMEN	FILTAFRY SERVICE	45.00	**45.00**
106910	KRONOS INCORPORATED	EQUIPMENT SUPPORT	868.77	**868.77**
106911	LDV INC	MOBILE COMMAND VEHICLE	474,265.00	**474,265.00**
106912	LESLIES POOL SUPPLIES INC	FOUNTAIN - RAKE, BOOST	62.98	**62.98**
106913	LEXINGTON PLUMBING & HEATING	LEAWOOD CITY PARK WATER LEAK	9,783.00	**9,783.00**
106914	LIFEGUARD STORE, THE	LANYARD, WHISTLES, RESUCE TUBE	642.20	**642.20**
106915	LOGAN CONTRACTORS SUPPLY INC	5GAL SPRAYER	229.90	**229.90**
106916	MAISCH SMALL ENGINE REPAIR	REDEFINE, BLADE, BRUSHES, MAGNUM	322.18	
		SQ MAGNUM GATOR	86.18	
		SQ MAGNUM GATOR	86.18	**494.54**
106917	MARCHESE, MICHAEL	2020 Tuition Reimbursement - Michael	1,340.25	**1,340.25**
106918	METAL BY THE FOOT INC	HOT ROLL, PLATE, CUTTING	282.26	**282.26**
106919	MICRO CENTER AR	ADAPTER, POUCH	107.94	**107.94**
106920	NEXT TO NATURE LANDSCAPE LLC	MAY MAINTANANCE INSTALLMENT	1,341.11	**1,341.11**
106921	O'REILLY AUTO PARTS	OIL FILTER & PARTS	136.78	
		BRAKE CLEANER	61.56	
		MOTOROIL	57.90	
		VEHICLE SUPPLIES	24.99	
		OIL FILTER	8.60	
		OIL FILTER	7.84	
		VEHICLE SUPPLIES	4.06	**301.73**
106922	POLSINELLI SHUGHART PC	Polsinelli - Leave policy update/review	4,689.00	**4,689.00**
106923	POMP'S TIRE SERVICE INC	TIRES FOR PUBLIC WORKS VEHICLE 454.	1,386.90	**1,386.90**

Check #	Vendor	Description	Amount Paid	Check Total
106924	PROFESSIONAL TURF PRODUCTS	SCREWS, NUTS, HUBS	216.33	
		COURSE SUPPLIES	203.03	**419.36**
106925	PROGRESSIVE ELECTRONICS INC	FIRE SPRINKLER SYSTEM DEFICIENCIES-2020	4,477.00	
		FIRE MONITOR	84.00	**4,561.00**
106926	Q4 INDUSTRIES LLC	ENVIROX, RESTRM CLEANER, SUPPLIES	875.76	
		PAPER CUPS	136.92	**1,012.68**
106927	RANCH MART ACE HARDWARE	HOSES, GRAVEL	61.50	
		PATROL EQUIPMENT SUPPLIES	11.99	**73.49**
106928	RAY, NICHOLAS	KDOR OLATHE	52.28	**52.28**
106929	REGIONAL JUSTICE INFORMATION	WEB SUBSCRIPTION FEES	2,537.01	**2,537.01**
106930	REINDERS INC	IRRIGATION SUPPLIES	131.00	**131.00**
106931	REINHART FOODSERVICE	PREPARED FOOD	874.29	**874.29**
106932	ROYAL CUP INC	COFFEE	191.20	**191.20**
106933	SCHUTTE LUMBER CO	POLICE POOL COVID-19 74109	249.05	**249.05**
106934	SHERWIN WILLIAMS CO	BUILDING SUPPLIES	17.80	**17.80**
106935	SIMPLOT PARTNERS	EXTREME GREEN	1,338.40	**1,338.40**
106936	SITEONE LANDSCAPE SUPPLY LLC	FUNGICIDE	399.23	
		BUFFALO JUNIPER	103.96	**503.19**
106937	SNODEPOT	OIL PAN, KIT, GASKET	889.00	**889.00**
106938	SPECTRUM	SPECTRUM-FD	57.86	**57.86**
106939	SPRAYER SPECIALTIES INC	MATERIALS, ELBOW, JACK	22.86	**22.86**

Check #	Vendor	Description	Amount Paid	Check Total
106940	STAPLES BUSINESS ADVANTAGE	UBRANDS BLK GLASS	220.39	
		OFFICE SUPPLIES - P&R	212.56	
		BATTERY,BANDAIDS, BANDAGES, SUPPLIES	165.76	
		FILE POCKETS	118.36	
		BADGEHOLDER	52.15	
		BINDER, POST, SUPPLIES	40.65	
		OFFICE SUPPLIES	28.77	
		LATEX GLOVES - P&R	27.72	
		LATEX GLOVES - P&R	27.46	
		BLISTER BANDAGE	17.56	
		BANDAGE WRAP	12.44	
		PROPERTY ROOM SUPPLIES	10.44	
		REFUND COVID-19 SUPPLY, WIPES	-31.48	
		REFUND COVID-19, WIPES	-31.48	**871.30**
106941	SUBURBAN LAWN & GARDEN INC	TERRA COTTA, WHITE POT	518.15	
		PLANTS	213.49	
		YARD WASTE TIP FEE	24.00	
		YARD WASTE TIP FEE	20.00	**775.64**
106942	SUN LIFE FINANCIAL	MAY 2020 SUN LIFE PREM.	2,469.80	**2,469.80**
106943	TIME WARNER CABLE	BUSINESS INTERNET	294.98	**294.98**
106944	TNEMEC COMPANY INC	POOL PAINT TOUCH UP	1,202.82	
		FASCURE TANK	186.38	
		FASCURE TANK	186.38	**1,575.58**
106945	TRIANGLE SALES INC	RUSM ACTUATOR	272.00	**272.00**
106946	UNIFIRST CORPORATION	NYLON MATS	87.89	**87.89**
106947	VANCE BROS INC	2020 BLANKET PO FOR ASPHALT -	1,355.90	**1,355.90**
106948	VAN-WALL EQUIPMENT INC	COURSE SUPPLIES	161.87	
		COURSE EQUIPMENT	146.58	
		XLINE CREDIT, HP, BLADE	37.55	**346.00**

Check #	Vendor	Description	Amount Paid	Check Total
106949	WASTE MANAGEMENT OF KANSAS INC	TRASH DISPOSAL	345.96	
		TRASH DISPOSAL	333.68	
		TRASH DISPOSAL	312.40	
		TRASH DISPOSAL	195.47	**1,187.51**
106950	WATER DISTRICT 1 JO CO	WATER SERVICE	281.27	
		WATER SERVICE	185.34	
		WATER SERVICE	162.55	
		WATER SERVICE	96.98	
		WATER SERVICE	68.13	
		WATER SERVICE	65.80	
		WATER SERVICE	65.80	
		WATER SERVICE	65.80	
		WATER SERVICE	65.80	
		WATER SERVICE	26.10	
		WATER SERVICE	25.50	
		WATER SERVICE	25.50	
		WATER SERVICE	20.56	
		WATER SERVICE	19.71	**1,174.84**
106951	WCA WASTE SYSTEMS INC	TRASH DISPOSAL	46.82	**46.82**
106952	WESTLAKE HARDWARE	HARDWARE SUPPLIES	69.99	
		HARDWARE SUPPLIES	20.75	**90.74**
106953	WINFIELD SOLUTIONS LLC	COURSE SUPPLIES	520.00	**520.00**
106954	WISE SAFETY ENVIRONMENTAL	BLOWER	328.48	**328.48**
106955	WORLD FUEL SERVICES INC	BLANKET PO FOR 2020 FUEL EXPENSES -	10,618.24	**10,618.24**
380620	EVERGY	POWER SERVICE	254.66	**254.66**
2600620	EVERGY	POWER SERVICE	31.04	**31.04**
3140620	EVERGY	POWER SERVICE	34.58	**34.58**
3380620	EVERGY	POWER SERVICE	183.43	**183.43**

Check #	Vendor	Description	Amount Paid	Check Total
5090620	EVERGY	POWER SERVICE	144.45	**144.45**
6040620	EVERGY	POWER SERVICE	54.91	**54.91**
16240620	EVERGY	POWER SERVICE	26.76	**26.76**
16400620	EVERGY	POWER SERVICE	138.53	**138.53**
16540620	EVERGY	POWER SERVICE	34.05	**34.05**
18380620	EVERGY	POWER SERVICE	223.88	**223.88**
20710620	EVERGY	POWER SERVICE	18.51	**18.51**
24100620	EVERGY	POWER SERVICE	125.47	**125.47**
26170620	EVERGY	POWER SERVICE	66.16	**66.16**
38730620	EVERGY	POWER SERVICE	92.12	**92.12**
42030620	EVERGY	POWER SERVICE	31.48	**31.48**
50420620	EVERGY	POWER SERVICE	20.50	**20.50**
58830620	EVERGY	POWER SERVICE	64.56	**64.56**
59120620	EVERGY	POWER SERVICE	31.12	**31.12**
64340620	EVERGY	POWER SERVICE	142.22	**142.22**
65430620	EVERGY	POWER SERVICE	33.39	**33.39**
75520620	EVERGY	POWER SERVICE	19.75	**19.75**
81180620	EVERGY	POWER SERVICE	41.10	**41.10**
83130620	EVERGY	POWER SERVICE	143.86	**143.86**
94100620	EVERGY	POWER SERVICE	29.33	**29.33**
96510620	EVERGY	POWER SERVICE	47.90	**47.90**

102 checks in this report.

Grand Total All Checks: 566,806.03

7A.

CITY OF LEAWOOD
Check Date 06/10/2020
Ordinance 2020-21

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
106956	ACCU-SCREEN INC	POST ACCIDENT DRUG SCREEN	238.53	**238.53**
106957	ALPINE LITHO-GRAPHICS INC	BUSINESS CARDS	240.00	
		LETTERHEAD PRINTING	164.00	**404.00**
106958	AMERICAN SENTRY ELECTRONIC SYS	DOOR REPAIR-MAINTENANCE	285.00	**285.00**
106959	BERNIE ELECTRIC WHOLESALE INC	BUILDING & GROUNDS	146.25	**146.25**
106960	BLACK & MCDONALD	TROUBLESHOOT FLAG POLE AND MONUMENT	1,249.76	
		TROUBLESHOOT A/C/UNIT AT CITY HALL.	2,239.21	**3,488.97**
106961	BOUND TREE MEDICAL LLC	EQUIPMENT MAINT	618.48	**618.48**
106962	BROWN, MONICA	PLANNING COMMISSION MEETING MINUTES	400.00	**400.00**
106963	BRUNER CONTRACTING CO LLC	GAS PRESSURE TEST ON ALL BUILDING GAS	1,777.00	**1,777.00**
106964	BSN SPORTS LLC	T-BALL HELMETS	2,646.90	**2,646.90**
106965	BURNS & MCDONNELL ENGINEERING	2016 ENGINEERING SERVICES ON 143RD ST: E	80,414.96	**80,414.96**
106966	CAMELOT COURT LLC	CAMELOT COURT CID PAYMENT	323,940.10	**323,940.10**
106967	CARTER WATERS LLC, THE	MASTERKURE CC 250SB 550 GALLON DRUM FOR	1,105.00	**1,105.00**
106968	CHARLESWORTH CONSULTING LLC	CONSULTING FEE - 3RD INSTALLMENT	500.00	
		CONSULTING FEE - 5TH INSTALLMENT	500.00	**1,000.00**
106969	COLLYER, CRYSTAL	ACTIVITY REFUND	180.00	**180.00**
106970	CONCRETE MATERIALS INC	CONCRETE	992.00	**992.00**

Check #	Vendor	Description	Amount Paid	Check Total
106971	CONRAD FIRE EQUIPMENT INC	VEHICLE MAINT	148.00	
		VEHICLE MAINT.	127.86	
		VEHJICLE MAINT	830.99	
		VEHICLE MAINT	226.66	
		UNIFORMS	42.00	**1,375.51**
106972	CORPORATE HEALTH KU MEDWEST	POST-ACCIDENT TESTS	90.00	
		KU MEDWEST - PRE-EMPLOYMENT TESTING	2,970.00	
		KU MEDWEST - PRE-EMPLOYMENT TESTS	3,160.00	**6,220.00**
106973	DESIGN MECHANICAL INC	J CENTER-WELL WATER PUMP MOTOR BEARINGS	2,656.00	**2,656.00**
106974	DOCUMART INC	CODES INSPECTION REPORT	889.14	**889.14**
106975	EAGLE DOOR CO LLC, BRUCE GIST	BUILDING & GROUNDS	591.25	**591.25**
106976	EMPLOYERS RESOURCE LLC	VIDEO	450.00	**450.00**
106977	ENTENMANN-ROVIN CO	BADGES~	242.50	**242.50**
106978	FACTORY MOTOR PARTS CO	VEHICLE PARTS	133.84	**133.84**
106979	FASTSIGNS	SIGNAGE	187.33	**187.33**
106980	FELD FIRE	EQUIP MAINT	104.00	
		EQUIPMENT MAINT.	1,231.65	
		UNIFORMS	620.00	**1,955.65**
106981	FIRST INSURANCE FUNDING CORP	INSURANCE INSTALLMENT	646.27	**646.27**
106982	FLEX KLEEN	EQUIPMENT CLEANING	385.00	**385.00**
106983	FORCE AMERICA LLC	10MB FLAT DATA PLAN	225.00	**225.00**
106984	FOSTER BROS WOOD PRODUCTS INC	MULCH $14.95/YD	1,121.25	**1,121.25**

Check #	Vendor	Description	Amount Paid	Check Total
106985	GALLS LLC	UNIFORMS	26.68	
		UNIFORMS	420.00	
		UNIFORMS	65.98	
		UNIFORMS	211.20	
		UNIFORMS	105.60	
		UNIFORMS	895.84	**1,725.30**
106986	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	373.52	
		SUPPLIES	50.90	**424.42**
106987	HEN HOUSE BALLS FOOD STORES	TRAINING ROOM SUPPLIES	26.95	**26.95**
106988	HOLLIDAY SAND & GRAVEL CO	TANDEM TRUCK	176.00	
		TANDEM TRUCK	88.00	
		TANDEM TRUCK	176.00	**440.00**
106989	ICE-MASTERS, LLC	ICEMASTERS SERVICE POOL	1,100.00	
		ADMIN. CONT SERVICES	114.00	
		SUBSCRIPTION FEE	157.00	**1,371.00**
106990	INSIGHT PUBLIC SAFETY	SAFEGUARDING	320.00	**320.00**
106991	INTERSTATE ELECTRICAL SUPPLY	MATERIAL & SUPPLIES	418.00	
		MATERIAL & SUPPLIES	606.06	**1,024.06**
106992	J M FAHEY CONSTRUCTION CO	2020 BLANKET PO FOR ASPHALT -	4,796.00	
		2020 BLANKET PO FOR ASPHALT -	1,108.80	**5,904.80**
106993	JO CO GOVERNMENT	3QTR SUBSCRIPTION FEE	500.00	**500.00**
106994	JO CO MED ACT	MATERIAL & SUPPLIES	1,089.40	**1,089.40**
106995	JO CO WASTEWATER	WASTEWATER SERVICE	17.28	
		WASTEWATER SERVICE	108.80	
		WASTEWATER SERVICE	460.95	**587.03**
106996	KANSAS CITY FREIGHTLINER SALES	GEAR BOX FOR STEERING ASSEMBLY FOR	1,551.82	**1,551.82**
106997	KANSAS STATE TREASURER	BATCH 53293	3,786.00	**3,786.00**

Check #	Vendor	Description	Amount Paid	Check Total
106998	KAT NURSERIES	MATERIAL AND SUPPLIES	136.83	
		MATERIAL AND SUPPLIES	818.84	**955.67**
106999	KBSIII PARK PLACE VILLAGE	PARK PLACE TDD PAYMENT	132,755.34	**132,755.34**
107000	KC CALIBRATION LABORATORIES	VALVE, CAPS & SLEEVE	154.61	**154.61**
107001	KC RUBBER AND BELTING CO	MATERIALS AND SUPPLIES	808.64	**808.64**
107002	KELLER FIRE & SAFETY	BUILDING & GROUNDS	206.27	
		MAINTENANCE	329.89	**536.16**
107003	KISSICK CONSTRUCTION CO	2019 LEE BLVD. IMPROVEMENTS-95TH TO 103R	8,172.91	
		2018-2019 LW CITY PARK POND RESTORATION	7,842.91	**16,015.82**
107004	LEGAL RECORD	PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	5.90	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	11.48	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	
		PLANNING & DEVELOPMENT HEARING NOTICE	96.40	
		PLANNING & DEVELOPMENT HEARING NOTICE	9.51	**249.23**
107005	LEWIS, ROBIN A	PUBLIC DEFENDER	300.00	
		PUBLIC DEFENDER	300.00	**600.00**
107006	LEXINGTON PLUMBING & HEATING	MIXING VALVE CLEAN & REPAIRS	4,130.00	
		SERVICE & REPAIRS	485.00	**4,615.00**

Check #	Vendor	Description	Amount Paid	Check Total
107007	LOWES	HARDWARE SUPPLIES	140.72	**140.72**
107008	LOWES	HARDWARE SUPPLIES	90.10	**90.10**
107009	MAISCH SMALL ENGINE REPAIR	EQUIP. MAINT. SUPPLIES	575.71	
		ROLLO	16.50	**592.21**
107010	MEDART INC	BREATHER KIT	121.72	**121.72**
107011	MELT BOX KC-CHRIS CARRIER	VENDOR REFUND	125.00	**125.00**
107012	MINUTEMAN PRESS OF OP	MATERIAL & SUPPLIES	183.00	**183.00**
107013	MOBILE PRO SHOP	PROSHOP MERCHANDISE	152.32	**152.32**
107014	MOBILFONE WIRELESS	COMMUNICATION	155.71	**155.71**
107015	NAVIA BENEFIT SOLUTIONS	PARTICIPANT FEE	140.25	**140.25**
107016	NEWMAN, CURTIS	2020 Tuition Reimbursement - Curtis	312.00	**312.00**
107017	NEXT TO NATURE LANDSCAPE LLC	TRAFFIC ROW AND MEDIAN MAINTENENCE	8,536.00	**8,536.00**
107018	O'REILLY AUTO PARTS	VEHICLE PARTS	101.86	
		VEHICLE MAINT	41.58	
		MATERIAL & SUPPLIES	28.94	
		VEHICLE MAINT	19.96	
		VEHICLE SUPPLIES	78.98	
		VEHICLE SUPPLIES	55.83	
		VEHICLE SUPPLIES	47.40	
		VEHICLE SUPPLIES	60.01	
		VEHICLE SUPPLIES	33.29	**467.85**
107019	PEERFIT INC	PEERFIT NETWORK	601.50	**601.50**
107020	PEPSI BEVERAGES COMPANY	BEVERAGES	525.24	**525.24**
107021	PET CREMATION SERVICES	ANIMAL CREMATIONS	275.00	
		ANIMAL CREMATIONS	455.00	**730.00**

Check #	Vendor	Description	Amount Paid	Check Total
107022	PETTY CASH - CITY OF LEAWOOD	START UP CASH FOR AQUATIC CENTER	400.00	**400.00**
107023	PGA FOUNDATION, PGA REACH	ANNUAL DUES-MLYNAR	326.00	
		ANNUAL DUES-MYERS	591.00	
		ANNUAL DUES-ECKROAT	591.00	
		ANNUAL DUES-MAIWALD	591.00	**2,099.00**
107024	POMP'S TIRE SERVICE INC	AXLES AND TIRES FOR PUBLIC WORKS	5,328.88	**5,328.88**
107025	PRAXAIR DISTRIBUTION INC 493	INDUSTRIAL ACETYLENEINDUSTRIAL ACETYLENE	376.25	**376.25**
107026	PROGRESSIVE ELECTRONICS INC	FIRE ALARM MONITORING	84.00	**84.00**
107027	Q4 INDUSTRIES LLC	SANITIZER	508.00	
		2020 BLANKET PO FOR BUILDING SUPPLIES	1,547.35	**2,055.35**
107028	RAINBOW FIRWORKS INC	FIREWORKS DEPOSIT 2020	17,500.00	**17,500.00**
107029	RANCH MART ACE HARDWARE	POOL SUPPLIES	24.93	
		MATERIAL & SUIPPLIES	17.93	**42.86**
107030	REGIONAL JUSTICE INFORMATION	LEWEB SUBSCRIPTION FEE	87.01	**87.01**
107031	REINDERS INC	MATERIAL AND SUPPLIES	884.90	
		MATERIAL AND SUPPLIES	952.00	
		MATERIAL AND SUPPLIES	494.80	**2,331.70**
107032	REINHART FOODSERVICE	PREPARED FOOD	12.07	
		PREPARED FOOD	798.82	**810.89**
107033	RICHARDS CONSTRUCTION CO INC	RETAINAGE RELEASE	2,700.00	**2,700.00**
107034	ROB SIGHT FORD	VEHICLE PARTS	51.62	
		RETURN VEHICLE PARTS	-14.36	
		VEHICLE PARTS	47.27	
		VEHCILE PARTS	73.48	**158.01**
107035	ROMA BAKERY	PREPARED FOOD	41.14	**41.14**
107036	SAMS CLUB DIRECT	MATERIALS & SUPPLIES	905.07	**905.07**

Check #	Vendor	Description	Amount Paid	Check Total
107037	SHRED-IT USA LLC	SHREDDING SERVICE	419.91	**419.91**
107038	SIGNCO INC	EXPENDABLE EQUIPMENT	1,735.00	**1,735.00**
107039	SPRAYER SPECIALTIES INC	MATERIAL AND SUPPLIES	475.60	**475.60**
107040	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	97.08	
		OFFICE SUPPLIES	151.75	
		OFFICE SUPPLIES	24.22	
		OFFICE SUPPLIES	97.47	**370.52**
107041	SUBURBAN LAWN & GARDEN INC	MULCH	247.92	
		MULCH	213.76	
		JUNIPER CALGARY	43.62	
		MULCH	61.07	
		LANDSCAPE MATERIALS	123.99	
		JUNIPER	261.71	
		YARD WASTE TIP FEE	3.00	
		YARD WASTE TIP FEE	12.00	**967.07**
107042	THONG, LARA	REFUND	300.00	**300.00**
107043	TORREY, EMILY	REFUND	350.00	**350.00**
107044	TOWN & COUNTRY BLDG SERVICES	CLEANING SERVICES	4,950.00	
		JUNE CLEAN	695.00	
		2020 BLANKET PO TO COVER ANNUAL	1,280.00	
		JUNE CLEAN LOWER LEVEL	950.00	
		KITCHEN CLEANING	495.00	**8,370.00**
107045	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL INVESTIGATIVE SERVICES	50.00	**50.00**
107046	TROON GOLF LLC	MANAGEMENT FEES - TROON 2020	12,265.95	
		SUBSCRIPTION	-499.26	**11,766.69**
107047	TSCHIDA, GREG	REFUND IGA ENTRY FEE	390.00	**390.00**
107048	UNIFIRST CORPORATION	MAT CLEANING	131.43	**131.43**

Check #	Vendor	Description	Amount Paid	Check Total
107049	WASTE MANAGEMENT OF KANSAS INC	TRASH DISPOSAL	49.00	
		TRASH DISPOSAL	245.16	
		TRASH DISPOSAL	110.14	
		TRASH DISPOSAL	160.42	
		TRASH DISPOSAL	236.74	
		TRASH DISPOSAL	49.00	**850.46**
107050	WATER DISTRICT 1 JO CO	WATER SERVICE	82.93	
		WATER SERVICE	58.22	
		WATER SERVICE	88.18	
		WATER SERVICE	83.37	**312.70**
107051	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	105.84	
		RECYCLING SERVICE	106.48	**212.32**
107052	WEX BANK	MOTORCYCLE FUEL	105.02	**105.02**
107053	WINDTRAX INC	MATERIALS & SUPPLIES	117.06	**117.06**
107054	WITMER PUBLIC SAFETY GROUP INC	UNIFORMS	76.17	
		UNIFORMS	214.28	**290.45**
107055	ZAHNER METAL CONSERVATION	CLEANING/MAINTNANCE OF DANCERS/ WEIGHT	3,204.00	**3,204.00**
107056	ZEP MANUFACTURING CO	CLEANING SUPPLIES	441.99	**441.99**
6212020	KANSAS GAS SERVICE	GAS SERVICES	1,855.61	**1,855.61**

102 checks in this report.

Grand Total All Checks: **690,666.79**

Regular Meeting

THE LEAWOOD CITY COUNCIL

June 1, 2020

Minutes

Councilmembers Present: Chuck Sipple, James Azeltine, Jim Rawlings, Mary Larson, and Lisa Harrison.

Councilmember present via Zoom: Debra Filla, Andrew Osman, and Julie Cain.

Councilmembers Absent: None

Staff Present: Scott Lambers, City Administrator
Dawn Long, Finance Director
Chief Troy Rettig, Police Department
Chris Claxton, Parks and Rec Director
David Ley, Public Works Director
Kelly Varner, City Clerk
Patty Bennett, City Attorney
Ross Kurz, Info. Services Director
Colin Fitzgerald, Fire Chief
Nic Sanders, HR Director
Mark Tepesch, Info. Services Specialist III
Stacie Stromberg, Assistant City Clerk

Staff Present via Zoom: Richard Coleman, Planning Director and Mark Klein, City Planning

Others Present via Zoom: Kevin Jeffries, Leawood Chamber of Commerce; Kelsey Sundet, BRR Architecture; Chris Pantaenius, Onspring Technology; Ben Moore, Ben Moore Studio, LLC; Matt Schlicht, Engineering Solutions; Chris Hafner, Davidson Architecture and Engineering; and Kathleen Warman, Warman Architects

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn stated the agenda has been amended with a continuance of Item 12G and under Committee Recommendations Planning Commission should be Item 12, Old Business should be Item 13 and New Business should be Item 14.

A motion to approve the agenda as amended was made by Councilmember Rawlings, seconded by Councilmember Harrison. Motion was approved with a unanimous roll-call vote of 8-0.

3. CITY CLERK STATEMENT

The City Clerk read the Clerk Statement: To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Governing Body is being conducted remotely using the Zoom media format and some of the members of the Governing Body are appearing remotely. The meeting is being livestreamed on [YouTube] and the public can access the livestream by going to www.leawood.org/. The public is strongly encouraged to access this meeting electronically, however, City Hall is open and persons with items on the agenda may, if necessary, attend the Governing Body meeting in person. Staff will strictly enforce social distancing measures.

Public comments on non-agenda items will not be accepted during this meeting. Public comments on agenda items not requiring a public hearing may not be accepted. As always, public comment on any agenda item can be submitted in advance. Written public comments received at least 24 hours prior to the meeting have been distributed to members of the Governing Body prior to the meeting. Public comments should be directed to LeawoodPublicCommentGB@leawood.org.

4. **PROCLAMATIONS - None**

5. **PRESENTATIONS/RECOGNITIONS - None**

6. **SPECIAL BUSINESS**
   A. Consideration and possible decision regarding the City's 2020, 4th of July Celebration

Mayor Dunn thanked Chris Claxton, Parks and Rec for arranging a special viewing of a sample of fireworks. Ms. Claxton gave a summary of Councilmembers' feedback after a test of a sample of firework shells of various, smaller sizes.

Councilmember Rawlings stated Brookwood was not a good viewing location. Mayor Dunn stated she was at Hallbrook One, where the parking lots lights were very bright and there was no sound.

Councilmember Azeltine stated he was in the north parking lot of Town Center Plaza but could barely see over the tree line.

Councilmember Sipple stated he was north and east of Hallbrook Country Club and had trouble with parking lot lights being too bright, but could see all the fireworks.

Councilmember Larson suggested opening City Park for walking only.

Councilmember Harrison stated she would like to exhaust all options to keep the celebration and wondered about parking, allowing music to be simulcast through a radio station, and work with Hallbrook to turn off parking lot lights during the display. She also suggested working with neighboring cities to pool funds to purchase larger shells.

Mayor Dunn stated parking is not allowed on the grass at City Park because of the sprinkler system. The parking lot for the soccer fields is also inside the safety zone. Other lots are not big enough for the amount of cars.

Ms. Claxton said the City of Overland Park is still planning to have their celebration at Corporate Woods. Prairie Village has cancelled. Ms. Claxton did not feel residents of Prairie Village would be able to see the display in Leawood.

Councilmember Rawlings stated he would oppose a fireworks display for this year's 4th of July. He wanted to hear from the Police and Fire Departments.

Councilmember Filla stated it is unclear if the road into the park from Mission Rd is under construction allowing pedestrians and bikers. Ms. Claxton said she spoke to Public Works regarding the JOCO Wastewater construction project. She felt there will be a lower attendance because of no shuttle service.

Councilmember Azeltine agreed with Councilmember Filla to consider allowing people to walk and bike into the viewing area and allow only handicap passes in the swimming pool lot. He felt the event would be popular since other cities have cancelled, but overall attendance would be down.

Councilmember Sipple asked Ms. Claxton what the all-in costs are, in addition to the fireworks cost including police and fire staff. Ms. Claxton said all Rec staff is always present but would refer to the Chiefs for their staff needs.

Councilmember Larson stated there are a lot of businesses that have parking along Tomahawk Creek Parkway and wondered if local businesses would cooperate with the city for parking.

Troy Rettig, Chief of Police, stated the celebration is always labor intensive but the police department will make it work. He said they do not police social distancing.

Fire Chief Colin Fitzgerald stated his concern is access for transportation vehicles in case of an emergency when there is more foot traffic and street parking.

Councilmember Azeltine asked if that is not already an issue.

Councilmember Rawlings stated he would like to know more from Parks & Rec, Fire, and Police.

Councilmember Cain stated it is important to show unity and the celebration is very positive but urges the council to consider a Labor Day event instead.

Councilmember Sipple stated parking at commercial locations usually comes with a lot of paperwork involved.

Councilmember Azeltine stated he believes people were already parking in commercial lots He stated he believes there would be fewer people in attendance. He felt it would be a nice thing to do for the community.

Councilmember Filla commented if Mission Road will be open and what the distance is to the fireworks area. The Mayor said is it about a mile. Ms. Claxton stated access to Mission Road will be closed in 3 weeks due to construction.

Councilmember Filla said social distancing on the trails would be impossible to do. Ms. Claxton stated there are 290 parking spot in the safe zone that would be available.

David Ley, Public Works, stated JOCO Wastewater will start work in 3 weeks on access for construction vehicles off Mission Road. The road will be gone by July 4th. Emergency access would only be along 103rd & Lee Blvd.

Fire Chief Fitzgerald stated the neighborhood parking is a concern for fire and police for very large vehicles but shouldn't be a concern if people adhere to the no parking signs and are cooperative.

Mayor Dunn stated this discussion can be brought up again in 2 weeks.

Councilmember Sipple wants to know what Parks & Rec wants to do. Ms. Claxton stated her concerns are: that no social distancing will be observed, the congestion of parking and walking through the neighborhoods, and managing ingress and egress for PD and FD.

Chief Rettig stated they would increase man power for public safety based on turnout but is concerned about parking at north side of park.

Councilmember Osman stated he was the biggest advocate of the celebration, but was disappointed in the visibility in the many different areas. He considered the elevation of the park and felt attendance will be large due to the fact that other cities have cancelled. He asked if the shells could be shot off behind Camelot Court. The Mayor said the radius is too great.

Councilmember Filla made a motion to cancel fireworks for the 4th of July and to discuss for a Labor Day celebration.

Mayor Dunn asked David Ley if Lee Blvd would be open off Mission Road. Mr. Ley stated the plan is to be open before Labor Day, weather permitting.

A motion to approve the cancellation of the 4th of July fireworks and continue discussion for a Labor Day fireworks display was made by Councilmember Filla, seconded by Councilmember Sipple.

Councilmember Harrison asked Ms. Claxton if she has previous attendance numbers. Ms. Claxton explained the difficulty in counting attendees but stated it has been anywhere from 3,000 to 10,000 with festivities throughout the entire day.

Motion was approved with a roll call vote of 6-2. Councilmembers Larson and Harrison voted nay.

Scott Lambers, City Administrator, suggested to continue the discussion to the second meeting in August. Mayor Dunn stated she would like the first meeting of August and it could be continued to the following meeting if necessary.

B. **Public Hearing** Consideration of the 2021-2025 Capital Improvement Program [C.I.P.] for the City of Leawood.

Mayor Dunn opened the public hearing; no one was seen or heard to speak.

A motion to close the public hearing was made by Councilmember Azeltine, seconded by Councilmember Sipple. Motion was approved with a unanimous roll-call vote of 8-0.

7. **CONSENT AGENDA**

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2020-18 and 2020-19
B. Accept minutes of the May 18, 2020 Governing Body meeting
C. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of $27,479.27 between the City and Blue Valley Public Safety,

Inc., for the purchase and installation of a replacement storm siren, located at 9609 Lee Boulevard (FD)

D. Resolution approving and authorizing the Mayor to execute an Engineering Services Agreement in the amount of $109,630.00 between the City and HDR, Inc. pertaining to the Mission Road Lighting Project [Project 82082] (PW)

E. Resolution approving a Revised Landscape Plan for Homestead of Leawood, located south of 127th Street and west of State Line Road (PC Case 16-20) (PC)

F. Resolution approving a Revised Final Plat for Welcreek Estates, Second Plat, located north of 141st Street and west of Canterbury Street (PC Case 17-20) (PC)

G. Resolution approving a Revised Final Sign Plan for Camelot Court - Revised Sign Criteria, located north of 119th Street and east of Roe Avenue (PC Case 43-20) (PC)

H. Resolution approving and authorizing the Mayor to execute an Agreement in an annual amount not to exceed $18,193.92, between the City and Centurylink Communications, LLC, for a 3-year term, pertaining to increased high speed internet access (IT)

I. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement for an annual amount not to exceed $35,000.00, between the City and Rainbow Fireworks, Inc., for a 3-year term, providing for fireworks display services for the city (PR)

J. Approve 5th and Final Payment in the amount of $8,172.91 to Kissick Construction Company pertaining to the Lee Boulevard Improvements Project, 95th to 103rd Phase 1 [Project #72066] (PW)

L. Approve an expenditure in the amount of $47.894.96 to Professional Turf Products for the Purchase of Toro Groundsmaster 4300-D rough mower for Ironhorse Golf Course (PR)

Councilmember Azeltine requested to pull Item 7K.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Larson, seconded by Councilmember Sipple. Motion was approved with a unanimous roll-call vote of 8-0.

7K. Approve 2nd and Final Payment in the amount of $2,700.00 to Richards Construction Company pertaining to the Cell Tower and House Demo Project [Project 80158] (PW)

Councilmember Azeltine asked Mr. Ley if the police trailer was gone and for clarification on the term "force account." Mr. Ley stated the term is used in case of overruns of quantities so the contractor can continue work with staff approval without coming back to the council.

A motion to approve was made by Councilmember Azeltine, seconded by Councilmember Harrison. Motion was approved with a unanimous roll-call vote of 8-0.

Councilmember Osman stated he would like to discuss 7I on the consent agenda that was not pulled regarding the contract with Rainbow Fireworks.

Mayor Dunn stated the contract can be used for 2021 with only 5 days' notice.

Councilmember Osman questioned the deposit. Ms. Claxton stated per the agreement, the deposit is still valid for next year. Mayor Dunn asked if the deposit can be made for Labor Day. Ms. Claxton said she will check but believed it can be used.

8. MAYOR'S REPORT

A. The Mayor had an excellent tour of the Police Department Command Post and thanks Chief Rettig and his leadership team.

B. My thanks to all who served as fireworks spotters this past week to view parking locations. It was interesting to have confirmation of the best possible sites that can be shared with the public on July 4th.

C. I would like to read a letter that I received this week from Jerry Chang, Director General, Taipei Economic and Cultural Office in Denver. The letter reads, "...My office would like to donate 5,000 surgical masks to your great city. While the whole world is in a fight against the coronavirus pandemic, Taiwan is standing together with your great city. It is also our pleasure to share these medical supplies with our sister city..." It was most generous.

D. The Mayor would like to remind the council of the Budget and Finance Committee Meeting on Monday, June 8th. A light dinner will be ready at 5:30 p.m. with the meeting to begin at 6:00 p.m.

9. COUNCILMEMBERS' REPORT - None

10. CITY ADMINISTRATOR REPORT - None

11. STAFF REPORT

David Ley, Director of Public Works – Possible consideration of referral to the Stormwater Committee

David Ley, Public Works, addressed the Governing Body. He stated receiving a request from property owners around the north pond of the seven ponds to have their desilting of their pond referred to the Stormwater Committee. He explained the location of the ponds and stated the City does not fund private improvements on private property. Staff requested the referral be denied.

Councilmember Sipple asked if the issue was heavy rains causing overflow into properties.

Mr. Ley stated part of the issue is he was told this pond has not been desilted in over 40 years.

Councilmember Sipple asked if property owners been injured because of the overflow. Mr. Ley stated no.

Councilmember Larson acknowledged the previous litigation between the property owners and the City and asked if public improvements have negatively impacted the private property.

Mr. Ley stated the law suit was found to be in the City's favor.

Councilmember Larson stated according to the law suit, the property owners did not provide a monetary damage summary.

Patty Bennett, City Attorney, stated the judge found that it is a natural channel and it could not be monetized. The court found in favor on the City on the inverse condemnation. On the tort claim it was a statutory issue in which the City was not given notice.

Councilmember Larson stated she would like to know more about the history since it pre-dates her time on the council.

Councilmember Azeltine stated the ponds have been there for 66 years, on private land, and have already been litigated.

Mr. Ley stated staff have met with the property owners several times.

Councilmember Harrison asked when the last time the pond was desilted. Mr. Ley stated a property owner informed him a couple years ago that it has not been done since he moved in in the late 1970s. Councilmember Harrison expressed the maintenance had been put off the better part of 35 years.

Councilmember Azeltine stated this is not the only neighborhood in Leawood that has lakes. He warned about involvement for the future.

Councilmember Sipple asked Mr. Ley if the request is only for the south pond and what amount of money is involved. Mr. Ley stated it is for the north pond. He was not given an estimate of the cost to desilt the pond.

Councilmember Filla stated she remembered Mr. Ley's predecessor had stated lake 1 was doing exactly what it should by filtering out the silt. She continued stating the development from the north had already occurred and if property owners would like to open the lake to public use, asking the city to partner with them, they would say no, but if they said yes that would be a different referral to accept. Councilmember Filla stated the property owners have not done their maintenance.

Councilmember Rawlings asked Mr. Ley what exactly the property owners wants the city to do.

Mr. Ley stated their requests are to desilt the pond at the city's expense and re-route the storm sewers around all their lakes, which would be in excess of $3 million for new storm sewer lines for just the Manor Road storm sewers. He stated it would very difficult to remove the storm sewers from Meadow without taking out some homes. They also requested the city to build some type of treatment system to pull out the debris before it reaches their pond.

Councilmember Rawlings asked if the Storm Sewer Committee has authority over this request.

Mayor Dunn stated it is Mr. Ley's recommendation to deny the referral.

Councilmember Larson asked if the pond owners knew this item would be on the agenda. Mr. Ley stated he did not inform them.

Mr. Lambers stated he supports Mr. Ley's recommendation.

Councilmember Rawlings stated part of the responsibility of having a pond is the cost of maintenance.

A motion to deny the referral to the Stormwater Committee for Item 11 was made by Councilmember Filla, seconded by Councilmember Sipple.

Councilmember Cain asked if the pond owners needed notice. Mr. Lambers stated it is the policy for the Governing Body to make a decision before the committee. Councilmember Cain questioned the procedure of notice. Mayor Dunn stated the Legal Department has been in contact with the property owners but they still made the request.

Councilmember Osman stated the topic before them was whether this should be referred to a committee or the council.

Motion was approved with a roll-call vote of 7-1. Councilmember Larson voted nay.

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[From the October 22, 2019 Planning Commission Meeting]

A. Ordinance amending Section 16-2-10.3 of the Leawood Development Ordinance entitled "Materials and Colors" and repealing existing Section 16-2-10.3 and other sections in conflict herewith (PC Case 39-19) [ROLL CALL VOTE] ***[Continued from December 2, 2019, January 21, 2020, March 2, 2020, March 16, 2020 and May 4, 2020 Governing Body Meetings]***

Richard Coleman, Planning Department, addressed the Governing Body via Zoom. He stated manufactured stone research was completed by staff. Staff added sections to the approved materials list for clarification. Staff followed ESTM guidelines, the Manufactured Veneer Association, the International Masonry Manufacturer and other sources.

Councilmember Azeltine asked about the third-party inspector. Mr. Coleman stated it is usually a licensed engineer in the state of Kansas with experience.

Councilmember Sipple stated this is manufactured stone for commercial properties but wanted to know if there is a list of buildings that can be monitored.

Mayor Dunn stated the goal of the ordinance is to improve the standards.

Councilmember Sipple stated he fully supports the improvements to the standards.

Kevin Jeffries, Leawood Chamber of Commerce, addressed the Governing Body via Zoom. He commended staff for including the manufactured stone and inspection process. He asked about roofing materials on multi-family structures.

Mr. Coleman stated the roofing material standards are not addressed in this ordinance.

A motion to approve Item 12A was made by Councilmember Rawlings, seconded by Councilmember Harrison. Motion was approved with a unanimous roll-call vote of 8-0.

Mayor Dunn thanks staff for their due diligence.

[From the May 12, 2020 Planning Commission Meeting]

B. Ordinance approving a Preliminary Plan and Final Plan for Cornerstone of Leawood – Onspring Headquarters, located north of 137th Street and east of Nall Avenue (PC Case 01-20)

Kelsey Sundet, BRR Architecture, addressed the Governing Body via Zoom. She stated her appreciation to staff for working with the applicants during COVID-19. Ms. Sundet stated Onspring is currently headquartered in Overland Park and 80% of their staff are residents of Johnson County. She stated the preliminary plan is a 2-phase project and gave an overview of the development plan. The phased project is to allow flexibility in client needs as their staff grows. Phase 2 the preliminary plan would start as Phase 1 enters the final plan. A landscape plan was submitted in the plan.

Mayor Dunn thanked Ms. Sundet for her presentation and that the City of Leawood will look forward to welcoming new corporate citizens.

Councilmember Sipple asked when Phase 1 to move in will take place. Ms. Sundet stated they will start the permit process at the end of the 3rd quarter, 2020 and expect to move in at the beginning of spring 2022.

Councilmember Harrison asked Ms. Sundet if sustainability choices were done with intent of design. Ms. Sundet stated the building industry codes have caught up with what a LEED certification requirements were approximately 10 years ago. The client is a tech company and are very interested in having an efficient, smart building, in addition to including electric car charging stations.

Councilmember Harrison stated a concern about a possible design change in Phase 2.

Councilmember Azeltine thanked staff for working with challenges.

Councilmember Cain welcomed Onspring to Leawood, asked why they chose Leawood, and of the orientation of the building. Ms. Sundet and Mr. Chris Pantaenius, President of Onspring, replied they wanted a site to allow them to create an interesting building, bring in clients from out of town, to attract the best and brightest employees, enjoy shopping, restaurants, and the walkability aspect.

Mayor Dunn thanked them for their community involvement.

Councilmember Filla thanked Mr. Pantaenius for his comments about Leawood. She asked Ms. Sundet about landscaping.

Ms. Sundet explained the plan and that they worked with city staff and Olsson Engineering to do more than what is required.

A motion to approve Item 12B was made by Councilmember Rawlings, seconded by Councilmember Sipple. Motion was approved with a unanimous roll-call vote of 8-0.

C. Ordinance approving a Preliminary Plan and Final Plan for Bi-State/Centennial Park – Advanced Hormone Therapy & Aesthetics Medical Spa, located south of 143rd Street and east of Kenneth Road (PC Case 10-20)

Applicant Ben Moore, Ben Moore Studio, addressed the Governing Body via Zoom. Mr. Moore explained the site location, design plan, and landscaping. He stated his appreciation for staff working with them to break ground this fall.

Councilmember Sipple congratulated Mr. Moore on his design. He asked why the building was designed at a 45-degree angle on the site. Mr. Moore said they worked with city staff to make that decision.

Councilmember Cain asked how many employees will be at this facility. Mr. Moore stated approximately 4 -8, but depended on demand.

Councilmember Larson asked if 12 parking spaces would be adequate. Mr. Moore stated this facility does not have many exam rooms and it is not a business where there is a lot of quick, in-and-out visits.

Councilmember Harrison asked if this is a surgical center. Mr. Moore replied it is run by a medical doctor, but no surgical procedures will be done there.

A motion to approve Item 12C was made by Councilmember Cain, seconded by Councilmember Larson. Motion was approved with a unanimous roll-call vote of 8-0.

D. Ordinance approving a Preliminary Plan for Parkway Plaza – Weber Carpet, located north of 135th Street and east of Briar Street (PC Case 22-20)

Applicant, Matt Schlicht of Engineering Solutions, addressed the Governing Body via Zoom. Mr. Schlicht explained the project is to increase the size of an originally approved building.

Mr. Klein stated city staff worked with the applicant on this preliminary plan and elevation and have made a lot of progress.

A motion to approve Item 12D was made by Councilmember Rawlings, seconded by Councilmember Azeltine. Motion was approved with a unanimous roll-call vote of 8-0.

E. Resolution approving a Revised Final Sign Plan for Ranch Mart Shopping Center - Revised Sign Criteria, located north of 95th Street and east of Mission Road (PC Case 76-19)

Applicant Chris Hafner of Davidson Architecture and Engineering, addressed the Governing Body via Zoom. Mr. Hafner explained that the plan was brought to the council earlier but were asked by staff to wait until McDonald's got their digital display approved.

Mayor Dunn stated she appreciated the sensitivity to illumination where the neighbors are in close proximity.

Councilmember Sipple asked if the new signs for McDonald were installed or just approved. Mr. Hafner stated he believes they are yet to be installed but they were approved.

A motion to approve Item 12E was made by Councilmember Harrison, seconded by Councilmember Sipple. Motion was approved with a unanimous roll-call vote of 8-0.

F. Resolution approving a Final Plan for D-1 Athletic Training Facility, located south of 103rd Street and west of State Line Road (PC Case 33-20)

Applicant Kathleen Warman, Warman Architects, addressed the Governing Body via Zoom. Ms. Warman explained the project is for use of an athletic training facility in the former US Toy building. They have worked closely with city staff to resolve the issues of the building being located partially in a flood plain.

Mayor Dunn stated the council is excited to see the facility utilized.

Councilmember Cain asked Ms. Warman if this facility is for practice and not games or tournaments. Ms. Warman stated this is primarily for youth sports practice and training, although for many different types of sports.

Councilmember Cain gave her welcome and expressed her thanks for choosing that location.

Councilmember Sipple asked how many employees are expected to be there. Ms. Warman was not sure but stated it is going to be used for coaches and trainers with their teams or one-on-one training.

Councilmember Sipple asked if they will be independent contractors and Ms. Warman confirmed there will be.

Mayor Dunn asked how soon they expect the facility to be open. Ms. Warman stated her client is anxious to get started on the permit process this summer and looking for a late fall or early winter occupancy.

Councilmember Harrison stated the confusion of different business names on various documents and how it could be a problem for those using a voice mapping system to find the location. Ms. Warman stated the signage and name will come back to city staff for discussion and she would take Councilmember Harrison's comments back to her client.

A motion to approve Item 12F was made by Councilmember Sipple, seconded by Councilmember Larson. Motion was approved with a unanimous roll-call vote of 8-0.

[From the January 28, 2020 Planning Commission Meeting]

G. Ordinance approving Planning Commission's recommendation of denial of request for Revised Preliminary Plan for a Mixed Use and Medium Density Residential Development, located south of 135th Street and west of Kenneth Road (PC case 04-20) [ROLL CALL VOTE] ***[Continued from May 4, 2020, May 18, 2020 and the June 1, 2020 Governing Body Meetings]***

13. OLD BUSINESS – None

14. OTHER BUSINESS - None

15. NEW BUSINESS

Schedule Governing Body meeting on June 15, 2020 at 7:00 P.M.

A motion to approve Item 15 was made by Councilmember Harrison, seconded by Councilmember Cain.

Councilmember Harrison asked if a schedule for the next 3 months could be sent to the council. Mayor Dunn stated Ms. Varner will send it.

Motion was approved with a unanimous roll-call vote of 8-0.

ADJOURN

Meeting was adjourned at 9:48 PM

LEAWOOD
Parks & Recreation

ADVISORY BOARD
Meeting Minutes – March 10th, 2020 - 5:30 p.m.
Maple Room- Leawood Community Center

Board members in attendance: Chair Karen Ward-Reimer, Bob Wright, Kim Galbraith, Greg Williams, and JoLynn Hobbs.

Board members absent: Gary Swanson, and Amy Vlasic.

Council liaisons present: Chuck Sipple.

Council liaisons absent: Julie Cain.

Staff members present: Holly York, Chris Claxton, Kim Curran, Brian Anderson, and Camille Sumrall.

Chair Karen Ward- Reimer called the meeting to order at 5:30 p.m.

Bob Wright made a motion to approve the February 11th, 2020 meeting minutes. JoLynn Hobbs seconded the motion. The minutes were approved unanimously.

I. Introduction of New Board Member- Greg Williams

Greg stated he has been a Leawood resident since October 2013. He is a Kansas City native, with an eight year old daughter at Prairie Star Elementary. Greg was instrumental in working on the Power and Light District with Kansas City Mayor Kay Barnes.

II. Old Business

A.* Discuss Potential Names for New Parkland (89th and Sagamore) –** ***Continued from the February 11, 2020 Meeting.

Camille stated that the name "Old Leawood Crossing" had the most votes.

Chris stated this will go to the council for approval under committee recommendations.

III. New Business

***A.* Review Vista 154 Events 2019/2020**

Chris stated that Council Liaison Sipple requested that the Parks Advisory Board be aware of the revenue and expenses of Vista 154 at Ironhorse Golf Club because they are funded as a part of the Parks and Recreation Department's overall budget. Chris added that a sizeable amount of our budget comes from alcohol tax and not from property tax. She stated that for 2020 there are currently 38 bookings for Vista 154.

That is up two events from same time last year. Chris stated that it is a top priority to continue to increase booking on a yearly basis.

JoLynn asked what is the capacity of the Lodge versus Vista 154.

Chris stated that capacity of Vista 154 is approximately 225 people and the Lodge is 300 people. Chris stated that they are working with designers and engineers to utilize the kitchen space more effectively for servicing the grille and at Vista 154.

JoLynn asked if parking was adequate at both locations.

Chris stated that there is adequate parking at both locations, unless every person attending the event drives separately in their own cars.

Council Liaison Sipple asked when the kitchen remodel project would begin.

Chris stated they are waiting on price estimates for the cost of labor, engineering, and supplies. They hope to begin the project before the end of 2020 if approved.

IV. Staff Reports

Brian reported the following:

- The crew will be working on striping the middle of several portions of the trail. This will help keep walkers and bikers safe on each side.
- City Park pond project is making good progress. They still need to install new aerators, grade, and seed the perimeter.
- Installing new LED lighting at the Lodge at Ironwoods.
- Mulch being replaced at Gezer park playground for the next few weeks.
- Gezer Park will be receiving a new irrigation booster pump after City Council approval. The pump will be installed this spring and ready to use by summer.
- Replacing poured in place material at Ironwoods Park playground.
- Trail behind City Hall, under Roe, is still in design phase. We are hopeful it will be finished by the end of 2020.

Kim reported the following:

- Spring Soccer will begin shortly with 134 teams.
- Eggstravangza is coming up on April 5th, at Leawood City Park.
- First Tee program starts April 6th.
- In the process of hiring mew Aquatics and Special Events Supervisor.
- Walnut and Maple Rooms will be revamped with new flooring. We are using a wood laminate option similar to the Oak Room.

Holly reported the following:

- "Civil War" production by the Leawood Stage Company will run March 26th - 29th at the Lodge at Ironwoods.
- Cultural Arts Intern has started.
- Holly and Chris will be hosting a driving public art tour with the International Women's Group; an organization of which the Mayor is involved.
- "Tea with Shakespeare" will take place on April 26th. The event is sponsored by the Leawood Stage Company will take place in the Maple Room at Leawood City Hall.

Chris reported the following:

- The Leawood Foundation is ready to fund the new Leawoof Dog Park agility course. Staff will order and hopes to have it installed by summer.
  They will also be working on raising funds for the new flush restroom at the North Lake.
- Bids for the new art piece footings came in very high. We will be revising plans and publicly bidding in hopes to bring the prices down.

V. Miscellaneous

A. COVID- 19 Plan and Procedure

Kim G. asked that the City's policies for risk assessment, cleaning, and cancelations regarding COVID-19 are.

Chris stated that we don't have any specific policies in place at this time. We are proactive in our cleaning methods especially in high traffic area and event spaces.

Council Liaison Sipple asked where we are in the process for the new Parks Maintenance facility.

Brian stated that the RFQ is our and the deadline for submittal is coming up.

JoLynn asked what the progress of the 96th and Lee property is.

Brian responded that the Parks Maintenance crew will maintain the land until building commences.

VI. Next scheduled Meeting Date

The next meeting will be held June 9th at 5:30 pm.

Bob made a motion to adjourn the meeting. Kim G. seconded the motion. The motion was approved unanimously.

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Chris Claxton

Chris Claxton, Parks and Recreation Director

Note: As a result of the closure of City Hall due to COVID-19, the meeting will take place via the Zoom format at 3:00 pm on June 9, 2020.

IRONHORSE
Golf Club

GOLF COURSE COMMITTEE
Meeting Minutes- February 27, 2020
5:30 P.M. – Leawood City Hall- Main Conference Room

Members attending: Chair Dick Fuller, Mark Bodine, Tommy Davidson, and Dr. Peppes

Member absent: Scott Picker and Leo Morton

Troon Management/Staff: Ryan Eckroat, Jeff Thomason, and James Kennedy

Council Liaisons attending: Chuck Sipple and Mary Larson

Staff attending: Chris Claxton, Camille Sumrall, and Bill Chance

Chair Fuller called the meeting to order at 5:45 p.m.

I. Welcome New Committee Member Gary Bussing

II. Operations/Financial Report

Chris introduced Bill Chance, Facilities Supervisor for the City of Leawood.

Bill reported that he has been working with contractors on insulating plumbing and installing new plumbing lines in the restrooms and kitchen. There was damage above the cart barn area from leaky restroom plumbing. They are working on removing mold because of the leaky plumbing. They are also working on finding a new way to incorporate the walk in cooler. They are considering moving the cooler and changing the façade of the building slightly to incorporate the new cooler location. They are still researching the best location for the new walk in cooler. This will give the kitchen much needed room and functionality.

Chris added that they will be exploring redesigning the entire kitchen for better functionality.

Ryan added that they will also be exploring updating the restrooms as well. They are in need of an update.

Jeff asked if they are considering adding additional square footage if they are already planning on knocking down the wall for the new walk in cooler location. Additional square footage could be used for a larger dishwashing area or storage area, both of which are in desperate need.

Chair Fuller asked when the project would start.

Bill responded that it would likely begin this November.

Dr. Peppes asked where the money would come from.

Chris responded it would come from regular repair and maintenance and the funds are available now.

Ryan reported the following:

Jan 2020 Financials:

224 rounds were played vs. 296 in January of 2019. Interestingly, these were all played in the first half of the month as we recorded 0 rounds the last 16 days of the month due to cold weather and/or snow closures. Altogether, we had 8 days that we were outright closed due to snow coverage. As a result, Golf fees fell $2.4k below prior year.

Despite the lack of traffic, range revenue was reasonably flat to prior year and merchandise revenue exceeded prior year by $1.5k due to special orders. Additionally, we ended 2019 with golf merchandise inventory at $43,481, which was almost $14k less than prior year. That level of inventory control continues into 2020 with end of January 2020 coming in at $43,008, which is a $14.7k reduction from prior year.

2020 bookings for the Vista 154 have been strong. As of this time, we already have almost the same number of events booked for this year that we were able to complete in all of 2019. Further, we are up to 18 weddings booked in 2020 compared to 10 from 2019, and have been receiving inquiries for 2021.

Marketing and Operations Update

- Group golf bookings continue to be strong going into 2020. We have seen a slight waning in small group outings, but an increase in large group outings. We currently have 4,112 group rounds booked for 2020 across 47 different events. In comparison, we reached a total of 4,460 total group rounds in 2019, however that was over 62 events. With the state of the group golf market in the KC area, we are optimistic that we will continue to pick up additional bookings as the year progresses.

- Existing pass holders from the 2019 golf season were provided the opportunity to secure their spot by renewing before 2/29/20. Starting March 1, 2020, any remaining available passes will be sold to those who were not part of the TCC program for the 2019 golf season. Triple Crown passes sold out for the first time in

2019 and based on inquiries we received this winter, we anticipate doing so again for the 2020 golf season. Broadcast email was sent in mid-February to our database announcing 2020 pricing and availability and will be sent again at the beginning of March.

- With the growth of event bookings noted above, we have elected to continue our SEM/SEO campaign with Spectrum Reach. Since initiating the program in 2019, we have seen a steady boost in inquiries coming through our website, phone calls, and emails.

- We participated the 2020 Perfect Wedding Guide Show in February. This show brought in over 500 brides to visit with multiple vendors and we were able to showcase Vista 154. This has been a positive venture for us in the past and we anticipate it driving further bookings. We are also currently evaluating expanding our advertising with Wedding Wire to also include The Knot.

- As 2020 marks the 25th Anniversary of Ironhorse opening, we have begun forming ideas for a celebration.

- We are currently expanding and replacing our golf carts fleet. We are obtaining new golf carts that are powered by lithium ion batteries. Lithium ion battery golf carts are 300 pounds lighters and have a ten year life compared to a four year life of lead acid battery powered carts. We will not have to water batteries anymore, which saves water and time costs. The batteries will also have a faster charging time and longer driving time. The lighter golf cart weight will also help with turf compaction on the greens. We will also be obtaining these new golf carts on a simple lease program. The new carts will be traded in every four years.

  Dr. Peppes asked if the carts will have new GPS systems.

  Ryan reposed that yes, we will have new GPS and Bluetooth speakers.

  Chair Fuller asked how wan can increase capacity at the driving range.

  Jeff suggested using smart range technology to increase revenue at the driving range. Several Troon facilities have implemented TrackMan technology, which allows driving range users to track their balls, and coaches users based on their swings. Users will use their smartphone to purchase the technology. The system will archive all of your swings and aggregates the data based on 12 key points including spin rate, launch rate, angles, and speed. Using Smart range technology will be a market differentiator for the course. TrackMan is in every major league baseball stadium and almost all professional golfers utilize the technology. The cost would be approximately $45,000.00 a year.

Gary added that he believed we could increase our cost of range balls per bucket. He believed we were closer to the bottom of the market in cost.

Jeff stated he will look into similar courses nearby to compare their costs.

III. Course Maintenance/Projects Report - Agronomy Report May 2019

James reported the following:

Agronomy Report February 2020

November

9 cart path relocation

- Mega Construction completed project on 9 path relocation.
- Following completion of path, Ironhorse staff completed all restoration work, for which we were responsible.
- Irrigation heads were added and moved to accommodate the path changes.
- After irrigation updates were completed the area was prepped and final graded for sod work.
- 15,000 square feet of fescue was laid surrounding path to complete project.

3 Black tee drainage repair

- The outlet to the catch basin next to the tee was clogged with tree roots, causing backups that would not drain any longer.
- A new line was installed daylighting drain behind tee area to allow basin to drain. The area surrounding drain has been rough graded and will require some final grading and seed once dry enough to complete work.

4 Black Tee

- Finish grading, seeding, sodding area surrounding #4 black tee.
- Remaining over growth cleaned up along guard rail and tunnel.

December

6 Bathroom Project

- Landscape beds were cut and graded surrounding the path and building.
- Weed barrier and cobble rock installed in beds.
- Turf areas surrounding landscape beds were re-graded to repair wash outs from storm damage. Seed and sod installed.
- Large moss boulders installed in bed. Landscape plants will be installed once weather allows this spring.

Tree work

- Contracted Urban Tree to removed dead and dying trees from the property. Two large elm trees were removed from 17 and 18. Five trees removed

surrounding 7 red tee to provide more sunlight to tee area and open up tee shot visibility.

- Ironhorse staff completed a majority of clean-up of debris from course.

January

- Power washed and detailed all equipment. Each piece of equipment was thoroughly scrubbed to remove all grass buildup from previous year. Once clean protectants were applied to machinery to prepare for season ahead.
- All mowing equipment reviewed for service requirements. Reel and rotary mowing equipment is all being sharpened to prepare for first cuts.
- Shop cleaned of all unnecessary items and floor power washed.
- Shop yard cleaned and organized. Removed old material from last season project work.
- 2020 capital items prepared for council meeting. Disposal equipment prepared for auction.

February

- Installation of 3 additional heads along path towards end of fairway on #8. Moved one existing head 10 feet to the path to eliminate excess water in natural area. When digging trench for irrigation staff uncovered asphalt pieces, concrete, bricks, and drainage tile pieces.
- Disrupted areas will be graded and seed or sod will be installed to prepare for this season.
- Spray equipment prepped for pre-emergent applications.
- Clean up tree debris.

Upcoming Projects

- Apply Pre-emergent products
- Mulch landscape beds
- Install irrigation on #7 by ladies tee
- Repair trail to 4 black tee
- Greens aerification scheduled last week in March

IV. Discuss Prioritization of Long-Term Maintenance/CIP

James reported that they have been reviewing the capital improvement project list. The largest projects on the maintenance end will be a new irrigation system and pump house, major tree removals, renovation of the practice facility, spillway on hole eleven, and several other projects.

Ryan added that they have identified approximately $200,000.00 for the renovation of the kitchen and grille area.

V. Discuss 25th Anniversary Celebration Event

Chair Fuller stated that he would like to gather input from committee members on what they would like to see for the 25th anniversary event.

Ryan added that they have begun planning and would like to theme the event as a "backyard party" to emphasize the neighborhood feel and location that Ironhorse exemplifies. They will have golf special, live music, bounce house, barbeque, and lawn and carnival games. They would like to make a full family event, inviting all members of the family even if they don't play golf. They are currently trying to find a date that works around golf tournaments.

Chris added that she thought July 12th would be a good date for the event. She asked committee members to submit any additional ideas they have to her via email.

Chair Fuller added that he would like to see free food and drinks in Vista 154 to get people into the facility.

Tommy added that he would like to see pictures of the golf course throughout the years incorporated into the décor.

VI. Miscellaneous

Dr. Peppes asked when the next club fitting event will be and how they will be promoting it.

Ryan stated they will be having Titleist Thursdays, and a Callaway day as well. They do not have an all-encompassing fitting day including all of the brands. They will be sending emails through the email database. Previously, the fittings have filled very quickly so they don't have multiple opportunities to promote it because it reaches capacity so quickly.

Dr. Peppes made a motion to adjourn the meeting. Tommy Davidson seconded the motion. The motion was approved and the meeting adjourned at 7:15 pm.

Respectfully submitted,

Chris Claxton

Chris Claxton, Director
Parks and Recreation Department

MINUTES
Leawood Arts Council
January 28, 2020
Leawood City Hall

Present: Anne Blessing, Stephanie Hamil, Michael Shirley, Julia Steinberg, Dave Hazen, and Kim Hinkle; Chris Claxton and Holly York, staff liaisons; Council Liaison Julie Cain, and Mike Blinn, President of Leawood Stage Company.

Anne Blessing called the meeting to order at 5:36 p.m.

INTRODUCTIONS
Anne Blessing introduced Mike Blinn, President of Leawood Stage Company (LSC).
Each member present introduced themselves.

APPROVAL OF MINUTES
Anne thanked the Council for being flexible with the meeting location. She will send out calendar invitations for the remainder of the year.

Dave Hazen moved that the Minutes of the LAC meeting of July 23, 2019 be approved. Julia Steinberg seconded the motion and the motion was unanimously approved.

Stephanie Hamil mentioned that the dates for Cracked needed to be amended in the September Minutes. Kim Hinkle moved that the Minutes of the LAC meeting of September 24, 2019 be approved pending the amendment. Julia seconded the motion and the motion was unanimously approved.

Stephanie moved that the Minutes of the LAC meeting of December 16, 2019 be approved. Julia seconded the motion and the motion was unanimously approved.

CITY COUNCIL REPORT
Council Liaison Julie Cain reported that City Council met to discuss 2020 goals and that the arts contribute to the livability of the City.
Stephanie asked about progress on the new fire station at 96th Street and Lee Blvd. Council Liaison Cain reported that the house, which was purchased by the City, is scheduled to be demolished. Plans for the four acres are still being developed with input from the neighbors.

APPI REPORT
Michael Shirley discussed scheduling APPI meetings at 4:45pm to coincide with LAC meetings.

Women of the World by Kwan Wu
Chris Claxton has emailed John Forsythe from Kwan Wu's foundry twice about refurbishment of the piece and hasn't received constructive responses.

Art-on-Loan *Sky Writing I* by John King
Michael has received positive comments on pieces. He and his daughter were invited to the Kings' house while he was visiting family in Colorado. Chris mentioned that the loan ends in October. APPI needs to discuss possible sites for installation. It was mentioned that APPI needs to approve purchase of the loan and follow the selection process. They will schedule a meeting before the next LAC meeting.

CULTURAL ARTS REPORT

Holly York reported on Spring/Summer 2020 programs featured in the program guide. See attached Cultural Arts Report. She highlighted new Art Camps for children among other offerings. Julia suggested advertising art camps in the Halbrook neighborhood magazine.

Michael asked Holly's thoughts on the Public Art brochure. Holly mentioned that they are popular and that there aren't many left in the inventory. Updating the Public Art brochure to reflect the current collection is a priority for LAC. Chris is currently working on the CIP, which she will share with LAC, and the budget reflects acquiring a permanent piece every other year. She confirmed that updating and printing a Public Art brochure is included in the budget.
Holly mentioned the State of the Art II exhibition at Crystal Bridges Museum of American Art and The Momentary in Bentonville, Arkansas. The exhibition highlights emerging contemporary artists and features several artists from the KC area. The group expressed interest in taking a trip there.

EVENTS COMMITTEE

Dave reported that Gallery Crawl expenses were under $700 and expenses for the well-attended Fall Into Art show were about $1500. He asked how the Council could be better about getting event information out to the community. Julia inquired about a budget for the Arts Council. Chris explained that there is a CIP for art at $5 per citizen along with an impact fee, plus the Arts Council operating budget.

Before departing, Mike Blinn offered Leawood Stage Company to collaborate with LAC on events whether helping out as volunteers or being responsible for performing art programs. The LSC has coordinated several speakers to promote their upcoming musical, The Civil War. Mike also mentioned a possible encampment outside of the Lodge during the run of production along with a display of historical flags from different battle groups.

Break for dinner.

PLANNING SESSION

Anne introduced the planning session and asked the Council to consider the direction for LAC. Large pieces of paper were placed on the wall. There were five priorities that members were asked to consider: Marketing, Public Art, Partnerships, Current Programs, and Future Programs. Council members were asked to submit ideas via sticky notes for each of the priorities along with a group discussion.

Marketing

The group agreed that the main challenge is communication.

Creation of a logo was discussed with mentions of logos from Leawood Foundation, designs by Dave and Stephanie, Prairie Village Arts Council, and how Parks and Recreation utilizes the trees from the City's logo. Council Liaison Cain mentioned that branding for the City was discussed during the 2020 City Goals meeting. The City will possibly debut a rebrand in 2023 as part of the 75th anniversary of Leawood. The City logo could be incorporated as part of the LAC logo at that time.

Julia asked if the Arts Council has a mission statement which could be used in a logo. Kim read city code 1-604 about Leawood Art Council's purpose:

STATEMENT OF PURPOSE. (a) The purpose of the LAC shall be: (1) To serve the Leawood community as its aesthetic conscience and to make recommendations to the governing body that shall enhance the culture of the City; (2) To provide advice and counsel, if requested, to the Governing Body, committees, and department heads on matters relating to the arts and the aesthetics of all public improvements; (3) To initiate and implement programs and proposals for the encouragement, promotion, acquisition, and development of cultural activities and amenities. (4) To establish a public art program and maintain the pieces of art so acquired.

The Council agreed that LAC will need a professionally designed logo with a short tag line.

The group discussed several ways to better market events and it was agreed the Council needs to develop a more meaningful social media presence. Chris announced that the department is now Parks, Recreation, and Cultural Arts. This change will be reflected on social media and create awareness of the Cultural Arts across several City platforms. Council Liaison Cain said that one of the City's initiatives is to reduce the use of paper and incorporate more digital communication, possibly a digital Leawood newsletter which could feature LAC events. Other suggestions for marketing were utilizing Facebook Live, HOA newsletters, and eNeighbors or Nextdoor. Dave said that the banners outside of Ironwoods Park are effective for the Sunday Summer Concerts and that there should be more placed throughout Leawood. He also suggested surveying event participants to collect data about how they learned of the event.

Public Art

The Council agreed that the Public Art brochure needs to be updated. Artworks should be professionally photographed and the brochure designed by a contracted graphic designer. A map of artwork locations should be included. Several members have received feedback from residents who would like more information at sites of the pieces. This could be achieved by directing people to the City website, which would also need to include the Public Art collection, or by creating a sculpture guide app, either could also feature an audio component.

There is also a need to create a Public Art Masterplan to help identify future sites for artwork installation and enhance the sculpture park located along Tomahawk Creek Parkway. People do not realize it is a sculpture park. Julia suggested an event for all ages that incorporates the sculpture park which could help create awareness.

Partnerships

Council Liaison Cain mentioned that the City Council is exploring the possibility of partnering with HOAs to promote city offerings and possibly providing incentives to residents. It was also discussed to partner with business for sponsorships or service donations. Attending Leawood Chamber mingles would be a good network opportunity to build future partnerships. Dave suggested partnering with Urban Arts and Johnson County Community College.

Current Programs

The Council discussed past events which consumed staff time with little benefit to city residents. They agreed to focus more on quality of programs over quantity. The group posed questions about target audiences; how does LAC connect with families, seasoned adults, the art community, and is there a demographic we are missing?

Kim suggested that to reach families is to work with the schools and that schools should be included in art shows. Council Liaison Cain pointed out that partnering with schools could also help with volunteer

recruitment. She also asked if we are missing programs for middle school aged children. Holly mentioned that based on her experience, tweens are a forgotten audience with parents looking for activities for them. At her prior job, Holly would have 400 middle school students attend Tween Night.

The group agreed they should consider the target audience for each event and strategize effective communication.

Future Programming and Events
Several ideas were discussed for future programs and events. Holly mentioned her experience coordinating a two-day chalk festival at Crystal Bridges Museum of American Art in Bentonville, Arkansas which featured 23 professional artist from across the country with approximately 6,000 people in attendance. Chris discussed a potential puzzle-palooza, which is a competition where teams of four would put together a custom jigsaw puzzle featuring a photo of the city's public art. There was a large turnout for this type of event in St. Louis and it provided engagement with public art. Chris also mentioned a possible Bourbon and Bubbles event for adults. She also mentioned a possible outreach program to retirement communities. Additionally, Chris suggested maybe to have more activities at City Park, which is a more central location than Ironwoods Park. A possible summer movie series was discussed featuring nostalgic family favorites.

Next Steps
The group agreed that quality of life, which Leawood is known for, includes parks, trails, and cultural arts. Council Liaison Cain stated that the Arts Council is in a transitional period and suggested taking the time to slow down and be thoughtful about planning. Anne suggested that maybe LAC doesn't focus on events for 2020, but rather use this year to strategize communication and partnerships that take us into 2021.

Anne requested information about the operating budget and allocations from Chris. She would like to discuss the budget at the March meeting to help determine priorities.

Council Liaison Cain requested a memo about LAC priorities to be presented to the City Council along with the minutes. She praised the structure and discussion of the meeting and offered to report out to the City Council. Anne suggested that members of LAC take time to reflect on the discussion and priorities and encouraged them to email their thoughts.

Our next meeting is scheduled for March 24, 2020, at 5:30 pm.

The meeting was adjourned at 7:43 p.m.

Submitted by: Holly York, Cultural Arts Supervisor

Cultural Arts Report

Upcoming programs for Spring/ Summer 2020

Youth Art Camps at City Hall
Once Upon a Time Camp
Ages 6-8, min 5/max 12
June 8-12, 9:00am-noon
Maple Room
$165/$175
Get inspired by your favorite stories and discover how artworks tell stories too! Create your own characters, costumes, and setting throughout the week to tell your own artful story!
Show off your creations to family at weeks end during our Art Show on Friday at 11:30am.

Mixed Media Mashup
Ages 6-8, min 5/max 12
June 15-19, 9:00am- noon
Maple Room
$165/$175
Can't decide which art materials you like best? Combine all of them in this fun, messy camp! Create mixed media sculptures, collages, and wearable art.
Experiment with different painting and printing techniques. Show off your creations to family at weeks end during our Art Show on Friday at 11:30am.

Art Party
Ages 6-8, min 5/max 12
July 13-17, 9:00am-noon
Maple Room
$165/$175
Come pARTy with us! Party on as you discover artists and new ways of making art. Have a blast while you paint, sculpt, print, collage and more!
Show off your creations to family at weeks end during our Art Show on Friday at 11:30am.

Little Artists
Ages 4-5, min 5/max 12
July 20-24, 9:00am-noon
Maple Room
$165, $175
Calling all little artists! Enjoy daily story time, discover art, and have messy fun as you experiment with paint, collage, mixed media, and Model Magic ®!
Show off your creations to family at weeks end during our Art Show on Friday at 11:30am.

Grinnin' & Groovin'
Presented by the Leawood Arts Council with Leawood Parks & Recreation
Free Summer Programs for Kids
Iornwoods Park, 147 & Mission
Tuesdays at 9:30am
June 2 Mr. Stinky Feet
June 9 The Doo-Dads®
June 16 Janie Next Door ®

June 23 StoneLIon Puppet Theatre
Jun 30 KC Zoomobile

Schoolhouse Tales at Historic Oxford School House
July 8, 15, 22, 29
Enjoy story time, activities, and crafts!
9:30-11:00am
$3 per child, per session
Best suited for ages 6-10
*Caregivers must fill out a waiver on-site

Sundays in the Park Concert Series
Presented by Leawood Arts Council
6:00pm at Ironwoods Park Amphitheater
August 16 Hard @ Play
August 23 Heat Index
August 30 Poke Salad Orchestra
September 13 Leawood Orchestra

Leawood Stage Company 2020 Season of Performing Arts

The Civil War, a Broadway Musical
March 26,27,28, @ 7:30pm
March 29 @ 2:00pm
Tickets $14.99 per person
Inside the Lodge at Ironwoods Park

The Civil War is a thrilling and inspiring "dramatic theatrical concert" which draws on letters, diaries, firsthand accounts and the words of Abraham Lincoln, Frederick Douglass and Walt Whitman.

"The Civil War in Missouri as Military Problem"
Lecture by Dr. Ethan S. Rafuse, U.S. Army Command and General Staff College
Sunday, March 15, 3:00pm, Maple Room at City Hall

Dance Day
April 18 11:00am-4:00pm FREE
Ironwoods Park Amphitheater
Co-Sponsored with Vida Dance Company
Enjoy performances by dace companies from across the metro. Lawn chairs welcome.

Taking Tea with Shakespeare
Sunday April 26, doors open at 1:30pm
Admission $20 per person or $114 per table of six
Oak Room, City Hall Reservations required, call 913-663-9157

The Drowsy Chaperone
July 9-12, 16-18
8:00pm nightly at Ironwoods Park Amphitheater, FREE

Winner of five Tony Awards, including Best Book and Best Original Score, *The Drowsy Chaperone* is a loving parody of the Jazz Age musical, featuring show-stopping songs and dance numbers. Seating available. Lawn chairs and blankets welcome.

2020 Historic Oxford School House Hours

March-May, Saturdays 11:00am-2:00pm
June-August, Tuesdays-Saturdays 10:00am-3:00pm
Sundays 1:00-3:00pm

Field Trips and special programs must be requested at least 3 weeks in advance. Call 913-663-9157.

LEAWOOD
Parks & Recreation

Leawood Tree Committee
Meeting Minutes – January 23rd, 2020 - 4:00 p.m.
Leawood City Hall

Committee members in attendance: Debbi Adams, Dr. Jim Earnest, Bruce North, and Dr. John Kenney

Councilmembers present: Chair Lisa Harrison

Staff members present: Brian Anderson, Dustin Branick, and Camille Sumrall

Chair Lisa Harrison called the meeting to order at 4:00 p.m.

Old Business

I. Approve November Minutes

Dr. Jim Earnest made a motion to approve the July minutes. Bruce North seconded the motion. The minutes were approved unanimously.

II. Update on Arbor Day Poster Contest

Debbie informed the committee that she will be receiving the posters this week. She is anticipating anywhere up to 57 posters. Debbie informed the committee that she has obtained selection rules from Kim Bomberger. They will be selecting the winners on January 27th. They will end up with a first and two honorable mentions per school and a citywide winner. The first place, Leawood division, winning poster will be handed off to Kim Bomberger. The poster is due to Kim Bomberger on February 7th.

Chair Lisa Harrison added that it may be a good idea to display the posters at City Hall as well as acknowledge the winner at the first City Council meeting in March and present the winner with a prize and certificate. She also requested we get photos of each of the 5 winning posters.

Bruce asked if we could display the posters at City Hall.

III. New Business

A. NextDoor

Chair Lisa Harrison informed the committee that each member can have one Nextdoor account. Your name and subdivision will be publicly displayed on your account. She stated that your membership will be based on your address and subdivision. You may post directly to your subdivision but you may also post to additional neighborhoods. She gave a brief tutorial on posting copy and photos to the website. She suggested posting articles or information on relevant tree information.

B. Sustainability Event

Chair Lisa Harrison informed the group that the date for the HOA Sustainability Summit is April 16th 2020. The event will take place at 6:00 p.m. the Lodge at Ironwoods Park. She stated she would like to disseminate information about the new tree ordinance at a booth at the event. She added that the Sustainability Advisory Board suggested the Tree Committee members wear buttons on their shirts that state "ask me about trees".

IV. Staff Reports

Dustin informed the committee:

- He has submitted our Tree City USA application. We have been a Tree City USA for 23 years with 7 growth awards.
- Arbor Day event will take place April 25th at Ironwoods Park with the exact time to be determined. We are celebrating in conjunction with the Leawood Rotary who has donated over 60 trees to the Rotary grove at Ironwoods Park.
- Dr. Jim Earnest is giving a Champion Tree talk at the Overland Park Arboretum next week

Brian informed the committee:

- Thad alerted Brian that several trees planted in the new Hallbrook Villas appear to be violating the new street tree ordinance. Brian added that the landscape plan was approved before the new ordinance was in effect so the placement of these trees is per the plan. Newer projects the current planting specifications will be enforced.

V. The next meeting will be held at 4:00 p.m. on a Thursday in March TBD at Leawood City Hall, Main Conference Room.

The meeting adjourned at 5:05 pm.

Respectfully submitted,

Brian Anderson
Superintendent of Parks

Leawood, Kansas
Police Department

Memo

To: Mayor Dunn and City Council Members

CC: Scott Lambers, City Administrator

From: Chief Troy Rettig

Date: June 15th, 2020

Re: Renewal of Blue Valley School District School Resource Officer Contract

---

This is the renewal of a two-year contract between the City and Blue Valley School District to provide School Resource Officers (SROs) at Leawood Middle School and Prairie Star Middle School.

After an internal review of the contract we have kept the rate of $26.83 per hour for each hour each School Resource Officer works for the district. This is the same rate that the school district is paying Overland Park for School Resource Officers. The only other change from the previous contract relates to the sharing of student information between the school and the SRO under the Federal Family Educational Rights and Privacy Act.

This contract will cover the next two school years, until May of 2022.
We believe the School Resource Officer program continues to be very beneficial and ask for your approval of this contract.

Please let me know if you have any questions or would like additional information.

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A COMMUNITY SERVICE AGREEMENT BETWEEN THE CITY AND BLUE VALLEY UNIFIED SCHOOL DISTRICT NO. 229, PERTAINING TO THE ASSIGNMENT OF SCHOOL RESOURCE OFFICERS [SRO]

WHEREAS, USD 229 is in need of the services for work associated with the school resource officers; and

WHEREAS, the City provides such services; and

WHEREAS, the parties desire to execute an Agreement to allow the City to provide such services.

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

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute an Agreement, wherein the City will provide Blue Valley schools with school resource officers, 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 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

SCHOOL RESOURCE OFFICER AGREEMENT

This Agreement is entered into this _____ day of _____, 2020, by and between the City of Leawood, Kansas, a municipal corporation, hereinafter referred to as "City", and the Unified School District No. 229, Johnson County, State of Kansas, located at 15020 Metcalf, Overland Park, Kansas, a political subdivision of the State of Kansas, hereinafter referred to as "District".

For and in consideration of the mutual promises, terms, covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement. The purpose of this Agreement is for the City to assign uniformed law enforcement officers, vehicles, radios and all necessary law enforcement related equipment for the School Resource Officer Program, hereinafter referred to as "SRO". The SRO will work with school personnel in providing alcohol and other drug education, maintaining a safe campus environment, serving as law enforcement problem-solving resource person, and providing the appropriate response during on-campus or school related criminal activity.

2. Term. The term of this agreement shall be from the first day of school August 2020 thru the last day of school in May 2022, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by weather or other factors. During days that schools are not in session, the SRO shall perform regular police duties at a duty station as determined by the Chief of Police.

3. Termination. This Agreement may be terminated without cause by either party upon 30 days prior written notice.

4. Relationship of Parties. The City and the assigned SRO shall have the status of an independent contractor for purposes of this Agreement. The SRO assigned to the District shall be considered an employee of the City, subject to its control and supervision. The assigned SRO will be subject to current procedures in effect for City police officers, including attendance at all mandated training and testing to maintain state law enforcement officer certification. The District agrees to cooperate with the City in any administrative investigation regarding violations of such procedures by officers assigned to the District as an SRO. This Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in this Agreement. The parties agree that no person supplied by the District to

accomplish the goals of this Agreement is a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

4.1 The City will continue to maintain all records concerning the performance of services here listed, including SRO employment records and any reports required by the City's Policies and Procedures.

5. Consideration. In consideration of the assignment of police officers to work with the District as provided herein, the District agrees to pay the City for each hour each SRO works for the District at the rate of $26.83 per hour. The District will not be responsible for payment of overtime, unless it is requested by the District. The SRO's weekly District schedule will be mutually agreed upon in consultation with the Executive Director of Emergency Services or his/her designee. The SRO may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under this Agreement. Payment from the District to the City will be made quarterly.

6. SRO Responsibilities. The SRO assigned to the District shall:

6.1 Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug issues, addressing violence diffusion, violence prevention, and other safety issues in the school community.

6.2 Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the SRO.

6.3 Provide informational in-services and be a general resource for the staff on issues related to alcohol, and other drugs, violence prevention, gangs, safety and security.

6.4 Gather information regarding potential problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students.

6.5 Take the appropriate steps consistent with a Kansas law enforcement officer's duties when a crime occurs.

6.6 Present educational programs to students and school staff on topics agreed upon by both parties.

6.7 Refer students and/or their families to the appropriate agencies for assistance when a need is determined.

6.8 Attempt to advise the school principal prior to taking legal action, subject to the SRO's duties under the law (unless in the SRO's opinion circumstances prevent it).

6.9 Shall not act as a school disciplinarian, nor make recommendations regarding school discipline. The SRO is not to be used for regularly assigned lunchroom duties, as a regular hall monitor, bus duties or other monitoring duties. If there is an unusual/temporary problem in one of these areas, the SRO may assist District employees until the problem is solved.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned police officers or the City beyond the general duties that exist for law enforcement officers within the state.

7. Time and Place of Performance. The City will make all reasonable efforts to have an SRO available for duty at his or her assigned school each day that school is in session during the regular school year. The City is not required to furnish a substitute SRO on days when the regular SRO is absent due to illness or police department requirements. The SRO shall be and remain full-time uniformed law enforcement officers of and for the City, shall remain duly licensed and qualified to carry/use firearms and operate patrol cars, and shall otherwise be able to meet the physical demands of the services described herein. Notwithstanding anything herein to the contrary, in the event an officer should, for any reason, fail to remain so qualified, the City shall provide a substitute SRO to perform the services until such time as the unqualified SRO is able to resume his or her regular duties. The SRO's activities will be restricted to their assigned school grounds except for:

7.1. Follow up home visits when needed as a result of school related student problems.

7.2. School related off-campus activities when SRO participation is requested by the principal and approved by the City.

7.3. Responding to off-campus, but school related, criminal activity.

7.4. Responding to emergency police activities.

8. District Responsibilities. The District will provide the SRO an on-site office and such supplies and equipment as are necessary at his or her assigned school. This equipment shall include a telephone, filing space capable of being secured, and access to a computer.

9. Student Records. The release of student records is governed by Family Educational Rights and Privacy Act (20 U.S.C. § 1232g; 34 CFR Part 99) ("FERPA"). For purposes of access to student records, SROs are considered a "school official" and may be provided students' personally identifiable information ("PII") on an as-needed basis to carry out SRO duties for legitimate educational purposes. In addition, SROs may only use PII for the purpose for which the disclosure was made and to promote school safety and the physical security of students.

10. Review and Revision of Agreement. The parties agree to maintain an open line of communication regarding any necessary or desirable changes to this Agreement, however, no alterations, amendments, changes or additions to this Agreement will be binding upon either the City or District unless reduced to writing and signed by the parties.

11. Signatures.

BLUE VALLEY UNIFIED SCHOOL DISTRICT No. 229

By: _____
Tom Mitchell, President, Board of Education

Attested by: _____
Sarah Vaughn, Clerk, Board of Education

Approved as to Form: _____
Melissa Hillman, Board Attorney

CITY OF LEAWOOD, KANSAS

By: _____
Peggy Dunn, Mayor

Attested by: _____
Kelly Varner, City Clerk

Approved as to Form: _____
Patricia Bennett, City Attorney

7H.

Staff Review

Fact Sheet

SUBJECT: **APPROVE AN AGREEMENT WITH ADP, LLC FOR THE PURCHASE AND USE OF A HRIS & PAYROLL SOLUTION ADP, LLC.**

June 15, 2020

DISCUSSION

Staff is requesting approval an agreement with ADP, LLC for the purchase and use of a Human Resources Information System (HRIS) and Payroll solution for staff.

The City has utilized the current HRIS/Payroll system for more than fifteen (15) years. Currently, the City pays an estimated $26,000 for various solutions (applicant tracking, HRIS, and Payroll). The current HRIS/Payroll systems have become difficult to maintain, update, overall lack of support and not meeting the needs of the current environment. Further, the current HRIS/Payroll system requires the physical presense of staff at a defined location to process and generate paychecks which causes issue in an event similar to the COVID-19 outbreak.

After staff research and discussions with other local agencies, ADP, LLC provided the best solution to fill the needs of an HRIS/Payroll solution. Utilizing the HRIS/Payroll solution from ADP would provide for greater efficiency in processing HR and Payroll changes and maintenance, disaster recovery, active, on-going support that is included in annual maintenance fees, along with reducing the amount of staff time to perform administrative tasks that will be completed by ADP (e.g. new hire reporting, SSN verification, w-2 printing) and eliminate processes outside of the current systems. Further, this type of solution is a web-based, hosted system and would relatively eliminate any onsite hardware and software (e.g. servers, licenses, switches, etc.) thus decreasing the demand on Information Systems staff and equipment replacement and repair. Staff has experienced success with the move of the timekeeping solution to ADP in 2017 and the addition of HRIS/Payroll services will enhance the process of both.

It is the recommendation of the Human Resources and Finance departments that the Governing Body approve the purchase and use of a HRIS/Payroll solution from ADP, LLC. The implementation cost will be $4,100 with an annual cost of approximately $25,300 per year thereafter, subject to future increases of 1% to 2%.

Dawn Long
Finance Director

Nicholas Sanders
Director of Human Resources

SPONSOR

Human Resources / Finance

COUNCIL ACTION TO BE TAKEN

Approve agreement with ADP, LLC for the purchase and use of a HRIS/Payroll solution.

STAFF RECOMMENDATION

☑ For
☐ Against

COMMITTEE RECOMMENDATION

☐ For
☐ Against
☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

COSTS

$4,100 – Implementation
$25,300 – Estimated Annual Service Fees

FUND SOURCES

13010.11610.814000 – Implementation
11110.11610.611100 – Monthly Services

RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY AND ADP, LLC, PERTAINING TO SOFTWARE FOR HRIS & PAYROLL PURPOSES

WHEREAS, the City desires to use ADP software for HRIS and payroll purposes; and

WHEREAS, the parties desire to enter into an agreement for the provision of such software.

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

SECTION ONE: The Governing Body hereby authorizes the Mayor to execute the agreement between the City and ADP LLC, attached hereto and incorporated herein by reference.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Professional Services: ADP Advantage Program Statement of Work for History Conversion

PART I: All Fields Required – Client Must Select History Conversions Required
Client is entitled to receive all History Conversion offerings listed below as part of the ADP Advantage Program. Client will only receive the services checked by Client below in the section below.

ADP Workforce Now Professional Services Agreement (the "Agreement")			
Client Company Name:	City of Leawood, Kansas	Client Region/ Parent Company Code:	
Client Contact Name:	Nicholas Sanders	Client Contact Title:	Director of Human Resources
Client Address:	Leawood City Hall, 4800 Town Center Drive		
City: Leawood		State: Kansas	Zip Code: 66211
Corporate address (if different from above)			
City:		State:	Zip Code:
Industry:		Number of Employees:	300
Start Date with ADP:		Service Proposal Date:	

Professional Service:	**Conversion of Historical Data: Check History, Pay Rate History and Position History**
Brief description of project/Services Elected	☐ **Check History** for ease of record look-up by the Practitioner converted into Workforce Now* ☐ **Pay Rate History** for ease of record look-up by the Practitioner converted into Workforce Now* ☐ **Position History** for ease of record look-up by the Practitioner converted into History Viewer* *For up to 7 calendar years of historical data, from one vendor source, for less than 1000 active employees in ADP Workforce Now and up to 5000 employees from source conversion.

Description of Services

For All History Conversions part of this Statement of Work:

- Client will not significantly alter the scope of work beyond that which is proposed in the Statement of Work.
- Client Company has sufficient resources for the Project as detailed in the following statement of work.
- Client will provide access to prior vendor data in order to perform an extraction of data. Access may include either extraction of data related to check history or via .PDF reports, i.e. registers. Specific instructions will be provided based on prior vendor.
- Client will perform an audit of converted data and review with their client team.
- Client will provide access to WFN site to allow for the import of the converted check history data files into ADP WFN solution.
- Client will have all employees to be converted loaded into Workforce Now (to include prior year terminated employees)

Check History:

- Employee Check history data will be extracted from prior vendor system
- Check history data will be audited and balanced check by check
- Check history data files will be formatted specifically for ADP Workforce Now solution
- Check history data files will be created and imported into ADP Workforce Now solution for Practitioner level Access.

Check History Data Includes: Net/Gross Salary, Taxes, Deductions, Hours, Hours & Earnings Codes

Specific to Check History:

- Client will complete and validate the data mapping and is responsible for final review of data during mapping process.

Pay Rate History:

- Employee Pay Rate data will be extracted from prior vendor system
- Total of Rates will be provided from source for client to validate
- Employee Pay Rate data files will be formatted specifically for ADP Workforce Now solution.
- Employee Pay Rate Data files will be created and imported into ADP Workforce Now solution for Practitioner level Access.

Pay Rate Data Includes: Position ID, Change Effective On, Compensation change Reason, Rate Type, Rate 1 Amount, Standard Hours, pay Frequency Code, Rate 2 Amount, Rate Currency, Annual Salary

Position History:

- Employee Position History data will be extracted from prior vendor system
- Total number of records from source will be provided to client for validation
- Position History data will be loaded to History Viewer, provided by Resource Navigation Solutions, a standalone system which allows clients to retain history from their legacy systems.
- History Viewer URL access will be provided to Client Practitioner for login with password

Position History Data Includes: Job Title, Department, Business Unit, Location, Assigned Shift, Full time Employee, Pay Grade, Job Class, Salary Structure, Allocation, Union , FLSA, Workers Compensation, Scheduled Hours, Hours period, EEO Job Class, Cost Number, Management Position, Reports to Position ID

Position History Includes - Automated Export Services for joint reporting:

- Resource Navigation will create the standard report for specified Practitioner; ADP Integration Services will setup the Automated Export of the report in WFN. Data will be pushed from WFN to History Viewer for joint reporting of Position History only.
- Automated Export Services Implementation to Resource Navigation using End Point on ADPR_RSNAV
- Report Execution schedule (1x per day maximum frequency)

Automated Export Services:

- Client must be on ADPR r12 or higher
- Client's Firewall must be open to IP addresses 170.146.243.252
- The following permissions are required: ls/dir, write, rename, delete and read

Deliverables and Fees:

Check History data files will be created and imported into ADP Workforce Now solution for Practitioner level Access.

Employee Pay Rate Data files will be created and imported into ADP Workforce Now solution for Practitioner level Access.

Position History data will be loaded to the History Viewer, provided by Resource Navigation Solutions, a standalone system which allows clients to retain history from their legacy systems. History Viewer URL access will be provided to Client Practitioner for login with password.

Training related to History Conversions: All training is done remotely via internet and/or telephone unless otherwise specified. Four (4) hours of training is included.

Automated Export Services:

- Automated Export of Standard Report from Workforce Now to History Viewer
- Report Execution schedule (1x per day maximum frequency)

*Additional work items discovered or modifications will be billed under separate cover.

Fees:

SCN 4Z/F00300 – Check History - $0
SCN 4Z/S00080 – History Viewer for Pay Rate and Position History - $0
SCN 4Z/F00080 - Monthly Recurring fees for History Viewer - $0
SCN 4Z/R0053Z - Automated Export Services - $0

Upon completion of the services, ADP will request confirmation from the Client that the services and deliverables outlined in this statement of work have been satisfactorily delivered. Services, including any deliverables, will be deemed accepted by Client if no response has been received within 5 business days of the date of this confirmation request.

Customization Support and Maintenance

As part of the scope of this Statement of Work, customization projects will be maintained and supported by ADP within thirty (30) days following delivery. Ongoing phone support, additional change requests and customization upgrades, including those coinciding with new software releases, are available at additional cost. After this initial 30 day period, recurring maintenance fees if detailed in this SOW will apply to those Professional Services identified in this SOW

This Statement of Work ("SOW") is an addendum to the Agreement executed by the parties and is incorporated by reference as if fully set forth herein. All other terms and conditions of the Agreement shall remain in full force and effect. In the event of any conflict between the terms and conditions of this SOW and the terms and conditions of the Agreement, this SOW shall prevail as it relates to the services provided pursuant to this SOW. The terms defined in the Agreement and used in this SOW shall have the same respective meanings as set forth in the Agreement, unless clearly otherwise defined in this SOW.

As a condition to receiving certain Professional Services set forth on this SOW, Client will be subject to the following additional terms and conditions.

1 **ADP Resources.** ADP shall select resources including subcontractors that, in ADP's reasonable business judgment, are qualified to perform the Professional Services, and in the case of subcontractors have entered into an appropriate written agreement with ADP (each an "ADP Resource"). The ADP Resources are and shall be, notwithstanding anything to the contrary contained herein, ADP's employees or contractors, and shall not for any purpose be considered Client's employees. ADP or its subcontractor shall be solely responsible for the payment of the salaries of such ADP resources and all matters relating thereto (including the withholding and/or payment of all federal, state and local income and other payroll taxes), worker's compensation, disability benefits, medical and other insurance-related benefits and all such additional legal requirements applicable to employees of ADP or such subcontractor.

2 **Completion of Professional Services.** Upon completion of the Professional Services, Client will immediately notify ADP if the Professional Services and deliverables outlined in the Sales Order have not been satisfactorily delivered. The Professional Services will be deemed accepted by Client if no response has been received within five (5) days of the date of completion of the Professional Services.

ADP, LLC	CLIENT
Kristin Huttenlocker	
(Signature of Authorized Representative)	(Signature of Authorized Representative)
Kristin Huttenlocker	
(Name – Please Print)	(Name – Please Print)
District Manager 6-5-20	
(Title) (Date)	(Title) (Date)

Financial Review

Investment Summary

Quote Number
02-2020-155450.1

A more human resource.

Company Information

City Of Leawood, Kansas
4800 Town Center Dr
Leawood, KS 66211
United States

Executive Contact

Nicholas Sanders
HR Director
nics@leawood.org
(913) 663-9105

300	$4,100.00	$25,284.00
Total Employees	Implementation Costs	Total Annual Investment

Expiration

6/16/2020

ADP Sales Associate

Kristin Huttenlocker
MA UM CDM
kristin.huttenlocker@adp.com
913-541-4346

Financial Review

Sales Order

Quote Number
02-2020-155450.1

A more human resource.

Company Information

City Of Leawood, Kansas
4800 Town Center Dr
Leawood, KS 66211
United States

Executive Contact

Nicholas Sanders
HR Director
nics@leawood.org
(913) 663-9105

Processing Fees and Considerations

Number of Employees: 300 on City Of Leawood, Kansas

Per Processing	Count	Min	Base	Rate	Bi-Weekly	Annual
Workforce Now Payroll Solutions	300	-	$60.00	$1.20	$420.00	$10,920.00
• Essential Plus Payroll						
Employment and Income Verification						
• Employment Verification						

Monthly Processing	Count	Min	Base	Rate	Monthly	Annual
Workforce Now HCM Solutions	300	-	-	$2.60	$780.00	$9,360.00
• Enhanced HR						
• HCM Analytics						
Talent Management and Activation	300	-	-	$1.10	$330.00	$3,960.00
• Recruitment and Talent Acquisition						
Additional Jurisdiction (if applicable)	2+			$8.95/month		
International Employees Rate (if applicable)				$3.00/month		

Annual Processing	Count	Min	Base	Rate	Annual
Year End Forms, W2s or 1099s	300	-	-	$3.48	$1,044.00

Total Annual Investment	Total Annual
Workforce Now Services	$25,284.00

Other Considerations	Count	Rate	Setup
Hardware and Other Fees			
• Professional Services: Pay Check History Conversion	1	$0.00	$0.00
• Professional Services: Historical Data Conversion	1	$0.00	$0.00
* Employee Pay Rate (or Salary) History			
* Employee Position (or Job Profile) History			

Financial Review

Sales Order

Quote Number
02-2020-155450.1

A more human resource.

Company Information

City Of Leawood, Kansas
4800 Town Center Dr
Leawood, KS 66211
United States

Executive Contact

Nicholas Sanders
HR Director
nics@leawood.org
(913) 663-9105

Other Considerations

Implementation	Setup
• Implementation for Workforce Now Payroll Solutions	$1,800.00
• Implementation for Workforce Now HCM Solutions	$1,800.00
• Implementation for Recruitment and Talent Acquisition	$500.00

Total Other Considerations

	Total Setup
Implementation and Setup	$8,000.00
Implementation Discount Value	($3,900.00)
Estimated Total Net Implementation	$4,100.00

Financial Review

Sales Order

Quote Number
02-2020-155450.1

A more human resource.

Company Information

City Of Leawood, Kansas
4800 Town Center Dr
Leawood, KS 66211
United States

Executive Contact

Nicholas Sanders
HR Director
nics@leawood.org
(913) 663-9105

Important Project and Billing Information

Billing for Payroll Processing Services, HCM and any module bundled into the single per employee per processing fee for payroll, is billed immediately following the client's first payroll processing. The billing count is based on the number of pays submitted during each processing period, therefore total billing may fluctuate.

Billing for all modules bundled under HCM Solutions will begin on the date the ADP Product or Service is available for use by the CLIENT in a production environment. The billing count is based on all unique lives in the database paid in the previous calendar month. Any non-terminated employees based outside the United States will be billed separately as International Employees.

Billing for all modules bundled under Talent Activation Suite will begin on the date the ADP Product or Service is available for use by the CLIENT in a production environment. The billing count is based on all unique lives in the Workforce Now database paid in the previous calendar month.

History Conversion: The services noted on this sales order are performed by ADP Professional Services and are for companies with less than 1000 active employees with a maximum of 5000 total records (a combination of both active and terminated lives) with data coming from a single data base source. Conversion of history from a database with a greater number of records or from multiple databases must be quoted via a customized statement of work. For additional Terms see Annex X of the Master Service Agreement

Other
ADP Fees for service frequency and method will follow that of the parent company code.
Expiration Date: 6/16/2020

Summary

Estimated Annual Net Investment:	$25,284.00	Total Net Implementation:	$4,100.00

The ADP Services Listed on this Sales Order are provided at the prices set forth herein and in accordance with the ADP Master Services Agreement (or other similar agreement governing ADP's services), which shall include any appendix, exhibit, addendum, schedule or other similar document attached thereto or accompanying this Sales Order. By signing below you are acknowledging and agreeing to such terms and conditions and to the listed prices.

ADP, LLC		Client: City Of Leawood, Kansas	
Signature:	Kristin Huttenlocker	Signature:	
Name:	Kristin Huttenlocker	Name:	
Title:	District Manager	Title:	
Date:	6-5-20	Date:	

Financial Review

Sales Order

Quote Number
02-2020-155450.1

A more human resource.

Company Information

City Of Leawood, Kansas
4800 Town Center Dr
Leawood, KS 66211
United States

Executive Contact

Nicholas Sanders
HR Director
nics@leawood.org
(913) 663-9105

Workforce Now Included Services

Essential Plus Payroll

- Tax Filing Service
- Payment Services
- Reports Library and Custom Report Writer
- Wage Garnishment Processing
- Group Term Life Auto Calculation
- One Delivery Location
- Employee and Manager Self Service
- Access to Mobile Apps
- Employee Discount Program
- New Hire Reporting
- General Ledger Solution
- Online Reports and Pay Statements

Enhanced HR

- Employee Development Tracking
- Paid Time Off Accruals Engine
- Multiple Languages & Currencies
- Country Specific Workflows & Processes
- Country Specific Formatting& Custom Fields
- Secure Online Document Storage with Role Based Security, Search & Auditing Functionality
- New Hire Onboarding / I-9 Workflow
- Compliance Reporting
- Organization Charting
- Policy Acknowledgement
- Total Rewards Statements

HCM Analytics

- Pre-Configured Key Performance
- Executive Dashboard
- Ability to Customize Additional KPIs

Employment Verification

- Commercial Employment and Income Verifications
- Social Services Verifications
- Workers Compensation Verifications
- Client access to Electronic Reports and Tools
- Immigration Verifications

Recruitment and Talent Acquisition

- Requisition Process & Reporting
- Post Directly to Job Boards & Social Sites Media
- Metrics behind Cost & Time to Hire
- Mobile Experience for Candidates

Implementation Support and Data Conversion

- Pay Rate (or Salary) History: Inc. up to 7 years; Max 5000 lives
- Position (or Job Profile) History: Inc. up to 7 years; Max 5000 lives

Thank you for your consideration

Workforce Now

ADP Workforce Now

Amendment to Master Services Agreement

ADP, LLC: (referred to herein as "ADP")

One ADP Boulevard
Roseland, New Jersey 07068
United States

Client: (referred to herein as "Client")
City Of Leawood, Kansas
4800 Town Center Dr. Leawood, KS 66211

(Effective Date)

Attention: Nicholas Sanders

This amendment modifies, amends and supplements the terms and conditions of the ADP Workforce Now – Master Services Agreement with the City dated November 20, 2017 ("2017 MSA"). ADP and Client agree that ADP shall provide Client with the following services in accordance with the terms set forth in such Workforce Now Services Master Services Agreement. In the event of a conflict, the 2017 MSA and its Addendum shall take precedence over this Amendment, its Annexes, and the Sales Order.

ANNEX B:	PAYROLL, EMPLOYMENT TAX, WAGE PAYMENT AND EMPLOYMENT VERIFICATIONS SERVICES
ANNEX D:	HR, BENEFITS AND TALENT MANAGEMENT
ANNEX X:	PROFESSIONAL SERVICES – ADDITIONAL TERMS AND CONDITIONS FOR ADP PROFESSIONAL SERVICES (**if Client requires services to be performed by ADP Professional Services)

BY SIGNING BELOW, CLIENT ACKNOWLEDGES THAT THEY HAVE REVIEWED THE ENTIRE AMENDMENT INCLUDING THE TERMS AND CONDITIONS IN EACH ANNEX CORRESPONDING TO SERVICES PURCHASED PURSUANT TO THE SALES ORDER.

Kristin Huttenlocker	
[ADP Signature]	[Client Signature]
Kristin Huttenlocker	
[ADP Name]	[Client Name]
District Manager	
[ADP Title]	[Client Title]
6-5-20	
[ADP Date]	[Client Date]

ADP Workforce Now | Annex B

Payroll, Employment Tax, Wage Payment and Employment Verification

1 **Payroll Services.** Administration and processing of payroll including performing gross-to-net calculations and generating and/or transmitting of payment instructions and also including the following:

1.1 **ADP Employment Tax Services.** Coordination of payroll-related tax and/or regulatory agency deposits, filings, and reconciliations on behalf of employers.

1.2 **ADP Wage Payment Services.** Payment of wages, commissions, consulting fees, or similar compensation or work-related expenses in the employment context to employees and independent contractors via direct deposit, check, or payroll debit cards, in each case to the extent the method of payment delivery is in scope, and online posting of pay statements to the extent applicable. Such services may be provided via ADPCheck Services, ADP Direct Deposit Services, and Payroll Card Services and Wisely Now Services (if Client purchases Payroll Card Services and/or Wisely Now Services, the additional terms set forth in Annex J shall apply to such services).

1.3 **Print and Online Statement Services.** Print and distribution of payroll checks, pay statements, and/or year-end statements, as well as online posting of pay statements and/or year-end statements.

1.4 **Wage Garnishment Payment Services.** Garnishment payment processing and disbursement of payments to appropriate payees as directed by client.

2 **ADP Wage Payment Services**. The following additional terms and conditions apply to the ADP Wage Payment Services:

2.1 **Client Credentialing**. Client understands and acknowledges that the implementation and ongoing provision of Payment Services are conditioned upon Client passing (and continuing to pass) a credentialing process that ADP may deem necessary in connection with the provision of Payment Services.

2.2 **Additional Requirements**. Payment Services may be subject to the rules and standards of any applicable clearing house, payment and/or card networks or associations. Client and ADP each agree to comply with all such rules and standards applicable to it with respect to the Payment Services.

2.3 **Funding Obligations**. Client acknowledges that ADP is not a lender. As such, as a condition to receiving services, Client will remit or otherwise make available to ADP sufficient, good and available funds within the agreed-to deadline and via the agreed-to method of delivery to satisfy all of Client's third-party payment obligations covered by the Agreement. ADP will apply such funds to satisfy such third-party payment obligations. ADP will not be required to provide Payment Services if ADP has not received all funds required to satisfy Client's third-party payment obligations. Client will immediately notify ADP if it knows or should know that it will not have sufficient funds to satisfy the amounts required in connection with the Payment Services. If Client has a material adverse change in its condition, ADP may modify the funding method or deadline by which funds must be made available to ADP for payment to Payees. Client agrees to pay to ADP upon demand any amounts that have been paid by ADP to satisfy Client's third party payment obligations prior to receiving such amounts from Client.

2.4 **Investment Proceeds; Commingling of Client Funds**. IF ADP RECEIVES CLIENT'S FUNDS IN ADVANCE OF THE TIME ADP IS REQUIRED TO PAY SUCH FUNDS TO THIRD PARTIES, ALL AMOUNTS EARNED ON SUCH FUNDS, IF ANY, WHILE HELD BY ADP WILL BE FOR THE SOLE ACCOUNT OF ADP. ADP may commingle Client's funds with similar funds from other clients and with similar ADP and ADP-administered funds. ADP utilizes a funds control system that maintains general ledger entries by client and/or by jurisdiction.

2.5 **Recovery of Funds; Stop Payment Requests**. Client agrees to cooperate with ADP and any other third parties to recover funds erroneously issued or transferred to any Payee or credited to any Payee's account. If Client desires to stop payment on any check or to recall or reverse any electronic payment, Client will provide ADP with a stop payment request in the form required by ADP. Client acknowledges that ADP's placement of a stop order request is not a guarantee that such stop payment will occur.

2.6 **ADPCheck Services.** Client agrees not to distribute any ADPChecks to Payees in a manner that would allow Payees to access the associated funds before pay date. If Client distributes any ADPChecks prior to the check date, ADP may impose an early check cashing fee against Client. With respect to ADPChecks drawn on an ADP bank account, to request a stop payment, Client shall provide ADP with a written stop payment order request in the form provided by ADP and ADP shall place a stop payment order in accordance with its standard operating procedures. Client is also responsible for any damages related to any theft of misappropriation of any ADPCheck, including by Client, its employees or payees.

2.7 **Full Service Direct Deposit (FSDD)**. Prior to the first credit to the account of any employee or other individual under FSDD services, Client shall obtain and retain a signed authorization from such employee or individual authorizing the initiation of credits to such party's account and debits of such account to recover funds credited to such account in error.

3 **ADP Employment Tax Services.** The following additional terms and conditions apply to the ADP Employment Tax Services:

3.1 **Important Tax Information (IRS Disclosure).** Notwithstanding Client's engagement of ADP to provide the ADP Employment Tax Services in the United States, please be aware that Client remains responsible for the timely filing of payroll tax returns and the timely payment of payroll taxes for its employees. The Internal Revenue Service recommends that employers enroll in the U.S. Treasury Department's Electronic Federal Tax Payment System (EFTPS) to monitor their accounts and ensure that timely tax payments are being made for them, and that online enrollment in EFTPS is available at www.eftps.gov; an enrollment form may also be obtained by calling (800) 555-4477; that state tax authorities generally offer similar means to verify tax payments; and that Client may contact appropriate state offices directly for details

3.2 **State Unemployment Insurance Management.** Subject to Section 15.7 of Annex A, Client's compliance with its obligations in Sections 3.2.1 and 3.2.2 herein, and any delays caused by third parties (e.g., postal service, agency system and broker delays) and events beyond ADP's reasonable control, ADP will deliver the State Unemployment Insurance Management Services ("**SUI Management Services**") within the time periods established by the relevant unemployment compensation agencies.

3.2.1 **Provision of Information; Contesting Claims**. Client will on an ongoing basis provide ADP and not prevent ADP from furnishing all information necessary for ADP to perform the SUI Management Services within the timeframes established or specified by ADP. The foregoing information includes without limitation the claimants' names, relevant dates, wage and separation information, state-specific required information, and other documentation to support responses to unemployment compensation agencies.

3.2.2 **Transfer of Data**. Client may transfer the information described in Section 3.2.1 to ADP via: (i) on-line connection between ADP and Client's computer system, or (ii) inbound data transmissions from Client to ADP. Client will provide the data using mutually acceptable communications protocols and delivery methods. Client will promptly notify ADP in writing if Client wishes to modify the communication protocol or delivery method.

3.2.3 Client acknowledges that ADP is not providing storage or record keeping of Client records as part of the SUI Management Services, and that if the SUI Management Services are terminated, ADP may, in conformity with Section 4 of Annex A, dispose of all such records. If the SUI Management Services are terminated, any access Client has to ADP websites containing Client's data will expire and Client will be responsible for downloading and gathering all relevant data prior to expiration of any such access that may have been granted.

4 **Employment Verification Services.** To the extent Client has not opted out of receipt of Employment Verification Services, the terms in this section will govern Client's use of the Employment Verification Services and Employee Authorized Disclosure:

4.1 **Definitions**. Unless a capitalized term used herein is defined herein, it shall have the same meaning ascribed that term in the Agreement.

4.1.1 "**FCRA**" Fair Credit Reporting Act, 15 U.S.C. §1681 et seq.

4.1.2 "**Verification Agent**" has the meaning set forth in Section 4.2.1.1

4.1.3 "**Verification Data**" has the meaning set forth in Section 4.2.1.1.

4.1.4 "**Verifiers**" has the meaning set forth in Section 4.2.1.1.

4.2 **Additional Terms**. To the extent Client has not opted out of receipt of Employment Verification Services, the following additional terms and conditions shall apply:

4.2.1 **Verification Services and Authorization as Agent.**

4.2.1.1 ADP currently provides the Employment Verification Services through The Work Number®, an Equifax Workforce Solutions service though ADP reserves the right to provide them through another entity (each, a "Verification Agent"). Notwithstanding anything to the contrary in Section 4.1 of Annex A, Client authorizes ADP and its Verification Agents to disclose, on Client's behalf, employment information (including employees' place of employment and employment status) and income information (including total wages per year to date and previous year income) of Client and Client's employees (or former employees) (collectively, "Verification Data"), to commercial, private, non-profit and governmental entities and their agents (collectively, "Verifiers"), who wish to obtain or verify any of Client's employees' (or former employees') Verification Data. Verification Data will be disclosed to Verifiers who certify they are entitled to receive such data (as described below) pursuant to the FCRA, and, in the case of income information requests, who additionally certify they have a record of the employee's consent to such disclosure or who utilize a salary key. In accordance with FCRA, Verification Data may be provided to Verifiers where (i) the employee has applied for a benefit (such as credit, other employment or social services assistance); (ii) the employee has obtained a benefit and the Verifier is seeking to (a) determine whether the employee is qualified to continue to receive the benefit; and/or (b) collect a debt or enforce other obligations undertaken by the employee in connection with the benefit; or (iii) the Verifier is otherwise entitled under FCRA to obtain the Verification Data. In certifying they have a record of the employee's consent, Verifiers generally rely on the employee's signature on the original application as authorization for the Verifier to access the employee's income data at the time of the application and throughout the life of the obligation. Client understands that Verifiers are charged for commercial verifications processed through ADP or its Verification Agents.

4.2.1.2 **Data Quality.** If requested by ADP, Client agrees to work with ADP during implementation to produce a test file and validate the Verification Data included in the Verification Services database using validation reports made available by ADP or its Verification Agents. If Client uses ADP's hosted payroll processing services, ADP will update the Verification Services database with the applicable Verification Data available on ADP's payroll processing system.

4.2.1.3 **Notice to Furnishers of Information: Obligations of Furnishers of Information ("Notice to Furnishers").** Client certifies that it has read the Notice to Furnishers provided to Client at the following URL: https://www.consumer.ftc.gov/articles/pdf-0092-notice-to-furnishers.pdf. Client understands its obligations as a data furnisher set forth in such notice and under FCRA which include duties regarding data accuracy and investigation of disputes, and certifies it will comply with all such obligations. Client further understands that if it does not comply with such obligations, ADP may correct incorrect Verification Data on behalf of Client or terminate the Employment Verification Services upon 90 days prior written notice to Client.

4.2.1.4 **Archival Copies**. Notwithstanding anything to the contrary in Annex A, Client agrees that, after the termination of this Agreement, ADP and its Verification Agents may maintain archival copies of the Verification Data as needed to show the discharge and fulfillment of obligations to Client's employees and former employees and the provisions of Section 4.1 of Annex A will continue to apply during the time that ADP and its Verification Agents maintain any such archival copies.

4.2.1.5 **Additional Termination Provisions for Employment Verification Services**. ADP may, in its sole discretion, terminate the Employment Verification Services at any time upon 90 days prior written notice to Client should a Verification Agent notify ADP that it is no longer willing to provide the Employment Verification Services and ADP, after taking commercially reasonable steps, cannot engage a successor Verification Agent.

4.2.1.6 Employee Authorized Disclosure. ADP may disclose or use Personal Information of Client's employee where such employee requests and consents to the disclosure for the employee's personal benefit (e.g., to verify an employee's identity in connection with a bank account application).

1 **ADP HCM Services.** Only those Services that have been purchased by Client (as listed on a Sales Order) will be applicable.

1.1 **ADP Document Cloud.** Integrated solution to support maintenance and retrieval of employee-specific documents via cloud-based technology.

1.2 **Benefit Services.** Benefit-related services made up of the following:

1.2.1. **Health and Benefits Services.** Technology to facilitate the administration of employee benefits, including applying eligibility rules, facilitating online enrollment and changes and calculating payroll deductions within a unified system, as well as providing data to carriers through ADP carrier connection services.

1.3 **Business Intelligence (which shall include Enhanced Insights and Analytics as listed on the Sale Order).** Provide tools to analyze and understand data.

1.3.1. **Analytics.** Enables an employer to gain insight from data for key Human Capital Management (HCM) metrics.

1.4 **Global Data Storage.** Ability to house global employee HR data (personal, employment, and job data) within HR system of record.

1.5 **Human Resources Administration Services.** Administration of human resource functions using a unified system to process and audit employee lifecycle events, provide compliance tracking and reporting, including new hire reporting, and automate notification and approval processes via self-service/direct access, and also including:

1.6 **Talent Acquisition Solutions.** Talent acquisition solutions (which shall include Talent Management and Activation as listed on the Sales Order) made up of the following:

1.6.1. **ADP Recruitment Management Services (which shall include Recruitment and Talent Acquisition as listed on the Sales Order)**. Talent recruitment management technology, including talent acquisition and on-boarding for exempt and non-exempt workforce.

1.7 **Talent Management Solutions.** Technology to facilitate the administration of talent management services, including:

1.7.1 **Performance Management.** Solutions and tools to facilitate the performance management process, including goal alignment, and employee engagement.

1.7.2 **Compensation Management.** Solutions and tools to administer the compensation planning process.

2 **ADP Recruitment Management Services.** The following additional terms and conditions apply to the ADP Recruitment Management Services (applies only if Client has purchased ADP Recruitment Management Services):

2.1 **Hiring Practices.** Client shall be exclusively responsible for all hiring practices, including, but not limited to, complying with all employment laws, including, if applicable, the monitoring, analysis and reporting of any adverse impact that may result from any specification or criteria that Client uses to rank candidates in the ADP Recruitment Management Services Application Programs.

2.2 **Vendors.** Client shall be exclusively responsible all access and use of the ADP Recruitment Management Services by its vendors and such vendors' compliance with the terms of this Agreement.

3 **Benefit Services**. The following additional terms and conditions apply to the Benefit Services (applies only if Client has purchased Benefits Services):

3.1 **Carrier Connections.** ADP will, at Client's request, and for an additional charges as set-out in the applicable Sales Order, provide Client with the following Carrier Connections services:

3.1.1 ADP and Client's carrier or other third parties authorized by Client will electronically exchange data, including plan design, plan provisions and eligibility rules transmitted by ADP to carrier on Client's behalf and Client authorizes ADP and such carriers and third parties to exchange such information. Commencement of carrier connection service is subject to Client completing the configuration setup of Client Content and the format for such transmission to the designated carriers.

3.1.2 ADP's ability to transmit Client Content data is subject to the provision by Client's designated carriers of a current functional interface between ADP's systems and the designated carriers' systems. ADP will not be obligated to transmit Client's data to designated carriers if at any time Client's designated carriers fail to provide the proper interface as described above. Client is responsible for promptly reviewing all records of carrier transmissions and other reports prepared by ADP for validity and accuracy according to Client's records, and Client will notify ADP of any discrepancies promptly after receipt thereof. In the event of an error or omission in carrier connection services caused by ADP, ADP will correct such error or omission, provided that Client promptly advises ADP of such error or omission.

4. **Human Resource Administration Services and Talent Management Services**. The following additional terms and conditions apply to the Human Resource Administration Services and/or Talent Management Services (applies only if Client has purchased Human Resource Administration Services and/or Talent Management Services):

4.1. **Residents Outside the United States.** To the extent that Client uses the Human Resource Administration Services and/or the Talent Management Services to collect Personal Information about individuals resident outside the United States, Client represents and warrants: (i) the processing of that Personal Information, including the transfer itself, has been and will continue to be carried out in accordance with the relevant provisions of the applicable data protection and privacy laws; (ii) its instructions to ADP regarding the processing to be performed shall be in accordance with the applicable data protection laws; (iii) it has given the data subjects appropriate notices, and obtained any required consents; (iv) if it implements the Human Resources Administration Services and/or the Talent Management Services to collect any sensitive data elements (or special categories of data), Client shall comply with any additional requirements for the processing of these data elements; and (v) it shall be responsible for respecting all individual rights of access, correction or deletion and for responding to any individual or regulatory inquiries relating to such Personal Information.

5. **Essential ACA Services.** ADP will provide the Essential ACA solution specified in the Sales Order (and any applicable service specification) (collectively, the "Essential ACA") to Client in accordance with the terms of this Agreement. The following terms apply if Client receives Essential ACA with Benefits Services.
   - 5.1. Essential ACA a technology and software solution to assist Client in managing compliance needs related to the Affordable Care Act (ACA), including eligibility calculations and affordability determinations, preparation and electronic filing of Forms 1094-C and 1095-C forms, access to evidence of benefit offering information and benefit offering audit reports. Client must use ADP Workforce Now payroll, HR and benefits services in order to purchase and implement Essential ACA. For the avoidance of doubt, all Forms filed by ADP with the IRS on behalf of Client will be filed electronically; any Forms sent to Client for its employees by ADP shall be sent in paper form, and, if Client has ADP's iPay functionality, ADP will also make Forms accessible to Client employees electronically. It will then be Client's responsibility to distribute the Forms directly to its employees.
   - 5.2. **Client ACA Liaison.** Client shall designate in writing to ADP the name of one person who shall serve as ADP's principal designated contact for Essential ACA (the "Client ACA Liaison"), and such Client ACA Liaison shall have the authority to (i) provide information, instructions and direction on behalf of Client, and (ii) grant or provide approvals (other than Amendments) required or permitted under the Agreement in connection with Essential ACA. Client shall designate an alternate Client ACA Liaison in the event the principal Client ACA Liaison is not available.
   - 5.3. **Disclaimer.** NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN OR IN THE SCOPE OF SERVICES, CLIENT EXPRESSLY ACKNOWLEDGES THAT ADP IS NOT THE "ADMINISTRATOR" OR "PLAN ADMINISTRATOR" AS DEFINED IN SECTION 3(16)(A) OF ERISA AND SECTION 414(g) OF THE CODE, RESPECTIVELY, NOR IS ADP A "FIDUCIARY" WITHIN THE MEANING OF ERISA SECTION 3(21). ADP SHALL NOT EXERCISE ANY DISCRETIONARY AUTHORITY OR DISCRETIONARY CONTROL RESPECTING MANAGEMENT OF ANY BENEFIT PLANS SPONSORED OR OFFERED BY CLIENT. ADP HAS NO DISCRETIONARY AUTHORITY OR DISCRETIONARY RESPONSIBILITY IN THE ADMINISTRATION OF THE CLIENT'S BENEFIT PLAN(S). ADP EXPRESSLY DISCLAIMS ANY WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, NON-INTERRUPTION OF USE, AND FREEDOM FROM PROGRAM ERRORS WITH RESPECT TO ESSENTIAL ACA, THE ADP APPLICATION PROGRAMS OR ANY THIRD-PARTY SOFTWARE DELIVERED BY ADP.
   - 5.4. **Client Vendors.** Client will at its own cost make all necessary arrangements with its third party vendors to cause such vendors to send data to and receive data from ADP as required for ADP to provide Essential ACA. Client shall reimburse ADP for any costs ADP is required to bear in connection with or arising out of any such transmissions of data from and/or to such third party vendors.
6. **Onboarding Services (including ADP Workforce Now EI-9 Services).** The following additional terms and conditions apply to the ADP Workforce Now EI-9 Services ("WFN EI-9 Services") that are part of ADP Workforce Now Onboarding Services.
   - 6.1. **Use of Services.** In order to receive the WFN EI-9 Services, Client shall, and shall cause the members of the Client Group, to do the following:
     - 6.1.1. Review the U.S. Citizenship and Immigration Services ("USCIS") Form I-9, which is the employment eligibility verification form issued by the U.S. Department of Homeland Security (the "DHS"), including instructions in the form and the guidelines in the current USCIS Handbook for Employers: Instructions for Completing Form I-9 (M-274) (the "I-9 Handbook"), each of which is available on the USCIS website, currently located at http://www.uscis.gov/i-9central. Client certifies that it has reviewed the current USCIS Form I-9 and the I-9 Handbook and that it agrees to comply with the applicable policy and procedures set forth therein, and any future new or amended policies or procedures, as required by law. Client will ensure availability of the most recent version of the USCIS Form I-9 and the I-9 Handbook to all employees authorized to complete the USCIS Form I-9 on behalf of Client and/or its Affiliates.
     - 6.1.2. Client is responsible for reviewing reports available to Client on the WFN EI-9 Services and for resolving (or causing the applicable employee to take action to resolve) missing or incomplete Forms I-9. This includes communicating with the employee in question and the submission or resubmission of the missing or incomplete Form I-9.
     - 6.1.3. ADP executed a Memorandum of Understanding with the UDHS as the E-Verify employer agent. E-Verify is the DHS's employment eligibility verification program which allows participating employers to electronically verify the employment eligibility of each newly hired employee and/or employee assigned to a covered federal contract. The following is required as it relates to the use of E-Verify through ADP and will apply only to the extent Client is using E-Verify through ADP:
       - 6.1.3.1. Notify ADP of (i) the location(s) where Client elects to enroll; and (ii) whether the employer is a federal contractor or a federal, state or local government organization.
       - 6.1.3.2. Execute a Memorandum of Understanding with the DHS and ADP (as its E-Verify employer agent), and comply with the terms and conditions set forth therein.
       - 6.1.3.3. Review and comply with the policy and procedures contained in the E-Verify User Manual for Employers, and any superseding policy and procedures, available to Client on the WFN EI-9 Service.
       - 6.1.3.4. To the extent the Client elects to have more than one company location participate in E-Verify, ensure all authorized users in each location have complied with all requirements of Section 6.1.2.
       - 6.1.3.5. Ensure all of Client's authorized users (i) complete the mandated E-Verify training course and any applicable update courses administered by ADP and (ii) pass a knowledge test with the required score.
       - 6.1.3.6. Immediately notify ADP of any updates/changes to its E-Verify employer status (e.g., Client becomes a federal contractor or Client ceases being a federal contractor).
   - 6.2. **Form I-9 Retention.** During the term of the Agreement, ADP will store electronic copies of Forms I-9 in the WFN EI-9 Services for a minimum of three years from the employee's hire date or until one year after the employee ceases to be employed by Client (or the applicable Affiliate), whichever is later (or as otherwise required by changes to federal regulations that come into effect hereafter). Upon termination or expiration of the Agreement, ADP shall use commercially reasonable

methods to transfer all electronically stored Forms I-9 to Client in accordance with ADP's current security policies. Upon termination of the WFN EI-9 Services, Client shall be solely responsible for storage of copies of Forms I-9.

ADP shall provide to Client certain history conversion professional services as indicated on the Sales Order (the "History Conversion Services"). As a condition to receiving the History Conversion Services, Client will be subject to the additional terms and conditions of this Annex X. The following History Conversion Services are intended for Clients with 150-999 active employees and have no more than 5,000 terminated and active records.

1 **ADP Resources**. ADP shall select resources including subcontractors that, in ADP's reasonable business judgment, are qualified to perform the History Conversion Services, and in the case of subcontractors have entered into an appropriate written agreement with ADP (each an "ADP Resource"). The ADP Resources are and shall be, notwithstanding anything to the contrary contained herein, ADP's employees or contractors, and shall not for any purpose be considered Client's employees. ADP or its subcontractor shall be solely responsible for the payment of the salaries of such ADP resources and all matters relating thereto (including the withholding and/or payment of all federal, state and local income and other payroll taxes), worker's compensation, disability benefits, medical and other insurance-related benefits and all such additional legal requirements applicable to employees of ADP or such subcontractor.

2 **Client Obligations**: As a prerequisite to receiving the History Conversion Services (the "Project"), Client agrees that (a) it has sufficient resources to allocate to the Project; (b) it will provide access to prior vendor data in order to perform an extraction of data (access may include either extraction of data related to the history conversion or via PDF reports, or registers; (c) it will perform an audit of converted data and review internally, in accordance with the timeline set forth in Section 6 below; (d) it will consent to the direct import of the converted check history data files into ADP Workforce Now; (e) it will ensure that all employees with data to be converted be loaded into ADP Workforce Now (to include prior year terminated employees) in advance of the import of check history data; (f) it will provide ADP a single point of contact for data extraction from a prior single vendor database (if multiple points of contact are required which necessitates additional data extraction work efforts and/or separate security access rights for the external viewer provided by ResNav Solutions, such additional work efforts would be subject to additional fees). All other historical data items will be loaded to an external history viewer as described in Attachment 1.

   In addition, with respect to Check History Conversion Services only ("Check History"), Client agrees that it will complete and validate the data mapping and shall be responsible for final review of data during mapping process. If ADP discovers errors in the data mapping following Client's final validation and submission, corrections to the Check History data may be required. In connection therewith, additional fees may be charged by ADP in order to correct such errors in addition to the fees described in Section 3 hereof.

3 **Fees and Expenses**. Client shall pay ADP for the History Conversion Services at the rates specified in the Sales Order. Additional items discovered or modifications may result in additional fees which will be billed under a separate statement of work.

4 **Description of Services.** The History Conversion Services shall include one or more of the Services set forth in Attachment 1 to this Annex X set forth below. History Conversion Services includes four (4) hours of virtual training (all training is done remotely via internet and/or telephone). History Conversion Services do NOT include the conversion or import of any documents.

5 **Billing**: If applicable, ADP shall invoice Client for any History Conversion Services fees upon the completion of the Services, unless such History Conversion Services will be provided over a time period which exceeds thirty (30) days, in which case ADP reserves the right to invoice Client on a monthly basis for such Services rendered. ADP shall invoice Client in the same manner for any associated expenses incurred by ADP Resources.

6 **Completion of History Conversion Services.** Upon completion of the History Conversion Services, Client will immediately notify ADP if the History Conversion Services and deliverables outlined in the Sales Order have not been satisfactorily delivered. The History Conversion Services will be deemed accepted by Client if no response has been received within five (5) days of the date of completion of the History Conversion Services.

7 **Additional Termination Provisions.** The provisions of this paragraph supplement the termination provisions contained in Section 8 of the 2017 MSA and shall govern with respect to the History Conversion Services. Either party can terminate History Conversion Services at any time for any reason by providing at least ten (10) days' advance written notification to the other party. Upon termination of the History Conversion Services by either party for any reason, all fees and expenses for the History Conversion Services incurred by Client prior to the termination date shall become immediately due and payable.

Attachment 1 – Description of Available History Conversion Services

CONVERSION SERVICE	DESCRIPTION
Check History	***Includes***: Net/Gross Salary, Taxes, Deductions, Hours, Hours & Earnings Codes. History data files will be created and imported into ADP Workforce Now for Client practitioner level access only (not individual employee access).
Pay Rate History	***Includes:*** Position ID, Change Effective On, Compensation change Reason, Rate Type, Rate 1 Amount, Standard Hours, Pay Frequency Code, Rate 2 Amount, Rate Currency, Annual Salary. History data will be loaded to an external viewer provided by ResNav Solutions (see below).
Position History	***Includes***: Job Title, Department, Business Unit, Location, Assigned Shift, Full time Employee, Pay Grade, Job Class, Salary Structure, Allocation, Union, FLSA, Workers Compensation, Scheduled Hours, Hours period, EEO Job Class, Cost Number, Management Position, Reports to Position ID. History data will be loaded to an external viewer provided by ResNav Solutions (see below). Automated Export Services are available (see below).
Benefits History (Employee Benefit Selection)	***Includes:*** Employee level Benefit selection data included: Plan Type and Name, Coverage Level, Enrollment Effective and End Dates, Employee and Employer Costs per period. Does not include company level detail for Benefit plans. History data will be loaded to an external viewer provided by ResNav Solutions (see below). Automated Export Services are available (see below).
Benefits / Dependent History	***Includes***: Employee Level Dependents, Including: Dependent Tax ID, Relationship, Name, Address, Gender, Birth Date, Type, Status, Enrollment Start and End Dates, Plan Name and type, Plan Provider Name, Coverage level, Benefit Status. History data will be loaded to an external viewer provided by ResNav Solutions (see below). Automated Export Services are available (see below).
Time & Attendance History	***Includes:*** Employee Time Zone, Pay Rule, Punch Date, Punch In/Out Times & Codes, Totaled Amount, Cumulative Total, Reason/Details. History data will be loaded to an external viewer provided by ResNav Solutions (see below). Automated Export Services are available (see below).

Loading History Data Using ResNav Solutions. History data will be loaded to an external history viewer provided by ResNav Solutions, a standalone system, which allows Client to retain history from its legacy systems. History Viewer URL access will be provided to Client practitioner for login with password. Access to History Viewer will be at the practitioner level only (not individual employee access).

Automated Export Services. The Automated Export Services associated with History Viewer, applies to the custom report that loads data from the ADP Application Platform to the History Viewer on a one time daily basis. The data loaded from the ADP Application Platform to the History Viewer is specific to pay rate, status and position data only. This enables joint reporting from History Viewer for both current and historical employee data. ResNav Solutions shall setup the custom report under a specific practitioner during the history conversion process and the ADP integration team shall initiate the automation of the report.

Staff Review

Fact Sheet

SUBJECT: **APPROVE RESOLUTION AND CONTRACT WITH VERTIV CORPORATION FOR PREVENTIVE MAINTENANCE SERVICE ON VERTIV UPS AND VERTIV INTERNAL BATTERIES AT LEAWOOD JUSTICE CENTER**

JUNE 15, 2020

DISCUSSION

The Public Works Department is seeking approval of an Independent Contractor Agreement between the City and Vertiv Corporation for preventive maintenance service on Veritv Uninterruptible Power Systems (UPS) and Vertiv internal batteries at the Leawood Justice Center. The contract will include parts, labor, disposal and batteries and as outlined on the attached scope of work.

The City has contracted with Vertiv Corporation in the past on a yearly agreement. This year we would like to approve a contract with Vertiv Corporation for a period of three (3) years. The Agreement is for a total cost of $25,240.86 for three years or $8,413.62 per year.

It is the recommendation of the Public Works Department that the City Council approves the Independent Contractor Agreement with Vertiv Corporation in the amount of $25,240.86 and authorizes the Mayor to execute.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Resolution and Agreement

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$25,240.86 over three years
$8,413.62 each of the three years

FUND SOURCES

Public Works-Facility Maintenance
General Fund 11110.33800.623200
Building/Ground Maintenance/Service

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INDEPENDENT CONTRACTOR AGREEMENT IN THE AMOUNT OF $25,240.86, BETWEEN THE CITY AND VERTIV CORPORATION PERTAINING TO PREVENTIVE MAINTENANCE SERVICE ON VERTIV UPS AND VERTIV INTERNAL BATTERIES AT THE LEAWOOD JUSTICE CENTER, 4201 TOWN CENTER DRIVE, FOR A 3-YEAR TERM.

WHEREAS, the City requires services pertaining to service for its Vertiv UPS and internal batteries;

WHEREAS, Vertiv Corporation provides such services; and

WHEREAS, the parties desire to execute an Independent Contractor Agreement regarding such services.

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

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute an Independent Contractor Agreement between the City and Vertiv Corporation, in an amount not to exceed $25,240.86, 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 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CITY OF LEAWOOD

Independent Contractor Agreement

AGREEMENT BETWEEN the City of Leawood, Kansas ("City"), a Kansas Municipal

Corporation located at 4800 Town Center Drive, Leawood, Kansas, and **Vertiv Corporation** ("Independent Contractor"), dated _____.

The Independent Contractor is a (n):

__Individual
__Sole proprietorship
__Partnership
_x_Corporation

The Independent Contractor is located at:

Address:	**1050 Dearborn Dr.**	1050 Dearborn Drive
City/State/ZIP:	**Columbus, OH 43085**	Columbus, Ohio 43085
Business Telephone:	**913-492-0770**	614-841-6400
Fax:	**(913) 492-6776**	
Email:	**dan.harmon@itssolutions.net**	gary.seigerst@vertiv.com

The Independent Contractor's Social Security or Employer Identification Number is:

31-0715256 or ON FILE

IN CONSIDERATION of the promises and mutual covenants and agreements contained herein, the parties agree as follows:

A. Work to Be Performed

City desires that the Independent Contractor perform, and the Independent Contractor agrees to perform, the following work:

Preventive Maintenance Service on Vertiv UPS and Vertiv internal batteries at Leawood Justice Center, 4201 Town Center Drive, Leawood, Ks., includes parts, labor, disposal and battery jars (up to 10% per year) as required: listed on the attached "Exhibit A"

B. Term of Agreement

The services called for under this Agreement shall commence on **June16, 2020**, and shall be concluded on or before **June 16, 2023. (three years)** All work will be coordinated with City Representative Bill Chance, Facilities Supervisor or designee only at times approved by the City.

C. Terms of Payment

City shall pay the Independent Contractor the following amounts, according to the following terms and conditions:

The City shall pay Independent Contractor; **TWENTY-FIVE THOUSAND, TWO HUNDRED FORTY DOLLARS AND EIGHTY-SIX CENTS ($25,240.86)**

City agrees to remit such payment to Independent Contractor within 30 days of receipt of invoice.

☐ Check if tax exemption is requested. Tax exemption is applicable in State of Kansas for goods only on this project.

D. Reimbursement of Expenses

City shall not be liable to the Independent Contractor for any expenses paid or incurred by the Independent Contractor unless otherwise agreed to in writing.

E. Federal, State, and Local Payroll Taxes

Federal, state, and local income tax and payroll tax of any kind shall not be withheld or paid by the City on behalf of the Independent Contractor or the employees of the Independent Contractor. The Independent Contractor is not an employee and shall not be treated as an employee with respect to the services performed hereunder for federal, state, or local tax purposes.

F. Responsibility for Workers' Compensation and other Insurance

The City will not obtain workers' compensation insurance covering the Independent Contractor or employees of the Independent Contractor. The Independent Contractor shall comply with the workers' compensation law concerning the Independent Contractor and the employees of the Independent Contractor. Independent Contractor shall also procure sufficient insurance to cover general liability, personal injury and property damage in the following types and amounts as approved by City:

Independent Contractor shall maintain throughout the duration of this Agreement, insurance in, at a minimum, the amounts specified below, unless waived in writing by the City. The City will only accept coverage from an insurance carrier offering proof that the carrier is authorized to do business in Kansas; carries a Best's Policyholder rating of A-:VII or better or is otherwise approved by the City. The Independent Contractor is required to carry insurance while performing the proposed work for the City. The Independent Contractor will furnish a Certificate of Insurance to the City as part of their proposal.

All general and automobile liability insurance shall be written on an occurrence basis unless otherwise agreed to in writing by the City. The Independent Contractor shall name the City as an additional insured in the amount of $500,000 for all claims determined to be subject to the Kansas Tort Claims Act. The Contractor shall name the City as an additional insured for all other claims set forth below:

1. Commercial General Liability

(a) General Aggregate..... $2,000,000.00
(b) Products / Completed Operations Aggregate..... $2,000,000.00
(c) Personal and Advertising Injury (Each Person)..... $1,000,000.00
(d) Each Occurrence..... $1,000,000.00

2. Automobile Liability

Policy shall protect the Contractor against claims for bodily injury and/or property damage arising out of the ownership or use of any owned, hired and/or non-owned vehicle and must include protection for either (a) Any Auto; or (b) All Owned Autos, Hired Autos, and Non-Owned Autos.

(a) All autos Combined Single Limits (CSL).....$1,000,000.00
(b) Uninsured motorists..... $1,000,000.00

Umbrella policy may be used to meet coverage limits.

3. Workers Compensation (includes "all states" insurance)

(a) Workers Compensation.....Statutory
(b) Contractor shall also be protected against claims for disease, injury, or death of employees, which, for any reason, may not fall within the provisions of a Workers Compensation Law.
(c) Employer's Liability:

Bodily Injury by Accident	$500,000 each accident
Bodily Injury by Disease	$500,000 policy limit
Bodily Injury by Disease	$500,000 each employee

4. Subcontractor's Insurance.

If any part of this Agreement is to be sublet, the Contractor shall either:

(a) Cover all subcontractors under its insurance policies; or
(b) Require each subcontractor not so covered to secure insurance which will protect against applicable hazards or risks of loss as and in the minimum amounts designated herein, unless waived by the City.

5. Notice of Claim Reduction of Policy Limits

The Contractor, upon receipt of notice of any claim in connection with the Proposal, shall promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability.

The Contractor shall promptly notify the City of any reduction in limits of protection afforded under any policy listed in the Certificate in excess of $100,000.00, whether or not such impairment came about as a result of this Contract.

G. Termination of Agreement

City may terminate this Agreement at any time. Independent Contractor may terminate this Agreement upon 30 days written notice to the City. Notice shall be sufficient either when served

personally or when sent by first-class mail addressed to the City at the address set forth in this Agreement. City shall not be liable for, nor shall the Independent Contractor be liable to perform, any services or expenses incurred after the receipt of notice of termination.

H. Independent Contractor Status

The Independent Contractor expressly represents and warrants to City that (1) he/she/it is not and shall not be construed to be an employee of City and that his/her/its status shall be that of an independent contractor for which he/she/it is solely responsible for his/her/its actions and inactions; and (2) the Independent Contractor shall act solely as an Independent Contractor, not as an employee or agent of City; and (3) the Independent Contractor is not authorized to enter into contracts or agreements on behalf of City or to otherwise create obligations of City to third parties.

I. Equal Opportunity

Independent Contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under this Agreement because of race, religion, color, sex, sexual orientation, gender identity, disability, national origin or ancestry; in all solicitations Independent Contractor shall include the phrase, "equal opportunity employer"; if Independent Contractor fails to comply with the manner in which Independent Contractor reports to the commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; if Independent Contractor is found guilty of a violation of the Kansas Act Against Discrimination or any other act banning discrimination or retaliation, under a decision or order of the commission which has become final, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; and Independent Contractor shall include the provisions of this paragraph in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

J. Assignability

This Agreement shall not be transferred or assigned, in whole or in part, by the Independent Contractor without the prior written consent of City.

K. Choice of Law

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Kansas.

L. Agreement

This Agreement supersedes all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties. The Agreement cannot be changed or modified orally. This Agreement may be supplemented, amended, or revised only in writing by agreement of the parties.

M. Title to Works, Trademarks, and Inventions Produced.

Independent Contractor has acquired or shall acquire from each of his/her/its employees, consultants, and subcontractors, if any, the necessary rights to all works, trademarks, copyrights and inventions utilized in the performance of this Agreement.

N. Hold Harmless

Independent Contractor shall indemnify and hold the City harmless from and against any claims, allegations, charges, damages, costs, attorneys' fees or other expenses incurred due to the actions, inactions, fault or negligence, or the claimed actions, inactions, fault or negligence of Independent Contractor or its agents or employees.

O. Lien Waivers

The Independent Contractor will provide the City with a list of any subcontractors or others performing work on this project and the Independent Contractor will not use any other subcontractors or others on the project. The Independent Contractor will provide a lien waiver from any such subcontractor. Such waivers will hold the City free from any liens for work or materials and must be received by the city prior to final payment to the Independent Contractor.

City of Leawood:

By:_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett
City Attorney

INDEPENDENT CONTRACTOR

VERTIV CORPORATION

By: Edward Gary Seigerst

Title: Edward Gary Seigerst, Senior Contract Administrator

Address: 1050 Dearborn Drive, Columbus, OH 43085

Email gary.seigerst@vertiv.com

Date: May 20, 2020

Independent Contractor signed subject to and modified by the attached clarification dated May 20, 2020.

VERTIV.

Clarifications/Supplement To City of Leawood Independent Contractor Agreement:

City: City of Leawood, Kansas
Independent Contractor: Vertiv Corporation

Agreement #: Independent Contractor Agreement
Proposal/Quote #: Q3026841

City and Independent Contractor agree to modify City's Terms and Conditions, and any reference to Independent Contractor being bound to an agreement other than City's Terms and Conditions is hereby deleted:

1. **INDEMNITY/LIMITATION OF REMEDY AND LIABILITY/WARRANTY/INSURANCE:**
Independent Contractor agrees to indemnify, hold harmless and defend City against any third party claims for personal injury, death or tangible property damage resulting from Independent Contractor's negligence, reduced to the extent of any other party's negligence, provided Independent Contractor is provided reasonable notice regarding such claim and has the right to select, direct and compensate counsel and settle the claim. THIS INDEMNIFICATION OBLIGATION IS NOT SUBJECT TO THE LIMIT OF LIABILITY DESCRIBED BELOW.

NEITHER PARTY SHALL BE LIABLE FOR DAMAGES CAUSED BY DELAY IN PERFORMANCE AND THE REMEDIES OF THE PARTIES SET FORTH HEREIN ARE EXCLUSIVE. IN NO EVENT SHALL A PARTY'S LIABILITY TO THE OTHER AND/OR ITS CUSTOMERS EXCEED THE PRICE PAID BY CITY FOR THE SPECIFIC GOODS/SOFTWARE, SERVICES OR PARTS PROVIDED BY INDEPENDENT CONTRACTOR GIVING RISE TO THE CLAIM OR CAUSE OF ACTION. THE PARTIES AGREE THAT NEITHER PARTY SHALL BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment.

Independent Contractor warrants that all Services performed shall be free from faulty workmanship for a period of thirty (30) days from completion of Services. To the extent assignable, Independent Contractor assigns to City any warranties that are made by manufacturers and suppliers of Parts. If Goods and/or Software are sold, Independent Contractor's standard warranty that is applicable to the Goods and/or Software at the time of purchase is the only warranty applicable to the sale of Independent Contractor's Goods and/or Software and its terms, conditions and limitations are incorporated by reference herein, are the sole and exclusive warranties given by Independent Contractor with respect to the Goods and/or Software. **EXCEPT AS SPECIFIED ABOVE, PARTS FURNISHED HEREUNDER USED IN THE PERFORMANCE OF SERVICES ARE FURNISHED AS-IS, WHERE-IS, WITH NO WARRANTY WHATSOEVER. THE WARRANTIES SET FORTH HEREIN ARE THE SOLE AND EXCLUSIVE WARRANTIES GIVEN BY INDEPENDENT CONTRACTOR ARE IN LIEU OF AND EXCLUDE ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARISING BY OPERATION OF LAW OR OTHERWISE, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHETHER OR NOT THE PURPOSE OR USE HAS BEEN DISCLOSED TO INDEPENDENT CONTRACTOR IN SPECIFICATIONS, DRAWINGS OR OTHERWISE.**

Provisions regarding waiver of subrogation, additional insured status, or the primary nature of Independent Contractor's insurance shall be limited to the extent of Independent Contractor's negligent acts or omissions. Independent Contractor carries a Best's Policy rating of A- VII or better.

2. **PAYMENT TERMS, PRICE WARRANTIES AND RENEWAL.** Payment shall be Net Thirty (30) Days from the date of Independent Contractor's invoice. If performing Services, Independent Contractor shall invoice annually in advance. Any reference to price warranties, automatic contract renewal, or most favored customer status is hereby deleted.
3. **The parties understand and agree that any refernces to additional terms and conditions on any quote, proposal or scope of work provided by Contrator shall mean the Independent Contractor Agreement as amended by this Clarification Supplement to Agreement.**

CITY OF LEAWOOD, KANSAS

Signature: _____ Date: _____

Name/Title: _____

INDEPENDENT CONTRACTOR: VERTIV CORPORATION

Signature: Edward Gary Seigerst Date: 5/20/2020

Name/Title: Edward Gary Seigerst, Senior Contract Administrator

Proposal for Service

Vertiv Corporation

May 8, 2020

Leawood Justice Center
4201 Town Center Drive
Leawood, KS, 66211
Q03026841

Leawood Justice Center
4201 Town Center Drive
Leawood, KS, 66211
Q03026841

Thank you for your interest in Vertiv Corporation. We are pleased to submit the following proposal for your review and consideration.

As the rate of change and complexity in your data center increases, Vertiv is the dedicated partner that you need to help you achieve your goals.

Please complete all required fields on the signature page and attach your Purchase Order to assist timely order processing. Should you have any questions regarding the proposal, feel free to contact me directly at (913) 492-0770. I look forward to your response and the opportunity to work together to improve your data center investment.

Sincerely,

Dan Harmon
9776 Legler Rd
Lenexa, KS 66219

PHONE (913) 492-0770
FAX (913) 492-6776
EMAIL dan.harmon@itssolutions.net

Order Q03026841

Liebert UPS / Power / Battery Services:

- We are the Original Equipment Manufacturer and the experts on Liebert equipment with access to updates and changes, knowledge of engineering specifications, current issues and how to fix them correctly.
- Our factory trained service force is twice the size of the next largest competitor with over 650 customer engineers and field technicians in the United States alone; everywhere in the US the most knowledgeable engineers and technicians available, will cover you.
- With the most advanced tooling and instrumentation available, each CE has over $10,000 in gear with him at all times, so any issue can be resolved in the least amount of time possible.
- To make sure we get the right part to the right place at the right time, we have the industry's most sophisticated parts logistics system. No matter where you are in the US we also have a parts warehouse close to serve you.
- We maintain and follow all safety and compliance regulations necessary to keep CE's from harm and protect you, our customers from liability. We care about your safety.

Standard Maintenance Contracts :

Site #: 149123, Leawood Justice Center

Tag #	Description	Model #	Annual PM Qty.	Coverage Type	Coverage Dates
1644536	APM45-90PERIPH	NRMB1A9C4RA0D04	1	PREFERRED	(5/15/2020) - (5/14/2023)
1644537	SEALED BATTERY	NRBP9XX1L1A0141	2	PREFERRED	(5/15/2020) - (5/14/2023)
1644538	APM 90	NRF90CCSA0A3531	1	PREFERRED	(5/15/2020) - (5/14/2023)

Three Year Option
(5/15/2020) - (5/14/2023)

Total price not including tax: USD $25,240.86
any tax required must be included in customer purchase order
Payment Terms: Net 30 Days

Order Number: Q03026841

Purchase Order must be assigned to:
Vertiv Corporation
1050 Dearborn Dr.
Columbus, OH 43085

Payment remittance address:
Vertiv Corporation
PO Box 70474
Chicago, IL 60673

FID# 31-0715256

EXCITING NEWS: On Sept. 1, 2018, we transitioned to Vertiv Corporation as our legal entity. Visit http://vertivco.com/legalentityinfo for changes you may need to make.

PO should be e-mailed or faxed with signed proposal to:
Vertiv Corporation c/o DAN HARMON
Attn: DAN HARMON
Email: dan.harmon@itssolutions.net
Fax: (913) 492-6776

Please complete the following information (All fields are required):

Purchase Order Number: 3180.0000685 for Year 2020 Purchase Order attached: ☒ Yes ☐ No

If PO *NOT* attached, please specify reason: Will need a new P.O. each year.

Invoice Delivery Method: ☐ Web Billing (Attach Instructions) ☒ Mail ☐ Other

also copy to ☒ Accounts Payable Email apinvoices @ leawood.org

Billing Contact Person: Julie Stasi Phone: 913.663.9133 or 913-663.9130

Email: juliesz@leawood.org OR PWOfficeCheckin@leawood.org Fax #: 913.339.9374

Bill-To Company Name: City of Leawood, Kansas Bill-To Address: 4800 Town Center Drive

Federal Tax ID # 48-6075890 Bill-To City, ST Zip: Leawood, KS 66211

Tax Exempt: ☒ Yes (Attach tax exempt certificate) ☐ No

Site Services/IT Contact Person: Ross Kurz Phone: 913-663-9195
Information Services Director

* * COVERAGE DETAILS * *

For equipment not currently under a Service Agreement or for equipment for which the warranty has expired in excess of thirty (30) days, parts required to bring equipment back to manufacturers specifications are the responsibility of the Buyer and billable at the time of the first preventive maintenance visit or Service call. All pricing is valid only for Service coverage stated and is subject to change if this Proposal is modified in any way. This Proposal is valid for 30 days from the date of this Proposal unless otherwise noted. INFORMATION TO BUYER: This order between the Buyer and Seller is limited to Seller's Terms and Conditions located at termsconditions.vertivco.com unless a formal agreement governing this Purchase Order/transaction has been executed by the parties, in which case the Terms and Conditions of the signed agreement shall govern. Seller hereby objects to all Buyer's terms and conditions received by Seller and/or issued by Buyer.
Signature of this agreement authorizes Seller to invoice for Services mentioned herein and to utilize the provided purchase order number. If a purchase order number is not used, then the Buyer authorizes and guarantees Seller the payment of such invoices by authority of the signature below.

Thank you for your business.

Proposed By:

Dan Harmon 5/8/2020
DAN HARMON Date

Accepted By:

Buyer Signature Required Date

Printed Name Title Phone

CITY OF LEAWOOD
4800 TOWN CENTER DRIVE
LEAWOOD, KANSAS 66211

DATE	PO NUMBER
6/1/2020	3180.0000685

DO NOT CHARGE TAX **EXEMPTION: K.S.A. 79-3606B**

VENDOR: 011113
VERTIV CORPORATION
1050 DEARBORN DR
COLUMBUS, OH 43085

SHIP TO: LEAWOOD CITY HALL
4800 TOWN CENTER DR
LEAWOOD, KS 66211

RECEIVED
JUN - 1 2020
PUBLIC WORKS

Req. No.: 3180.0701
Dept:
Contact Phone: (913) 339-6700 133
Contact: STASI, JULIE
Confirming? No

FOB Point:
Terms: A/P Net 30 Days
Req. Del. Date:
Contract #:
Special Inst: SEND PO TO JULIE STASI, THANK YOU
WILL NEED A NEW PO EACH YEAR-3YR CONTRACT

Quantity	Unit	Description	Unit Price	Ext. Price
		PREV. MAINT SERVICE ON VERTIV UPS & INTERNAL BATTERIES AT J CENTER, FIRST OF THREE YEARS		8,413.62

SUBTOTAL	8,413.62
TAX	0.00
FREIGHT	0.00
TOTAL	8,413.62

BILL TO: CITY OF LEAWOOD
ATTN ACCOUNTS PAYABLE
4800 TOWN CENTER DR
LEAWOOD, KS 66211

Account Number / Project Number	Amount	Account Number / Project Number	Amount
E 1110.33800.623200	$ 8413.62	2020 New P.O. each year required as this is a general fund item.	
		2021	
		2023	

ACCEPTANCE OF THIS ORDER IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF THE ORDER. SEE REVERSE SEE FOR ADDITIONAL TERMS AND CONDITIONS.

VENDOR COPY

P.O. Page 1

TERMS AND CONDITIONS

1. No changes may be made in this order without written authorization of the purchaser.

2. Materials must be properly packaged and marked with the order number. Damaged materials will not be accepted.

3. Inspection of delivery will be made at the delivery point, unless otherwise specified.

4. Submit all claims for payment in duplicate. Claims for partial deliveries must be so indicated.

5. All containers or reels are to remain the property of the purchaser unless otherwise specified.

6. The purchaser is exempt from any sales, excise, or federal transportation taxes.

7. The purchaser may grant additional time for delivery when purchaser is at fault or if satisfied that the delay is beyond the control of the vendor. Such grant must be in writing and made part of the order.

8. Rejected material will be returned to the vendor at the vendor's risk and expense.

9. Quantities specified in the order cannot be exceeded without approval. Exception will be made for printing where a + or - 10% deviation is acceptable.

10. It is agreed that goods delivered shall comply with all Federal, State, or local laws relative thereto and that the vendor shall defend actions or claims brought and save harmless the buyer from loss, cost or damage by reason of actual or alleged infringement of letters of patent.

11. All prices must be F.O.B. delivery point. Where specific purchase is negotiated F.O.B. shipping point, the vendor is to prepay shipping charges and add to invoice.

12. In case of default of the vendor, the buyer may procure the articles or services from other sources and charge vendor for any excess cost or damages occasioned thereby.

13. The vendor, by acceptance of this order, certifies that to the best of its knowledge or belief no elected or appointed official of the City of Leawood, Kansas is financially interested, directly or indirectly, in the purchase of the goods or services specified on this order.

14. Payment Conditions:
    a. The City of Leawood's payment dates are, generally, every Friday.

    b. Vendor Invoices must be received in the Finance Department at least 5 working days prior to the payment date.

    c. Delivery and/or services must be made and accepted at least 5 working days prior to payment date.

SCOPE OF WORK

UNINTERRUPTIBLE POWER SYSTEMS

APM UPS ONLY

PREFERRED SERVICE - 1 PM

SERVICE SUMMARY

Feature	Detail
On-Site Service	Includes 1 Preventive Maintenance Service on Vertiv UPS and Vertiv internal batteries scheduled by the customer at the customer's convenience (excluding national holidays).
Response Time	Guaranteed 4-hour on-site emergency response, 7 days/week, 24 hours/day, within 150 miles of a Vertiv's Service City.
Customer Support	Includes access to the Customer Resolution Center (1-800-543-2378) and the Vertiv Customer Services Network Online Internet portal.
Parts	Includes parts coverage including internal batteries (limits may apply; see Assumptions and Clarifications, as applicable, for more details).
Internal Battery Coverage	Includes parts, labor, disposal and battery jars as required - up to 10% of the battery jars per year, not accumulated over contract term (limits may apply: see Assumptions and Clarifications, as applicable, for more details).
Labor & Travel	Includes 100% labor and travel coverage 7 days/week, 24 hours/day, within the 48 contiguous states and Hawaii.
Service Professional	Performed by Vertiv factory trained and authorized technician. Vertiv is the OEM service provider for Liebert products.
Battery Recycling	Includes battery recycling as required, with documentation meeting EPA requirements.

SERVICE PERFORMED

UPS Full Preventive Maintenance Service

1. Perform a temperature check on all breakers, connections and associated controls. Repair and/or report all high temperature areas.
2. Perform a complete visual inspection of the equipment, including sub-assemblies, wiring harnesses, contacts, cables and major components.
3. Check air filters for cleanliness. (if applicable)
4. Check rectifier and inverter snubber boards for discoloration.
5. Record all voltage and current meter readings on the module control cabinet or the system control cabinet.
6. Check the inverter and rectifier snubbers for burned or broken wires.
7. Check all nuts, bolts, screws, and connectors for tightness and heat discoloration.
8. Check fuses on the DC capacitor deck for continuity (if applicable).
9. With customer approval, perform operational test of the system including unit transfer and battery discharge.
10. Calibrate and record all electronics to system specifications.
11. Check or perform Engineering Field Change Notices (FCN) as necessary.

12. Measure and record all low-voltage power supply levels.
13. Record phase-to-phase input voltage and currents.
14. Review system performance with customer to address any questions and to schedule any repairs.
15. Check power capacitors for swelling or leaking oil (if applicable).
16. Check for DC capacitor vent caps that have extruded more than 1/8" (if applicable).
17. Measure and record harmonic trap filter currents (if applicable)

Internal Battery Full Preventive Maintenance Service (applicable to 45kVA units only)

1. Inspect the appearance and cleanliness of the battery and the battery room.
2. Clean normal cell top dirt accumulation (to be done only with battery off line).
3. Measure and record the total battery float voltage and charging current.
4. Measure and record overall AC ripple current.
5. Measure and record overall AC ripple voltage.
6. Visually inspect the jars and covers for cracks and leakage.
7. Visually inspect for evidence of corrosion.
8. Measure and record ambient temperature.
9. Verify the condition of the ventilation equipment, if applicable.
10. Verify the integrity of the battery rack/cabinet.
11. Measure and record 100% of the cell temperatures.
12. Measure and record the float voltage of all cells.1Measure and record all internal impedance readings.
13. Provide a detailed written report noting any deficiencies and corrective action needed, taken and/or planned.
14. Re-tighten all battery connections to the battery manufacturer's specifications, offline only.

Corrective Maintenance Performed as Required

1. Refurbish cell connections as deemed necessary by the detailed inspection report.

ASSUMPTIONS AND CLARIFICATIONS

Parts coverage excludes air filters, proactive full bank capacitor replacement and fan replacement.

Customer should check air filters monthly for cleanliness and replace as necessary.

Maintenance does not include System Control Cabinet, Power Tie, Breaker Cabinets, Load Bus Sync or Maintenance Bypass Cabinets.

All battery checks are recorded through the Field DB reporting system. Only visual battery inspection and total battery voltages are to be recorded on the UPS E-form. The full battery maintenance inspection will be conducted through Field DB.

CUSTOMER RESPONSIBILITIES

In order to provide timely, accurate and thorough execution of the services described herein, Vertiv requests the following:

- Point of Contact: Provide an authorized point of contact(s), specific for the scope of work, for scheduling and coordination purposes.
- Scheduling: Make dates available for scheduling service. All visits must be requested 10 business days in advance of need by contacting the Vertiv Customer Resolution Center at 1-800-543-2378.
- Site Access: Prior to time of scheduled work, provide site access including any customer required escort, security clearance, safety training and badging for Vertiv service personnel.

- Equipment Access: Convenient access to the equipment covered by the Scope of Work. Prior to scheduled time of work, notify Vertiv service personnel of any special requirements for equipment access including lifts, ladders, etc.
- Shutdown: Service may require shutdown of load to ensure electrical connection integrity.
- Notification: If for any reason the work cannot be performed during scheduled time, notify Vertiv service personnel 24-hours prior to scheduled event.

TERMS AND CONDITIONS

Subject to all Terms & Conditions as noted in the Vertiv Terms & Conditions or the terms of a Master Agreement between the parties, if any, shall apply.

SCOPE OF WORK

STATIONARY BATTERY SYSTEMS

VRLA (SEALED) BATTERY

PREFERRED SERVICE - 2 PM

SERVICE SUMMARY

Feature	Detail
On-Site Service	Includes 1 Annual and 1 Semi-Annual Preventive Maintenance Services, scheduled by the customer at the customer's convenience (excluding national holidays).
Response Time	Guaranteed 4-hour on-site emergency response, 7 days/week, 24 hours/day, within 150 miles of a Vertiv's Service City.
Customer Support	Includes access to the Customer Resolution Center (1-800-543-2378) and the Vertiv Customer Services Network Online Internet portal.
Internal Battery Coverage	Includes parts, labor, disposal and battery jars as required - up to 10% of the battery jars per year, not accumulated over contract term (limits may apply; see Assumptions and Clarifications, as applicable, for more details).
Labor & Travel	Includes 100% labor and travel coverage 7 days/week, 24 hours/day, within the 48 contiguous states and Hawaii.
Service Professional	Performed by Vertiv factory-trained and authorized technician equipped with Vertiv Proprietary tools and software. Vertiv CEs and Vertiv Partners are the only approved OEM service providers for Vertiv products.
Battery Recycling	Includes battery recycling as required, with documentation meeting EPA requirements.

SERVICE PERFORMED

*****During the initial PM visit, an Annual Service PM must be performed.*****

Semi-Annual Service

1. Inspect the appearance and cleanliness of the battery and the battery room. Clean normal jar top dirt accumulation (to be done only with battery off line).
2. Measure and record the total battery float voltage and charging current.
3. Measure and record the overall AC ripple voltage.
4. Measure and record the overall AC ripple current.
5. Visually inspect the jars and covers for cracks and leakage.
6. Visually inspect for evidence of corrosion.
7. Measure and record the ambient temperature.
8. Verify the integrity of the battery rack/cabinet.
9. Measure and record 100% of the jar temperatures.
10. Measure and record the float voltage of all cells.
11. Measure and record all internal ohmic readings.
12. Provide a detailed written report noting any deficiencies and corrective action needed, taken and/or planned.

13. Verify approval for Battery Life program.

Annual Service (includes the above, plus)

1. Re-tighten all battery connections to the battery manufacturer's specifications, if required. Refer to the manufacturer's literature to determine if re-tightening is required.
2. Measure and record all battery connection resistances in micro-ohms, when applicable.

Corrective Maintenance Performed as Required

1. Refurbish cell connections as deemed necessary by the detailed inspection report.

Conditions for Single Jar Replacement Service for Lead Acid Batteries

1. The Customer is covered by an Essential or Preferred Contract.
2. The battery string is in overall good health as determined by Vertiv; the battery string is not beyond expected service years or has had excessive single jar replacements that would make the string unstable.
3. Up to 10% of defective battery jars may be replaced within a 12-month period as exclusively determined by Vertiv.
4. Contracts have no cash value for future years or full string battery replacements. Single jar replacement is limited to batteries in the original string.

ASSUMPTIONS AND CLARIFICATIONS

Does not include labor for full-string replacement.

CUSTOMER RESPONSIBILITIES

In order to provide timely, accurate and thorough execution of the services described herein, Vertiv requests the following:

- Point of Contact: Provide an authorized point of contact(s), specific for the scope of work, for scheduling and coordination purposes..
- Scheduling: Make dates available for scheduling service. All visits must be requested 10 business days in advance of need by contacting the Vertiv Customer Resolution Center at 1-800-543-2378.
- Site Access: Prior to time of scheduled work, provide site access including any customer required escort, security clearance, safety training and badging for Vertiv service personnel.
- Equipment Access: Convenient access to the equipment covered by the Scope of Work. Prior to scheduled time of work, notify Vertiv service personnel of any special requirements for equipment access including lifts, ladders, etc.
- Shutdown: Service may require shutdown of load to ensure electrical connection integrity.
- Notification: If for any reason the work cannot be performed during scheduled time, notify Vertiv service personnel 24-hours prior to scheduled event.

TERMS AND CONDITIONS

Subject to all Terms & Conditions as noted in the Vertiv Terms & Conditions or the terms of a Master Agreement between the parties, if any, shall apply.

SCOPE OF WORK

UNINTERRUPTIBLE POWER SYSTEMS

PERIPHERALS MAINTENANCE BYPASS CABINET MODULE BATTERY DISCONNECT, LOAD BUS SYNC, POWER TIE, SLIM LINE DISTRIBUTION CABINET

PREFERRED SERVICE - 1 PM

SERVICE SUMMARY

Feature	Detail
On-Site Service	Includes 1 Preventive Maintenance Service, scheduled by the customer at the customer's convenience (excluding national holidays).
Response Time	Guaranteed 4-hour on-site emergency response, 7 days/week, 24 hours/day, within 150 miles of a Vertiv Services' Service City.
Customer Support	Includes access to the Customer Resolution Center (1-800-543-2378) and the Vertiv Customer Services Network Online Internet portal.
Parts	Includes parts coverage (limits may apply; see Assumptions and Clarifications, as applicable, for more details).
Labor & Travel	Includes 100% labor and travel coverage 7 days/week, 24 hours/day, within the 48 contiguous states and Hawaii.
Service Professional	Performed by Vertiv factory trained and authorized technician. Vertiv Services is the OEM service provider for Liebert products.

SERVICE PERFORMED

1. Perform a complete visual inspection of the equipment, including sub-assemblies, wiring harnesses, contacts, cables and major components.
2. Check all mechanical connections for tightness and heat discoloration, making corrections where necessary.
3. Clean any foreign material and dust from internal compartments.
4. Perform a status check of alarm circuits. (If Applicable).
5. Calibration of the equipment to meet manufacturer's specifications (if applicable).
6. Operational checkout of the system to include transfers and proper status indications.
7. Check or perform Engineering Field Change Notices (FCN) as necessary.
8. Return unit to operational service with normal load then measure and verify display indications.

ASSUMPTIONS AND CLARIFICATIONS

Includes 100% parts coverage, excluding circuit breakers and switches.

CUSTOMER RESPONSIBILITIES

In order to provide timely, accurate and thorough execution of the services described herein, Vertiv requests the following:

- Point of Contact: Provide an authorized point of contact(s), specific for the scope of work, for scheduling and coordination purposes.
- Scheduling: Make dates available for scheduling service. All visits must be requested 10 business days in advance of need by contacting the Vertiv Services Customer Resolution Center at 1-800-543-2378.
- Site Access: Prior to time of scheduled work, provide site access including any customer required escort, security clearance, safety training and badging for Vertiv service personnel.
- Equipment Access: Convenient access to the equipment covered by the Scope of Work. Prior to scheduled time of work, notify Vertiv service personnel of any special requirements for equipment access including lifts, ladders, etc.
- Shutdown: Service may require shutdown of load to ensure electrical connection integrity.
- Notification: If for any reason the work cannot be performed during scheduled time, notify Vertiv service personnel 24-hours prior to scheduled event.

TERMS AND CONDITIONS

Subject to all Terms & Conditions as noted in the Vertiv Services Terms & Conditions or the terms of a Master Agreement between the parties, if any, shall apply.

Vertiv Corporation
TERMS AND CONDITIONS OF SALE

Vertiv Corporation is herein referred to as the "Seller" and the customer or person or entity purchasing goods and/or services ("Goods") and/or parts required for services ("Parts") or licensing software and/or firmware, which are preloaded, or to be used with Goods ("Software") from Seller is referred to as the "Buyer." These Terms and Conditions, any price list or schedule, quotation, acknowledgment, Seller's scope or statement of work, or invoice from Seller relevant to the sale of the Goods, Parts and licensing of Software by Seller, and all associated terms, conditions and documents incorporated by specific reference herein or therein, constitute the complete and exclusive statement of the terms of the agreement ("Agreement") governing the sale of Goods, Parts, and/or license of Software by Seller to Buyer. Any discrepancies between the terms of the above referenced documents shall be resolved by Seller. Seller's acceptance of Buyer's purchase order is expressly conditional on Buyer's assent to all of Seller's terms and conditions of sale, including terms and conditions that are different from or additional to the terms and conditions of Buyer's purchase order. Buyer's acceptance of the Goods, Parts, and/or Software will manifest Buyer's assent to the terms of this Agreement. Seller reserves the right in its sole discretion to refuse orders.

1. **PRICES**: Unless otherwise specified in writing by Seller, the price quoted or specified by Seller for the Goods, Parts and/or Software shall remain in effect for thirty (30) days after the date of Seller's quotation, Seller's scope of work or acknowledgment of Buyer's order for the Goods, whichever occurs first, provided an unconditional authorization from Buyer for the shipment or performance of the Goods and/or Parts, and/or Software is received and accepted by Seller within such time period. If such authorization is not received by Seller within such thirty (30) day period, Seller shall have the right to change the price for the Goods, Parts and/or Software to Seller's price for the Goods, Parts, and/or Software at the time of Seller's shipment or performance thereof. All prices and licensee fees are exclusive of taxes, transportation and insurance, which are to be borne by Buyer. Seller reserves the right to correct any obvious errors in specifications or prices. Unless otherwise specified by Seller, Parts, that are required for the performance of services will be furnished at Seller's then prevailing prices. A service charge of $19.99 will be added to all orders which, excluding shipping charges, taxes, and insurance, do not meet the minimum order value of $750.00. The service charge amount and/or minimum order value may be changed by Seller at any time, without notice.

2. **TAXES**: Any current or future tax, duty, tariff or governmental charge (or increase in same) affecting Seller's costs of production, sale, services or delivery or shipment of Goods Parts, and/or Software, or which Seller is otherwise required to pay or collect in connection with the sale, purchase, delivery, performance, storage, processing, use or consumption of Goods, Parts, and/or Software, shall be for Buyer's account and shall be added to the price or billed to Buyer separately, at Seller's election.

3. **TERMS OF PAYMENT**: Unless otherwise specified by Seller, terms are net thirty (30) days from date of Seller's invoice in U.S. currency. Seller shall have the right, among other remedies, either to terminate this Agreement or to suspend further performance under this and/or other agreements with Buyer in the event Buyer fails to make any payment when due, which other agreements Buyer and Seller hereby amend accordingly. Buyer shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts. If any payment owed to Seller is not paid when due, it shall bear interest, at a rate to be determined by Seller, which shall not exceed the maximum rate permitted by law, from the date on which it is due until it is paid. Seller may preserve its interests in payment by enforcing any applicable mechanic's, labor, construction or similar lien rights. Should Buyer's financial responsibility become unsatisfactory to Seller, cash payments or security satisfactory to Seller may be required by Seller for future deliveries or performance of Goods, Parts, and/or Software. If such cash payment or security is not provided, in addition to Seller's other rights and remedies, Seller may discontinue deliveries or performance. Buyer hereby grants Seller a security interest in all Goods, Parts, and/or Software sold to Buyer by Seller, which security interest shall continue until all such Goods, Parts, and/or Software are fully paid for, and Buyer, upon Seller's demand, will execute and deliver to Seller such instruments as Seller requests to protect and perfect such security interest.

4. **SHIPMENT AND DELIVERY**: While Seller will use all reasonable commercial efforts to maintain the delivery date(s) and/or performance dates acknowledged or quoted by Seller, all shipping dates and/or performance dates are approximate and not guaranteed. Seller reserves the right to make partial shipments. Seller, at its option, shall not be bound to tender delivery of any Goods, Parts, and/or Software for which Buyer has not provided shipping instructions and other required information. If the shipment or performance of the Goods, Parts, and/or Software is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse Seller for any and all storage costs and other additional expenses resulting therefrom. For sales in which the end destination of the Goods, Parts, and/or Software is outside of the United States (except for those international sales to Seller's affiliated companies), risk of loss and legal title to the Goods, Parts, and/or Software shall transfer to Buyer immediately after the Goods, Parts, and/or Software have passed beyond the territorial limits of the United States. For international sales to Seller's affiliated companies, all shipments of Goods, Parts, and/or Software are made on a Delivered at Terminal (DAT) basis, per Incoterms 2010, with freight charges from Seller's facility to destination terminal invoiced to buyer either on a Prepaid or PPD/Add basis, as agreed to by Seller and Buyer. All other shipments of Goods, Parts, and/or Software are made on an Ex Works (EXW) Seller's Shipping Point basis, per Incoterms 2010, with Seller responsible to load goods on Buyer's nominated vehicle. Any claims for shortages or damages suffered in transit are the responsibility of Buyer and shall be submitted by Buyer directly to the carrier. Notwithstanding the above, risk of loss and legal title to Parts shall transfer to Buyer (i) upon delivery by the Seller, or (ii) at the time Parts are placed in storage due to Buyer's delay or postponement. Shortages or damages must be identified and signed for at the time of delivery. Requests for changes in quoted transportation modes will not be made or accepted on orders already processed unless otherwise mutually agreed upon by Seller and Buyer. Requests for changes in quoted transportation modes to orders already accepted by Seller will be subject to new freight terms and billed at the price in effect at the time of the request for change. Any request for changes to quoted transportation modes must be submitted in writing to Seller and are subject to Seller's acceptance and adjustment in freight price. The transportation costs quoted by Seller may be changed by Seller without notice in order to reflect Seller's prices at the time of shipment and will reflect any market increase in transportation costs. If a price for delivery has been quoted, any changes at the destination for transportation modes, spotting, switching, handling, storage and other accessorial services and demurrage shall be borne by the customer, and any related increase in transportation charges shall be added to the quoted price.

5. **LIMITED WARRANTY**: Subject to the limitations of Section 6, Seller's standard warranty that is applicable to the Goods and/or Software at the time of purchase is the only warranty applicable to the sale of Seller's Goods and/or Software and its terms, conditions and limitations are incorporated by reference herein and Seller warrants that it will perform the services as described in these terms and conditions and will exercise all reasonable skill, care and due diligence in the performance of the services. Seller warrants that all services performed shall be free from faulty workmanship for a period of thirty (30) days from completion of services. Thermal Solution Components, including but not limited to, fans, air-to-air heat exchangers, air conditioners, emergency DC vent systems and filtered thermal vent systems are warranted to be free from defects in material and workmanship for a period of twelve (12) months from date of shipment, or manufacturer's pass through warranty, whichever is longer, provided the following conditions are met: (i) Semi-annual preventive maintenance logs are maintained by Buyer and such logs are available to Seller upon request; and (ii) Input voltage to the air conditioner unit does not vary by greater than +/-10%; and (iii) In the event of accidental or intentional shut-off, a Thermal Solution Component will not be restarted for at least five (5) minutes; and (iv) The refrigerant specified on the unit nameplate label will be the only refrigerant utilized in the air conditioner unit; and, (v) Buyer complies with all installation, operations and maintenance instructions provided by Seller. Goods, Parts and/or Software purchased by Seller from a third party for resale or license to Buyer ("Resale Products") shall carry only the warranty extended by the original manufacturer. To the extent assignable, Seller assigns to Buyer any warranties that are made by manufacturers and suppliers of such Resale Products. EXCEPT AS SPECIFIED ABOVE, RESALE PRODUCTS FURNISHED HEREUNDER ARE FURNISHED AS-IS, WHERE-IS, WITH NO WARRANTY WHATSOEVER. **THE WARRANTY SET FORTH IN THIS SECTION 5 AND THE WARRANTY SET FORTH IN SECTION 8 ARE THE SOLE AND EXCLUSIVE WARRANTIES GIVEN BY SELLER WITH RESPECT TO THE GOODS AND/OR SOFTWARE AND ARE IN LIEU OF AND EXCLUDE ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARISING BY OPERATION OF LAW OR OTHERWISE, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHETHER OR NOT THE PURPOSE OR USE HAS BEEN DISCLOSED TO SELLER IN SPECIFICATIONS, DRAWINGS OR OTHERWISE, AND WHETHER OR NOT SELLER'S PRODUCTS ARE SPECIFICALLY DESIGNED AND/OR MANUFACTURED BY SELLER FOR BUYER'S USE OR PURPOSE.**

SELLER'S WARRANTY EXTENDS ONLY TO PURCHASERS WHO BUY FOR INDUSTRIAL OR COMMERCIAL USE. This warranty does not extend to any losses or damages due to misuse, accident, abuse, neglect, normal wear and tear, negligence (other than Seller's), unauthorized modification or alteration, use beyond rated capacity, unsuitable power sources or environmental conditions, improper installation, repair, handling, maintenance or application or any other cause not the fault of Seller. To the extent that Buyer or its agents have supplied specifications, information, representation of operating conditions or other data to Seller in the selection or design of the Goods and/or Software and the preparation of Seller's quotation, and/or scope of work, and in the event that actual operating conditions or other conditions differ from those represented by Buyer, any warranties or other provisions contained herein that are affected by such conditions shall be null and void. Buyer assumes all other responsibility for any loss, damage, or injury to persons or property arising out of, connected with, or resulting from the use of Goods, Parts, and/or Software, either alone or in combination with other products/components.

6. **LIMITATION OF REMEDY AND LIABILITY**: **THE SOLE AND EXCLUSIVE REMEDY FOR BREACH OF ANY WARRANTY HEREUNDER (OTHER THAN THE WARRANTY PROVIDED UNDER SECTION 8) SHALL BE LIMITED TO REPAIR, CORRECTION OR REPLACEMENT, OR REFUND OF THE PURCHASE PRICE UNDER SECTION 5. SELLER SHALL NOT BE LIABLE FOR DAMAGES CAUSED BY DELAY IN PERFORMANCE AND THE REMEDIES OF BUYER SET FORTH IN THIS AGREEMENT ARE EXCLUSIVE. IN NO EVENT, REGARDLESS OF THE FORM OF THE CLAIM OR CAUSE OF ACTION (WHETHER BASED IN CONTRACT, INFRINGEMENT, NEGLIGENCE, STRICT LIABILITY, OTHER TORT OR OTHERWISE), SHALL SELLER'S LIABILITY TO BUYER AND/OR ITS CUSTOMERS EXCEED THE PRICE PAID BY BUYER FOR THE SPECIFIC GOODS, PARTS, AND/OR SOFTWARE PROVIDED BY SELLER GIVING RISE TO THE CLAIM OR CAUSE OF ACTION.**

BUYER AGREES THAT SELLER'S LIABILITY TO BUYER AND/OR ITS CUSTOMERS SHALL NOT EXTEND TO INCLUDE INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment. It is expressly understood that any technical advice furnished by Seller with respect to the use of the Goods, Parts and/or Software is given without charge, and Seller assumes no obligation or liability for the advice given, or results obtained, all such advice being given and accepted at Buyer's risk.

7. **INSURANCE**: Seller shall maintain the following insurance or self-insurance coverage: **Worker's Compensation** in accordance with the statutory requirements of the state in which the work is performed. **Employer's Liability** with a limit of liability of $2,000,000 per occurrence for bodily injury by accident or bodily injury by disease. **Commercial General Liability (CGL)** for bodily injury and property damage with a limit of $2,000,000 per occurrence and per location aggregate. **Automobile Liability** insurance that covers usage of all owned, non-owned and leased vehicles and which is subject to a combined single limit per occurrence of $2,000,000. Automobile Liability insurance includes Contractual Liability, but no special endorsements. **Buyer expressly acknowledges and agrees that Seller has set its prices and entered into this Agreement in reliance upon the limitations of liability, insurance coverage, and other terms and conditions specified herein,**

which allocate the risk between Seller and Buyer and form a basis of this bargain between the parties.

8. **PATENTS AND COPYRIGHTS**: Subject to the limitations of the second paragraph of Section 6 and any and all associated terms, conditions and documents incorporated by specific reference by Seller, Seller warrants that the Goods and/or Software sold, except as are made specifically for Buyer according to Buyer's specifications, do not infringe any valid U.S. patent or copyright in existence as of the date of shipment. This warranty is given upon the condition that Buyer promptly notify Seller of any claim or suit involving Buyer in which such infringement is alleged and cooperate fully with Seller and permit Seller to control completely the defense, settlement or compromise of any such allegation of infringement. Seller's warranty as to utility patents only applies to infringement arising solely out of Buyer's operation according to Seller's specifications and instructions of such Goods and/or Software. In the event (i) such Goods and/or Software are held to infringe such a U.S. patent or copyright in such suit, and the use of such Goods and/or Software is enjoined, or (ii) a compromise or settlement is made by Seller, Seller shall have the right, at its option and expense, to procure for Buyer the right to continue using such Goods and/or Software, or replace them with non-infringing Goods and/or Software, or modify same to become non-infringing, or grant Buyer a credit for the depreciated value of such Goods and/or Software and accept return of them. In the event of the foregoing, Seller may also, at its option, cancel the agreement as to future deliveries of such Goods and/or Software, without liability. Except as otherwise provided herein, Seller or applicable third party licensor to Seller maintains all right, title and interest in and to the intellectual property in the Goods, Parts, and/or Software.

9. **EXCUSE OF PERFORMANCE**: Seller shall not be liable for delays in performance or for non-performance due to acts of God; acts of Buyer; war; epidemic; fire; flood; weather; sabotage; strikes or labor disputes; civil disturbances or riots; governmental requests, restrictions, allocations, laws, regulations, orders or actions; unavailability of or delays in transportation; default of suppliers; or unforeseen circumstances, acts or omissions of Buyer, or any events or causes beyond Seller's reasonable control. Deliveries or other performance may be suspended for an appropriate period of time or canceled by Seller upon notice to Buyer in the event of any of the foregoing, but the balance of this Agreement shall otherwise remain unaffected as a result of the foregoing. If Seller determines that its ability to supply the total demand for the Goods, Parts, and/or Software, or to obtain material used directly or indirectly in the manufacture of the Goods, Parts, and/or Software, is hindered, limited or made impracticable due to causes set forth in the preceding paragraph, Seller may delay performance and/or allocate its available supply of the Goods, Parts, Software, and/or such material (without obligation to acquire other supplies of any such Goods, Parts, Software, or material) among its purchasers on such basis as Seller determines to be equitable without liability for any failure of performance which may result therefrom.

10. **CANCELLATION**: Buyer may cancel orders only upon reasonable advance written notice and upon payment to Seller of Seller's cancellation charges which include, among other things, all costs and expenses incurred, and, to cover commitments made, by the Seller and a reasonable profit thereon. Seller's determination of such cancellation charges shall be conclusive.

11. **CHANGES**: Buyer may request changes or additions to the Goods, Parts, and/or Software consistent with Seller's specifications and criteria. In the event such changes or additions are accepted by Seller, Seller may revise the price, license fees, and dates of delivery and/or performance dates. Seller reserves the right to change designs and specifications for the Goods, Parts, and/or Software without prior notice to Buyer, except with respect to Goods, Parts, and/or Software being made-to-order for Buyer. Seller shall have no obligation to install or make such change in any Goods, Parts, and/or Software manufactured prior to the date of such change.

12. **NUCLEAR/MEDICAL**: GOODS, PARTS, AND SOFTWARE SOLD HEREUNDER ARE NOT FOR USE IN CONNECTION WITH ANY NUCLEAR, MEDICAL, LIFE-SUPPORT AND RELATED APPLICATIONS. Buyer accepts Goods, Parts, and Software with the foregoing understanding, agrees to communicate the same in writing to any subsequent purchasers or users and to defend, indemnify and hold harmless Seller from any claims, losses, suits, judgments and damages, including incidental and consequential damages, arising from such use, whether the cause of action be based in tort, contract or otherwise, including allegations that the Seller's liability is based on negligence or strict liability.

13. **ASSIGNMENT**: Buyer shall not assign its rights or delegate its duties hereunder or any interest herein without the prior written consent of Seller, and any such assignment, without such consent, shall be void.

14. **SOFTWARE**: Notwithstanding any other provision herein to the contrary, Seller or applicable third party licensor to Seller shall retain all rights of ownership and title in its respective Software, including without limitation all rights of ownership and title in its respective copies of such Software. Except as otherwise provided herein, Buyer is hereby granted a nonexclusive, non-transferable royalty free license to use the Software incorporated into the Goods solely for purposes of Buyer properly utilizing such Goods purchased from Seller. All other Software shall be furnished to, and used by, Buyer only after execution of Seller's (or the licensor's) applicable standard license agreement, the terms of which are incorporated herein by reference.

15. **TOOLING**: Tool, die, and pattern charges, if any, are in addition to the price of the Goods and are due and payable upon completion of the tooling. All such tools, dies and patterns shall be and remain the property of Seller. Charges for tools, dies, and patterns do not convey to Buyer, title, ownership interest in, or rights to possession or removal, or prevent their use by Seller for other purchasers, except as otherwise expressly provided by Seller and Buyer in writing with reference to this provision.

16. **DOCUMENTATION**: Seller shall provide Buyer with that data/documentation which is specifically identified in Seller's quotation. If additional copies of data/documentation are to be provided by Seller, it shall be provided to Buyer at Seller's applicable prices then in effect.

17. **INSPECTION/TESTING**: Buyer, at its option and expense, may observe the inspection and testing by Seller of the Goods and/or Software for compliance with Seller's standard test procedures prior to shipment, which inspection and testing shall be conducted at Seller's plant at such reasonable time as is specified by Seller. Any rejection of the Goods and/or Software must be made promptly by Buyer before shipment. Tests shall be deemed to be satisfactorily completed and the test fully met when the Goods and/or Software meet Seller's criteria for such procedures. If Buyer does not inspect the Goods and/or Software at Seller's plant as provided herein, Buyer shall have ten (10) days from (i) the date of delivery of Goods, Parts, and/or Software and (ii) from the date of completion of each portion of the services to inspect the Goods, Parts, and/or Software, and in the event of any non-conformity, Buyer must give written notice to Seller within said period stating why the Goods, Parts, and/or Software are not conforming. Failure by Buyer to give such notice constitutes unqualified acceptance of the Goods, Parts, and/or Software. Buyer's sole remedy for non-conforming services shall be correct performance of services incorrectly performed by Seller.

18. **RETURNED GOODS**: Advance written permission to return Goods, Parts, and/or Software must be obtained from Seller in accordance with Seller's then current Return Material Authorization (RMA) procedures and a return authorization number issued. Such Goods, Parts, and/or Software must be (i) current, unused, catalogued Goods, Parts, and/or Software, still in original packaging (ii) free of all liens, encumbrances, or other claims, and (iii) shipped, transportation prepaid, to Seller's specified location. Returns made without proper written permission will not be accepted by Seller. Seller reserves the right to inspect Goods, Parts, and/or Software prior to authorizing return.

19. **BILLABLE SERVICES**: Additional charges will be billed to Buyer at Seller's then prevailing labor rates and Parts prices for any of the following: a) any services not specified in Seller's quotation, Seller's order acknowledgement, Seller's scope of work, or other documents referenced herein and therein; b) any services performed at times other than Seller's normal service hours; c) if timely and reasonable site and/or equipment access is denied the Seller service representative; d) if it is necessary, due to local circumstances, to use union labor or hire an outside contractor, Seller service personnel will provide supervision only and the cost of such union or contract labor will be charged to Buyer; (e) if Service or repair is necessary to return equipment to proper operating condition as a result of other than Seller (i) maintenance, repair, or modification (including, without limitation, changes in specifications or incorporation of attachments or other features), (ii) misuse or neglect, (including, without limitation, failure to maintain facilities and equipment in a reasonable manner), (iii) failure to operate equipment in accordance with applicable specifications, and (iv) catastrophe, accident, or other causes external to equipment; (f) Seller's performance is made more burdensome or costly as a result of Buyer's failure to comply with its obligations herein, or (g) any additional obligations or requirements, including but not limited to those related to insurance requirements, service delivery, building entry or technical training.

20. **DRAWINGS**: Seller's documentation, prints and drawings (including without limitation, the underlying technology) furnished by Seller to Buyer in connection with this Agreement are the property of Seller and Seller retains all rights, including without limitation, exclusive rights of use, licensing and sale. Possession of such prints or drawings does not convey to Buyer any rights or license, and Buyer shall return all copies (in whatever medium) of such prints or drawings to Seller immediately upon request therefor. Notwithstanding the foregoing, Buyer may use the documentation, prints and drawings in connection with the use of the Goods, Parts, and/or Software.

21. **BUYER SUPPLIED DATA**: To the extent that Seller has been provided by, or on behalf of, Buyer any specifications, description of operating conditions or other data and information in connection with the selection or design of the Goods, Parts, and/or Software, and/or the provision of services, and the actual operating conditions or other circumstances differ from those provided by Buyer and relied upon by Seller, any warranties or other provisions contained herein which are affected by such conditions shall be null and void.

22. **EXPORT/IMPORT**: Buyer agrees that all applicable import and export control laws, regulations, orders and requirements, including without limitation those of the United States and the European Union, and the jurisdictions in which the Seller and Buyer are established or from which Goods, Parts, Software, and services may be supplied, will apply to their receipt and use. In no event shall Buyer use, transfer, release, import, export, Goods, Parts, or Software in violation of such applicable laws, regulations, orders or requirements.

23. **NON-SOLICITATION**: Buyer shall not solicit, directly or indirectly, or employ any employee of Seller during the period any Goods are being provided to Buyer and for a period of one (1) year after the last provision of Goods.

24. **GENERAL PROVISIONS**: These terms and conditions supersede all other communications, negotiations and prior oral or written statements regarding the subject matter of this Agreement. No change, modification, rescission, discharge, abandonment, or waiver of these terms and conditions shall be binding upon the Seller unless made in writing and signed on its behalf by a duly authorized representative of Seller. No conditions, usage of trade, course of dealing or performance, understanding or agreement purporting to modify, vary, explain, or supplement this Agreementshall be binding unless hereafter made in writing and signed by the party to be bound, and no modification or additional terms shall be applicable to this Agreement by Seller's receipt, acknowledgment, or acceptance of purchase orders, shipping instruction forms, or other documentation containing terms at variance with or in addition to those set forth herein. Any such modifications or additional terms are specifically rejected and deemed a material alteration hereof. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditional upon Buyer's assent to any additional or different terms set forth herein. Seller reserves the right to subcontract Services to others. No waiver by either party with respect to any breach or default or of any right or remedy, and no course of dealing, shall be deemed to constitute a continuing waiver of any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound. All typographical or clerical errors made by Seller in any quotation, acknowledgment or publication are subject to correction.

The validity, performance, and all other matters relating to the interpretation and effect of this Agreement shall be governed by the law of the state of Ohio without regard to its conflict of laws principles. Buyer and Seller agree that the proper venue for all actions arising in connection herewith shall be only in Ohio and the parties agree to submit to such jurisdiction. No action, regardless of form, arising out of transactions relating to this contract, may be brought by either party more than two (2) years after the cause of action has accrued. The U.N. Convention on Contracts for the International Sales of Goods shall not apply to this agreement.

25. **DATA COLLECTION AND USE**: By using the Goods, Parts and/or Software, Buyer grants Seller, its affiliates, subsidiaries, and service providers, a non-exclusive, irrevocable, royalty free, worldwide right and license to collect, compile, retain, use, reproduce, and create derivative works of, your non-personal information and data, which includes without limitation, all data, materials, reports, text, sound, video, image files, software or any other information ("Service Data") that is provided by, or on behalf of, Buyer, or collected or compiled by Seller, its affiliates, subsidiaries, or service providers through the Goods, Parts, and/or Software. Seller, its affiliates, subsidiaries, and service providers may collect, compile, retain, use, reproduce, and create derivative works of Service Data: (i) to provide services, support, and maintenance; (ii) to develop and improve products, software, and services; and (iii) for scientific and technical research and marketing purposes. Buyer is solely responsible for the Service Data, and Buyer will secure and maintain all rights necessary for Seller, its

affiliates, subsidiaries, and service providers to process and use Service Data as described in this paragraph without violating the rights of any third party or otherwise obligating Seller, its affiliates, subsidiaries, and service providers to Buyer or any third party. The Service Data will be aggregated with other information, materials, or data collected or compiled by, or provided to, Seller, its affiliates, subsidiaries, or service providers and anonymized, such that the Service Data will not intentionally reveal Buyer's identity. In accordance with applicable law, Service Data may be transferred, transmitted, or distributed to, stored, and processed in, cloud computing environments in the United States or any other country in which Seller, its affiliates, subsidiaries, or service providers maintain operations. By using the Goods, Parts, and/or Software, Buyer agrees to such use, transfer, transmission, distribution, storage, and processing of the Service Data. Seller, its affiliates, subsidiaries, and service providers will retain Service Data for as long as is necessary for Seller and its affiliates and subsidiaries business purposes in accordance with applicable law. The rights and licenses granted herein to Seller's service providers shall only be granted to the extent service providers are providing goods and services on Seller's and its affiliates and subsidiaries behalf.

26. **ADDITIONAL SERVICE CONDITIONS**: The Buyer shall furnish to Seller, at no cost, suitable working space, storage space, adequate heat, telephone, light, ventilation, regulated electric power and outlets for testing purposes. The facilities shall be within a reasonable distance from where the Goods are to be provided. Seller and its representatives shall have full and free access to the equipment in order to provide the necessary Goods. Buyer authorizes Seller to send a service technician or an authorized agent to access any site requested by Buyer to perform services, including services on different scopes of work and equipment as requested by Buyer. Buyer shall provide the means to shut-off and secure electric power to the equipment and provide safe working conditions. Seller is under no obligation to remove or dispose of Parts or equipment unless specifically agreed upon in Seller's scope of work. Buyer shall immediately inform Seller, in writing, at the time of order placement and thereafter, of any unsafe or hazardous substance or condition at the site, including, but not limited to, the presence of asbestos or asbestos-containing materials, and shall provide Seller with any applicable Material Data Safety Sheets regarding the same. Any losses, costs, damages, claims and expenses incurred by Seller as a result of Buyer's failure to so advise Seller shall be borne by Buyer. Seller, in its sole discretion and without cost or penalty, reserves the right to cancel its performance under this Agreement or any order immediately upon written notice to Buyer following Seller discovery of unsafe or hazardous site substance or condition or any other circumstance altering Seller's performance hereunder. Buyer shall appoint a representative familiar with the site and the nature of Seller's performance to be accessible at all times that Seller personnel are at the site. Seller shall not be liable for any expenses incurred by Buyer in removing, replacing or refurbishing any Buyer equipment or any part of Buyer's building structure that restricts Seller access. Buyer personnel shall cooperate with and provide all necessary assistance to Seller. Seller shall not be liable or responsible for any work performed by Buyer.

27. **INDEMNITY**: Each party shall indemnify and hold the other party harmless from loss, damage, liability or expense resulting from damage to personal property of a third party, or injuries, including death, to third parties to the extent caused by a negligent act or omission of the party providing indemnification or a party's subcontractors, agents or employees during performance of services hereunder. Such indemnification shall be reduced to the extent damage or injuries are attributable to others and in no event shall the indemnifying party be obligated to indemnify or insure the other party for the indemnitee's own fault or negligence. The indemnifying party shall defend the other party in accordance with and to the extent of the above indemnification, provided that the indemnifying party is: i) promptly notified by the other party, in writing, of any claims, demands or suits for such damages or injuries; ii) given all reasonable information and assistance by the other party; iii) given full control over any resulting negotiation, arbitration or litigation, including the right to choose counsel and settle claims, or the indemnifying party's obligations herein shall be deemed waived.

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 01/24/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Insurance Services West, Inc.
Denver CO Office
1900 16th Street, Suite 1000
Denver CO 80202 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Greenwich Insurance Company	22322
INSURER B:	Allianz Global Risks US Insurance Co.	35300
INSURER C:	XL Insurance America Inc	24554
INSURER D:	XL Specialty Insurance Co	37885
INSURER E:		
INSURER F:		

INSURED
Vertiv Intermediate Holding II Corporation
and all Subsidiary Companies
1050 Dearborn Avenue
Columbus OH 43085 USA

OCC LIC. # 014864

COVERAGES **CERTIFICATE NUMBER:** 570080301287 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / X LOC OTHER:	Y		RGE3001535	12/31/2019	12/31/2020	EACH OCCURRENCE	$2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$500,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	Y		RAD500048303	12/31/2019	12/31/2020	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION						EACH OCCURRENCE	
							AGGREGATE	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			RWD300121204 (AOS)	12/31/2019	12/31/2020	X PER STATUTE / OTH-ER	
D	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) N	N/A		RWR300121304 (AK WI)	12/31/2019	12/31/2020	E.L. EACH ACCIDENT	$2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	$2,000,000
							E.L. DISEASE-POLICY LIMIT	$2,000,000

RECEIVED
JUN 4 2020
PUBLIC WORKS

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Vertiv Corporation, Inc., a Vertiv Company, is a Named Insured. City of Leawood, Kansas is included as Additional Insured in accordance with the policy provisions of the General Liability and Automobile Liability policies.

CERTIFICATE HOLDER

City of Leawood, Kansas
4800 Town Center Drive
Leawood KS 66211 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Insurance Services West, Inc.

Holder Identifier :

Certificate No : 570080301287

©1988-2015 ACORD CORPORATION. All rights reserved

The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: 570000081215

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Insurance Services West, Inc.	Vertiv Intermediate Holding II
POLICY NUMBER: See Certificate Numbe 570080301287	
CARRIER: See Certificate Numbe 570080301287 / NAIC CODE:	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Named Insured and Business Units

Named Insured
PE Vertiv Holdings, LLC
Vertiv JV Holdings, LLC
Vertiv Holdings, LLC
Vertiv Holding Corporation
Vertiv Intermediate Holding Corporation
Vertiv Intermediate Holding II Corporation
Vertiv Group Corporation

Business Units
Vertiv IT Systems, Inc., a Vertiv Company, is a named insured
Electrical Reliability Services, Inc., a Vertiv Company, is a named insured
High Voltage Maintenance Corporation, a Vertiv Company, is a named insured
Liebert Field Services, Inc., a Vertiv Company, is a named insured
Vertiv North America, Inc., a Vertiv Company, is a named insured
Vertiv Energy Systems, Inc., a Vertiv Company is a named insured
Energy Labs, Inc. a Vertiv Company is a named insured
Charlotte Properties, LLC, a Vertiv Company is a named insured
Vertiv Corporation, a Vertiv Company is a named insured
Vertiv Canada ULC, a Vertiv Company is a named insured

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Kansas Department of Revenue
Sales and Use Tax Entity Exemption Certificate

The Kansas Department of Revenue certifies this entity is exempt from paying Kansas sales and/or compensating use tax as stated below.

Kansas Exemption Number: KS32RMED8B **Expiration Date:** 10/01/2020

The tax-exempt entity understands and agrees that if the tangible personal property and/or service are used other than as stated, or for any purpose that is not exempt from the tax, the tax exempt entity is liable for the state and local sales or use tax. The unlawful or unauthorized use of this certificate is expressly prohibited, punishable by fine and/or imprisonment. The certificate is issued for the sole use of the exempt entity as named.

City of Leawood
4800 Town Center Dr

Leawood, KS 66211

AD ASTRA PER ASPERA
Kansas

EXEMPT ENTITY INFORMATION:

Authorization and scope:

- K.S.A 79-3606(b) & (d) - State of Kansas, political subdivisions of the state of Kansas (Kansas cities, counties, townships, special districts), nonprofit hospitals, and blood, tissue, or organ banks.
- Exemption applies to all direct purchase, rental or lease of tangible personal property and services, except purchases made for any business activity specifically taxable and indirect purchases by a contractor for a real property project except as noted below.

Limitations:

- Only direct purchases are exempt through the use of this certificate.
- Except for state government, this entity qualifies for exemption on indirect purchases by a contractor through the issuance of a Project Exemption Certificate (PEC). Apply on-line at KDOR's web site: www.ksrevenue.org. The only State of Kansas agency allowed a PEC is a Kansas correctional institution. Indirect purchases by all other state agencies are subject to sales tax.
- This exemption does not apply to the purchase of any construction machinery, equipment or tools by a contractor used in constructing, maintaining, repairing, enlarging, furnishing or remodeling facilities for the exempt entity.
- All purchases of goods and services used in a business that is specifically taxable by the Sales Tax Act are subject to tax. This includes operation of a utility, restaurant, and selling of goods or services at retail.

Dawn Long
Exempt Entity Authorized Signature (Officer, Office Manager or Administrator)

48-6075890
Federal ID Number

Dawn Long
Printed Name

6-4-14
Date

RETAILER INFORMATION:

- To qualify for exemption, the certificate must have an expiration date in the future and be signed by an authorized individual.
- Payment must be made by the entity on their checking account or on a credit/debit card issued to the entity. Acceptance of cash, personal checks, or personal credit/debit cards is not allowed for a tax exempt purchase.
- The entity must have a Kansas exemption certificate. Exemption certificates issued by other states are not valid in Kansas.
- Retailers are required to maintain a copy of the purchaser's certificate in their records for at least 3 years from the date of purchase. Retailers must maintain a current certificate on file.
- Selling tax exempt goods or services that are not exempt by statute may result in the assessment of tax.
- A completed certificate may be used as a blanket exemption for future purchases when of the same type and for the same exempt purpose.

Seller's name and address

Description of goods and/or services purchased

For additional information on Kansas sales and use taxes see Publication KS-1510, *Kansas Sales Tax and Compensating Use Tax* and Publication KS-1520, *Kansas Exemption Certificates*, located at: www.ksrevenue.org Questions would be directed to Taxpayer Assistance at 785-368-8222.

PR-78KS
(07/14)

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
City of Leawood

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
4800 Town Center Drive

Requester's name and address (optional)

6 City, state, and ZIP code
Leawood, KS 66211

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ - ☐☐ - ☐☐☐☐

or

Employer identification number
4 8 - 6 0 7 5 8 9 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Dawn Long Date ▶ 1-1-2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

7J.

Staff Review

Fact Sheet

SUBJECT: **REQUEST TO APPROVE RESOLUTION AND ACCEPT NEW PUBLIC INFRASTRUCTURE**
June 15, 2020

DISCUSSION

The following infrastructure was installed/constructed with the New Development in the Park Place Development. The general location of the donated infrastructure is located at 5280 W 115th Place.

The donated instructure is:
Storm Sewer Value: $7,720.00

The infrastructure is installed and is requested to be accepted into operation/inventory.

The total value of new infrastructure will be included in the 2020 GASB-34 Inventory (Mid-Year Reporting).

In keeping with Best Management Practices and as directed by the City's Administrator; along with GASB-34 inventory of public infrastructure requirements, Public Works Staff is requesting the above identified public infrastructure be formally accepted by the City Council.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Acceptance of Resolution/Public Infrastructure

STAFF RECOMMENDATION

☑ For
☐ Against
☐ No position

COMMITTEE RECOMMENDATION

☐ For
☐ Against
☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

OPERATIONAL IMPACT

New infrastructure/GASB-34 for 2020

COSTS

FUND SOURCES

RESOLUTION NO. _____

RESOLUTION ACCEPTING NEW GASB-34 PUBLIC INFRASTRUCTURE IN ACCORDANCE WITH GASB-34 GUIDELINES OF REPORTING INVENTORY OF ASSETS FOR PROPERTY IN THE PARK PLACE DEVELOPMENT LOCATED AT 5280 W. 115TH PLACE

WHEREAS, the City wishes to accept public infrastructure improvements within the area listed above.

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

SECTION ONE: That the Governing Body hereby accepts the public infrastructure improvements as more fully described in Exhibit A, attached hereto 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 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Contributions Tracking Form for City Infrastructure - New Developments and City Improvement Projects

NEW DEVELOPMENT PROJECTS

Name of Development and Location: **Park Place: 5280 W 115th Place**

	Bridges (Pedestrian)	Bridges (Vehicle)	Fiber Optics (Conduit)	Right-of-Way	Storm Sewers	Street Lighting	Streets	Traffic Signals /Controllers	Totals
Contractor Name					Temp Stop LLC				
Construction Cost					$ 7,720.00				
Asset Cost					**$7,720.00**				**$7,720.00**
Quantity									
Account Code Number:									

1. Assign to City Council for Acceptance of New Contribution/New Asset. Agenda Date for Acceptance: **15-Jun-20**
2. Date information entered into "Master Series Program": _____
   Re-check that data agrees with (vouched to) the "Master Series" Program: _____.
3. Date copied to Finance Department: _____
4. Date of Final Acceptance Letter sent to Permittee and Bonding Company:

CITY IMPROVEMENT PROJECTS **Project Number:**

Name of Development and Location:

	Bridges (Pedestrian)	Bridges (Vehicle)	Fiber Optics (Conduit)	Right-of-Way	Storm Sewers	Street Lighting	Streets	Traffic Signals /Controllers	Totals
Contractor Name									
Construction Cost									
Design Cost (Direct)									
Design Cost (Indirect 8%)									$ -
Inspection Cost (Direct)									$ -
Inspection Cost (Indirect 6%)									$ -
Finance Costs if applicable									
Asset Cost	-	-		-	-	-	-	-	-
Quantity									

** NOTE VALUE HERE if project was administered by others and received Federal-State-County Aid.*

(Sum of all asset costs) Total Asset: **$7,720.00**

Account Code Number

(Sum of all asset costs, minus indirect costs) Total Direct: **$ 7,720.00**

1. Notice of Final Payments for City Improvement Projects: _
2. Assign to City Council for Acceptance of New Contribution/New Asset. Agenda Date for Acceptance: _____.
3. Date information entered into "Master Series Program": _____.
   Re-check that data agrees with (vouched to) the "Master Series" Program: _____.
4. Date copied to Finance Department: _____.
5. Date of Final Acceptance Letter sent to Permittee and Bonding Company: _____.

Approved by: _____
Director of Public Works or City Engineer

Date: 1/2/2020 Inspector: Tom Klotz

Refer to process and instructions for completing this form listed on the back of this page.

Additional Information for :	**Park Place: 5280 W 115th Place**		
	Name of Project or Development		
(used to list out poles, pipe dimensions, land information etc. associated with the project)			
List of Streets Involved in Project			
STORM SEWER TOTALS	QTY	COST	COST/LF
SUMMARY			
ROW Permit PW-13-00275		$7,720.00	
Curb Inlet			
Area Inlet			
Junction Box	**One (1) 6' x 5' Concrete Storm Sewer Junction Box**		
Items listed in Comments:			
Street Construction			
Sidewalk Construction		---	
Storm Sewer	$ 7,720.00	GASB	
Landscape		---	
construction	$ 7,720.00		

Leawood Public Works Department Contributions Tracking Form for City Infrastructure - New Developments and City Improvement Projects

Instructions process on completing form:

For New Development Projects:

For private developments, when the City is accepting public infrastructure improvements consisting of streets, stormsewer, streetlights, or traffic signals the City will keep track of actual construction costs associated with each type of improvement.

The Public Works Department will contact the Planning Department to obtain the area and cost of right-of-way associated with new developments.

For City Improvement Projects:

Internal Projects: Those public improvements that are designed by staff, the cost for design and inspection will be a percentage of the construciton cost. The percentage for design and inspection will be established using industry standards based on the type of construction.
(Currently 8% for indirect design and 6% for indirect inspection [2003 year])

Consultant Design Projects: Those public improvements that are designed by an outside consultant, the Consultant wil be required to allocate their actual cost for design and inspection for the portion of the improvement being claimed. These additional costs will be added to the cost of construction to obtain the true cost of the asset.

Right of Way area will be noted by Public Works Staff.

Asset Categories of Contributions:

Bridges (Pedestrian)
Bridges (Vehicle)
Right-of-Way
Storm Sewers: (Includes installation of pipe and structures associated with pipe system, and cross road culverts. Bank stabilization improvements are excluded).
Street Lighting: (Includes poles and junction boxes).
Streets: (Includes grading, curbs and paving).
Traffic Signals / Controllers: (Includes all components for complete signal)

This "*Contributions Tracking Form for City Infrastructure for New Developments and City Improvements Projects*" form should be completed for all projects that add or delete assets of the above categories. Upon completion of construction and when ready for public use, all assets of these type are presented for City Acceptance.

Projects receiving Federal/State/County Aid that are administered by others, will be noted on the tracking form with amount of Leawood share described. Interlocal Agreements should be attached to the individual tracking form for the project.

After completion of the form, the form is given to Public Works Administration Services Division for approval signature and execution by the Governing Body. Information completed on these forms will be entered onto a "GASB Inventory Listing Sheet" form for the given year and kept in Public Works Files. A copy of the "END OF THE YEAR SUMMARY" along with the supporting Tracking Forms will be given to the Finance Department and the City Clerk by Public Works Administration Services.

7K.

Staff Review

Fact Sheet

SUBJECT: **REQUEST TO APPROVE RESOLUTION AND ACCEPT NEW PUBLIC INFRASTRUCTURE**
June 15, 2020

DISCUSSION

The following infrastructure was installed/constructed with the New Development of the Hallbrook East Village The general location of the donated infrastructure is located on Cambridge Street between 114th and 116th Streets, west of State Line Road. The street lights are privately owned and maintained by Hallbrook but the City owns and maintains the new controller for the lights.

The donated instructure is:

Storm Sewer Value:	$196,980.00
Street Lighting Value:	$4,000.00
Street Value:	$270,093.00
Right of Way Value:	$120,000.00

The infrastructure is installed and is requested to be accepted into operation/inventory.

The total value of new infrastructure will be included in the 2020 GASB-34 Inventory (Mid-Year Reporting).

In keeping with Best Management Practices and as directed by the City's Administrator; along with GASB-34 inventory of public infrastructure requirements, Public Works Staff is requesting the above identified public infrastructure be formally accepted by the City Council.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Acceptance of Resolution/Public Infrastructure

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

New infrastructure/GASB-34 for 2020

COSTS

FUND SOURCES

RESOLUTION NO. _____

RESOLUTION ACCEPTING NEW GASB-34 PUBLIC INFRASTRUCTURE IN ACCORDANCE WITH GASB-34 GUIDELINES OF REPORTING INVENTORY OF ASSETS FOR PROPERTY IN THE HALLBROOK EAST VILLAGE DEVELOPMENT LOCATED AT APPROXIMATELY CAMBRIDGE ROAD FROM 114TH STREET TO 116TH STREET

WHEREAS, the City wishes to accept public infrastructure improvements within the area listed above.

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

SECTION ONE: That the Governing Body hereby accepts the public infrastructure improvements as more fully described in Exhibit A, attached hereto 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 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

_____
Peggy J. Dunn, Mayor

[SEAL]

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Contributions Tracking Form for City Infrastructure - New Developments and City Improvement Projects

NEW DEVELOPMENT PROJECTS

Name of Development and Location: **Hallbrook East Village**

	Bridges (Pedestrian)	Bridges (Vehicle)	Fiber Optics (Conduit)	Right-of-Way	Storm Sewers	Street Lighting	Streets	Traffic Signals /Controllers	Totals
Contractor Name				Matt Adam Development Co.	Ron WeersConst.	Teague Electric	O'Donnell & Sons Const.		
Construction Cost					$ 196,980.00	$ 4,000.00	$ 270,093.00		
Asset Cost				**$120,000.00**	**$196,980.00**	**$4,000.00**	**$270,093.00**		**$591,073.00**
Quantity				104,461 s.f.	1260 LF	12ea/1controller	1591 LF		
Account Code Number:				2.4 acres			listed on additional information page		

1. Assign to City Council for Acceptance of New Contribution/New Asset. Agenda Date for Acceptance: **15-Jun-20**
2. Date information entered into "Master Series Program": _____
   Re-check that data agrees with (vouched to) the "Master Series" Program: _____.
3. Date copied to Finance Department: _____
4. Date of Final Acceptance Letter sent to Permittee and Bonding Company:

CITY IMPROVEMENT PROJECTS **Project Number:**

Name of Development and Location:

	Bridges (Pedestrian)	Bridges (Vehicle)	Fiber Optics (Conduit)	Right-of-Way	Storm Sewers	Street Lighting	Streets	Traffic Signals /Controllers	Totals
Contractor Name									
Construction Cost									
Design Cost (Direct)									
Design Cost (Indirect 8%)									$ -
Inspection Cost (Direct)									$ -
Inspection Cost (Indirect 6%)									$ -
Finance Costs if applicable									
Asset Cost	-	-		-	-	-	-	-	-
Quantity									

** NOTE VALUE HERE if project was administered by others and received Federal-State-County Aid.*

(Sum of all asset costs) Total Asset: **$591,073.00**

Account Code Number

(Sum of all asset costs, minus indirect costs) Total Direct: **$ 591,073.00**

1. Notice of Final Payments for City Improvement Projects: _
2. Assign to City Council for Acceptance of New Contribution/New Asset. Agenda Date for Acceptance: _____.
3. Date information entered into "Master Series Program": _____.
   Re-check that data agrees with (vouched to) the "Master Series" Program: _____.
4. Date copied to Finance Department: _____.
5. Date of Final Acceptance Letter sent to Permittee and Bonding Company: _____.

Approved by: _____
Director of Public Works or City Engineer

Date: 6/3/2020 Inspector: Shawn Johnson

Refer to process and instructions for completing this form listed on the back of this page.

Additional Information for :	**Hallbrook East Village**		
	Name of Project or Development		
(used to list out poles, pipe dimensions, land information etc. associated with the project)			
List of Streets Involved in Project			
General Area: Cambridge Street from 114th to 116th (west of State Line Road)			
STREET TOTALS	LF	COST/LF	COST
SUMMARY			
CAMBRIDGE ST.	1591	$ 169.76	$270,093.00
ROW Permit PW-17-00308			
STORM SEWER TOTALS	QTY	COST/LF	COST
SUMMARY	**1257**	**$ 156.71**	**$196,980.00**
15" RCP	1257		
18" RCP	608		
ROW Permit PW-17-00371			
Curb Inlet	11		
Area Inlet	0		
Junction Box	9		
STREET LIGHTING TOTALS	QTY. EA	COST/EA	COST
SUMMARY			
Number of Poles (These are private - Not GASB'd)	12	$ 8,650.00	$103,800.00
Street Light Controler	1	$ 4,000.00	$ 4,000.00
ROW Permit PW-17-00382			
DEDICATION OF RIGHT OF WAY		104461 square feet (2.4 acres)	
Hallbrook Office Center, LLC		Value: $120,000.00	
2501 McGee Street Mail Drop #323			
816-274-5878			
Matt Adam, President			
Matt Adam Development Company			

Leawood Public Works Department Contributions Tracking Form for City Infrastructure - New Developments and City Improvement Projects

Instructions process on completing form:

For New Development Projects:

For private developments, when the City is accepting public infrastructure improvements consisting of streets, stormsewer, streetlights, or traffic signals the City will keep track of actual construction costs associated with each type of improvement.

The Public Works Department will contact the Planning Department to obtain the area and cost of right-of-way associated with new developments.

For City Improvement Projects:

Internal Projects: Those public improvements that are designed by staff, the cost for design and inspection will be a percentage of the construciton cost. The percentage for design and inspection will be established using industry standards based on the type of construction.
(Currently 8% for indirect design and 6% for indirect inspection [2003 year])

Consultant Design Projects: Those public improvements that are designed by an outside consultant, the Consultant wil be required to allocate their actual cost for design and inspection for the portion of the improvement being claimed. These additional costs will be added to the cost of construction to obtain the true cost of the asset.

Right of Way area will be noted by Public Works Staff.

Asset Categories of Contributions:

Bridges (Pedestrian)
Bridges (Vehicle)
Right-of-Way
Storm Sewers: (Includes installation of pipe and structures associated with pipe system, and cross road culverts. Bank stabilization improvements are excluded).
Street Lighting: (Includes poles and junction boxes).
Streets: (Includes grading, curbs and paving).
Traffic Signals / Controllers: (Includes all components for complete signal)

This "*Contributions Tracking Form for City Infrastructure for New Developments and City Improvements Projects*" form should be completed for all projects that add or delete assets of the above categories. Upon completion of construction and when ready for public use, all assets of these type are presented for City Acceptance.

Projects receiving Federal/State/County Aid that are administered by others, will be noted on the tracking form with amount of Leawood share described. Interlocal Agreements should be attached to the individual tracking form for the project.

After completion of the form, the form is given to Public Works Administration Services Division for approval signature and execution by the Governing Body. Information completed on these forms will be entered onto a "GASB Inventory Listing Sheet" form for the given year and kept in Public Works Files.
A copy of the "END OF THE YEAR SUMMARY" along with the supporting Tracking Forms will be given to the Finance Department and the City Clerk by Public Works Administration Services.

DEDICATION OF REAL PROPERTY TO THE CITY OF LEAWOOD

NAME OF PLAT: HALLBROOK EAST VILLAGE

DEDICATION OF RIGHT-OF-WAY

Name of legal entity dedicating right-of-way: HALLBROOK OFFICE CENTER, LLC

Address: 2501 McGEE ST. MAIL DROP #323

Phone No.: 816-274-5918

Amount of right-of-way dedicated in square feet: 104461 S.F. (2.4 AC.)

Total dollar value of right-of-way dedicated: $ 120,000

Owner's Signature and Title: President

MATT ADAM Development Company
[Printed Name and Title]

Date: 2-20-18

DEDICATION OF REAL PROPERTY OTHER THAN RIGHT-OF-WAY

Name of legal entity Dedicating real property: NC-32-17

Address: _____

Phone No.: _____

Amount of right-of-way dedicated in square feet: _____

Total dollar value of right-of-way dedicated: $ _____

Owner's Signature and Title: _____

_____
[Printed Name and Title]

Date: _____

City of Leawood Governing Body Staff Report

MEETING DATE: **June 15, 2020**
REPORT WRITTEN: **June 4, 2020**

VILLAGE OF SEVILLE REVISED SIGN CRITERIA - REQUEST FOR APPROVAL OF A REVISED FINAL SIGN PLAN - Located the north of 133rd Street and west of State Line Road - Case 24-20

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (8-0) Case 24-20, Village of Seville – Revised Sign Criteria, with the following stipulations:

1. All signage within the development shall meet the approved sign criteria for the Village of Seville.
2. A sign permits shall be required prior to the installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None.

APPLICANT:

- The applicant is Josh Temple with Luminous Neon.
- The property is owned by MPT of St. Luke's Leawood.LLC

REQUEST:

- The applicant is requesting approval of a Revised Final Sign Plan to modify the sign criteria for the Village of Seville development to allow multi-line signs to be a maximum of 32" in height for out parcel tenants/free standing buildings. Currently the sign criteria limits multi-line signs on these buildings to a maximum height of 24".
- In addition, the applicant proposes to add language to the general sign parameters requiring that signs comfortably fit within the signable area.

ZONING:

- The property is currently zoned SD-CR.

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Office.

SURROUNDING ZONING:

- North — Adjacent to the north property line are the Leawood South Townhomes, zoned RP-4 (Planned Cluster Residential) and Leawood Square, a commercial development zoned SD-CR (Planned Commercial Retail).
- South — Adjoining the south property line is 133rd Street. On the south side of 133rd Street is vacant land (formerly used as an airport) zoned SD-CR.
- East — State Line Road is adjacent to the east property line. On the east side of State Line Road is commercial development within Kansas City, Missouri.

- West Directly to the west is Enclave at Cedar Point, a single family subdivision, zoned RP-2 (Planned Cluster Detached Residential).

SIGN CRITERIA:

- For out parcel tenants/free standing buildings, the sign criteria for the Village of Seville limits the maximum average height for letters in the body of the sign to 24" in height, and the maximum height of multi-line signs to 26".
- The applicant is proposing to modify the sign criteria to allow multi-line signs to be a maximum of 32" in height.
- In addition, the applicant is proposing to add the following under General Sign Parameters.
  - All signs shall comfortably fit within the signable area as determined by the Landlord and the City of Leawood.
  - All signs shall be a maximum of 90% of the length and 85% of the height of the signable area unless more restrictive per these sign criteria.
- The requirement that signs comfortably fit within the signable area and shall be a maximum of 90% of the length and 85% of the height of the signable area matches the requirements of the Leawood Development Ordinance.

STAFF COMMENTS:

- Staff is supportive of the proposed changes to the sign criteria, as it requires signs to fit comfortably within the sign area as required by the Leawood Development Ordinance.

FURTHER AMENDED ON MAY 11, 2020

3. **Sub-Major and Major Tenant Sign Parameters (cont.)**

- Reversed halo lighting is encouraged, and shall be reviewed on an individual basis.
- Tag Lines are not allowed.
- No logos will be allowed on Tenant storefronts without prior written approval and shall be integral to the signage design.
- One additional over door transom sign with a maximum letter height of 8" is permitted.

4. **Out Parcel Tenants / Free Standing Buildings**

- All signage must be submitted for approval with Final Development Plan to the City.
- Maximum one (1) wall sign per façade with a maximum of two (2) unless approved otherwise by city. A third sign shall only be permitted facing the interior of the development and shall have a maximum average letter height of 18".
- The sign areas shall not exceed the lesser of five percent (5%) of the area of the storefront or 200 square feet per sign maximum. See allowable increase in section "Sign Types and Parameters".
- The maximum average height for letters in the body of the sign shall not exceed 24" in height . Maximum height of multi line signs shall be 26" and shall be approved by Landlord representative.
- However, the maximum height may exceed 26", but may be no higher than 32" at the discretion and approval of the Developer or Landlord or their Representative and the City of Leawood
- Signs and lettering shall be limited in length to 70 % of the Tenants storefront.
- No logos will be allowed on Tenant storefronts without prior written approval and shall be integral to the signage design.
- Tag Lines are not allowed.
- Signage shall be illuminated individual letters mounted on the buildings opaque background or as approved by Landlord's Architect. The use of a colored or frosted Plexiglas face is required. Colored backer panels are not allowed.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- One under canopy blade sign of 5 square feet are allowed per storefront. (See Blade Sign detail)
- One additional over door transom sign with a maximum letter height of 8" is permitted.
- Each restaurant tenant shall be allowed a "Take Out Entry" sign, which is a maximum of 5 square feet located above the specified door. No allowable area increase will be permitted for this sign.

General Sign Parameters

- All signs require a sign permit prior to installation.
- No Increase above maximum size of sign will be permitted.
- All signs shall comfortably fit within the signable area as determined by The Landlord and the City of Leawood.
- All signs shall be a maximum of 90% of the length and 85% of the height of the signable area unless more restrictive per these Sign Criteria

MEMO

To:	Mayor Peggy Dunn and City Council
From:	Mark A. Klein, Planning Official
cc:	Scott Lambers, City Administrator Richard Coleman, Director of Community Development
Date of Meeting:	June 15, 2020
Date of Memo:	June 4, 2020
Re:	Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL SIGN PLAN FOR VILLAGE OF SEVILLE LOCATED NORTH OF 133RD STREET AND WEST OF STATE LINE ROAD. (PC CASE 24-20)

WHEREAS, the applicant submitted a request for approval of a Revised Final Sign Plan for Village of Seville – Revised Sign Criteria;

WHEREAS, such request for approval was presented to the Planning Commission on May 26, 2020; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the Revised Final Sign Plan for Village of Seville – Revised Sign Criteria, subject to the following stipulations and conditions:

1. All signage within the development shall meet the approved sign criteria for the Village of Seville.
2. A sign permits shall be required prior to the installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Marcia L. Knight, Assistant City Attorney

City of Leawood Governing Body Staff Report

MEETING DATE: June 15, 2020
REPORT WRITTEN: June 4, 2020

MANSFIELD BUILDING – LIGHTING AND SIGN CRITERIA – REQUEST FOR APPROVAL OF A REVISED FINAL SIGN PLAN – Located south of 103rd Street and west of State Line Road – Case 26-20

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (8-0) of Case 26-20, Mansfield Building – request for approval of a Revised Final Sign Plan, with the stipulations listed below:

1. This application is limited to a Final Plan to add five gooseneck light fixtures to the east façade and to establish sign criteria for the Mansfield Building.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant is Mitch Shipman with Blue Beetle.
- The property is owned by Shipman Properties LLC.

REQUEST:

- The applicant is requesting approval of a Revised Final Sign Plan for the Mansfield Building to clearly demarcate signage areas and signage types allowed.
- The applicant is also proposing to add six gooseneck light fixtures to the east façade of the building to externally illuminate the signage on the front of the building.

ZONING:

- The property is currently zoned BP (Planned Business Park)

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North — Directly north is Jiffy Lube, zoned SD-CR (Planned General Retail). Across 103rd street is the Wells Fargo Bank, zoned SD-NCR (Planned Neighborhood Retail).
- South — Directly south are more businesses, zoned BP (Planned Business Park)
- East — Directly east of State Line Road is vacant land within the City of Leawood that is adjacent to Kansas City, Missouri.
- West — Directly to the west of the site is the residential subdivision Leawood Estates, zoned R-1 (Planned Single Family Low-Density Residential).

LOCATION:

SIGNAGE:

- The applicant is proposing to revise the sign criteria for the Mansfield Building to allow for more creativity. Some changes include the following:
    - Each tenant will be allowed one wall sign per tenant façade (maximum of two total signs per tenant).
    - Signage is only permitted on the façade of each tenant's space.
    - The faces of the letters and logos are allowed to be colored to reflect the branding of the business.
    - Signage regulations are differentiated by signage with and without logos.
- The sign criteria also states that there will be no signage allowed on the west façade of the building, which faces an existing residential neighborhood.

LIGHTING:

- The applicant is proposing to add six gooseneck light fixtures evenly spaced along the east façade of the building to externally illuminate the signage on this elevation.
- The head of the light fixture will be 6" in height and 8" in width.
- The color of the light fixture will be black.

Mansfield Building

10308 Stateline rd. Leawood, KS
816-305-8518

Sign Regulations for 10308-10310 State Line Rd, Leawood Kansas 66206

Sign Goals

The goal of the tenant signage is to distinguish the tenant's identity, to be integral with the overall design of the building and to highlight the larger tenant that takes most of the space.

General Requirements

Each tenant will be allotted 5% of the total leased square footage of their façade or 100 sq. ft. (whichever is more). The signs shall be centered within the signage areas for each tenant, which have been located in the attached exhibits.

Each tenant will be allowed one wall sign per tenant façade (total of two total signs per tenant) and at no time shall any signage be allowed along the west facing façade, towards the existing residential.

Signage is only permitted on the façade of each tenant space.

All wall signs shall be individual letters flush mounted letters and logos to the façade of the building. The faces of the letters and logos are allowed to be colored to reflect the branding of the business.

Raceways and backer panels are prohibited. All wall signs shall be non-illuminated with the exception of wall signs located within the signage area of the east façade which will be externally illuminated by gooseneck lighting.

Gooseneck lighting is to be installed to illuminate the signs on the east façade. The lighting is to be installed on the wooden face signage area on the east façade of the building. No conduit, raceways, or crossovers are too exposed or visible from the exterior of the building.

For businesses without a logo, signs are to be of the similar design and font using the following guidelines:

- Signs shall be constructed of fully anodized aluminum.

- 10 total square feet or less with the letters not exceeding 12" in height, 84" in length and 2" in depth.
- The letters are to be fastened with stainless studs and screws.
- Taglines are allowed as long as it is part of the tenant's legal name as registered with the state of Kansas.

For businesses with an established logo, the signs shall adhere to the following criteria:

- Signs shall be constructed of Fully anodized aluminum
- The letters are to be fastened with stainless studs and screws.
- Letter sizes shall be a maximum of 12 inches tall with logos to not be more than 25% taller than the tallest letter.
- With the letters not exceeding 18" in height, 84" in length, and 2" in depth.
- Taglines are allowed as long as it is part of the tenant's legal name as registered with the state of Kansas

In accordance with the Leawood Development Ordinance, all walls signs are to have a maximum length of 90% of the signable area and a maximum height of 85% of the signable area for each tenant space.

Signage shall not be permitted to encroach or be placed over any architectural elements, or outside of the designated sign area of each tenant.

Prohibited Signage

All prohibited signage listed within the Leawood Development Ordinance shall be included as prohibited within this sign criteria, including, but not limited to profanities of any kind, or any signs which displays obscene matter.

A single tenant shall not have more than two wall signs per the maximum allowed by the Leawood Development Ordinance

All signs are prohibited from being lit by any means with the exception of wall signs located within the signage area on the east, which shall be illuminated externally by gooseneck lighting.

Submittal Requirements

Tenants are to submit a sign plan to the building manager prior to submission to the City of Leawood for required city approval. The building owner or manager will submit a letter of approval to the tenants for their sign application to be submitted to the City of Leawood.

Please contact the property manager should you have any questions or comments. Thank you for your time and consideration.

Best Regards,

SPS-0176 REV A

REGALIA EMBLEM SIGN LIGHT

JOB NAME: _____ FIXTURE TYPE: _____

BLE - G - ASE8 - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

A B C D E F G H I

Order Example: BLE - G - ASE14 - 100 - G10 - 980 - SWK - WC - 975 - NA - E26

A - SHADE SIZE

REGALIA EMBLEM:

- **ASE8**
- **ASE10**
- **ASE12**
- **ASE14**

B - SHADE FINISH

PORCELAIN FINISHES[1]:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES[2]:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

verify standard finish

B - SHADE FINISH (CONTINUED)

NATURAL METALS[3]:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

G1[4]	**G16[4]**
G2[4]	**G17**
G3[4,5]	**G19[4]**
G4[4]	**G22**
G5[4]	**G24**
G6	**G25**
G7	**G26[4]**
G8	**G32**
G9	**G34[4]**
G10	**G35[4]**
G11[4]	**G36[4]**
G12[4]	**G40[4]**
G13	**G64[4]**
G14	**G65[4]**
G15	

D - GOOSENECK ARM FINISH

*Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck arms are also available in 980-Brushed Aluminum.*
(1) If Porcelain Finish selected, gooseneck arm will be powder coat painted-to-match.

980	Brushed Aluminum

E - SWIVEL KNUCKLE

NA	None
SWK	Swivel Knuckle[4]

F - WIRE CAGE

NA	None
WC	Wire Cage[4]

G - WIRE CAGE FINISH

*Please Note: See **Section B** for all applicable Wire Cage Finish Options.*
(I) Not available in Natural Metals
(II) If Porcelain Finish is selected, wire cage will be powder coat painted-to-match.
(III) If no wire cage selected in Section F, select NA.

NA	Not Applicable

H - MOUNTING ACCESSORY

NA	None
HDBP	Heavy Duty Backing Plate[4]
DD	Dusk-to-Dawn Photocell
DBPC	Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover

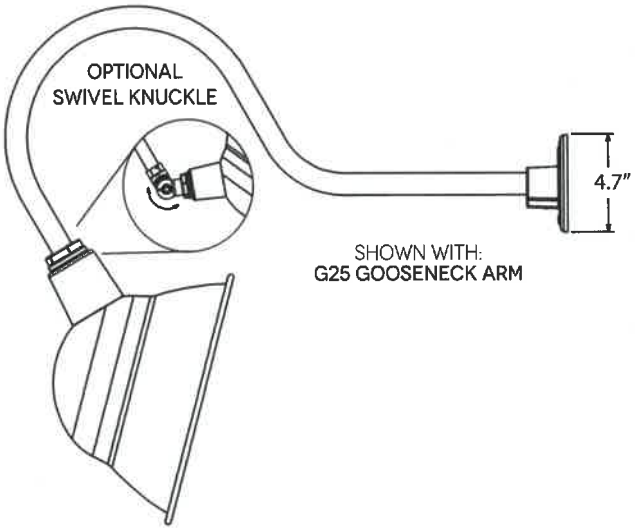
I - LIGHT SOURCE

E26	200 Watt Max
GU24	23 Watt Max

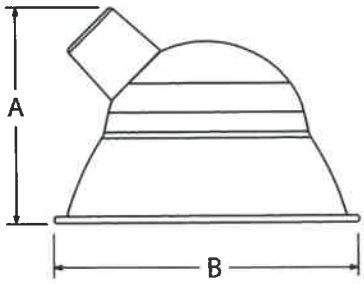
IMPORTANT: *(1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals (5) Gooseneck arm not applicable if ASE14 shade selected in Section A*

320 Knox McRae Dr. Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Web: www.barnlight.com

DIMENSIONAL DRAWING



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASE8	6"	8"
ASE10	7"	10"
ASE12	8.5"	12"
ASE14	9.5"	14"

SPECIFICATIONS

MOUNTING

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

MATERIAL & FINISHES

POWDER COAT SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

LIGHT SOURCE

INCANDESCENT
Medium Base E26 Socket, 200W Max, 120 VAC

COMPACT FLUORESCENT
Bi-Pin Base GU24 Socket, 23W Max, 120 VAC

LED
Regalia Emblem Sign Light Also Available in LED. Please Visit Website for LED Specifications.

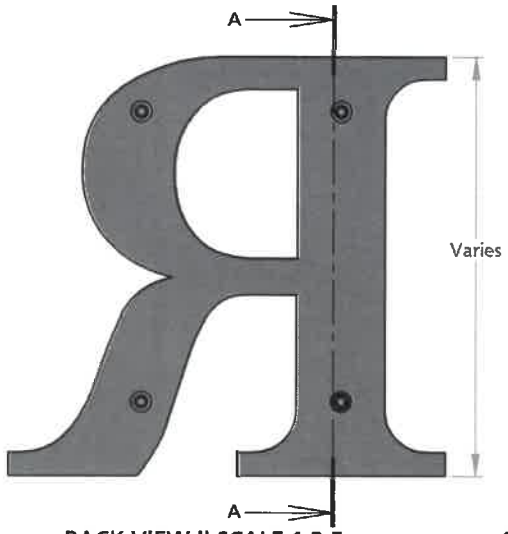
CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

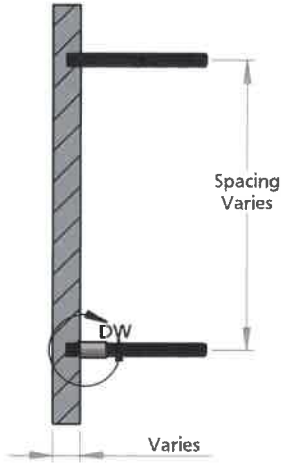
CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

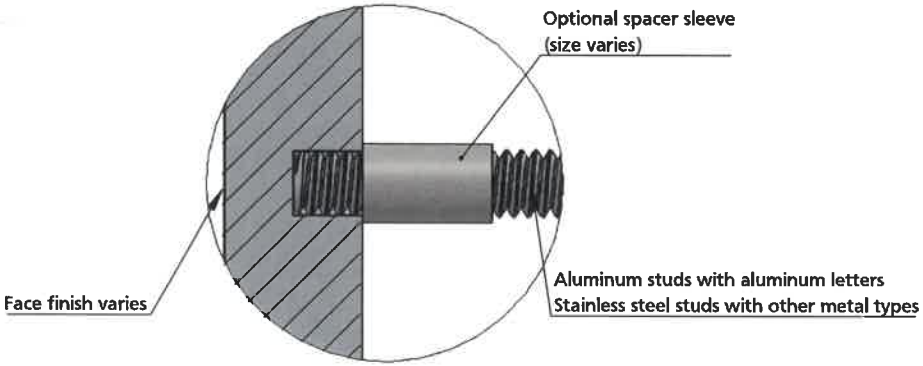
UL CERTIFICATION
UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.



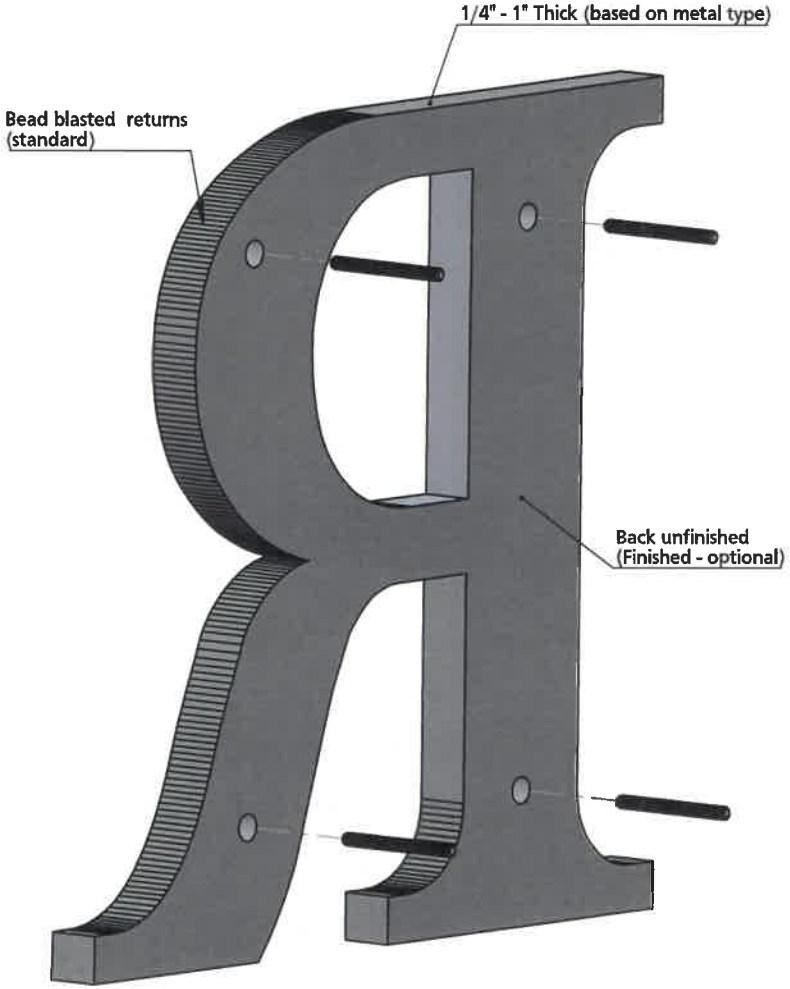
BACK VIEW II SCALE 1:2.5



SECTION VIEW A-A II SCALE 1:2.5



DETAIL DW II SCALE 2:1



ISOMETRIC BACK VIEW II SCALE 1:2.5

SIZE	MIN STUDS/LTR
Up to 3"	3 studs
over 3" - 15"	4 studs
Over 15"	6 studs
Punctuation	2 studs

NOTES:
Typical stud length 2" beyond back of letter
Letters under 15" high - 10/24 studs, 15"+ high - 1/4-20 studs.
Less than 3/8" stroke, 6-32 or 4-46 studs
Standard cast studs are in line for brick mortar (2-5/8" on center for mortar)

GEMINI

TITLE:

FLAT CUT METAL - STUD MOUNT

MATERIAL: METAL

PRODUCT TYPE: FLAT CUT METAL

DWG NO. FTMT10 | REV 12/02/14 | SCALE: AS INDICATED | SHEET 1 OF 1

ULTRA LED™ A-line Lamps

Omnidirectional

A19 | 16W A21 | 23W A21

Rated up to 15,000 hours at 70% lumen maintenance, SYLVANIA ULTRA LED A-line omnidirectional lamps offer years of service and reduce energy and maintenance costs. SYLVANIA ULTRA LED lamps are environmentally preferred products. They are RoHS compliant and contain no mercury, lead or other hazardous materials. They emit no UV or IR radiation. A CRI of 80 ensures good color definition and 2700K, 3000K, 3500K and 5000K color temperatures, these lamps can be used in many applications in both homes and businesses.

Key Features & Benefits

- Dimmable down to 10%*
- Long life: up to 15,000 hours (L_{70})
- UV and IR free
- Mercury and lead free
- RoHS compliant
- Available in 2700K, 3000K, 3500K and 5000K color temperatures
- Suitable for indoor/outdoor environments
- Reduces energy consumption up to 85%
- Last up to 20 times longer than incandescent lamps
- No warm-up time, instant-on with full light output and stable color

* Performance may vary depending on dimmer used in application. Please refer to Dimmer Compatibility List (RETRO-DIM) for a list of compatible dimmers or visit www.SYLVANIA.com/LEDRetrofit

Product Offering

Ordering Abbreviation	Wattage	Color Temperature	Typical Lumens
LED5.5W A19	5.5	2700K, 3000K & 5000K	450
LED9W A19	9	2700K, 3000K, 3500K & 5000K	800
LED12W A19	12	2700K, 3000K, 3500K & 5000K	1100
LED16W A21	16	2700K, 3500K & 5000K	1600
LED23W A21	23	2700K, 3000K & 5000K	2600

Application Information

Applications

- Downlights
- Pendant fixtures
- Table lamps
- Wall sconces

Market Segments

- Healthcare
- Hospitality
- Residential
- Retail

Application Notes

1. Operating temperature range between -20°C and +45°C (-4°F and + 113°F)
2. Not for use with emergency light fixtures or exit lights
3. 5.5W, 9W and 12W lamps are approved for totally enclosed fixtures. All other lamps are not for use in totally enclosed fixtures.
4. Suitable for damp locations

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation. For FCC Part 15 user information, please see www.sylvania.com/fcc15b.

SYLVANIA

Specification Data

Catalog #	Type
Project	
Comments	
Prepared by	

Ordering Information

Item Number	Ordering Abbreviation	Wattage (W)	Base Type	Replaces	Input Voltage (V)	Average Rated Life (hrs.)	CCT	Typical Lumens (lm)	CRI	Bulb Finish	ENERGY STAR®
74688	LED5.5A19/DIM/O/827/U/B	5.5	Medium	40W	120	15,000	2700K	450	80	Frosted	Yes
74398	LED5.5A19/DIM/O/830/U	5.5	Medium	40W	120	15,000	3000K	450	80	Frosted	Yes
78068	LED5.5A19/DIM/O/850/U/B	5.5	Medium	40W	120	15,000	5000K	450	80	Frosted	Yes
74687	LED9A19/DIM/O/827/U/B	9	Medium	60W	120	15,000	2700K	800	80	Frosted	Yes
74399	LED9A19/DIM/O/830/U	9	Medium	60W	120	15,000	3000K	800	80	Frosted	Yes
78037	LED9A19/DIM/O/835/U/RP	9	Medium	60W	120	15,000	3500K	800	80	Frosted	Yes
78038	LED9A19/DIM/O/835/U/RP4	9	Medium	60W	120	15,000	3500K	800	80	Frosted	Yes
78066	LED9A19/DIM/O/850/U/B	9	Medium	60W	120	15,000	5000K	800	80	Frosted	Yes
74685	LED12A19/DIM/O/827/U/B	12	Medium	75W	120	15,000	2700K	1100	80	Frosted	Yes
40044	LED12A19/DIM/O/830/U/B	12	Medium	75W	120	15,000	3000K	1100	80	Frosted	Yes
74426	LED12A19/DIM/O/835/U/RP	12	Medium	75W	120	15,000	3500K	1100	80	Frosted	Yes
74427	LED12A19/DIM/O/835/U/RP4	12	Medium	75W	120	15,000	3500K	1100	80	Frosted	Yes
74428	LED12A19/DIM/O/850/U/RP	12	Medium	75W	120	15,000	5000K	1100	80	Frosted	Yes
74689	LED16A21/DIM/O/827/U/B	16	Medium	100W	120	15,000	2700K	1600	80	Frosted	Yes
71194	LED16A21/DIM/O/835/U/RP	16	Medium	100W	120	15,000	3500K	1600	80	Frosted	Yes
73190	LED16A21/DIM/O/835/U/RP4	16	Medium	100W	120	15,000	3500K	1600	80	Frosted	Yes
74691	LED16A21/DIM/O/850/U/B	16	Medium	100W	120	15,000	5000K	1600	80	Frosted	Yes
79714	LED23A21/DIM/O/827/U/B	23	Medium	150W	120	15,000	2700K	2600	80	Frosted	Yes
79734	LED23A21/DIM/O/830/U/B	23	Medium	150W	120	15,000	3000K	2600	80	Frosted	Yes
79735	LED23A21/DIM/O/850/U/B	23	Medium	150W	120	15,000	5000K	2600	80	Frosted	Yes

Ordering Guide

LED	5.5	A19	/	DIM	/	O	/	8	27	/	U	/	RP
LED Lamps	Wattage	Lamp Type A19		Dimmable		Omnidirectional		CRI 8 = 80+	CCT 27 = 2700K 30 = 3000K 35 = 3500K 50 = 5000K		ULTRA		Retail Pack

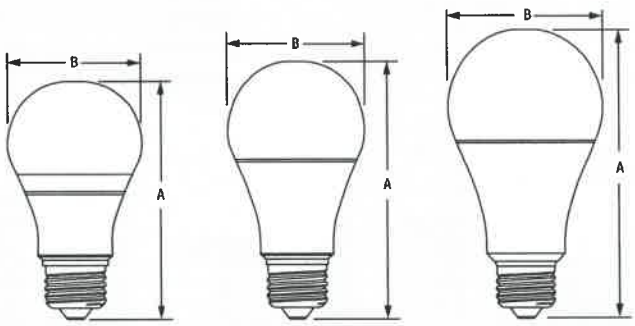
Energy Savings

Basic Product Description	LED Life (hrs.)	LED Lumens	Similar Incandescent	Incandescent Life (hrs.)	Incandescent Lumens	Watts Saved	Energy Savings*	LED Life vs. Incandescent
LED5.5A19	15,000	450	40W A19	1500	465	34.5	$56	10x
LED9A19	15,000	800	60W A19	1000	850	51	$84	15x
LED12A19	15,000	1100	75W A19	750	1170	63	$103	20x
LED16A21	15,000	1600	100W A19	750	1600	84	$138	20x
LED23A21	15,000	2600	150W A21	750	2670	125	$209	20x

*Energy savings over life of lamp calculated at $0.11/kWh

Lamp Dimensions

	(A) MOL (inches)	(B) Diameter (inches)
LED5.5 & LED9	4.17	2.36
LED12A19	4.42	2.36
LED16A21	5.15	2.75
LED23A21	5.45	2.93



LED5.5 & LED9 LED12A19 LED16A21 LED23A21

LEDVANCE LLC
200 Ballardvale Street
Wilmington, MA 01887 USA
Phone 1-800-LIGHTBULB (1-800-544-4828)
www.sylvania.com

SYLVANIA and LEDVANCE are registered trademarks.
All other trademarks are those of their respective owners.
Licensee of product trademark SYLVANIA in general lighting.
Specifications subject to change without notice.

/sylvania /sylvania

© 2018 LEDVANCE LLC

MEMO

To:	Mayor Peggy Dunn and City Council
From:	Mark A. Klein, Planning Official
cc:	Scott Lambers, City Administrator Richard Coleman, Director of Community Development
Date of Meeting:	June 15, 2020
Date of Memo:	June 4, 2020
Re:	Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL SIGN PLAN FOR THE MANSFIELD MULTI-TENANT BUILDING LOCATED SOUTH OF 103RD STREET AND WEST OF STATE LINE ROAD. (PC CASE 26-20)

WHEREAS, the applicant submitted a request for approval of a Revised Final Sign Plan for the Mansfield Multi-Tenant Building;

WHEREAS, such request for approval was presented to the Planning Commission on May 26, 2020; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the Revised Final Sign Plan for the Mansfield Multi-Tenant Building, subject to the following stipulations and conditions:

1. This application is limited to a Final Plan to add five gooseneck light fixtures to the east façade and to establish sign criteria for the Mansfield Building.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Marcia L. Knight, Assistant City Attorney

City of Leawood Governing Body Staff Report

MEETING DATE: June 15, 2020
REPORT WRITTEN: June 05, 2020

TOWN CENTER PLAZA **– DRY GOODS (RETAIL: WOMEN'S APPAREL) –** REQUEST FOR APPROVAL OF A FINAL PLAN FOR CHANGES TO THE FAÇADE OF A TENANT SPACE **–** Located north of 119th Street and east of Nall Avenue **–** Case 32-20

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval (8-0) of Case 32-20, Town Center Plaza – Dry Goods – request for approval of a Final Plan for Changes to the Façade of a Tenant Space, with the following stipulations:

1. The project is limited to changes to the exterior of the tenant space. The main portion of the building, including the brick colonnade shall not be modified with this application.
2. The project shall comply with the design guidelines for Town Center Plaza.
3. Per the source of illumination of all light fixtures shall not be exposed.
4. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through five.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant is Dave Burke with Dry Goods.
- The property is owned by Washington Prime Group – Town Center Plaza & Crossing.

REQUEST:

- The applicant is requesting approval of a Final Plan to alter the façade for the tenant space.

ZONING:

- The property is currently zoned SD-CR (Planned General Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North — Directly north of 117th Street is the Park Place Mixed Use development, zoned MXD (Mixed Use), and Leawood City Hall and a branch of the Johnson County Library zoned RP-4 (Planned Cluster Residential – under a previous Leawood Development Ordinance).
- South — Directly south of 119th Street is a mix of retail and residential located in the City of Overland Park.

- East — Directly east of Roe Avenue is the Camelot Court retail development, zoned SD-CR.
- West — Directly west of Nall Avenue is a large portion of open space, which is part of the Sprint Campus, located within the City of Overland Park.

LOCATION:

ELEVATIONS:

- The applicant is not proposing to alter the existing brick colonnade of Town Center Plaza, but is only changing the storefront.
- The applicant proposes to alter the storefront by removing the existing glass and dark bronze aluminum system, and replacing it with a polyash storefront with a wood soffit, clear glass windows, and a dolomite limestone base.
- The storefront and trim is proposed to be painted blue in color (Benjamin Moore, Polo Blue).
- The storefront proposes four pillars, one on either side of the main storefront windows, that are constructed of glass fiber reinforced concrete that will also be painted blue (Benjamin Moore, Polo Blue).
- A new 1' stone base is proposed, consisting of limestone (Valder Stone Dolomite Limestone, Buff colored).
- Three downlights will be added to the entry, above the door.
- No other changes are proposed with the plan.

SIGNAGE:

- Signage for Dry Goods will be approved administratively through a separate application.
- Town Center Plaza has sign criteria recommended by the Planning Commission and approved by the Governing Body.

LIGHTING:

- Three downlights will be added to the entry, above the door.

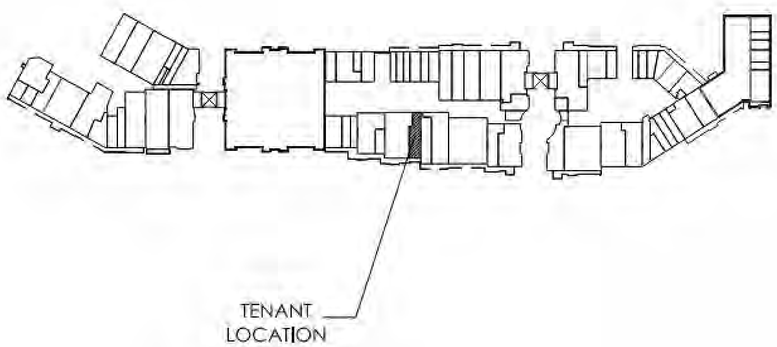
TOWN CENTER PLAZA - SPACE 400
DRY GOODS

5000 W. 119TH STREET LEAWOOD, KS 66209

DRY GOODS
USA SINCE 1872

VICINITY MAP

KEY PLAN



SHIVE-HATTERY CONTACTS

ARCHITECTURAL
SAMEER KULKARNI
WORK: 309.764.7650 ext. 191968
E-MAIL: skulkarni@shive-hattery.com

MECHANICAL
KURT KARNSTEDT
WORK: 309.764.7650 ext. 191949
E-MAIL: kkarnstedt@shive-hattery.com

ELECTRICAL
KATELYNN USHER
WORK: 319.364.0227 ext. 161015
E-MAIL: kusher@shive-hattery.com

MALL CONTACTS

TENANT COORDINATOR
CHAD BINIKER
180 EAST BROAD STREET
COLUMBUS, OH 43215
T 614.887.5664
EMAIL: chad.biniker@washingtonprime.com

GENERAL MANAGER
JACQUELINE SHRUM
WASHINGTON PRIME GROUP
5000 W 119TH ST
LEAWOOD, KS 66209
T 913.498.1111
EMAIL: jacqueline.shrum@washingtonprime.com

BUILDING CODE DATA

ENGINEER(S), AND GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES FOR THEIR OCCUPANCY TYPE.

APPLICABLE BUILDING CODES

2018 INTERNATIONAL BUILDING CODE WITH AMMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH AMMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH AMMENDMENTS
2017 NATIONAL ELECTRIC CODE WITH AMMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH AMMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH AMMENDMENTS

BUILDING CODE ANALYSIS:

CONSTRUCTION TYPE; EXISTING MALL BUILDING – TYPE II-B - FULLY SPRINKLERED
OCCUPANCY: GROUP M (MERCANTILE). TO BE VERIFIED WITH LOCAL JURISDICTION.
TENANT UNIT AREA: 3,071 SF OCCUPANCY OF TENANT AREA: 3,071/60 = 52 OCCUPANTS

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400
DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

PRELIMINARY - NOT FOR CONSTRUCTION

OWNER REVIEW
03/13/2020
PROJECT NO: 319232B

G000

C:\Users\kurt.l.usher_2019\319232B-A-Cover_Eric_Breakfield.rvt
Friday, 3/13/2020 3:56:47 PM
Autodesk Revit 2019

(3) RECESSED CAN LIGHT FIXTURES

AREA ABOVE DRY GOODS STOREFRONT IS WOOD SOFFIT; SEE IMAGE BELOW FOR ACTUAL WOOD SOFFIT COLOR

BLADE SIGN MOUNTED ON BULKHEAD BETWEEN TRIM PIECES AND CROWN

POLY-ASH SIDING AND TRIM (PAINTED BENJAMIN MOORE - POLO BLUE)

GLASS FIBER REINFORCED CONCRETE COLUMN WITH STEEL TUBE BASE (PAINTED BENJAMIN MOORE - POLO BLUE)

CLEAR GLASS FOR ALL GLAZING

ALUMINUM STOREFRONT ENTRY SYSTEM (PAINTED BENJAMIN MOORE - POLO BLUE)

HOUSE OF ANTIQUE HARDWARE MODEL R-05AH-ILQBP DOOR PULLS; COLOR TO BE BLACK

BASIS OF DESIGN: VALDER'S STONE DOLOMITE LIMESTONE BUFF COLOR - STONE BASE

RECESSED ENTRY TO BE CONCRETE; SEE DETAIL A2/A202

B4 EXTERIOR PERSPECTIVE
NOT TO SCALE

Colonial Forged Iron Door Pull With Back Plate

DIMENSIONS: 15 3/4" H X 3 1/2" W X 3/16" THICK. HANDLE IS 9 3/4" H X 4" PROJECTION.

B6 EXTERIOR PERPSECTIVE LEFT SIDE
NOT TO SCALE

D6 EXTERIOR PERSPECTIVE RIGHT SIDE
NOT TO SCALE

3D PERSPECTIVE VIEWS ARE DESIGN INTENT AND MAY NOT EXACTLY REFLECT THE CONSTRUCTION DOCUMENTATION

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400

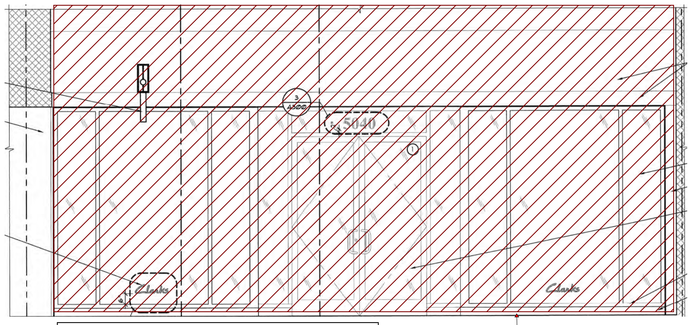
DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

DRAWN: ELB
APPROVED: SPK
ISSUED FOR: PERMIT/BIDDING
DATE: 04/17/2020
PROJECT NO:319232B
FIELD BOOK:

DESIGN INTENT PERSPECTIVE VIEWS

A203

PENN:\SHREE.sh.shive-hattery.com\Dry Goods\319232B
Dry Goods Town Center.rvt
Plotted:319232B-X-Ext_Plaza Conv.rvt
Plotted:5/1/2020 10:28 AM
Autodesk Revit 2019



EXISTING STOREFRONT

EXTENTS OF STOREFRONT WORK SHOWN WITH RED OUTLINE. EXISTING EIFS FASCIA TO BE REMOVED AS WELL AS EXISTING TENANT STOREFRONT

EXISTING STOREFRONT

EXISTING STOREFRONT

EXISTING STOREFRONT

EXISTING EIFS FASCIA; TO BE REMOVED (SHOWN IN RED HATCHING); POLY-ASH SIDING AND TRIM TO EXTEND TO WOOD CEILING ELEMENT

EXTENTS OF STOREFRONT WORK SHOWN WITH RED OUTLINE

ADJACENT TENANT EXAMPLES

ADJACENT TENANT EXAMPLES

ADJACENT TENANT EXAMPLES

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

DRAWN: ELB
APPROVED: SPK
ISSUED FOR: PERMIT/BIDDING
DATE: 04/17/2020
PROJECT NO:3192328
FIELD BOOK:

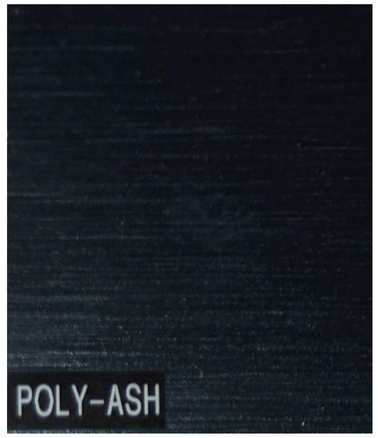
EXISTING TENANT VIEWS

A203A

C:\Users\Revit_User_2019\15232B-A-Cary_Erin_Brookick.rvt
Friday, 3/20/2020 2:19:19 PM
Autodesk Revit 2019

EXTERIOR FACADE BEYOND STOREFRONT TO REMAIN THE SAME.

A6 PHOTOREALISTIC VIEW
NOT TO SCALE



POLY-ASH SIDING AND TRIM PAINTED BENJAMIN MOORE-POLO BLUE

BENJAMIN MOORE, POLO BLUE PAINT COLOR

BASIS OF DESIGN: VALDER'S STONE DOLOMITE LIMESTONE BUFF COLOR - STONE BASE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

PHOTOREALISTIC VIEW

DRAWN: ELB
APPROVED: SPK
ISSUED FOR: PERMIT/BIDDING
DATE: 04/17/2020
PROJECT NO:3192328
FIELD BOOK:

A204

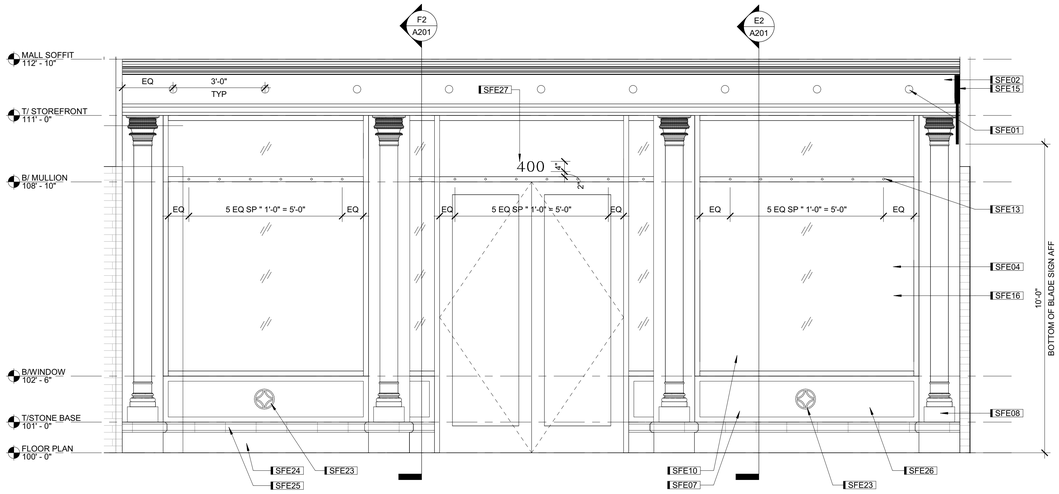
RSN:\\SHPRS2.ab.shive-hattery.com\Dry Goods\3192328
Dry Goods - Town Center
Plaza\192328-A-Arch_Planning Comm.rvt
Plotted:01/15/2020, 1:42:59 PM
Autodesk Revit 2019

DRY GOODS

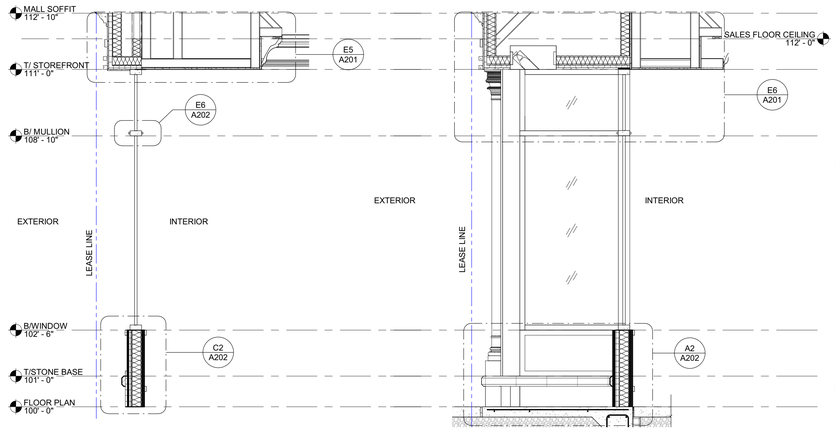
TYPICAL EXTERIOR FINISHES | OCTOBER 2019

SHIVEHATTERY

ARCHITECTURE + ENGINEERING



A2 STOREFRONT ELEVATION - EXTERIOR
1/2" = 1'-0"



E2 STOREFRONT SECTION
1/2" = 1'-0"

F2 STOREFRONT ENTRY SECTION
1/2" = 1'-0"

STOREFRONT GENERAL NOTES

1. ALL STOREFRONT CONSTRUCTION SHALL BE COMPLETELY SELF SUPPORTING. NO PORTION OF THE STOREFRONT SHALL BE SUSPENDED FROM THE LANDLORD CEILING, BULKHEAD, SOFFIT, PIERS, OR ROOF. GENERAL CONTRACTOR MAY LATERALLY BRACE STOREFRONT
2. FRAMING BACK TO LANDLORD'S EXISTING COLUMNS OR SUPERSTRUCTURE ABOVE FOR STABILITY ONLY. ANY ATTACHMENT TO LANDLORD'S STRUCTURE ABOVE MUST BE BY CLAMPING OR WIRING TO TOP OR BOTTOM CHORD OF BAR JOIST, OR TO THE ANGLE IRON SPANNED THERE BETWEEN. NO OTHER METHOD OF ATTACHMENT SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDLORD'S TENANT COORDINATOR.
3. ALL WOOD BLOCKING/BACKING SHALL BE FIRE RETARDANT TREATED.
4. ALL EXPOSED WELDS TO BE CONTINUOUS AND GROUND SMOOTH
5. SEALANT AT COLUMNS/STEEL TUBE TO BE SMOOTH, PAINTED TO MATCH COLUMN.
6. PROVIDE SHOP DRAWINGS OF COLUMN ENCLOSURES FOR APPROVAL.

STOREFRONT FINISH NOTES

1. ALUMINUM ENTRANCE SYSTEMS AND DOORS SHALL HAVE SHOP APPLIED FINISH IN VALSPAR - FLUROPON S/G BLACK - 398A376. SUBSTITUTES AND/OR COLOR MATCHING ARE NOT ACCEPTABLE.
2. PREP STEEL SURFACES, READY TO RECEIVE PAINT FINISHES. ALL WELDS GROUND SMOOTH, FILL ALL GAPS BETWEEN TACK WELDS WITH FILLER OR SEALANT PRIOR TO PAINTING
3. DECORATIVE COLUMNS, POLY-ASH SIDING, TRIM AND MOLDING SHALL BE BENJAMIN MOORE, SPRAY APPLIED, SEMI-GLOSS, COLOR #2062-10 POLO BLUE.

STOREFRONT RIVET/ROSETTE SPECIFICATIONS

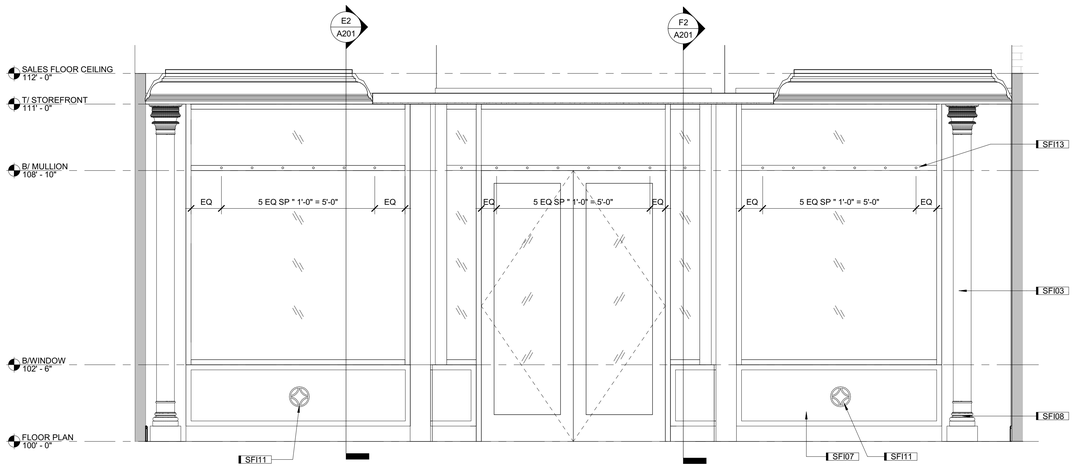
1. RIVETS: FAUX RIVETS AS MANUFACTURED BY WAGNER COS. TYPE A DRIVE ON END CAP - STEEL, 1" DIA.
2. ROSETTES: 7 7/8" DIA. STEEL ROSETTE AS MANUFACTURED BY KING ARCHITECTURAL METALS NO. 13-10371-254, BOTH SIDES OF PANEL.
3. 3" DIA. STEEL ROSETTES CUSTOM CUT BY STEEL FABRICATOR

ELEVATION NOTES

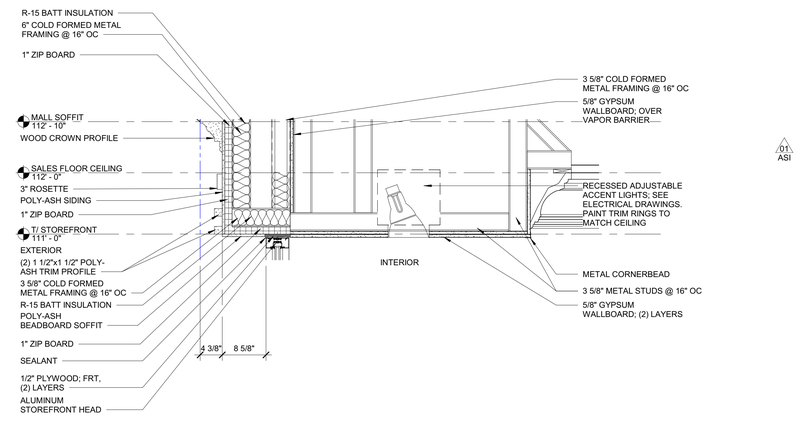
1. VERIFY STOREFRONT HEIGHT WITH MALL MANAGEMENT PRIOR TO CONSTRUCTION
2. VERIFY LEASE LINE AT STOREFRONT LOCATION WITH MALL MANAGEMENT PRIOR TO CONSTRUCTION.

SIGNAGE NOTES

1. ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE COVER.
2. SUBMIT SEPARATE SIGN SHOP DRAWINGS FOR LANDLORD APPROVAL

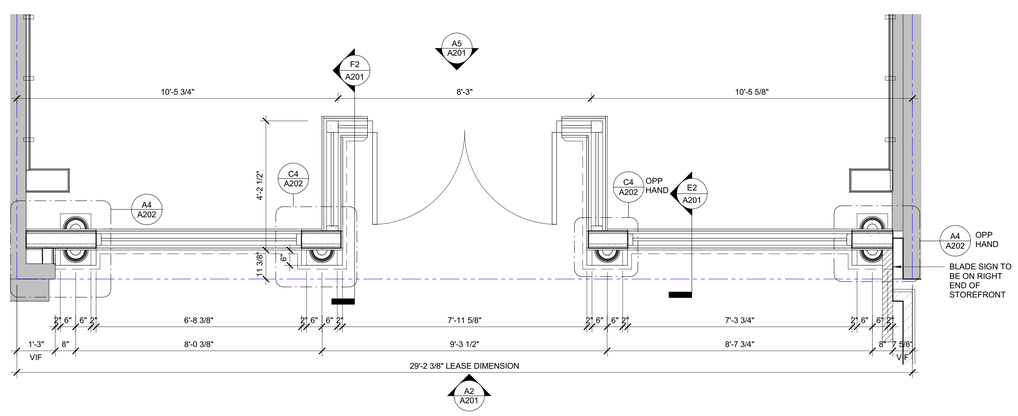


A5 STOREFRONT ELEVATION - TENANT SIDE
1/2" = 1'-0"



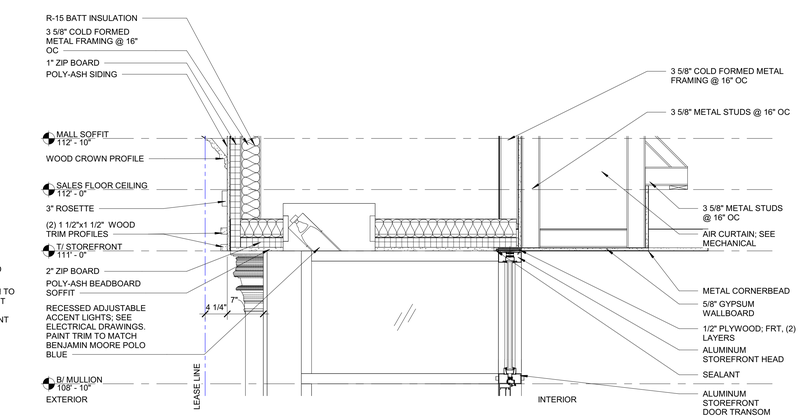
E5 STOREFRONT SECTION
1" = 1'-0"

KEYNOTE LEGEND	
KEY	NOTE
SFE01	3" ROSETTES
SFE02	POLY-ASH SIDING WITH ZIP BOARD BEHIND FOR INSULATION/BACKING. EXTERIOR FACES TO MATCH STOREFRONT. ATTACH ROSETTES TO FACE OF POLY-ASH SIDING.
SFE04	ALUMINUM STOREFRONT WINDOW WITH 1" INSULATED GLAZING. STOREFRONT: KAWNEER 451T, OR APPROVED EQUAL. GLAZING: PILKINGTON ONE-INCH REFLECTIVE LOW-E INSULATING UNIT WITH 1/4" CLEAR FLOAT ON INTERIOR AND 1/4" SOLABAN 60 #2 CLEAR LOW-E ON EXTERIOR WITH 1/2" AIR SPACE. 7 MIL CLEAR SECURITY FILM ON INSIDE OF GLASSVISIBLE LIGHT TRANSMITTANCE 51%, VISIBLE LIGHT REFLECTANCE (OUTSIDE) 6% (INSIDE) 6%, SHADING COEFFICIENT 0.72.
SFE07	POLY-ASH SIDING WITH ZIP BOARD BEHIND FOR INSULATION/BACKING. EXTEIROR FACES TO MATCH STOREFRONT. PROVIDE DECORATIVE ROSETTE AND EGG AND DART SURROUND MOULDING, PAINTED TO MATCH STOREFRONT. ATTACH ROSETTES AND MOULDING TO FACE OF POLY-ASH BOARD SIDING, PER MANUFACTURER'S RECOMMENDATIONS.
SFE08	6" TUBE STEEL BASE AT COLUMNS. CONTRACTOR TO GRIND CORNERS SMOOTH
SFE10	SEE ELEVATION NOTE #1
SFE13	FAUX RIVETS.
SFE15	BLADE SIGN. SEE DETAIL E5/A202.
SFE16	PROVIDE AND INSTALL 3M SCOTCHSHIELD ULTRA S800 SECURITY WINDOW FILM ON INTERIOR SURFACE OF ALL STOREFRONT GLASS
SFE23	ROSETTES 7 7/8" DIA. STEEL ROSETTE AS MANUFACTURED BY KING ARCHITECTURAL METALS NO. 13-10371-254
SFE24	CLASS 3 DOLOMITE LIMESTONE BUFF COLOR 12" X 12" X 3" STONE TILE SAND BLASTED. CONTRACTOR TO INSTALL 15# FELT BACKER BETWEEN SUBSTRATE AND THINSET FOR STONE. GC MAY SUBMIT A MATCHING ALTERNATIVE OPTION FOR THIS STONE, INCLUDING A CAST STONE OPTION, FOR APPROVAL BY ARCHITECT AND OWNER
SFE25	DOLOMITE LIMESTONE BUFF COLOR BULLNOSE SAND BLASTED. GC MAY SUBMIT A MATCHING ALTERNATIVE OPTION FOR THIS STONE, INCLUDING A CAST STONE OPTION, FOR APPROVAL BY ARCHITECT AND OWNER.
SFE26	FILL ALL JOINTS BETWEEN POLY-ASH SIDING PIECES WITH PUTTY AND SAND SMOOTH; PAINT
SFE27	STORE STREET NUMBER, TYPOGRAPHY TO BE 4 INCH HIGH UNIVERSITY ROMAN BOLD NUMERALS PAINTED ON EXTERIOR OF GLAZING. COLOR TO BE GOLD PAINT AND SHADOWS ON LETTERS TO BE BLACK PAINT. NUMERALS SHALL BE 2 INCHES ABOVE THE DOOR FRAME AND CENTERED ON THE DOOR.
SFI03	8" DIA. DECORATIVE COLUMN W/ CAPITAL AND BASE . COLOR TO MATCH STOREFRONT
SFI07	MATCH GYPSUM BOARD FINISH TO EXTERIOR FINISH. INFILL PANEL WITH DECORATIVE ROSETTE AND EGG AND DART SURROUND MOULDING. INSTALL MOULDING AND ROSETTES ON GYPSUM BOARD.
SFI08	6" TUBE STEEL BASE AT COLUMNS. CONTRACTOR TO GRIND CORNERS SMOOTH
SFI11	ROSETTES 7 7/8" DIA. STEEL ROSETTE AS MANUFACTURED BY KING ARCHITECTURAL METALS NO. 13-10371-254
SFI13	FAUX RIVETS.



A6 STOREFRONT PLAN
1/2" = 1'-0"

NORTH



E6 STOREFRONT ENTRY SECTION
1" = 1'-0"

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

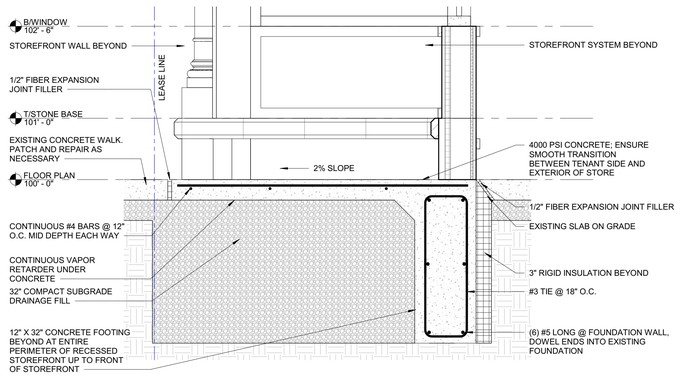
ASI	01	04-27-2020	ASI 01

DRAWN: EL/B
APPROVED: SPK
ISSUED FOR: PERMIT/BIDDING
DATE: 04/17/2020
PROJECT NO:3192328
FIELD BOOK:

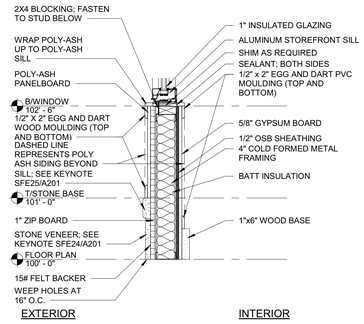
STOREFRONT PLAN, ELEVATIONS, AND DETAILS

A201

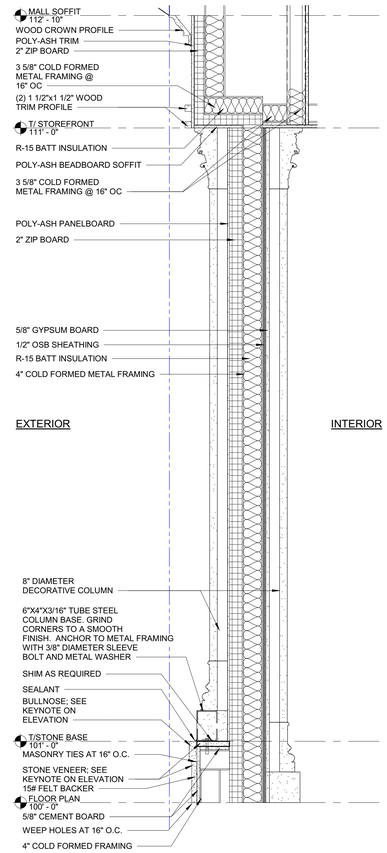
RSN:1309622 jab.shive-hattery.com/Dry Goods/3192328
RDN:SHIVE-HATTERY\jab
Plot:3192328-X-Cover_Planning Comm.rvt
Plotted:10/16/2019 - 10:02 PM
Autodesk Revit 2019



A2 STOREFRONT ENTRY SLAB DETAIL
1" = 1'-0"



C2 STOREFRONT SECTION
1" = 1'-0"



E4 SECTION AT DECORATIVE COLUMN
1" = 1'-0"

STOREFRONT GENERAL NOTES

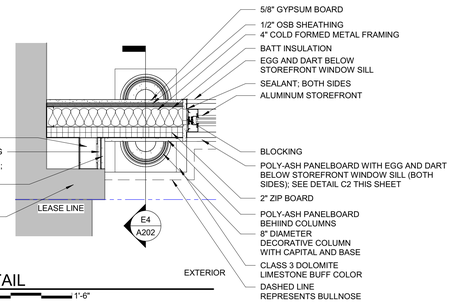
1. REFER TO SHEET A201 FOR STOREFRONT GENERAL NOTES.

STOREFRONT FINISH NOTES

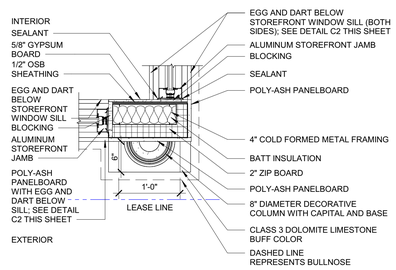
1. REFER TO SHEET A201 FOR STOREFRONT FINISH NOTES.

STOREFRONT RIVET/ROSETTE SPECIFICATIONS

1. REFER TO SHEET A201 FOR STOREFRONT RIVET/ROSETTE SPECIFICATIONS.

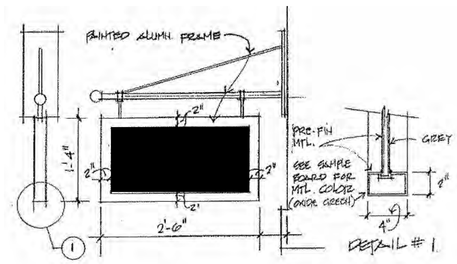


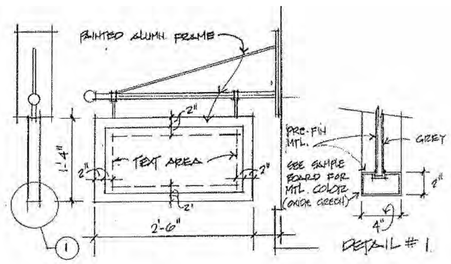
A4 PLAN DETAIL
1" = 1'-0"



C4 PLAN DETAIL
1" = 1'-0"

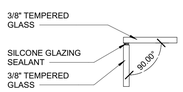
BLADE SIGN NOTES:
1. SIGN BOARD AND SUPPORT SUPPLIED BY LANDLORD.
2. TEXT INSET AND TEXT SHALL BE SUPPLIED BY TENANT.
3. MINIMUM HEIGHT FROM FLOOR SLAB TO BOTTOM OF SIGN SHALL BE 9'-4"
4. MOUNT SIGN ABOVE TRIM PIECES ON BULKHEAD.
5. PAINT ALUMINUM SIGN INSET PANEL BENJAMIN MOORE POLO BLUE 2062-10
6. 1/4" OPAQUE WHITE VINYL LETTERING ON FIRST SURFACE (VISIBLE SIDE ONLY)



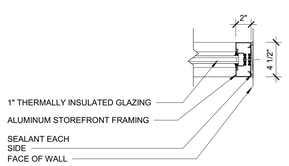


MALL PROVIDED BLADE SIGN BOARD AND SUPPORT ARRANGEMENT

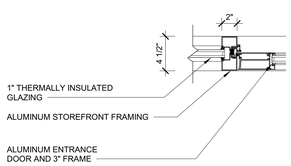
E5 BLADE SIGN DETAILS
3/4" = 1'-0"



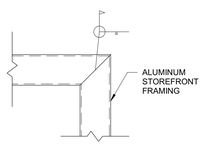
A5 GLAZING BUTT JOINT DETAIL
3" = 1'-0"



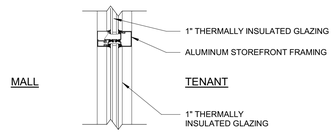
A6 CONNECTION DETAIL - JAMB @ COLUMN/WALL
1 1/2" = 1'-0"



B6 CONNECTION DETAIL - STOREFRONT AT DOOR FRAME
1 1/2" = 1'-0"



C6 CONNECTION DETAIL - CORNER JOINT
1 1/2" = 1'-0"



E6 STOREFRONT GLAZING SECTION
1 1/2" = 1'-0"

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

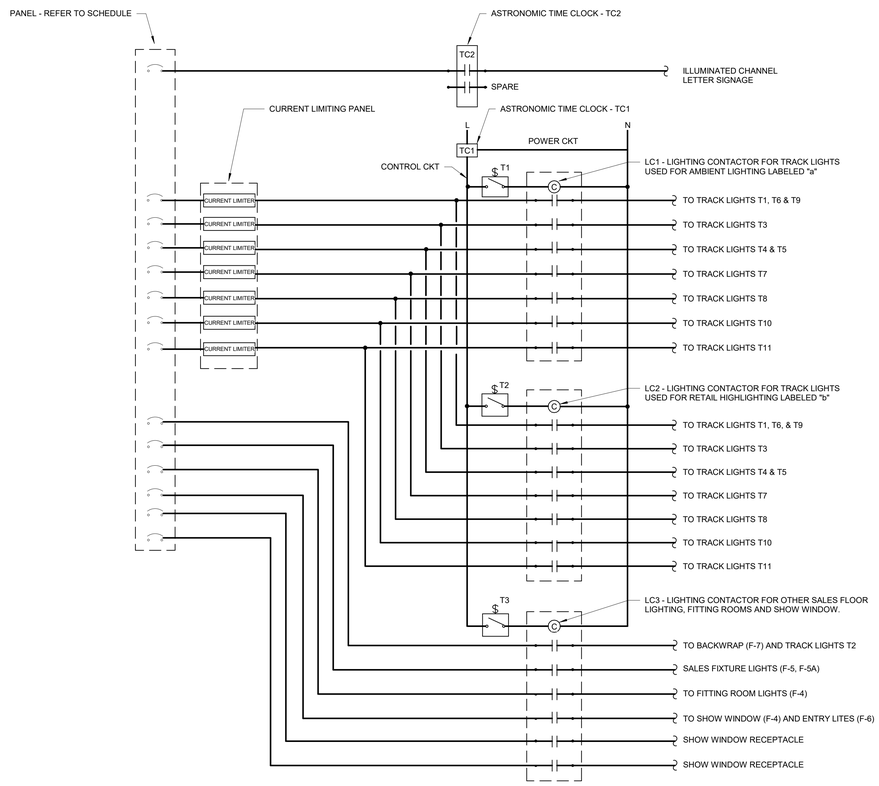
DRAWN: ELB
APPROVED: SPK
ISSUED FOR: PERMIT/BIDDING
DATE: 04/17/2020
PROJECT NO:3192328
FIELD BOOK:

STOREFRONT DETAILS

A202

R:\Shi-SHARED_ah.shive-hattery.com\Dry Goods\3192328 Town Center Plaza - Space 400\Planning Comm.rvt
Plotted:3/16/2020 3:16:56 PM
Plotted By:ELB

Autodesk Revit 2019



A3 LIGHTING CONTROL DIAGRAM
NOT TO SCALE

LIGHTING CONTROLS SEQUENCE OF OPERATION

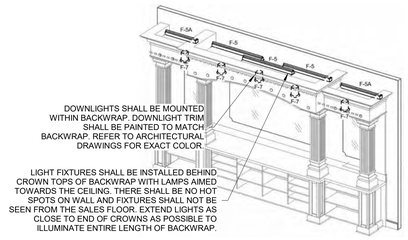
MAN. : MANUAL AUTO: AUTOMATIC OFF OR AUTOMATIC ON TC: TIME CLOCK

ROOM TYPES	ON: TC	ON: MAN.	ON: AUTO	OFF: TC	OFF: MAN.	OFF: AUTO	CONTROL DESCRIPTION:
SALES FLOOR ACCESSORIES ACCESSIBLE FITTING FITTING ROOMS	X	X		X	X		TOGGLE SWITCHES (T1, T2, T3) AND ASTRONOMIC TIME CLOCK (TC1) SHALL BE MOUNTED NEXT TO CURRENT LIMITING PANEL IN BREAK ROOM. 1. SALES FLOOR LIGHTING: A. ASTRONOMIC TIME CLOCK - TC1 SHALL BE PROGRAMMED SUCH THAT ALL SALES LIGHTING (TRACK AND OTHER) IS 'ON' FROM 6AM-11PM. SWITCH SHALL ALSO HAVE OPTION FOR 2-HOUR MANUAL OVERRIDE. B. TRACK LIGHTING: • TOGGLE SWITCH - T1 SHALL CONTROL TRACK LIGHTS USED FOR AMBIENT LIGHTING LABELED "a". • TOGGLE SWITCH - T2 SHALL CONTROL TRACK LIGHTS USED FOR RETAIL HIGHLIGHTING LABELED "b". C. OTHER SALES LIGHTING: • TOGGLE SWITCH - T3 SHALL CONTROL ALL REMAINING SALES FLOOR LIGHTS (EXCEPT NIGHT LIGHTS) INCLUDING SHOW WINDOW, ENTRY LIGHTS, AND FITTING ROOMS.
BREAK ROOM OFFICES		X (50%)	X (50%)			X (100%)	LIGHT FIXTURES SHALL BE AUTO-ON TO 50% VIA CEILING MOUNTED OCCUPANCY SENSOR(S). LIGHT FIXTURE OUTPUT SHALL BE MANUALLY INCREASED VIA MOMENTARY CONTACT SWITCH(ES) IN ROOM.
STOCK ROOM		X (50%)	X (50%)			X (100%)	LIGHT FIXTURES SHALL BE AUTO-ON TO 50% VIA CEILING MOUNTED OCCUPANCY SENSOR(S). LIGHT FIXTURE OUTPUT SHALL BE MANUALLY INCREASED VIA MOMENTARY CONTACT SWITCH IN ROOM.
TOILETS			X			X	LIGHT FIXTURES SHALL BE AUTO-ON TO 100% VIA CEILING MOUNTED OCCUPANCY SENSOR.
VESTIBULE		---	---		---	---	SINGLE 2X2 IN VESTIBULE SHALL SERVE AS A NIGHT LIGHT AND ALWAYS BE ON.
EXTERIOR SIGNAGE	X			X			ILLUMINATED CHANNEL LETTER SIGNAGE SHALL BE CONTROLLED VIA SECOND ASTRONOMIC TIME CLOCK (TC2). TC2 SHALL BE PROGRAMMED SUCH THAT SIGNAGE IS 'ON' FROM 6AM-11PM.

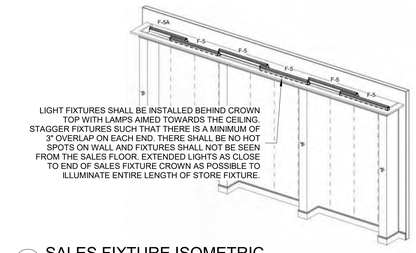
CURRENT LIMITER SCHEDULE

GENERAL NOTES:
1. PROVIDE ONE (1) CURRENT LIMITING DEVICE FOR ALL TRACK SECTIONS IF MULTIPLE ARE LISTED.
2. CURRENT LIMITER WATTAGES/AMPERAGES LISTED BELOW APPLY TO BOTH CIRCUITS OF TRACK(S) LISTED.

TRACK SECTION(S)	CURRENT LIMITER WATTAGE	CURRENT LIMITER AMPERAGE
T1, T6, & T9	480 W	4 A
T3	480 W	4 A
T4 &T5	840 W	7 A
T7	480 W	4 A
T8	480 W	4 A
T10	300 W	3 A
T11	480 W	4 A



F3 BACKWRAP ISOMETRIC
NOT TO SCALE



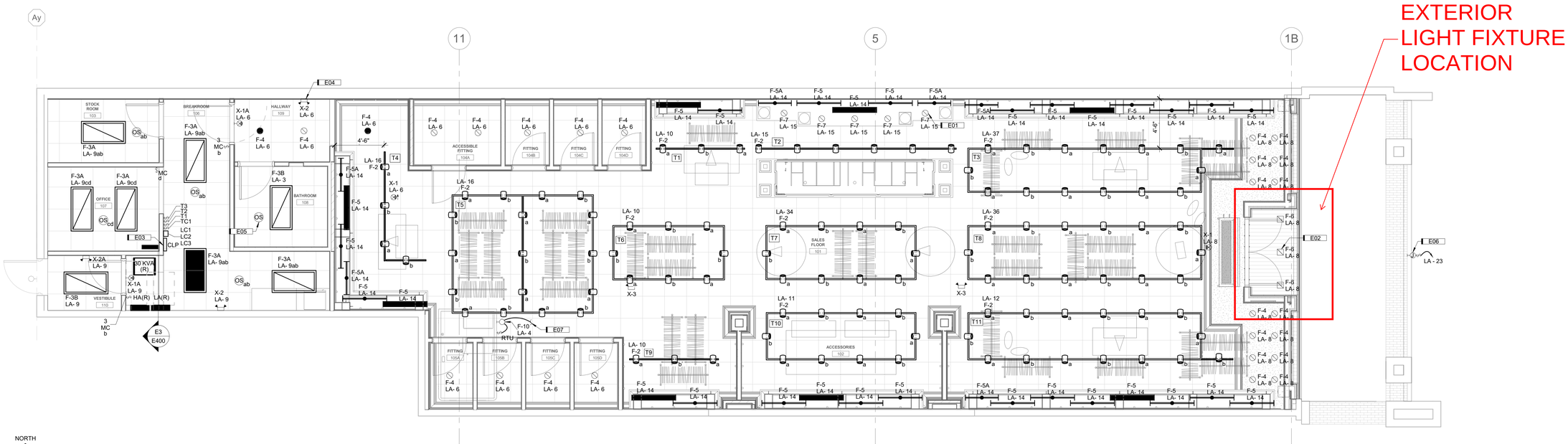
F4 SALES FIXTURE ISOMETRIC
NOT TO SCALE

GENERAL LIGHTING NOTES

1. TRACK LIGHTING:
   - A. THE LIGHT FIXTURE TYPE "F-2" AND CIRCUIT NUMBER SHOWN NEXT TO SINGLE TRACK HEAD APPLIES TO ALL TRACK HEADS ON THAT TRACK SECTION UNLESS OTHERWISE NOTED.
   - B. ALL TRACK SHALL BE INSTALLED A MINIMUM OF 4'-6" FROM SALES FLOOR 101 PERIMETER WALLS AND AT LEAST 3"-6" OFFSET FROM GRID AS SHOWN.
   - C. TRACK SHALL BE SUSPENDED 18" FROM BOTTOM OF CEILING.
2. EXIT AND EMERGENCY LIGHTING:
   - A. EXIT AND EMERGENCY LIGHT FIXTURE QUANTITY, TYPES AND LOCATIONS ARE SUBJECT TO BUILDING DEPARTMENT AND LANDLORD APPROVAL. PROVIDE ADDITIONAL DEVICES AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
   - B. FULLY SHADED LIGHT FIXTURES SHALL SERVE AS NIGHTLIGHTS.
   - C. EXIT, EMERGENCY, AND NIGHTLIGHT FIXTURES SHALL BE CONNECTED TO UNSWITCHED LEG OF LIGHTING CIRCUIT SHOWN.

KEYNOTES

E01	DOWNLIGHTS SHALL BE MOUNTED WITHIN BACKWRAP. DOWNLIGHT TRIM SHALL BE PAINTED TO MATCH BACKWRAP. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT COLOR.
E02	DOWNLIGHT TRIM SHALL BE PAINTED TO MATCH SOFFIT. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT COLOR.
E03	REFER TO WIRING DIAGRAM ON THIS SHEET FOR REQUIREMENTS FOR LIGHTING CURRENT LIMITING PANEL AND CONTACTORS/RELAYS LC1, LC2, AND LC3.
E04	EMERGENCY BATTERY PACK WITH REMOTE CAPACITY TO SERVE X-3 CEILING MOUNTED EMERGENCY LIGHTS ON SALES FLOOR.
E05	OCCUPANCY SENSOR SHALL CONTROL EF-1 AND LIGHT FIXTURES IN RESTROOM.
E06	PROVIDE POWER AND CONCEALED DISCONNECT TO ILLUMINATED CHANNEL LETTER SIGNAGE. ROUTE CIRCUIT THROUGH TIMER SWITCH AS SHOWN ON THE LIGHTING CONTROL DIAGRAM ON SHEET E103.
E07	RECEPTACLE AND JELLY JAR LIGHT (F-10) AT RTU SHALL BE POWERED FROM THE SAME CIRCUIT AS SHOWN. REFER TO RTU MAINTENANCE LIGHT AND OUTLET DETAIL ON SHEET E400 FOR MORE INFORMATION.



A6 LIGHTING PLAN
1/4" = 1'-0"

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | FAX: 309.764.8616 | www.shive-hattery.com
Iowa | Illinois | Indiana

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: KNU
APPROVED: JJH
ISSUED FOR: MALL REVIEW
DATE: 03/23/2020
PROJECT NO:3192328
FIELD BOOK:

LIGHTING PLAN

E101

Printed:
Autodesk Revit 2017

LIGHTING FIXTURE SCHEDULE

GENERAL NOTES:

CATALOG NUMBER SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY. THE DESCRIPTION AND THE SPECIFICATIONS SHALL BE COORDINATED WITH THE CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE FIRST MANUFACTURER LISTED IS THE BASIS FOR DESIGN. ALL LAMPS/LIGHT SOURCES FOR THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH INTEGRAL DISCONNECT(S) FACTORY INSTALLED IN ACCORDANCE WITH NEC. REFER TO SPECIFICATIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION.

GENERAL CONTRACTOR MUST CONTACT SHANNON SKODA AT CRESCENT ELECTRIC: 216-618-3885, SHANNON.SKODA@CESCO.COM FOR PRICING. GENERAL CONTRACTOR MUST ALSO SUBMIT PRICING FROM AT LEAST 2 OTHER DISTRIBUTORS.

LAMP TYPES (LAMP):

LED = LIGHT EMITTING DIODE
F25T8 = 25 WATT T8 FLUORESCENT
F32T8 = 32 WATT T8 FLUORSCENT

MOUNTING STYLES (MTG):

RE = RECESSED
CL = CEILING SURFACE
WL = WALL
TR = SUSPENDED TRACK

TYPE	DESCRIPTION	FINISH	MTG	LAMP TYPE	LAMP SPECIFICATIONS (MFR: CATALOG NO.)	VOLTAGE	WATTAGE	MANUFACTURER	CATALOG NUMBER	COUNT
F-2	LINE VOLTAGE TRACK HEAD FIXTURE WITH 360° HORIZONTAL SWIVEL, AND 150° ADJUSTABILITY IN THE VERTICAL PLANE. PROVIDE WITH RETROFIT SPOT LIGHT AS SPECIFIED. PROVIDE COMPLETE 2-CIRCUIT TRACK SYSTEM FROM TRACK HEAD MANUFACTURER. TRACK SYSTEM SHALL HAVE A WHITE FINISH AND INCLUDE MANUFACTURER'S MODULAR 18" STEM PENDANT SYSTEM. PROVIDE ALL NECESSARY CONNECTORS, ENDCAPS, COVER, AND MOUNTING PARTS AS REQUIRED. NO EXPOSED THREADED ROD ALLOWED. TRACK SHALL BE FIELD CUTTABLE TO EXACT LENGTH.	WHITE FIXTURE AND WHITE TRACK	TR	RETROFIT	GE: 92923 LED18D38W3927/25	120 V	18 VA	CONTECH LIGHTING	CTL2838N-P	105
F-3A	2' X 4' RECESSED, NORMAL OUTPUT VOLUMETRIC INTEGRAL LED TROFFER WITH STEP DIMMING.	WHITE	RE	INTEGRAL	LED 3000K 4800 LUMENS	120 V	38 VA	LITHONIA	2VTL4 48L ADP SLD LP830	6
F-3B	2' X 4' RECESSED, LOW OUTPUT VOLUMETRIC INTEGRAL LED TROFFER WITH STEP DIMMING.	WHITE	RE	INTEGRAL	LED 3000K 3000 LUMENS	120 V	23 VA	LITHONIA	2VTL4 30L ADP SLD LP830	2
F-4	6" OPEN ROUND DOWNLIGHT FIXTURE.	WHITE TRIM/WHITE BAFFLE	RE	RETROFIT	GE: 92923 LED18D38W3927/25	120 V	18 VA	JUNO	IC22/24WWH	26
F-5	4' NARROW FLUORESCENT STRIP FIXTURE. REFER TO ISOMETRIC VIEWS ON LIGHTING PLAN FOR MOUNTING INFORMATION.	WHITE ENAMEL	---	RETROFIT	GE: 31550 LED18ET8/4/830	120 V	18 VA	LITHONIA	Z132MVOLT	29
F-5A	3' NARROW FLUORESCENT STRIP FIXTURE. REFER TO ISOMETRIC VIEWS ON LIGHTING PLAN FOR MOUNTING INFORMATION.	WHITE ENAMEL	---	RETROFIT	GE: 31554 LED12ET8/3/830	120 V	12 VA	LITHONIA	Z125MVOLT	6
F-6	4" OPEN SQUARE DOWNLIGHT FIXTURE WITH SEMI-SPECULAR CLEAR FINISH.	WHITE TRIM (TRIM PAINTED TO MATCH SOFFIT)	RE	RETROFIT	GE: 75153 LED6.5DMR16830I15	120 V	7 VA	IRIS	P406TAT/MA4MR/E4AASRH	3
F-7	6" OPEN ROUND DOWNLIGHT FIXTURE WITH REMODEL HOUSING.	WHITE TRIM/WHITE BAFFLE (TRIM PAINTED TO MATCH BACKWRAP)	RE	RETROFIT	GE: 92923 LED18D38W3927/25	120 V	18 VA	JUNO	IC22R/24WWH	5
F-10	VAPOR TIGHT JELLY JAR FLOODLIGHT MOUNTED AT UNIT ON ROOF. DIE-CAST ALUMINUM HOUSING AND CAGE, VAPOR TIGHT IP65 RATING.	DIE-CAST ALUMINUM	---		LED 3500K 1450 LUMENS	120 V	20 VA	EATON	VT1730	2
X-1	CONTEMPORARY LED SINGLE FACED EXIT SIGN, WHITE POLYCARBONATE HOUSING, RED LETTERS, AND CHEVRON ARROWS AS SHOWN ON PLANS.	WHITE	CL	INTEGRAL	LED	120 V	1 VA	LITHONIA	EXR LED EL M6	2
X-1A	WALL MOUNTED LED SINGLE FACED EXIT SIGN, WHITE POLYCARBONATE HOUSING, RED LETTERS, AND CHEVRON ARROWS AS SHOWN ON PLANS. WALL MOUNT AT 8'-0" AFF TO CENTER OF EXIT SIGN.	WHITE	WL	INTEGRAL	LED	120 V	1 VA	LITHONIA	EXR LED EL M6	2
X-2	WALL MOUNTED EMERGENCY BATTERY, TWO LED LAMP HEADS, AND REMOTE CAPACITY. PROVIDE AT LEAST 90 MINUTES OF EMERGENCY POWER. MOUNT AT 7'-6" AFF UNLESS OTHERWISE NOTED.	WHITE	WL	INTEGRAL	LED 5.3W	120 V	32 VA	LITHONIA	ELM6L UVOLT LTP SDRT EHO	2
X-2A	WALL MOUNTEMERGENCY BATTERY, TWO LED LAMP HEADS. PROVIDE AT LEAST 90 MINUTES OF EMERGENCY POWER. MOUNT AT 7'-6" AFF UNLESS OTHERWISE NOTED.	WHITE	WL	INTEGRAL	LED 5.3W	120 V	11 VA	LITHONIA	ELM6L UVOLT LTP SDRT	1
X-3	CEILING MOUNTED EMERGENCY DUAL HEAD REMOTE WITH 5.3 WATT LED LINEAR DISTRIBUTION LAMPS, AIMED PER PHOTOMETRIC PLAN. REMOTE UNIT SHALL BE POWERED VIA THE MAIN UNIT X-2. BATTERY SHALL BE SUFFICIENTLY SIZED TO PROVIDE 90 MINUTES BATTERY BACK UP POWER.	WHITE	CL	INTEGRAL	LED 5.3W	12 V	5 VA	LITHONIA	ELMRE SP1100L T	2

EXTERIOR LIGHT FIXTURE

ELECTRICAL AND MECHANICAL COORDINATION SCHEDULE

GENERAL NOTES:

MOCP SIZES SHOWN BELOW ARE FOR BIDDING PURPOSES ONLY. VERIFY MOCP WITH EQUIPMENT NAME PLATE DATA PRIOR TO ORDERING EQUIPMENT.

ABBREVIATIONS:

ELEC/ELEC - FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR
MECH/MECH - FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR
MFR/ELEC - FURNISHED BY MANUFACTURER WITH UNIT AND INSTALLED BY ELECTRICAL CONTRACTOR

NOTES:

1. AIR CURTAIN HAS A SINGLE POINT ELECTRICAL CONNECTION FOR TWO (2) 3/4 HP MOTORS AND INTEGRAL HEATER.

PLAN MARK	VOLTAGE	PHASE	FLA	MCA	MOCP	WATTAGE	KVA	CONDUIT AND WIRE SIZE	CONTROL OR STARTER	CONTROLLER OR STARTER FURNISHED / INSTALLED	DISCONNECT TYPE	DISCONNECT FURNISHED / INSTALLED	MATERIAL LIST	NOTES
AC-1	480	3	22.48	28.10	40.00	18690	18.69	3#8+1#10, 3/4"C	CONTROL PANEL	MECH/ELEC	LOCAL ON/OFF FUSED DISCONNECT	ELEC/ELEC	DS/2	1
CP	120	1	0.33	0.41	20.00	39	0.04	2#12+1#12G, 3/4"C	INTERNAL	---	MOTOR RATED SWITCH	ELEC/ELEC	MX/1	---
EF-1	120	1	0.26	0.32	20.00	31	0.03	2#12+1#12G, 3/4"C	OCCUPANCY SENSOR	ELEC/ELEC	MOTOR RATED SWITCH	ELEC/ELEC	MX/1	---
RTU-1	480	3	17.50	21.88	25.00	14549	14.55	3#10+1#10G, 1"C	LOW VOLTAGE THERMOSTAT	MECH/MECH	LOCAL ON/OFF FUSED DISCONNECT	ELEC/ELEC	DS/1	---
VAV-1	480	3	6.01	7.52	15.00	5000	5.00	3#12+1#12G, 3/4"C	LOW VOLTAGE THERMOSTAT	MECH/MECH	INTEGRAL	MFR/MFR	---	---
WEH-1	277	1	7.22	9.03	20.00	2000	2.00	2#12+1#12G, 3/4"C	LOW VOLTAGE THERMOSTAT	MECH/MECH	HANDLE LOCK CIRCUIT BREAKER	ELEC/ELEC	---	---
WH	120	1	12.50	15.63	20.00	1500	1.50	2#12+1#12G, 3/4"C	INTERNAL	---	MOTOR RATED SWITCH	ELEC/ELEC	MX/1	---

BRANCH PANEL NAME	VOLTAGE	PHASE	WIRE	BUS SIZE	MAIN OCP	AIC RATING
HA(R)	480Y/277V	3	4	250 A	MLO	EXISTING
	CODE: L=LIGHTING, R=RECEPTACLES, M=MOTORS, K=KITCHEN					MOUNTING: SURFACE
ROOM: BREAKROOM 106	EXISTING PANEL MANUFACTURER: SIEMENS					ENCLOSURE: NEMA 1
FED...						FEED: EXISTING

LOAD	NOTE	POLE	BKR	CKT #	A KVA	B KVA	C KVA	CKT #	BKR	POLE	NOTE	LOAD
30 KVA (R)	--	3	60 A	1	7.9 / 2.0			2	20 A	1	1	WEH-1
--	--	--	--	3		7.7 / 1.7		4	15 A	3	--	VAV-1
--	--	--	--	5			7.8 / 1.7	6	--	--	--	--
RTU-1	--	3	30 A	7	4.8 / 1.7			8	--	--	--	--
--	--	--	--	9		4.8 / 6.2		10	40 A	3	H	AC-1
--	--	--	--	11			4.8 / 6.2	12	--	--	--	--
SPACE	--	--	--	13	0.0 / 6.2			14	--	--	--	--
SPACE	--	--	--	15		0.0 / 0.0		16	--	--	--	SPACE
SPACE	--	--	--	17			0.0 / 0.0	18	--	--	--	SPACE
SPACE	--	--	--	19	0.0 / 0.0			20	--	--	--	SPACE
SPACE	--	--	--	21		0.0 / 0.0		22	--	--	--	SPACE
SPACE	--	--	--	23			0.0 / 0.0	24	--	--	--	SPACE
SPACE	--	--	--	25	0.0 / 0.0			26	--	--	--	SPACE
SPACE	--	--	--	27		0.0 / 0.0		28	--	--	--	SPACE
SPACE	--	--	--	29			0.0 / 0.0	30	--	--	--	SPACE
				TOTAL LOAD:	22454.1 VA	20199.0 VA	20374.3 VA					
				TOTAL AMPS:	81.2 A	72.9 A	73.7 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	PANEL TOTALS	
HEAT	27190 VA	100.00%	27190 VA	TOTAL CONN. LOAD:	63016.2 VA
LITES	6960 VA	100.00%	6960 VA	TOTAL EST. DEMAND:	63024.0 VA
MOTORS	14611 VA	100.05%	14619 VA	TOTAL CONN. CURRENT:	75.8 A
RCPT	5040 VA	100.00%	5040 VA	TOTAL EST. DEMAND...	75.8 A
SPEC	10148 VA	100.00%	10148 VA		

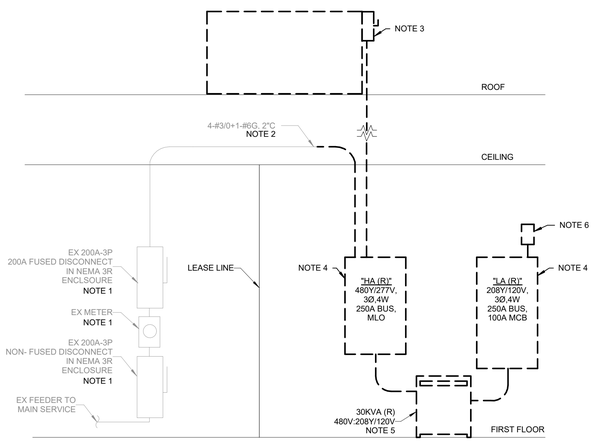
Notes:
(1) PROVIDE HANDLE LOCK CIRCUIT BREAKER.

BRANCH PANEL NAME	VOLTAGE	PHASE	WIRE	BUS SIZE	MAIN OCP	AIC RATING
LA(R)	208Y/120	3	4	250 A	100 A	EXISTING
	CODE: L=LIGHTING, R=RECEPTACLES, M=MOTORS, K=KITCHEN					MOUNTING: SURFACE
ROOM: BREAKROOM 106	EXISTING PANEL MANUFACTURER: SIEMENS					ENCLOSURE: NEMA 1
FED... 30 KVA						FEED: EXISTING

LOAD	NOTE	POLE	BKR	CKT #	A KVA	B KVA	C KVA	CKT #	BKR	POLE	NOTE	LOAD
DOOR POWER SUPPLY	--	1	20 A	1	0.0 / 0.0			2	20 A	1	--	CP
EF-1	--	1	20 A	3		0.1 / 0.2		4	20 A	1	--	RCPT/LIGHT - ROOF
BAP	--	1	20 A	5			0.1 / 0.3	6	20 A	1	--	LITES - FITTING ROOMS
TCP	--	1	20 A	7	0.1 / 0.3			8	20 A	1	--	LITES - SHOW WINDOW
LITES - BACK OF HOUSE	--	1	20 A	9		0.3 / 0.5		10	20 A	1	--	TRACK LITES - T1, T6, & T9
TRACK LITES - T10	--	1	20 A	11			0.3 / 0.5	12	20 A	1	--	TRACK LITES - T11
IG OFFICE 107	--	1	20 A	13	0.4 / 0.6			14	20 A	1	--	LITES - STORE FIXTURES
TRACK LITES-T2&BACKWRAP	--	1	20 A	15		0.6 / 0.8		16	20 A	1	--	TRACK LITES - T4 & T5
MICROWAVE	--	1	20 A	17			0.8 / 1.0	18	20 A	1	1	EWC
REFRIDGERATOR	--	1	20 A	19	1.2 / 1.6			20	20 A	1	--	RCPT OFFICE 107, ROOM 103
RCPT SALES FLOOR 101	--	1	20 A	21		1.6 / 1.7		22	20 A	1	--	RCPT SHOW WINDOW
ILLUMINATED SIGNAGE	--	1	20 A	23			1.4 / 1.5	24	20 A	1	--	WH
RCPT SHOW WINDOW	--	1	20 A	25	1.7 / 0.4			26	20 A	1	--	IG RCPT MDF RACK
IG RCPT MDF RACK	--	1	20 A	27		0.4 / 0.4		28	20 A	1	--	IG RCPT MDF RACK
PAPER SHREDDER	--	1	20 A	29			0.4 / 0.4	30	20 A	1	--	IG RCPT MDF RACK
IG RCPT CASHWRAP	--	1	20 A	31	0.4 / 0.4			32	20 A	1	--	IG OFFICE 107
IG RCPT CASHWRAP	--	1	20 A	33		0.4 / 0.5		34	20 A	1	--	TRACK LITES - T7
IG RCPT CASHWRAP	--	1	20 A	35			0.4 / 0.5	36	20 A	1	--	TRACK LITES - T8
TRACK LITES - T3	--	1	20 A	37	0.5 / 0.5			38	20 A	1	--	RCPT BATHROOM 108
RCPT BREAKROOM 106	--	1	20 A	39		0.5 / 0.0		40	20 A	1	--	SPARE
RCPT BREAKROOM 106	--	1	20 A	41			0.5 / 0.0	42	20 A	1	--	SPARE
				TOTAL LOAD:	7885.3 VA	7742.1 VA	7763.0 VA					
				TOTAL AMPS:	65.7 A	64.5 A	64.7 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	PANEL TOTALS	
HEAT	1500 VA	100.00%	1500 VA	TOTAL CONN. LOAD:	23364.6 VA
LITES	6960 VA	100.00%	6960 VA	TOTAL EST. DEMAND:	23368.1 VA
MOTORS	66 VA	105.33%	70 VA	TOTAL CONN. CURRENT:	64.9 A
RCPT	5040 VA	100.00%	5040 VA	TOTAL EST. DEMAND...	64.9 A
SPEC	10148 VA	100.00%	10148 VA		

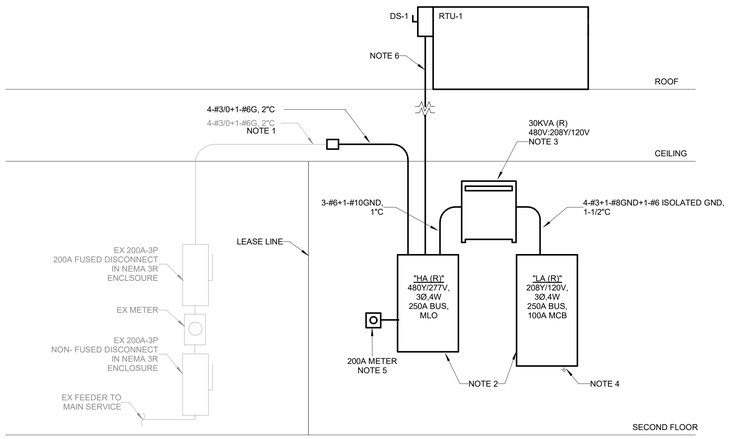
Notes:
(1) PROVIDE GFCI CIRCUIT BREAKER.
(2) PROVIDE CIRCUIT BREAKER WITH HANDLE LOCK.



ELECTRICAL RISER DIAGRAM NOTES:

1. EXISTING SERVICE ENTRANCE EQUIPMENT LOCATED ON THE EXTERIOR TO BE RE-USED. REFER TO SHEET G000 FOR EXACT LOCATION OF EQUIPMENT.
2. DISCONNECT, RE-ROUTE AND PROVIDE A PULL BOX ABOVE THE CEILING TO EXTEND EXISTING CONDUIT FEEDER AND CONDUCTORS TO NEW LOCATION OF RELOCATED PANELBOARD 'HA(R)'. PROVIDE NEW CONDUCTORS AND CONDUIT FROM SPLICE POINT.
3. DISCONNECT AND REMOVE EXISTING ROOF TOP UNIT DISCONNECT, AND ALL ASSOCIATED CONDUIT AND WIRING.
4. DISCONNECT EXISTING PANEL AND SALVAGE FOR RELOCATION. DISCONNECT AND REMOVE ALL ASSOCIATED CONDUIT AND CONDUCTORS. EXISTING CIRCUIT BREAKERS SHALL REMAIN FOR RE-USE WHERE APPLICABLE.
5. DISCONNECT EXISTING TRANSFORMER AND SALVAGE FOR RELOCATION. DISCONNECT AND REMOVE ALL ASSOCIATED CONDUIT AND CONDUCTORS.
6. EXISTING TIMECLOCK AND ALL ASSOCIATED CONDUIT AND WIRING SHALL BE REMOVED.

A6 RISER DIAGRAM - DEMOLITION
NOT TO SCALE



ELECTRICAL RISER DIAGRAM NOTES:

1. PROVIDE A PULL BOX TO RE-ROUTE AND EXTEND EXISTING CONDUIT FEEDER AND CONDUCTORS TO LOCATION OF NEW PANEL HA(R). PROVIDE NEW CONDUCTORS FROM SPLICE POINT.
2. REINSTALL RELOCATED PANELBOARD.
3. PROVIDE ALL REQUIRED MOUNTING HARDWARE AND BRACKETS TO MOUNT RELOCATED TRANSFORMER TO WALL. REFER TO WALL MOUNTED XFMR ELEVATION ON PLANS FOR MORE INFORMATION.
4. PROVIDE AN ISOLATED GROUND BUS KIT IN RELOCATED PANEL.
5. PROVIDE NEW 200A METER. REFER TO MATERIAL LIST ON E000 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MORE INFORMATION.
6. PROVIDE NEW CONDUIT AND CONDUCTORS AS SHOWN FOR NEW ROOF TOP UNIT. REFER TO MECHANICAL ELECTRICAL COORDINATION SCHEDULE FOR CONDUCTOR AND CONDUIT SIZES.

C6 RISER DIAGRAM - NEW
NOT TO SCALE

GENERAL DEMO AND NEW RISER DIAGRAM NOTES

A. FINAL CONNECTION TO TENANT'S ELECTRICAL SERVICE SHALL BE BY LANDLORD'S ELECTRICAL CONTRACTOR.

B. REUSE OF EXISTING SERVICE, METERING, CONDUIT, WIRE, ETC IS SUBJECT TO BUILDING DEPT. AND LANDLORD APPROVAL. VERIFY IF ALLOWED TO REUSE, AND IF ANY WORK IS REQUIRED BY THE BUILDING DEPT. OR THE LANDLORD, WITH THE BULDING DEPT. PRIOR TO BID.

C. ALL WORK OUTSIDE OF THE TENANT'S SPACE SHALL BE BY A LANDLORD APPROVED ELECTRICAL CONTRACTOR AT THE TENANT'S EXPENSE.

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | FAX: 309.764.8616 | www.shive-hattery.com
Iowa | Illinois | Indiana

TOWN CENTER PLAZA - SPACE 400

DRY GOODS
5000 W. 119TH STREET LEAWOOD, KS 66209

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: KNJ
APPROVED: JJH
ISSUED FOR: MALL REVIEW
DATE: 03/23/2020
PROJECT NO:319232B
FIELD BOOK:

ELECTRICAL SCHEDULES AND RISER DIAGRAMS

E600

Printed:
Autodesk Revit 2017

EXTERIOR LIGHT FIXTURE CUT SHEET

IRIS®

DESCRIPTION

Recessed directional luminaire with 4 inch square aperture utilizing a low voltage MR16 tungsten-halogen lamp. Modular platform can be reconfigured from below the ceiling to accept a broad range of lamp modules and optical elements. Platform is suitable for 2x6 residential or shallow plenum commercial construction. Insulation must be kept 3" from top and sides of housing. Platform + module + element combination supports various lamp beam spreads for desired optical distribution with excellent light control and low aperture brightness.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared By		

SPECIFICATION FEATURES

Frame
Galvanized steel plaster frame with integral bar hanger receivers. Setscrews provide positive horizontal locking.

Collar
Matte black steel collar adjusts vertically for 1/2" - 1" thick ceilings and can be rotated +/- 7.5° thru the aperture. Integral gun sights facilitate the use of guide strings or laser lines. Shipped with a paint overspray protector installed in the collar.

Lamp Module
Installed or removed thru the aperture or from the top at 0°, 90°, 180° and 270° positions. Hot aiming rotates 365°, tilts 45° and locks in position using #2 Philips screwdriver. Translating center beam optics aligns axis of lamp with aperture as lamp translates from nadir thru 45°.

Housing
Steel housing painted matte black for a visually dark interior. Removable hinged top allows for top access. All fasteners are captive.

Gaskets
Closed cell gaskets achieve restrictive airflow requirements without additional caulking.

Optical Element
Mousetrap type springs pull flange tight to ceiling, Light trap eliminates spill light at edge of flange and reflector. Available in self-flanged or metal trim ring versions. May also be installed rimless, using optional rimless adapter.

Bar Hangers
Captive preinstalled bar hangers adjusts from 8-1/2" to 24" wide; pass thru feature allows shortening without removal. Captive nail penetrates standard and engineered lumber. Mounting flange levels platform with ceiling. Integral clip attaches directly to t-bar.

Butterfly Bracket
Provides 3" of vertical adjustment and accepts 1/2" EMT, C channel or bar hangers.

Lower Reflector
Aluminum angle cut parabolic shielding prismatoid is available in a wide range of semi specular Alzak® finishes. Corrugated Baffle: An optional embossed pattern that extends through the flange adds a subtle design element and reduces aperture brightness.

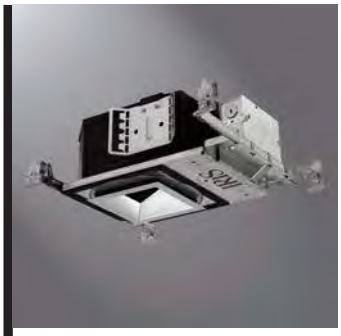
Junction Box
(7) 1/2" trade size pry outs, (3) integral clamps for non-metallic cable. Rated for (8) #12 thru branch circuits. Wago® type push wire connectors for field connections.

Thermal Protector
Self-resetting thermal protector protects against improper lamping and direct contact with insulation.

Transformer
Integral dual output toroidal magnetic transformer, 120V 50/60Hz input, 12V nominal 75VA maximum output. Separate output for circuits controlled by dimmers compensates for losses in dimmers, improves color temperature and lumen output.

Lamp Capsule
Ceramic GX5.3 lamp holder mounts to die cast aluminum heat sink to dissipate heat. Connects to the transformer with electrical quick connects. Accepts 2 lenses, filters, or optional lamp snoot.

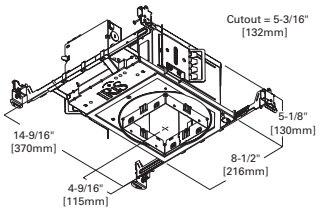
Code Compliance
Thermally protected, IP labeled, cULus listed for damp locations and ASTM-E283 AIRTITE™.



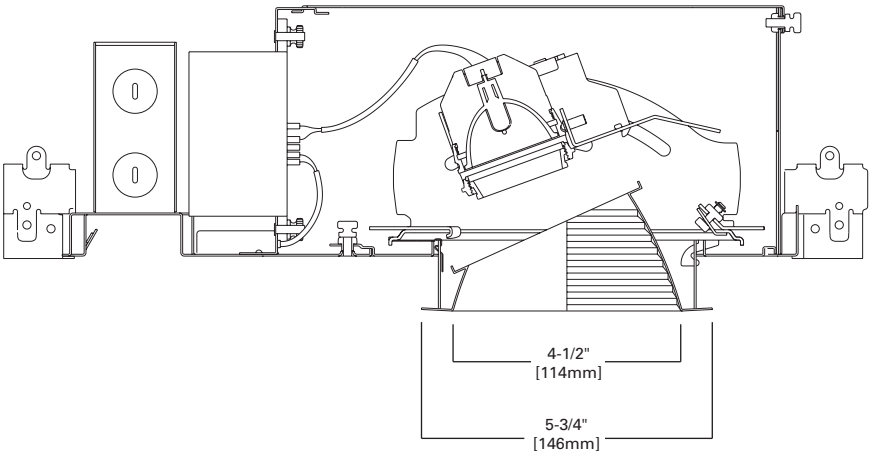
P406TAT MA4MR E4AA E4AACB

75W MR16 Tungsten-Halogen

4 Inch Square Directional



ENERGY DATA		
Lamp Wattage (Nominal)	Input Power (Watts)	Input Current (Amps)
20	21	0.17
35	37	.031
37	39	0.32
42	44	0.37
50	53	0.44
65	69	0.57
71	76	0.63
75	81	0.67



EXTERIOR LIGHT FIXTURE CUT SHEET

IRIS®

ORDERING INFORMATION: Complete unit consists of platform, lamp module and optical element.

Example: P406TAT + MA4MR + E4AAHSF

Platform	Lamp Module	Optical Element	Finish	Flange	Accessories
	MA4MR				

Platform

P406TAT = 4" Square Aperture Non-IC Housing

P406TCP = 4" Square Aperture Non-IC Chicago Plenum Housing

Lamp Module

MA4MR = MR16 Directional Lamp Module, 120V Input

Optical Element

E4AA = 4" Square Aperture Angle Cut Lower Shielding Prismatoid, Open

E4AACB = 4" Square Aperture Corrugated Angle Cut Lower Shielding Prismatoid, Open

Finish

Alzak® Finishes
LI = Specular Clear, Low Iridescence
H = Semi-Specular Clear
G = Gold
WMH = Warm Haze
WH = Wheat
WHH = Wheat Haze
GP = Graphite
GPH = Graphite Haze
K = Cognac
KH = Cognac Haze
CC = Chocolate
CCH = Chocolate Haze
B = Black
Painted Finishes
MB = Matte Black
MW = Matte White
W = Gloss White

Flange

[Blank] = Metal Trim Ring, Matte White
SF = Self Flanged
SFWF = Self Flanged, Matte White Flange (SFWF not available with corrugated baffle)
RL = Rimless, use with rimless adapter

Accessories

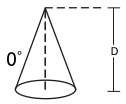
RA4X4 = Rimless adapter for 4" optical elements
PLR4X4 = Plaster lathing ring for rimless
RLA4X4 = Rimless adapter for solid ceiling surfaces
LSA16 = Matte black lamp snoot accessory
L4X4HEX = Matte black hex cell louver
MTR4MW = Metal trim ring, matte white
MTR4MB = Metal trim ring, matte black
MTR4SN = Metal trim ring, satin nickel
MTR4TBZ = Metal trim ring, tuscan bronze
L Series - Filter Media For MR16 lamps (See Accessories specification sheet)

PHOTOMETRICS

P406TAT MA4MR E4AA E4AACB

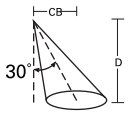
Trim: **E4AAH**
Lamp: **42MR16VNSP9**

0° Horizontal Aiming



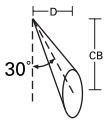
D	FC	Beam Diameter
8'	126	1.1'
9'	100	1.2'
10'	81	1.3'
13'	48	1.7'
15'	36	2.0'

30° Horizontal Footcandles



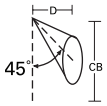
D	FC	L	W	CB
8'	85	1.7'	1.2'	4.6
9'	67	1.9'	1.3'	5.2
10'	54	2.1'	1.4'	5.8
13'	32	2.7'	1.9'	7.5
15'	24	3.1'	2.2'	8.7

30° Vertical Footcandles



D	FC	L	W	CB
2'	290	1.1'	0.6'	3.5
3'	129	1.6'	0.8'	5.2
4'	72	2.1'	1.1'	6.9
5'	46	2.7'	1.4'	8.7
6'	32	3.2'	1.7'	10.4

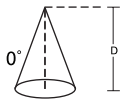
45° Vertical Footcandles



D	FC	L	W	CB
2'	776	0.6'	0.4'	2
3'	346	0.9'	0.6'	3
4'	194	0.2'	0.8'	4
5'	124	1.5'	1.0'	5
6'	86	1.8'	1.1'	6

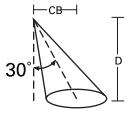
Trim: **E4AAH**
Lamp: **50W MR16 IR SP10**

0° Horizontal Aiming



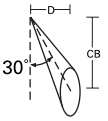
D	FC	Beam Diameter
8'	183	1.3'
9'	144	1.5'
10'	117	1.6'
13'	69	2.1'
15'	52	2.5'

30° Horizontal Footcandles



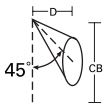
D	FC	L	W	CB
8'	109	2.0'	1.7'	4.6
9'	86	2.2'	1.9'	5.2
10'	70	2.5'	2.1'	5.8
13'	41	3.2'	2.7'	7.5
15'	31	3.7'	3.1'	8.7

30° Vertical Footcandles



D	FC	L	W	CB
2'	390	1.3'	0.7'	3.5
3'	173	1.9'	1.0'	5.2
4'	98	2.6'	1.4'	6.9
5'	62	3.2'	1.7'	8.7
6'	43	3.8'	2.0'	10.4

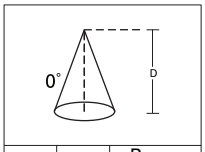
45° Vertical Footcandles



D	FC	L	W	CB
2'	963	0.7'	0.5'	2
3'	428	1.1'	0.8'	3
4'	241	1.4'	1.1'	4
5'	154	1.8'	1.3'	5
6'	107	2.1'	1.6'	6

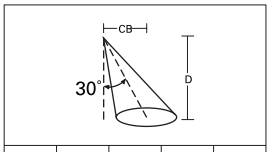
Trim: **E4AAH**
Lamp: **65W MR16 40FL**

0° Horizontal Aiming



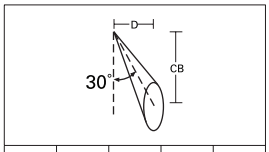
D	FC	Beam Diameter
8'	29	5.2'
9'	23	5.8'
10'	19	6.5'
13'	11	8.4'
15'	8	9.7'

30° Horizontal Footcandles



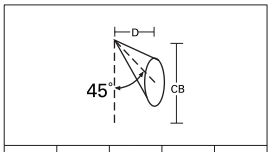
D	FC	L	W	CB
8'	21	5.5'	5.6'	4.6
9'	17	6.2'	6.3'	5.2
10'	13	6.9'	7.0'	5.8
13'	8	9.0'	9.0'	7.5
15'	6	10.4'	10.4'	8.7

30° Vertical Footcandles



D	FC	L	W	CB
2'	121	2.0'	1.9'	3.5
3'	54	3.0'	2.8'	5.2
4'	30	4.0'	3.8'	6.9
5'	19	5.0'	4.7'	8.7
6'	13	6.0'	5.7'	10.4

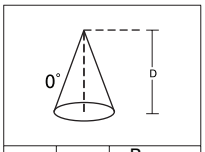
45° Vertical Footcandles



D	FC	L	W	CB
2'	201	1.6'	1.7'	2
3'	89	2.4'	2.6'	3
4'	50	3.2'	3.4'	4
5'	32	4.0'	4.3'	5
6'	22	4.8'	5.1'	6

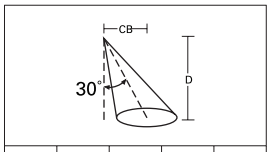
Trim: **E4AAH**
Lamp: **71MR16 NFL**

0° Horizontal Plane



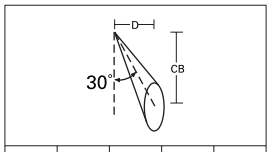
D	FC	Beam Diameter
8'	57	3.4'
9'	45	3.8'
10'	37	4.2'
13'	22	5.5'
15'	16	6.3'

30° Horizontal Plane



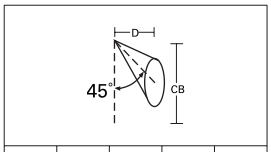
D	FC	L	W	CB
8'	39	3.9'	3.5'	4.6
9'	31	4.4'	4.0'	5.2
10'	25	4.9'	4.4'	5.8
13'	15	6.3'	5.8'	7.5
15'	11	7.3'	6.6'	8.7

30° Vertical Plane



D	FC	L	W	CB
2'	165	2.1'	1.3'	3.5
3'	73	3.1'	2.0'	5.2
4'	41	4.1'	2.7'	6.9
5'	26	5.1'	3.3'	8.7
6'	18	6.2'	4.0'	10.4

45° Vertical Plane



D	FC	L	W	CB
2'	357	1.3'	1.0'	2
3'	159	2.0'	1.6'	3
4'	89	2.6'	2.1'	4
5'	57	3.3'	2.6'	5
6'	40	3.9'	3.1'	6

MEMO

To:	Mayor Peggy Dunn and City Council
From:	Mark A. Klein, Planning Official
cc:	Scott Lambers, City Administrator Richard Coleman, Director of Community Development
Date of Meeting:	June 15, 2020
Date of Memo:	June 4, 2020
Re:	Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL PLAN FOR CHANGES TO THE FAÇADE OF A TENANT SPACE AT TOWN CENTER PLAZA - DRY GOODS, LOCATED NORTH OF 119TH STREET AND EAST OF NALL AVENUE. (PC CASE 32-20)

WHEREAS, the applicant submitted a request for approval of a Final Plan for changes to the façade of a tenant space located north of 119th Street and east of Nall Avenue;

WHEREAS, such request for approval was presented to the Planning Commission on May 26, 2020; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Final Plan subject to the following stipulations:

1. The project is limited to changes to the exterior of the tenant space. The main portion of the building, including the brick colonnade shall not be modified with this application.
2. The project shall comply with the design guidelines for Town Center Plaza.
3. Per the source of illumination of all light fixtures shall not be exposed.
4. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through five.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____

Marcia L. Knight, Assistant City Attorney

City of Leawood Governing Body Staff Report

MEETING DATE: **June 15, 2020**
REPORT WRITTEN: **June 3, 2020**

SADDLE AND SIRLOIN – CELL TOWER - AT&T ANTENNAS AND ASSOCIATED EQUIPMENT – REQUEST FOR APPROVAL OF AN ELIGIBLE FACILITIES REQUEST FOR THE REPLACEMENT OF ANTENNAS AND THE REPLACEMENT AND ADDITION OF ASSOCIATED EQUIPMENT – Located south of I-435 and east of Mission Road – Case 41-20

STAFF RECOMMENDATION:

Staff reviewed the application of Case 41-20 – AT&T Antennas and Associated Equipment, and has determined that it meets the requirements for 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. Staff recommends the Governing Body approve Case 41-20, Saddle and Sirloin – AT&T Antennas and Associated Equipment, with the following stipulations:

1. The application is limited the replacement of 3 antennas at the 84' centerline and 3 antennas at the 100' centerline, along with additions and modifications to ancillary equipment at the 84', 91' and 100' centerline as shown on the plans approved with this application.
2. The equipment shall comply with and be maintained in accordance with all related federal guidelines and the requirements of Section 16-4-12.3(F)(2) of the Leawood Development Ordinance pertaining to the required concealment elements.
3. In addition to the stipulations listed in this report, the developer / property owner agrees to abide by all City ordinances, and to execute a statement acknowledging in writing that they agree to stipulations one through three.

APPLICANT:

- The applicant is Michael Gasser as agent for AT&T
- The property is owned by Saddle & Sirloin Club

REQUEST:

- The applicant is proposing additions and modifications to AT&T equipment at three heights on the Saddle and Sirloin cell tower at City Park: the 84' centerline, 91' centerline and 100' centerline. These modifications include the replacement of 3 antennas at the 84' centerline and 3 antennas at the 100' centerline, along with additions and modifications to ancillary equipment at the 84', 91 and 100' centerlines.

ZONING:

- The property is currently zoned AG (Agricultural).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Public Open Space.

SURROUNDING ZONING:

- North — Directly to the north of the site is I-435, an interstate highway. On the north side of I-435 is Mission Farms, a mixed use development zoned MXD (Mixed Use District).
- South — Directly to the south is Lee Boulevard that provides access to Leawood City Park off of Mission Road, zoned AG (Agricultural). Further to the south is the Johnson County

Wastewater Facility, also zoned AG.

- East — Directly to the east is vacant land within Leawood City Park zoned AG and property owned by Johnson County Wastewater.
- West — Directly to the west is vacant land within Leawood City Park, zoned AG.

LOCATION:

EXISTING CONDITIONS:

- The current height of the tower is 130'-6" with a 6' lightning arrestor at the top. A Special Use Permit for the tower was renewed on June 19th, 2017 for a term of five years.
- The existing tower has three (3) wireless communication companies, including AT&T (84', 91', 100', 126'), Sprint (64') and T-Mobile (116').
- The facility is enclosed by an existing 8' wall constructed of concrete/stucco. The equipment compound is surrounded by a combination of deciduous and evergreen trees along with bushes to provide screening. The tower owner shall be required to maintain the landscaping.

PROPOSED CHANGES:

- The applicant is proposing modifications to AT&T equipment at three heights on the pole: the 84' centerline, 91' centerline and 100' centerline.
- Modifications to the 84' centerline include:
  - Three existing antennas are to be replaced with 3 new antennas. The dimensions of the new antenna will be 96" in height, 21" in width, and 7.8" in depth.
  - Three Remote Radio Heads (RRH) will be relocated to the 100' centerline, and 3 new RRH will be added. The 3 new RRH will have dimensions of 14.09" in height, 24.01" in width and 7.83" in depth.
  - One SQUID (Superconducting Quantum Interference Device) will be relocated to the 100' centerline, and one new SQUID will be added. The new SQUID will have dimensions of 31.25" in height, 11.0" in width and 11.0" in depth.
- Modifications to the 91' centerline include:
  - Three TMA (Tower Mounted Amplifier) are to be replaced with 3 TMA relocated from the 100' centerline.
- Modifications to the 100' centerline include:

- Three existing antennas will be replaced with 3 new antennas. The dimensions of the new antenna will be 96" in height, 21" in width, and 7.8" in depth.
- Three RRH that will be relocated from the 84' centerline will be added, and 3 new RRH will be added. The 3 new RRH will have dimensions of 14.09" in height, 24.01" in width and 7.83" in depth.
- Three TMA will be relocated to the 91' centerline.
- One SQUID will be relocated from the 84' centerline will be added.

SECTION 6409(A) ELIGIBILITY REQUIREMENTS:

- Staff has reviewed the application and determined that it complies with Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. The modifications proposed do not constitute a substantial change under the act.
- The application meets the requirements of equipment co-location on a support structure as it is not increasing the height of the tower, does not involve any more equipment cabinets, and does not entail any excavation of the current site.
- The applicant's appurtenances shall continue to be mounted uniformly to create a symmetrical appearance, which complies with concealment efforts outlined in Section 16-4-12.3(F)(2) of the Leawood Development Ordinance. The existing antennae are meeting necessary requirements for the tower to be considered a legal structure, such as:
  - Mounting the antennae in order to minimize the visual impact to the greatest extent practicable, and shall not extend more than 7' from the face of the tower;
  - antennae are painted to match the color of the tower;
  - cabling to the antennae is internalized within the tower; and,
  - the property is landscaped.

  The replacement of antennas and addition and replacement of other ancillary equipment at the 84', 91' and 100' centerlines will be in conformance with the concealment requirements of the Leawood Development Ordinance.

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

AT&T

AT&T SITE NUMBER: KSL05107
AT&T SITE NAME: SADDLE 2 DAS ISE
AT&T FA CODE: 10000747
AT&T PACE NUMBER: MRKSL040006
SITE TYPE: MONOPOLE

BUSINESS UNIT #: 839756
SITE ADDRESS: 10750 LEE BLVD LEAWOOD, KS 66206
COUNTY: JOHNSON
TOWER HEIGHT: 131'-0"

PROJECT: AT&T MULTICARRIER

SITE INFORMATION

CROWN CASTLE USA INC. SITE NAME:	SADDLE 2 DAS ISE
SITE ADDRESS:	10750 LEE BLVD LEAWOOD, KS 66206
COUNTY:	JOHNSON
MAP/PARCEL #:	HF251310-2005
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	38° 55' 55.93"
LONGITUDE:	-94° 37' 41.22"
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	846 FT.
CURRENT ZONING:	NOT REQUIRED
JURISDICTION:	CITY OF LEAWOOD
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	11B
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	SADDLE & SIRLOIN CLUB OF 14401 HOLMES ROAD KANSAS CITY, MO 64145
TOWER OWNER:	CCATT LLC 2000 CORPORATE DRIVE CANONSBURG, PA 15317
CARRIER/APPLICANT:	AT&T TOWER ASSET GROUP 575 MOROSGO DRIVE ATLANTA, GA 30324-3300
ELECTRIC PROVIDER:	KANSAS CITY POWER AND LIGHT (KCP&L) (800) 344-7233
TELCO PROVIDER:	AT&T (866) 620-6900

PROJECT TEAM

A&E FIRM:	CROWN CASTLE USA INC. 2000 CORPORATE DRIVE CANONSBURG, PA 15317 CROWNAE.APPROVAL@CROWNCASTLE.COM
CROWN CASTLE USA INC. DISTRICT CONTACTS:	1 CITY PLACE DRIVE, SUITE 490 ST. LOUIS, MO 63141
	EDWARD NEISE - PROJECT MANAGER (314) 513-0153
	JOHN SCHMITZ - CONSTRUCTION MANAGER (913) 687-9339

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1.1	SITE PLAN
C-1.2	EQUIPMENT SITE PLAN
C-2	FINAL ELEVATION & ANTENNA PLANS
C-3	FINAL ANTENNA & COAXIAL CABLE SCHEDULE
C-4.1	PLUMBING DIAGRAM
C-4.2	PLUMBING DIAGRAM
C-4.3	PLUMBING DIAGRAM
C-5	EQUIPMENT SPECS
G-1	GROUNDING SCHEMATIC
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
ATTACHED	MOUNT SPECIFICATIONS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

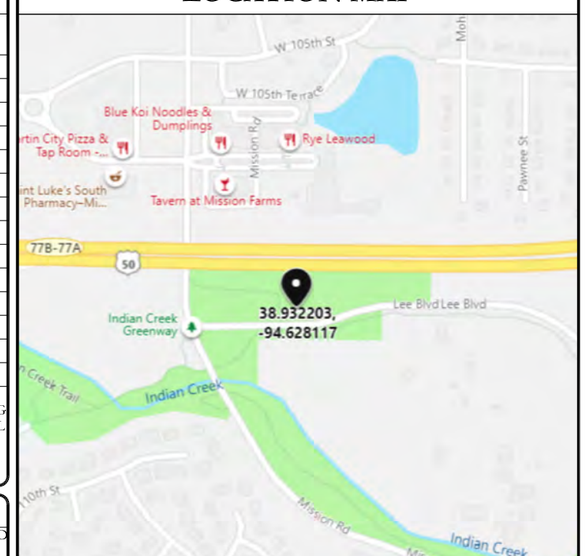
PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK
- REMOVE (2) COLLAR MOUNTS (@84'-0" & 100'-0" MCL)
- REMOVE (3) POWERWAVE P90-15-XLH-RR ANTENNAS (@ 100'-0" MCL)
- REMOVE (3) COMMSCOPE - SBNHH-1D65C ANTENNAS (@ 84'-0" MCL)
- REMOVE (3) COMMSCOPE - ETD819G-12UB TMAs (@ 91'-0" MCL)
- REMOVE (3) ALCATEL LUCENT - RRH2X40W_7L RRHs (@ 84'-0" MCL)
- RELOCATE (3) POWERWAVE - TT08-19DB111-001 TMAs TO 91'-0" MCL
- RELOCATE (1) RAYCAP - DC6-48-60-18-8F SQUID TO 100'-0" MCL
- RELOCATE (3) ALCATEL LUCENT - B25 RRH4X30-4R RRHs TO 100'-0" MCL
- INSTALL (2) SITE PRO 1 - 6CHMT COLLAR MOUNTS (@84'-0" & 100'-0" MCL)
- INSTALL (12) 3" SCH 40 x 8'-0" LONG GALV PIPES W/ CROSSOVER HARDWARE
- INSTALL (6) CCI - TPA65R-BU8D ANTENNAS
- INSTALL (3) NOKIA - AIRSCALE RRH 4T4R B5 160W AHCA RRHs
- INSTALL (3) NOKIA - B14/12/29 TRIBAND RRH AHLBBA RRHs
- INSTALL (1) RAYCAP - DC6-48-60-18-8C SQUID
- INSTALL (2) ROSENBERGER LEONI - WR-VG86ST-BRD DC CABLES (3/4")
- INSTALL (1) ROSENBERGER LEONI - FB-L98B-034 FIBER CABLE (3/8")

GROUND SCOPE OF WORK
- NONE

LOCATION MAP



NO SCALE

SITE PHOTO

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2012 IBC W/ AMENDMENTS
MECHANICAL	2012 IMC W/ AMENDMENTS
ELECTRICAL	2011 NEC W/ AMENDMENTS

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: DATED:	BY OTHERS
MOUNT ANALYSIS: DATED:	BY OTHERS
RFDS REVISION: DATED:	2 02/20/20
ORDER ID: REVISION:	509429 1

INSTALLER NOTE:

NO PROPOSED LOADING TO BE ADDED UNTIL MOUNT SWAP IS COMPLETE. CONTRACTOR TO INSTALL MOUNT PER MANUFACTURER'S SPECIFICATIONS.

NOTE:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

CALL KANSAS ONE CALL
(800) DIG-SAFE
CALL 3 WORKING DAYS BEFORE YOU DIG!

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by: DANIEL D. GRUMAN
A579423398DC456...
LICENSED 25110 KANSAS PROFESSIONAL ENGINEER
3/16/2020 1:02 PM EDT

Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED– NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800–788–7011 & THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
2. "LOOK UP" – CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
   THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD CED–STD–10253, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA–322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH QAS–STD–10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE" AND LATEST VERSION OF ANSI/TIA–1019–A–2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
   CARRIER: AT&T
   TOWER OWNER: CROWN CASTLE USA INC.
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CROWN CASTLE.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST–IN–PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE–THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER–TO–CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
   #4 BARS AND SMALLER — 40 ksi
   #5 BARS AND LARGER — 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 BARS AND LARGER — 2"
   #5 BARS AND SMALLER — 1–1/2"
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   SLAB AND WALLS — 3/4"
   BEAMS AND COLUMNS — 1–1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL–OF–POTENTAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON–ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON–METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON–METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD–WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
   4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
   4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERYIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI–CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL–CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON–PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER–ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "AT&T".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3Ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
	GROUND	GREEN
277/480V, 3Ø	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
	GROUND	GREEN
DC VOLTAGE	POS (+)	RED**
	NEG (–)	BLACK**

* SEE NEC 210.5(C)(1) AND (2)
** POLARITY MARKED AT TERMINATION

APWA UNIFORM COLOR CODE:

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT AND TRAFFIC LOOPS
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION, AND SLURRY LINES
GREEN	SEWERS AND DRAIN LINES

ABBREVIATIONS:

ANT	ANTENNA
(E)	EXISTING
FIF	FACILITY INTERFACE FRAME
GEN	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM
GSM	GLOBAL SYSTEM FOR MOBILE
LTE	LONG TERM EVOLUTION
MGB	MASTER GROUND BAR
MW	MICROWAVE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
(P)	PROPOSED
PP	POWER PLANT
QTY	QUANTITY
RECT	RECTIFIER
RBS	RADIO BASE STATION
RET	REMOTE ELECTRIC TILT
RFDS	RADIO FREQUENCY DATA SHEET
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
SIAD	SMART INTEGRATED DEVICE
TMA	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
W.P.	WORK POINT

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

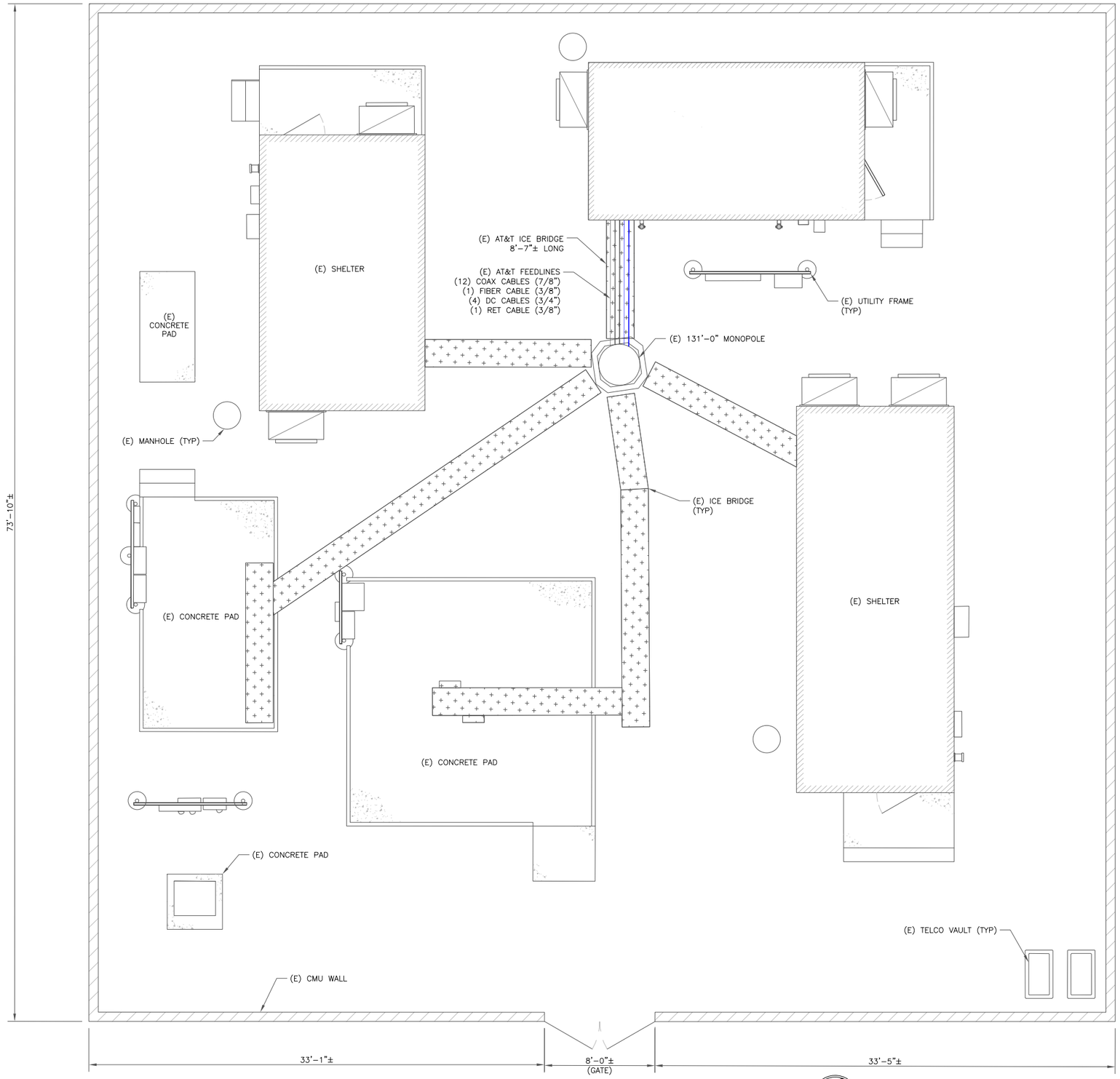
DocuSigned by: Daniel P. Gruman
A579423398DC456...
DANIEL P. GRUMAN LICENSED 25110 KANSAS PROFESSIONAL ENGINEER
3/16/2020 | 1:08:02 PM EDT

Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-2
REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



1 SITE PLAN

SCALE: 4' 3' 2' 1' 0 4' 1/4"=1'-0" (FULL SIZE) 1/8"=1'-0" (11x17)

N

AT&T

575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE

1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
Daniel D. Grumann
A579423398DC456...

DANIEL D. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

3/16/2020 1:02 PM EDT

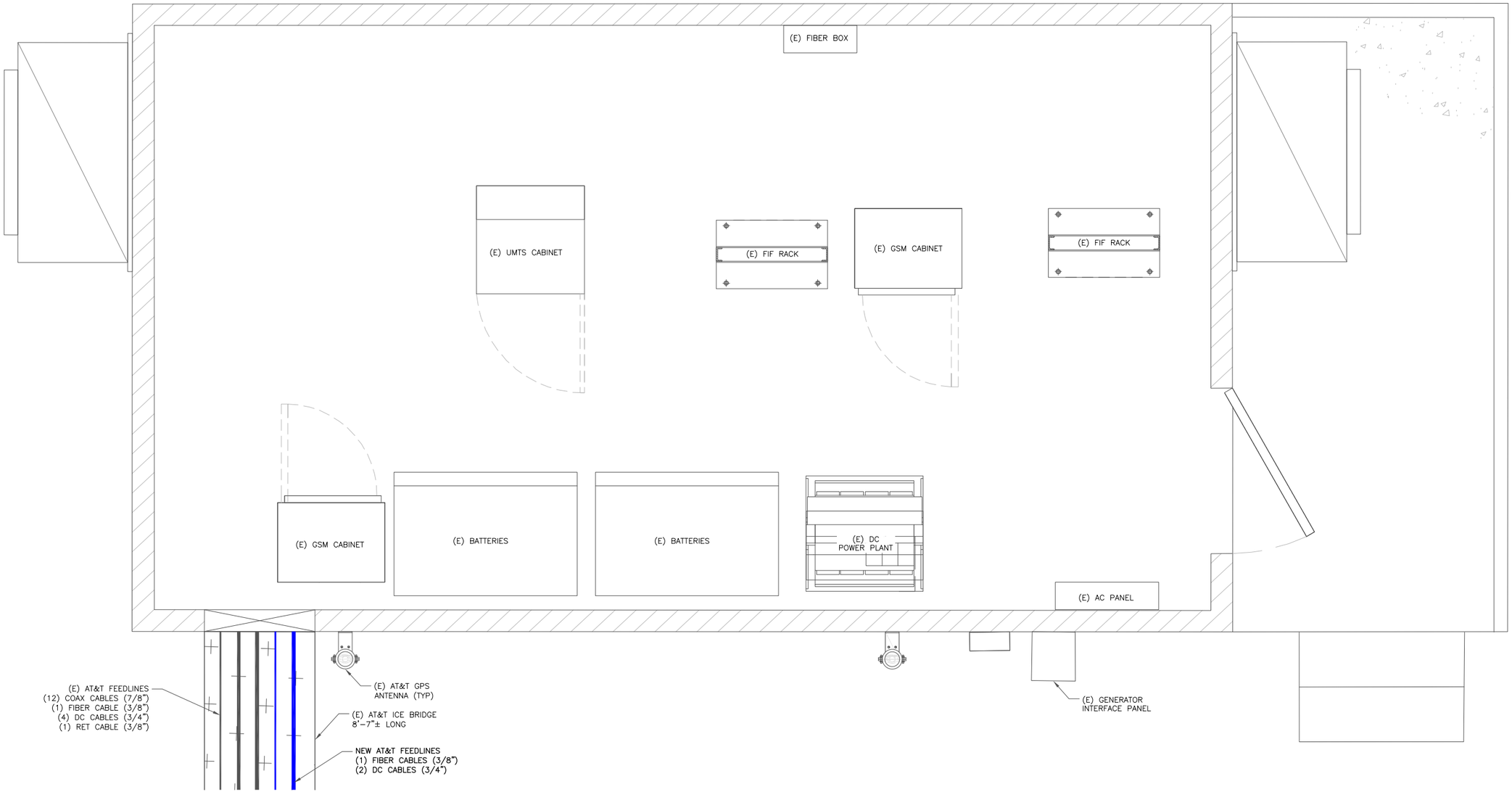
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1.1

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



1 EQUIPMENT PLAN

SCALE: 1" 6" 0 1' — 1"=1'-0" (FULL SIZE) 1/2"=1'-0" (11x17)

N

AT&T

575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE

1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
Daniel D. Gruman
A579423398DC456...

DANIEL D. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

3/16/2020 | 1:03:02 PM EDT

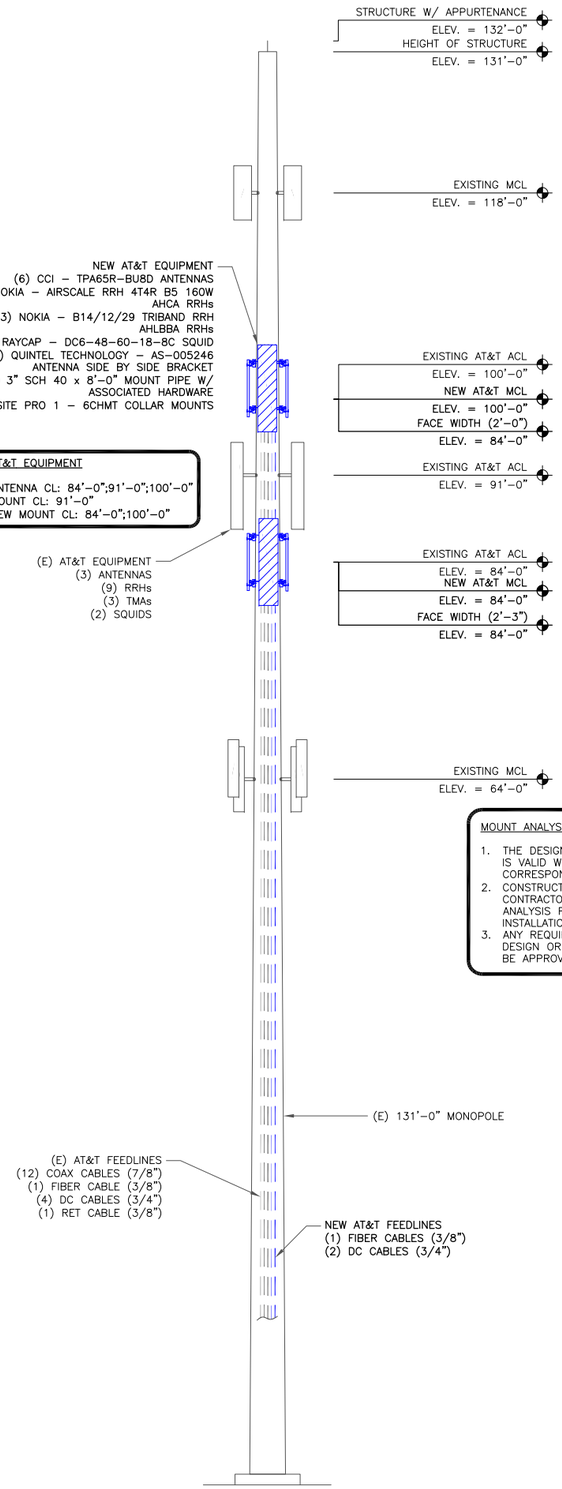
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1.2

REVISION: 0

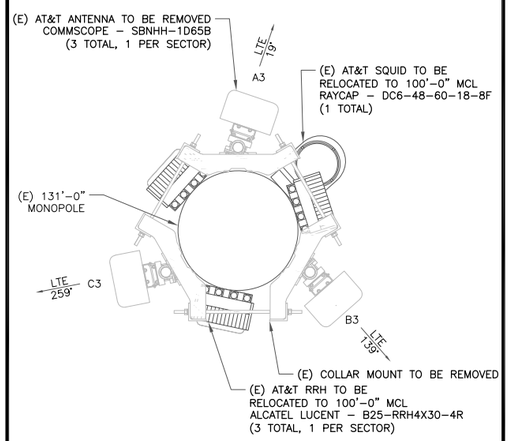
DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



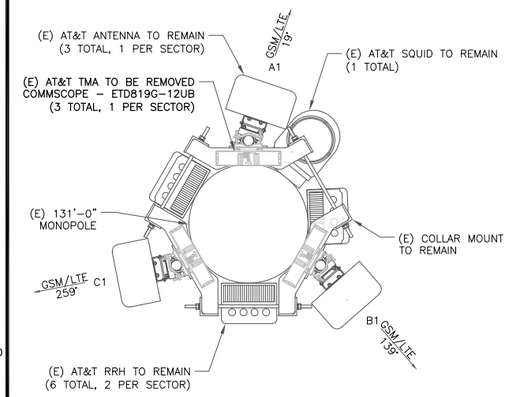
1 FINAL ELEVATION
SCALE: NOT TO SCALE

MOUNT ANALYSIS NOTES:

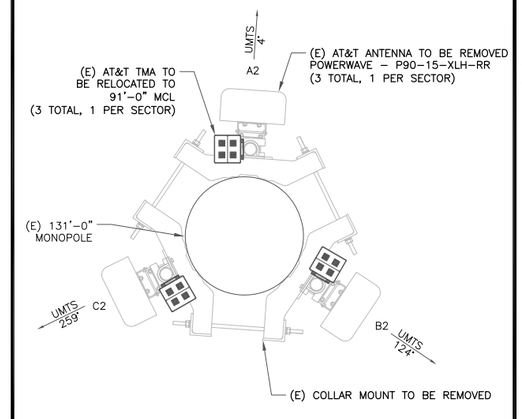
1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.



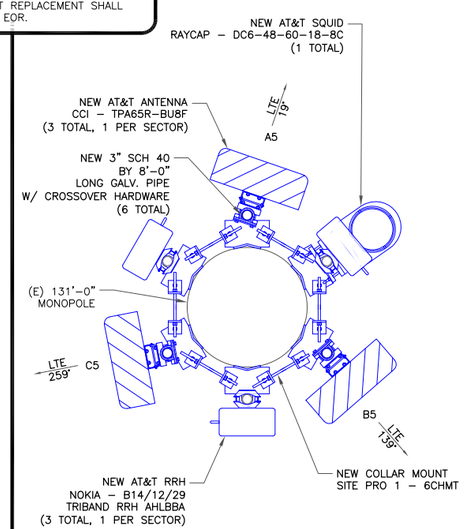
2 EXISTING ANTENNA PLAN (@ 84'-0"MCL)
SCALE: NOT TO SCALE



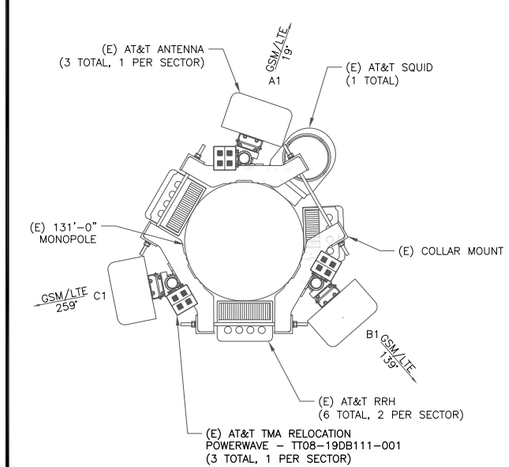
3 EXISTING ANTENNA PLAN (@ 91'-0"MCL)
SCALE: NOT TO SCALE



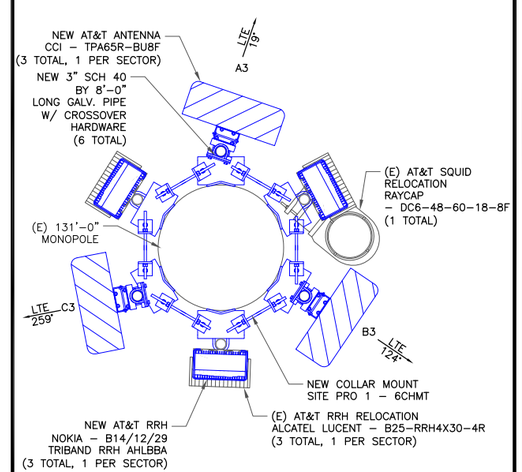
4 EXISTING ANTENNA PLAN (@ 100'-0"MCL)
SCALE: NOT TO SCALE



5 FINAL ANTENNA PLAN (@ 84'-0"MCL)
SCALE: NOT TO SCALE



6 FINAL ANTENNA PLAN (@ 91'-0"MCL)
SCALE: NOT TO SCALE



7 FINAL ANTENNA PLAN (@ 100'-0"MCL)
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
A579423398DC456...
DANIEL P. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER
3/16/2020 2:02 PM EDT
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-2

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

FINAL ANTENNA AND COAXIAL CABLE SCHEDULE

POSITION	TECH.	STATUS	AZIMUTH	ANTENNA TYPE	ANTENNA RAD CENTER	MECHANICAL DOWNTILT	ELECTRICAL DOWNTILT (LOW BAND/ HIGH BAND)	MAIN COAX SIZE	MAIN COAX LENGTH	COAX QTY	TMA QTY	DIPLEXER QTY ON TOWER	RAYCAP DEMARC SQUID	DC & FIBER CABLES	RRHs QTY ON TOWER	RRHs QTY ON GROUND	DIPLEXERS QTY ON GROUND	RET HOMERUN
ALPHA																		
A1	UMTS/LTE	EXISTING	19°	COMMSCOPE SBJAH4-1D65C-DL	91'-0"	0°	3°/2°/2°/2°	7/8"	150'-0"	4	(1) TT08-19DB111-001	–	(1) DC6-48-60-0-8F	(2) 3/4" DC	(1) B66A RRH4X45-4R (1) RRH4X25-WCS-4R	–	–	3/8"
A2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
A3	**LTE**	**NEW**	**19°**	**CCI TPA65R-BU8D**	**100'-0"**	**0°**	**2°/0°**	–	–	–	–	–	(1) DC6-48-60-18-8F	(2) 3/4" DC (1) 3/8" FIBER	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) B25 RRH4X30-4R	–	–	–
A4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
A5	**LTE**	**NEW**	**19°**	**CCI TPA65R-BU8D**	**84'-0"**	**0°**	**2°/2°/2°**	–	–	–	–	–	(1) DC6-48-60-18-8C	(2) 3/4" DC (1) 3/8" FIBER	(1) B14/12/29 TRIBAND RRH AHLBBA	–	–	–
BETA																		
B1	UMTS/LTE	EXISTING	139°	COMMSCOPE SBJAH4-1D65C-DL	91'-0"	0°	4°/2°/2°/2°	7/8"	150'-0"	4	(1) TT08-19DB111-001	–	–	–	(1) B66A RRH4X45-4R (1) RRH4X25-WCS-4R	–	–	–
B2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
B3	**LTE**	**NEW**	**139°**	**CCI TPA65R-BU8D**	**100'-0"**	**0°**		–	–	–	–	–	–	–	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) B25 RRH4X30-4R	–	–	–
B4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
B5	**LTE**	**NEW**	**139°**	**CCI TPA65R-BU8D**	**84'-0"**	**0°**	**2°/2°/2°**	–	–	–	–	–	–	–	(1) B14/12/29 TRIBAND RRH AHLBBA	–	–	–
GAMMA																		
C1	UMTS/LTE	EXISTING	259°	COMMSCOPE SBJAH4-1D65C-DL	91'-0"	0°	4°/2°/2°/4°	7/8"	150'-0"	4	(1) TT08-19DB111-001	–	–	–	(1) B66A RRH4X45-4R (1) RRH4X25-WCS-4R	–	–	–
C2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
C3	**LTE**	**NEW**	**259°**	**CCI TPA65R-BU8D**	**100'-0"**	**0°**	**2°/0°**	–	–	–	–	–	–	–	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) B25 RRH4X30-4R	–	–	–
C4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
C5	**LTE**	**NEW**	**139°**	**CCI TPA65R-BU8D**	**84'-0"**	**0°**	**2°/2°/2°**	–	–	–	–	–	–	–	(1) B14/12/29 TRIBAND RRH AHLBBA	–	–	–
							UNUSED FEEDLINES	–	–	–								

NOTE: BOLD DENOTES NEW EQUIPMENT

NOTE: RFDS BEING USED DATED 02/20/20 V 2

1 FINAL ANTENNA AND COAXIAL CABLE SCHEDULE
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
A679423398DC456...
3/16/2020 1:32 PM EDT

DANIEL P. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

Crown Castle USA Inc. COA #E-1655

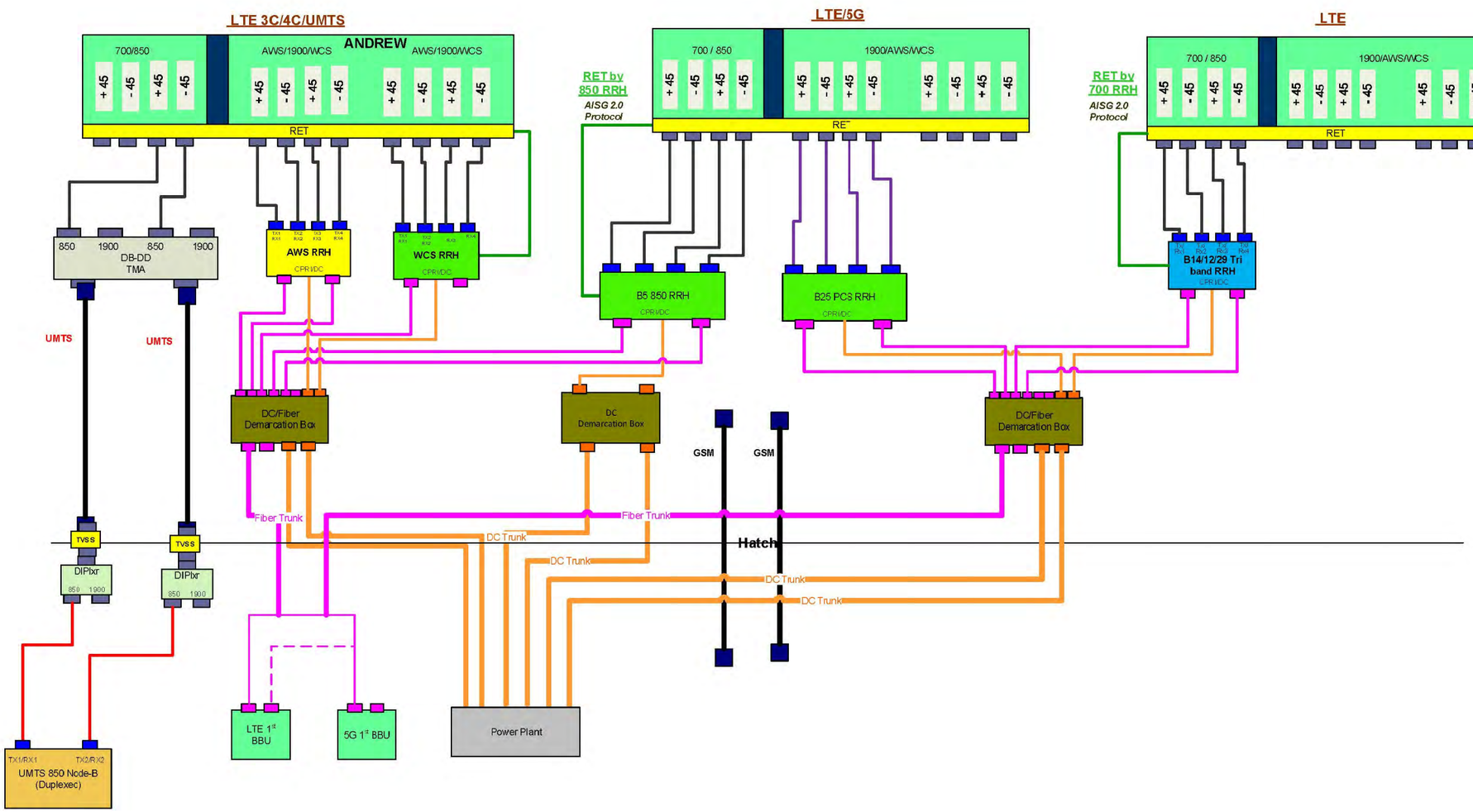
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-3

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

Diagram - Sector	A	Diagram File Name - Sec A.vsd					
Atoll Site Name -	KSL05107	Location Name -	SADDLE	Market -	KANSAS CITY	Market Cluster -	MISSOURI/KANSAS
Comments:							



1 PLUMBING DIAGRAM (ALPHA)
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
Daniel D. Grunman
A679423398DC456...
3/16/2020 1:03:02 PM EDT

DANIEL D. GRUNMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

Crown Castle USA Inc. COA #E-1655

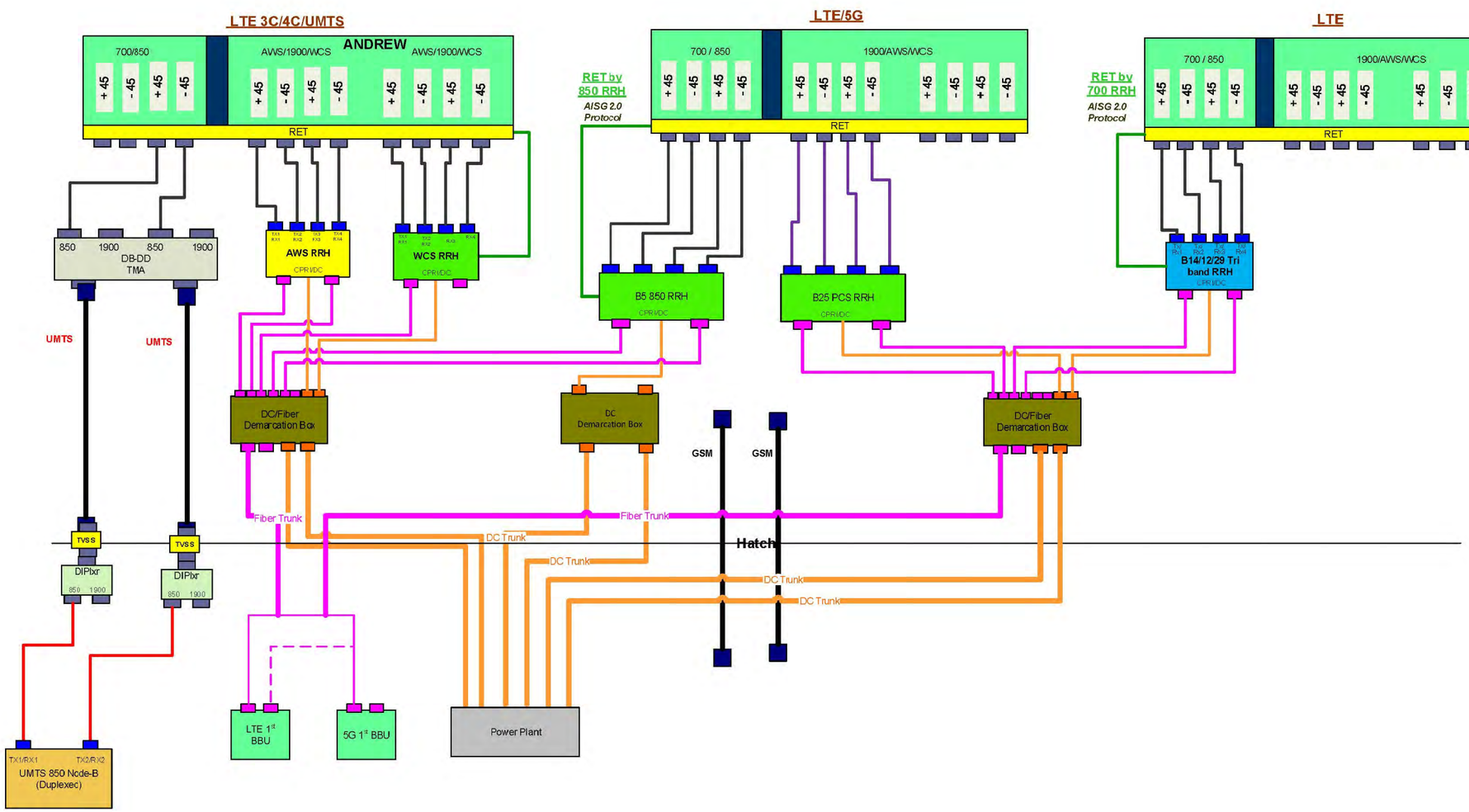
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-4.1

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

Diagram - Sector	B	Diagram File Name - Sec B.vsd					
Atoll Site Name -	KSL05107	Location Name -	SADDLE	Market -	KANSAS CITY	Market Cluster -	MISSOURI/KANSAS
Comments:							



1 PLUMBING DIAGRAM (BETA)
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

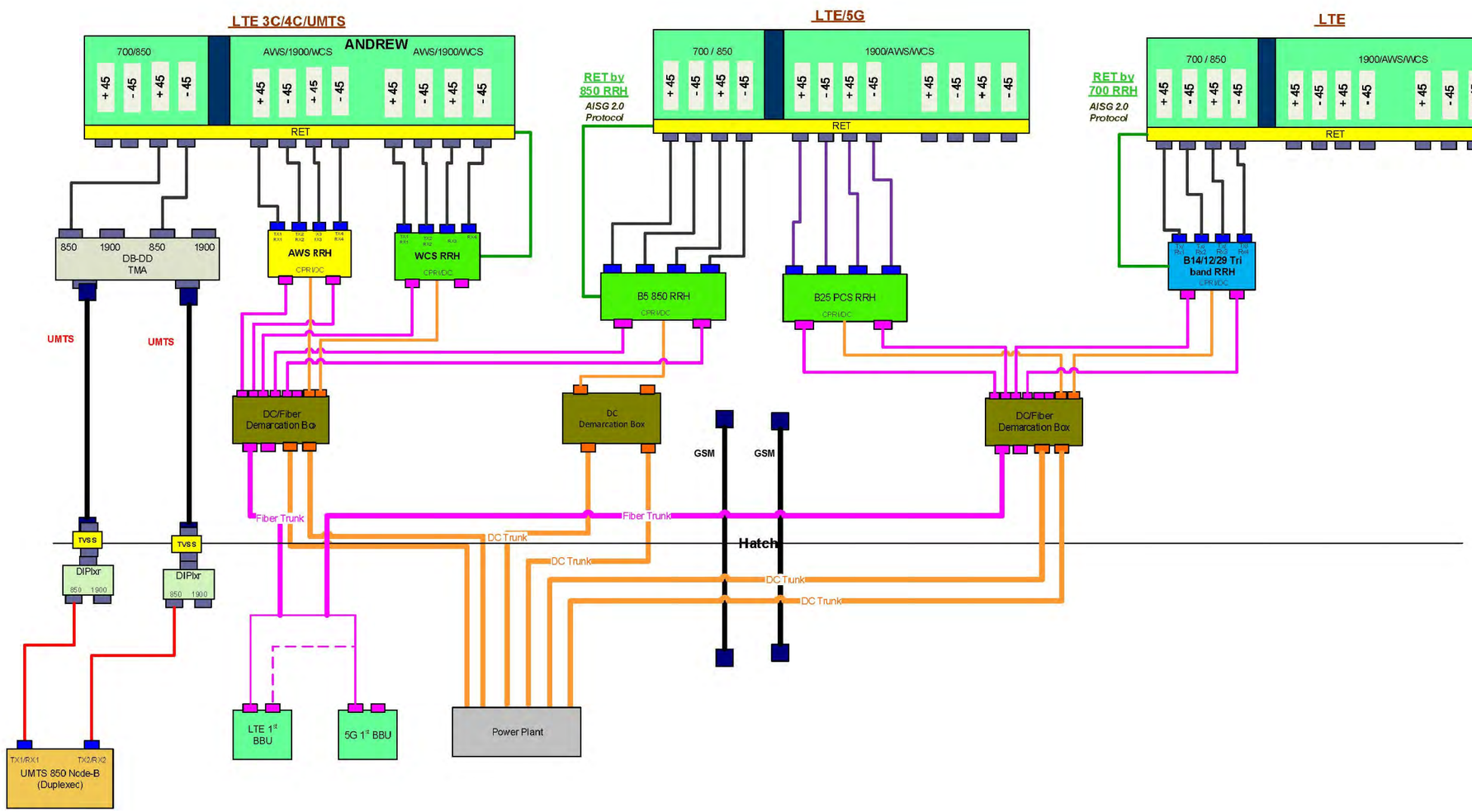
DocuSigned by:
A579423398DC456...
DANIEL P. GRUMAN LICENSED 25110 KANSAS PROFESSIONAL ENGINEER
3/16/2020 1:00:02 PM EDT
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:	REVISION:
C-4.2	0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

Diagram - Sector	C	Diagram File Name - Sec C.vsd					
Atoll Site Name -	KSL05107	Location Name -	SADDLE	Market -	KANSAS CITY	Market Cluster -	MISSOURI/KANSAS
Comments:							



1 PLUMBING DIAGRAM (GAMMA)
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

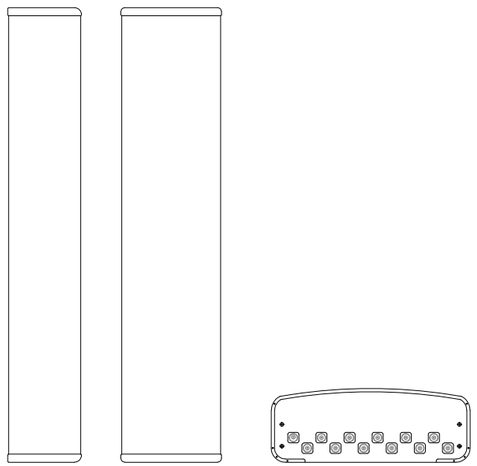
DocuSigned by:
DANIEL P. GRUMAN
LICENSED
A579423398DC456...
25110
KANSAS
PROFESSIONAL ENGINEER
3/16/2020 | 1:02 PM EDT

Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

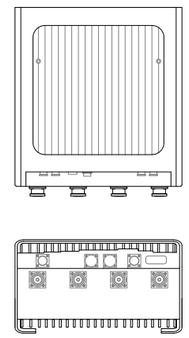
SHEET NUMBER:	REVISION:
C-4.3	0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



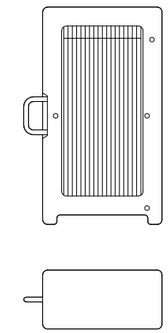
CCI ANTENNAS – TPA65R–BU8D
WEIGHT (WITHOUT MOUNTING HARDWARE): 82.5 LBS
SIZE (HxWxD): 96X21X7.8 IN.
MOUNTING HARDWARE P/N: MBK–01
RATED WIND VELOCITY: 150.0 MPH

1 CCI ANTENNAS – TPA65R–BU8D
SCALE: NOT TO SCALE



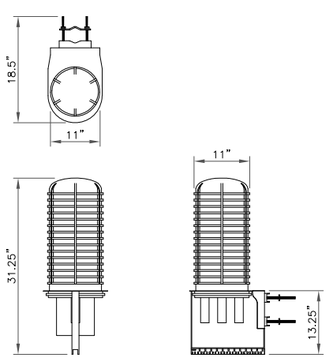
NOKIA – AIRSCALE RRH 4T4R B5 160W AHCA
WEIGHT (FULLY EQUIPPED): 40.0 LBS
SIZE (HxWxD): 13.0x12.1x6.9 IN.

2 NOKIA – AIRSCALE RRH 4T4R B5 160W AHCA
SCALE: NOT TO SCALE



NOKIA – B14/12/29 TRIBAND RRH AHLBBA
WEIGHT (FULLY EQUIPPED): 101.41 LBS
SIZE (HxWxD): 14.09x24.01x7.83 IN.

3 NOKIA – B14/12/29 TRIBAND RRH AHLBBA
SCALE: NOT TO SCALE



RAYCAP – DC6–48–60–18–8C
WEIGHT (WITHOUT MOUNTING HARDWARE): 20.0 LBS
SIZE (HxWxD): 31.25x11.0x11.0 IN.

4 RAYCAP – DC6–48–60–18–8C
SCALE: NOT TO SCALE

5 NOT USED
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
Daniel D. Gruman
A679423398DC456...

DANIEL D. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

3/16/2020 | 1:02 PM EDT

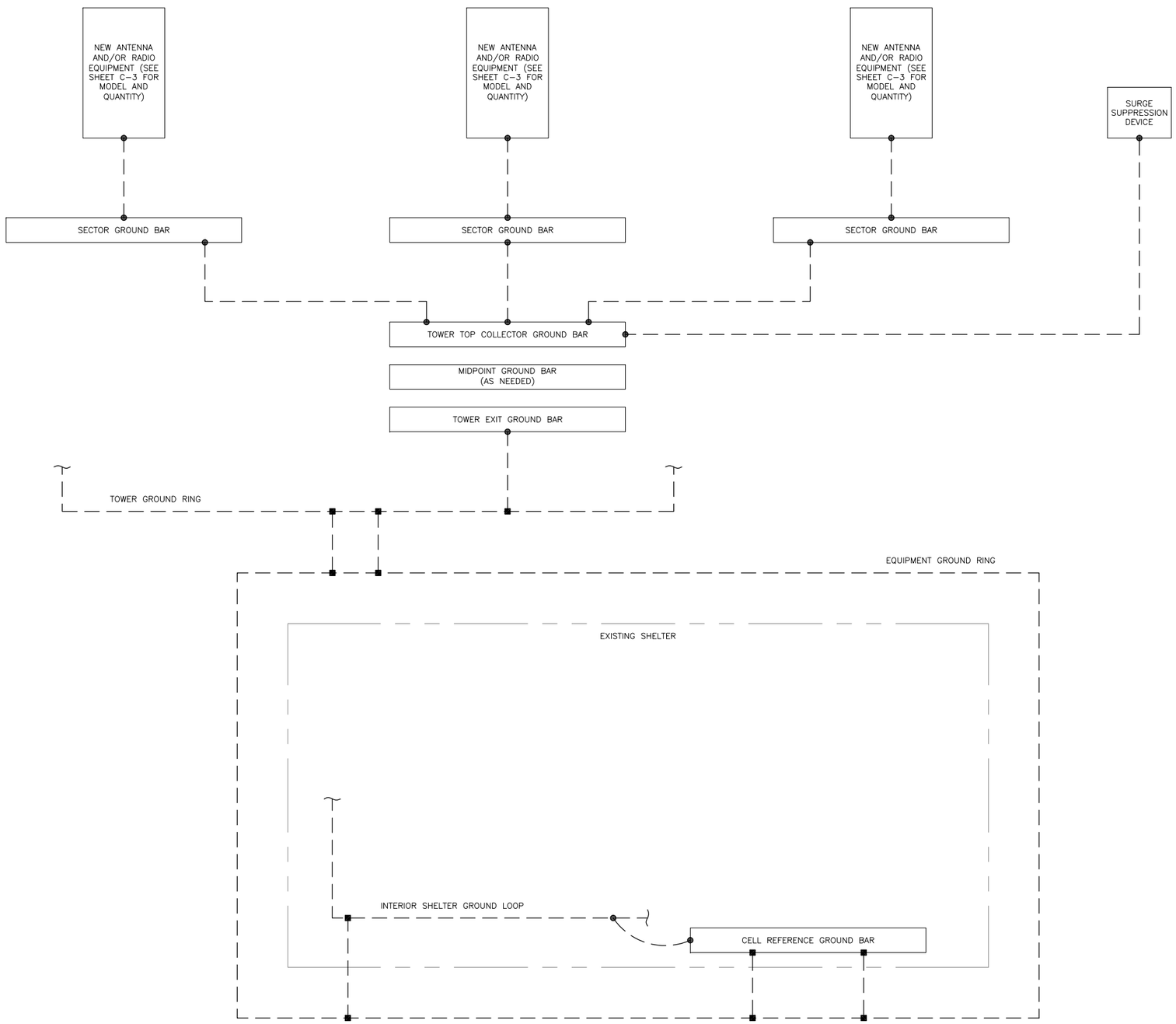
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-5

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



1 GROUNDING SCHEMATIC
SCALE: NOT TO SCALE

GROUNDING PLAN LEGEND:

--- GROUND WIRE
■ EXOTHERMIC WELD
● MECHANICAL CONNECTION
COPPER GROUND ROD
GROUND ROD W/ TEST WELL

CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUITS (ATT-TP-76416 7.6.7).

HATCH PLATE GROUND BAR: BOND TO THE INTERIOR GROUND RING WITH (2) #2 STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CELL SITE REFERENCE GROUND BAR MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) #2 STRANDED GREEN INSULATED COPPER CONDUCTORS.

EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE (ATT-TP-76416 7.6.7.2).

DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICES CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR PER TP76300 SECTION H 6 AND TP76416 FIGURE 7-11 REQUIREMENTS.

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
A679423398DC456...

DANIEL D. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

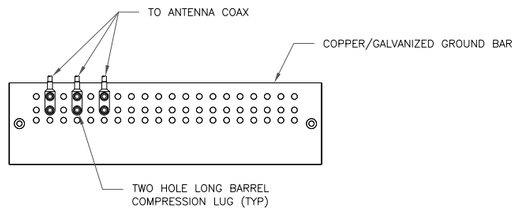
3/16/2020 1:16:02 PM EDT

Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:	REVISION:
G-1	0

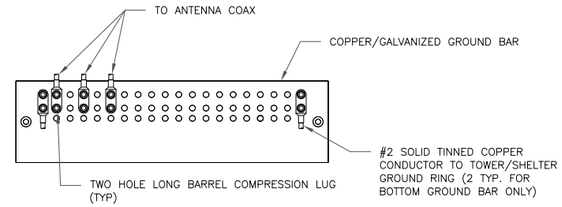
DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079



NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO ANTENNA MOUNT STEEL.

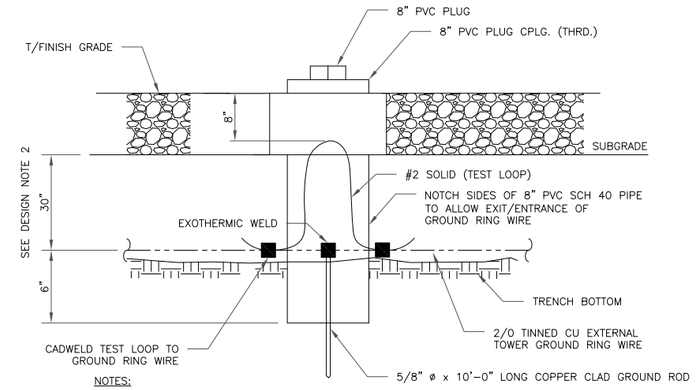
1 ANTENNA SECTOR GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

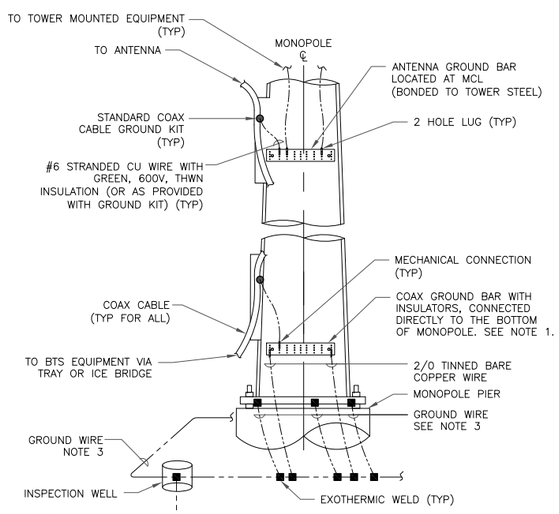
2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

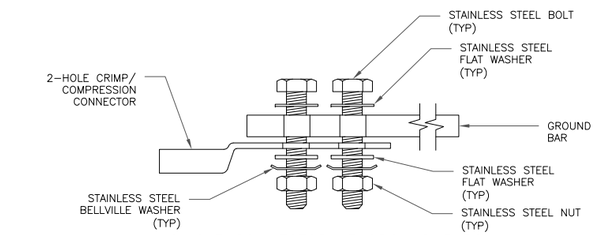
3 INSPECTION WELL DETAIL
SCALE: NOT TO SCALE



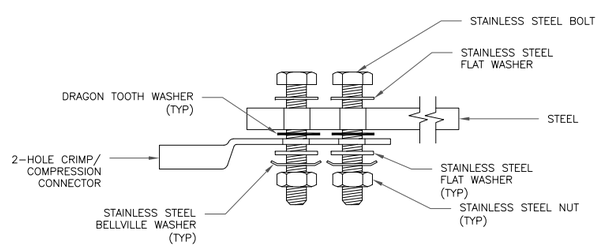
NOTES:

1. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET ON THE TOWER SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
2. ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE USA INC. TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
3. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE RECOGNIZED EDITION OF ANSI/TIA 222 AND NFPA 780.

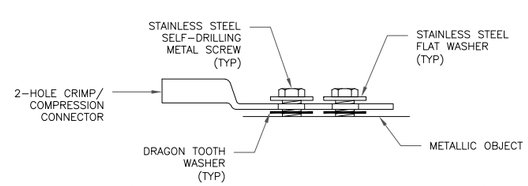
4 TYPICAL ANTENNA CABLE GROUNDING
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS

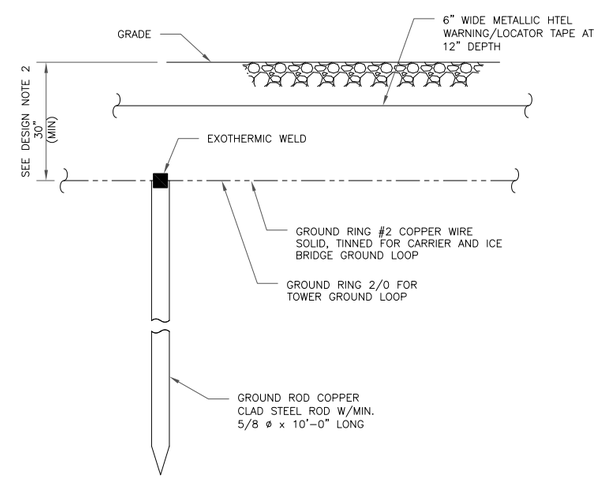


SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

5 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

6 GROUND ROD DETAIL
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
Daniel D. Gruman
A679423398DC456...
3/16/2020 1:03:02 PM EDT

DANIEL D. GRUMAN
LICENSED
25110
KANSAS
PROFESSIONAL ENGINEER

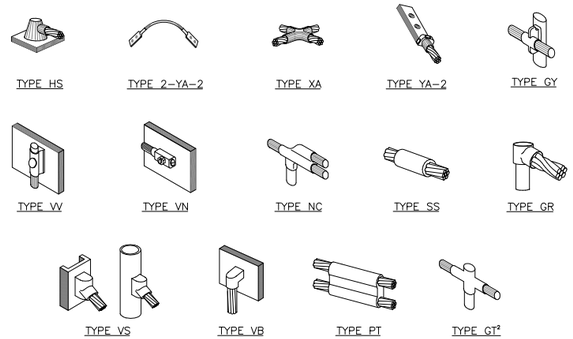
Crown Castle USA Inc. COA #E-1655

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: G-2

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079

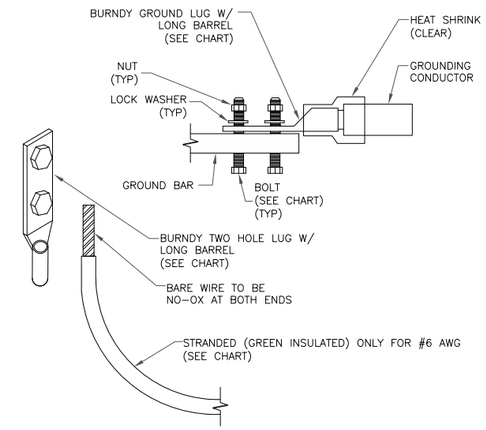


NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

1 CADWELD GROUNDING CONNECTIONS
SCALE: NOT TO SCALE

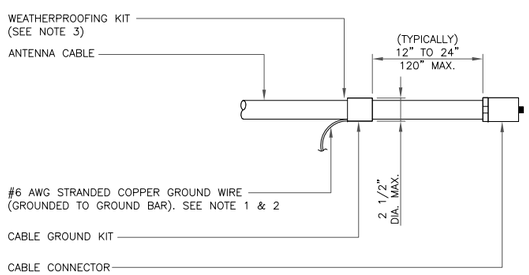
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



NOTES:

1. ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER,GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

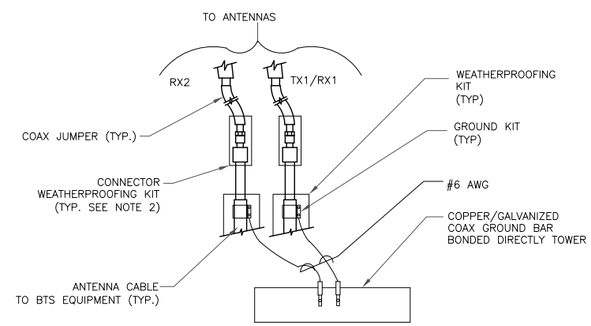
2 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

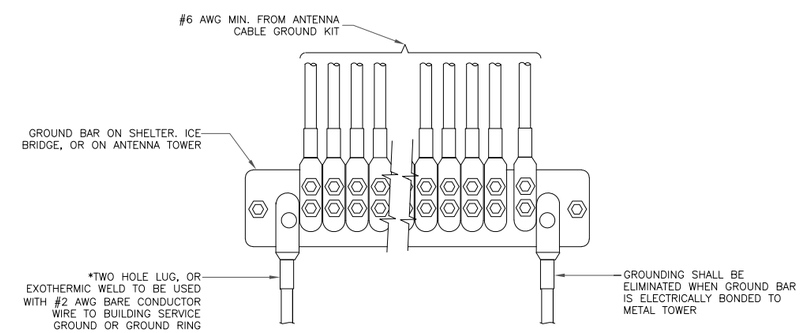
3 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE



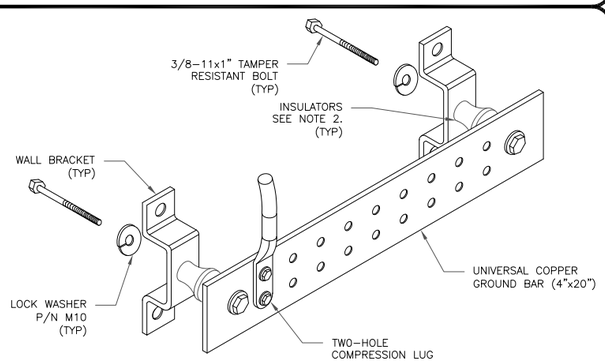
NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

4 GROUND CABLE CONNECTION
SCALE: NOT TO SCALE



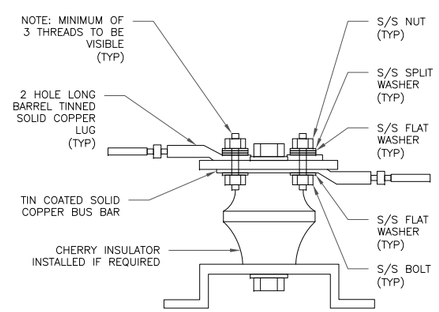
5 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



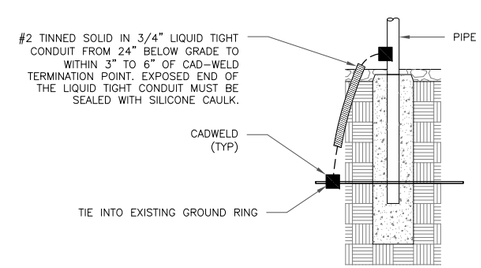
NOTES:

1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

6 GROUND BAR DETAIL
SCALE: NOT TO SCALE



7 LUG DETAIL
SCALE: NOT TO SCALE



8 TRANSITIONING GROUND DETAIL
SCALE: NOT TO SCALE

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
1 CITY PLACE DRIVE, SUITE 490
ST. LOUIS, MO 63141

AT&T SITE NUMBER: **KSL05107**

BU #: **839756**
SADDLE 2 DAS ISE

10750 LEE BLVD
LEAWOOD, KS 66206

EXISTING 131'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	03/16/20	JMM	CONSTRUCTION	DG

DocuSigned by:
DANIEL P. GRUMAN
LICENSED
A579423398DC456...
25110
KANSAS
PROFESSIONAL ENGINEER
3/16/2020 1:00:02 PM EDT

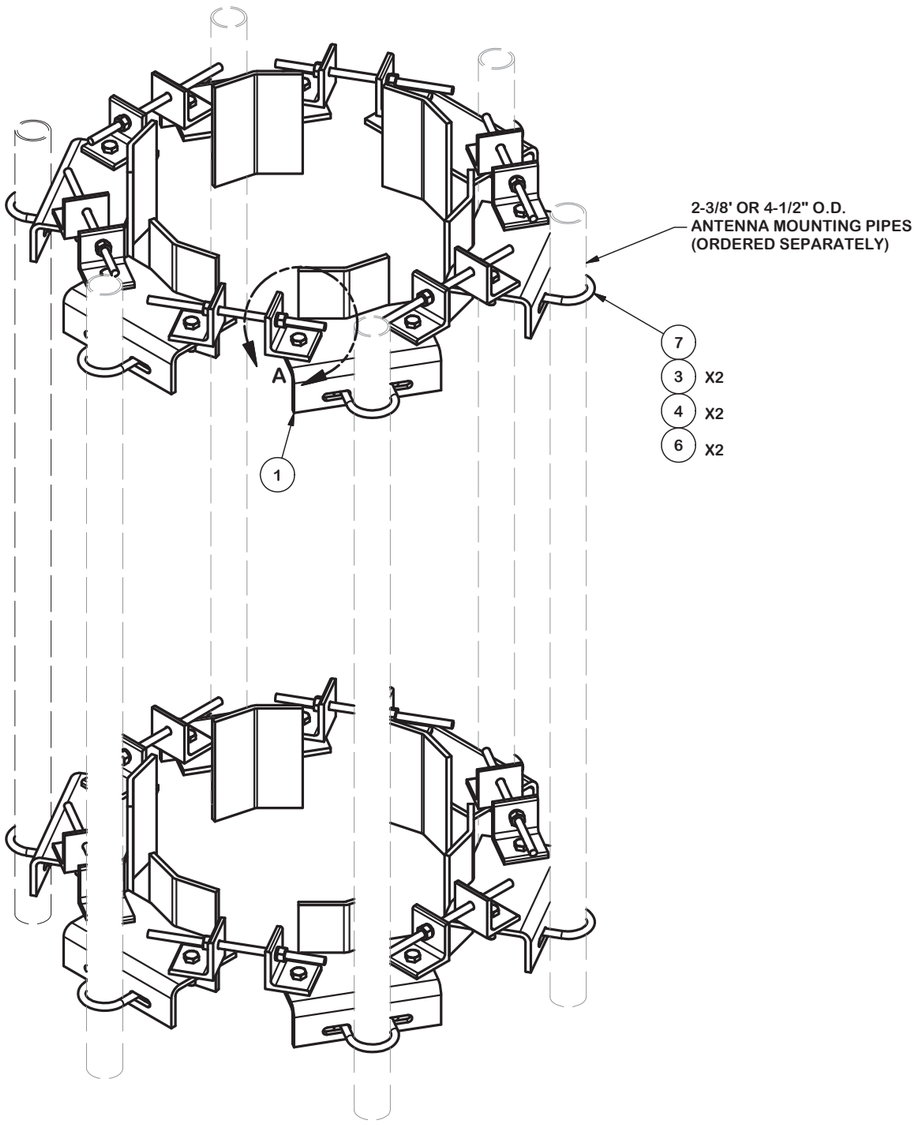
Crown Castle USA Inc. COA #E-1655

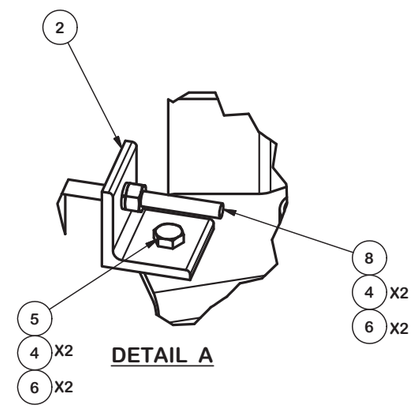
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: G-3

REVISION: 0

DocuSign Envelope ID: 2C3FA1E4-F2B5-4B4C-A730-237F9E8BB079





DETAIL A

PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	12	SHCM-W	CHAIN MOUNT WELDMENT		14.59	175.09
2	24	SHCM-T	CHAIN MOUNT TIGHTENER BRACKET	3 in	1.84	44.18
3	24	G12FW	1/2" HDG USS FLATWASHER		0.03	0.82
4	72	G12LW	1/2" HDG LOCKWASHER		0.01	1.00
5	24	G1202	1/2" x 2" HDG HEX BOLT GR5	2 in	0.18	4.22
6	72	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	5.15
7	12	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.73	8.78
7	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.73	8.78
8	12	G12R-12	1/2" x 12" THREADED ROD (HDG.)		0.55	6.59
8	12	G12R-24	1/2" x 24" THREADED ROD (HDG.)		1.34	16.06
					TOTAL WT. #	270.41

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

DESCRIPTION
6 SIDED MONOPOLE MOUNT
FOR ROUND OR POLYGON POLES
17-1/2" TO 56" DIA.

SITE PRO 1
A valmont COMPANY

Engineering Support Team:
1-888-753-7446

Locations:
New York, NY
Atlanta, GA
Los Angeles, CA
Plymouth, IN
Salem, OR
Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.
	CEK 4/14/2014		6CHMT

CLASS	SUB	DRAWING USAGE	CHECKED BY	DWG. NO.
81	01	CUSTOMER	BMC 4/16/2014	6CHMT

10750 Lee Boulevard

NO
MOTOR
VEHICLES

9045 River Rd,
Indianapolis, IN 46240

Phone: (317) 249-2028
Fax: (724) 416-6121
www.crowncastle.com

April 21, 2020

City of Leawood - Planning Services
4800 Town Center Dr.
Leawood, KS 66211

RE: Eligible Facilities Request to modify equipment on a communications tower located at:
10750 Lee Blvd, LEAWOOD, KS, 66206
Crown Site Number: 839756 / Crown Site Name: SADDLE 2 DAS ISE
Customer Site Number: KSL05107 / Application Number: 509429

Crown Castle USA Inc. ("Crown Castle") on behalf of New Cingular Wireless PCS, LLC ("AT&T Mobility") is submitting the attached Eligible Facilities Request application to replace transmission equipment on a telecommunications tower located at 10750 Lee Blvd, LEAWOOD, KS 66206 in City of Leawood - Planning Services (the "SADDLE 2 DAS ISE Tower").

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156), mandates that state and local governments "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." Additionally, if "the reviewing State or local government determines that the application is incomplete" [they] "must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information." Under federal law, an Eligible Facilities Request is deemed granted with written notification in sixty (60) days after an application is filed with a local jurisdiction, excluding tolling. Based on the submittal date of April 21, 2020, 30 days will expire on May 21, 2020; 60 days will expire on June 20, 2020.

AT&T Mobility proposes to modify the "SADDLE 2 DAS ISE Tower" as follows:
Collocation of antennas and ancillary equipment as per plans for an existing carrier on an existing wireless communication tower facility. No increase in tower height proposed.

Itemized list of submittal documents:
(2) Permit Applications, (1) Site Plan/Construction Drawing, (1) Structural Analysis, (1) Construction COI

AT&T Mobility is committed to working cooperatively with all jurisdictions around the country to secure expeditious approval of requests to modify existing personal wireless service facilities. If you should require more information regarding the Spectrum Act, please do not hesitate to contact me with your questions.

Sincerely,

Michael J Gasser
Michael Gasser
Michael.Gasser@crowncastle.com
(317) 249-2028

Date: **October 24, 2017**

Scott Werner
Crown Castle
1500 Corporate Drive
Canonsburg, PA 15317

Crown Castle
2000 Corporate Dr.
Canonsburg, PA 15317
(724) 416-2000

Subject:	**Structural Analysis Report**	
Carrier Designation:	***AT&T Mobility* Co-Locate**	
	Carrier Site Number:	KS5107
	Carrier Site Name:	Saddle
Crown Castle Designation:	**Crown Castle BU Number:**	839756
	Crown Castle Site Name:	SADDLE 2 DAS ISE
	Crown Castle JDE Job Number:	460799
	Crown Castle Work Order Number:	1478435
	Crown Castle Application Number:	406998 Rev. 1
Engineering Firm Designation:	**Crown Castle Project Number:**	1478435
Site Data:	**10750 Lee Blvd, LEAWOOD, Johnson County, KS** **Latitude *38° 55' 55.93"*, Longitude *-94° 37' 41.22"*** **130.5 Foot - Monopole Tower**	

Dear Scott Werner,

Crown Castle is pleased to submit this **"Structural Analysis Report"** to determine the structural integrity of the above mentioned tower. This analysis has been performed in accordance with the Crown Castle Structural 'Statement of Work' and the terms of Crown Castle Purchase Order Number 1478435, in accordance with application 406998, revision 1.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC5: Existing + Proposed Equipment **Sufficient Capacity**
Note: See Table I and Table II for the proposed and existing loading, respectively.

This analysis has been performed in accordance with the 2012 International Building Code based upon an ultimate 3-second gust wind speed of 115 mph converted to a nominal 3-second gust wind speed of 89 mph per section 1609.3.1 as required for use in the TIA-222-G Standard per Exception #5 of Section 1609.1.1. Exposure Category C and Risk Category II were used in this analysis.

All modifications and equipment proposed in this report shall be installed in accordance with the attached drawings for the determined available structural capacity to be effective.

We at *Crown Castle* appreciate the opportunity of providing our continuing professional services to you and Crown Castle. If you have any questions or need further assistance on this or any other projects, please give us a call.

Structural analysis prepared by: Christopher Smith / RTC

Respectfully submitted by:

Maribel Dentinger, P.E.
Senior Project Engineer
tnxTower Report - version 7.0.5.1

MARIBEL DENTINGER
LICENSED
19726
KANSAS
PROFESSIONAL ENGINEER
10/25/17

TABLE OF CONTENTS

1) INTRODUCTION

2) ANALYSIS CRITERIA
- Table 1 - Proposed Antenna and Cable Information
- Table 2 - Existing Antenna and Cable Information
- Table 3 - Design Antenna and Cable Information

3) ANALYSIS PROCEDURE
- Table 4 - Documents Provided
- 3.1) Analysis Method
- 3.2) Assumptions

4) ANALYSIS RESULTS
- Table 5 - Section Capacity (Summary)
- Table 6 - Tower Component Stresses vs. Capacity - LC5
- 4.1) Recommendations

5) APPENDIX A
- tnxTower Output

6) APPENDIX B
- Base Level Drawing

7) APPENDIX C
- Additional Calculations

1) INTRODUCTION

This tower is a 130.5 ft Monopole tower designed by Summit Manufacturing in April of 1999 and mapped by Ehresmann Engineering, Inc., in January of 2006. The tower was originally designed for a wind speed of 80 mph per TIA/EIA-222-F.

2) ANALYSIS CRITERIA

The structural analysis was performed for this tower in accordance with the requirements of TIA-222-G Structural Standards for Steel Antenna Towers and Antenna Supporting Structures using a 3-second gust wind speed of 89 mph with no ice, 40 mph with 1-inch ice thickness and 60 mph under service loads and exposure category C.

Table 1 - Proposed Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
92.0	92.0	3	alcatel lucent	B66A RRH4X45	2 1	3/4 Conduit	-
84.0	84.0	3	alcatel lucent	B25 RRH4x30-4R	-	-	

Table 2 - Existing Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
118.0	118.0	3	andrew	TMZXXX-6516-R2M w/ Mount Pipe	18	7/8	1
		6	commscope	E15S09P49			
		6	powerwave technologies	TT08-19DB111-001			
		1	tower mounts	Side Arm Mount [SO 102-3]			
100.0	100.0	1	tower mounts	Side Arm Mount [SO 102-3]	6	7/8	1
	99.0	3	powerwave technologies	P90-15-XLH-RR w/ Mount Pipe			
92.0	92.0	3	alcatel lucent	RRH4X25-WCS	1 2 6	3/8 3/4 7/8	1
		6	andrew	ETD819G-12UB			
		3	commscope	SBJAH4-1D65C-DL w/ Mount Pipe			
		3	powerwave technologies	TT08-19DB111-001			
		1	raycap	DC6-48-60-0-8F			
		1	tower mounts	Side Arm Mount [SO 102-3]			
		-	-	-	1	3/4	2
84.0	84.0	3	alcatel lucent	RRH2x60-1900A-4R	-	-	2
		3	alcatel lucent	RRH2X40-07-L	1	3/8	1
		1	andrew	SBNHH-1D65B w/ Mount Pipe			
		2	andrew	SBNHH-1D65C w/ Mount Pipe			
		1	raycap	DC6-48-60-18-8F			
		1	tower mounts	Side Arm Mount [SO 102-3]			

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
64.0	67.0	6	ericsson	RRUS 11 B26A	3 1	1 5/8	1
		3	ericsson	RRUS 31 B25			
		3	nokia	FZHJ-RRH			
		6	rfs celwave	IBC1900HG-1			
	65.0	3	commscope	TTTT90AP-1XR w/ Mount Pipe			
		3	ericsson	800MHZ SMR FILTER			
		9	rfs celwave	ACU-A20-N			
	64.0	3	rfs celwave	APXVERR18-C w/ Mount Pipe			
		1	tower mounts	Side Arm Mount [SO 101-3]			

Notes:
1) Existing equipment
2) Equipment to be removed

Table 3 - Design Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
147	147	3	ems	FV90-12-00NA	-	-
143	143	3	ems	FV90-12-00NA	-	-
130	130	3	ems	FV90-12-00NA	-	-
126	126	3	ems	FV90-12-00NA	-	-
110	110	3	ems	FV90-12-00NA	-	-
106	106	3	ems	FV90-12-00NA	-	-
97	97	3	ems	FV90-12-00NA	-	-
93	93	3	ems	FV90-12-00NA	-	-

3) ANALYSIS PROCEDURE

Table 4 - Documents Provided

Document	Remarks	Reference	Source
4-TOWER FOUNDATION DRAWINGS/DESIGN/SPECS	Paul J. Ford and Company	4914378	CCISITES
4-TOWER MANUFACTURER DRAWINGS	Ehresmann Engineering, Inc. (Mapped)	4707013	CCISITES
4-TOWER MANUFACTURER DRAWINGS	Paul J. Ford and Company	4914363	CCISITES

3.1) Analysis Method

tnxTower (version 7.0.5.1), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

3.2) Assumptions

1) Tower and structures were built in accordance with the manufacturer's specifications.
2) The tower and structures have been maintained in accordance with the manufacturer's specification.
3) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.

This analysis may be affected if any assumptions are not valid or have been made in error. Crown Castle should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 5 - Section Capacity (Summary)

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
L1	130.5 - 100	Pole	TP24.542x20x0.1875	1	-2.17	996.28	9.4	Pass
L2	100 - 56.25	Pole	TP31.578x24.542x0.25	2	-10.47	1706.09	34.8	Pass
L3	56.25 - 20.25	Pole	TP36.868x30.4347x0.3125	3	-16.53	2541.82	46.8	Pass
L4	20.25 - 0	Pole	TP39.5x35.479x0.3125	4	-21.78	2704.30	58.4	Pass
							Summary	
						Pole (L4)	58.4	Pass
						Rating =	58.4	Pass

Table 6 - Tower Component Stresses vs. Capacity – LC5

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1	Flange Bolts	100	9.0	Pass
1	Flange Plates		3.2	Pass
1	Anchor Rods	0	43.7	Pass
1	Base Plate	0	43.3	Pass
1	Base Foundation Structure	0	42.5	Pass
1	Base Foundation Soil Interaction	0	31.0	Pass

Structure Rating (max from all components) =	58.4%

Notes:
1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity consumed.

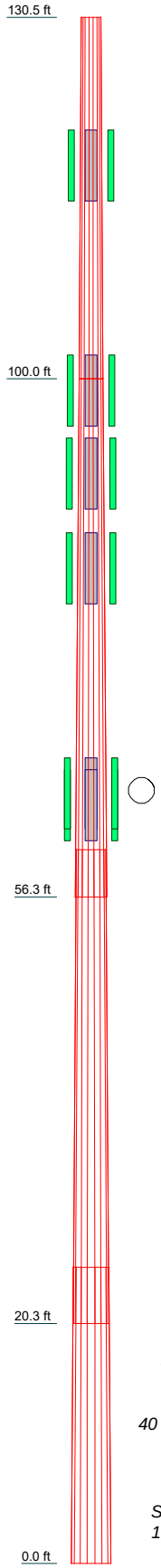
4.1) Recommendations

The tower and its foundation have sufficient capacity to carry the proposed load configuration. No modifications are required at this time.

APPENDIX A

TNXTOWER OUTPUT

Section	Length (ft)	Number of Sides	Thickness (in)	Socket Length (ft)	Top Dia (in)	Bot Dia (in)	Grade	Weight (K)
1	30.50	18	0.1875		20.0000	24.5420		1.4
2	43.75	18	0.2500	4.00	24.5420	31.5780	A607-65	3.3
3	40.00	18	0.3125	4.75	30.4347	36.8680		4.5
4	25.00	18	0.3125		35.4790	39.5000		3.1
								12.3



ALL REACTIONS ARE FACTORED

AXIAL 47 K

SHEAR 4 K

MOMENT 294 kip-ft

TORQUE 0 kip-ft

40 mph WIND - 1.0000 in ICE

AXIAL 22 K

SHEAR 16 K

MOMENT 1255 kip-ft

TORQUE 0 kip-ft

REACTIONS - 89 mph WIND

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
TMZXXX-6516-R2M w/ Mount Pipe	118	DC6-48-60-18-8F	84
TMZXXX-6516-R2M w/ Mount Pipe	118	RRH2X40-07-L	84
TMZXXX-6516-R2M w/ Mount Pipe	118	RRH2X40-07-L	84
(2) E15S09P49	118	RRH2X40-07-L	84
(2) E15S09P49	118	B25 RRH4x30-4R	84
(2) E15S09P49	118	B25 RRH4x30-4R	84
(2) TT08-19DB111-001	118	B25 RRH4x30-4R	84
(2) TT08-19DB111-001	118	Side Arm Mount [SO 102-3]	84
(2) TT08-19DB111-001	118	APXVERR18-C w/ Mount Pipe	64
Side Arm Mount [SO 102-3]	118	APXVERR18-C w/ Mount Pipe	64
P90-15-XLH-RR w/ Mount Pipe	100	APXVERR18-C w/ Mount Pipe	64
P90-15-XLH-RR w/ Mount Pipe	100	TTTT90AP-1XR w/ Mount Pipe	64
P90-15-XLH-RR w/ Mount Pipe	100	TTTT90AP-1XR w/ Mount Pipe	64
Side Arm Mount [SO 102-3]	100	TTTT90AP-1XR w/ Mount Pipe	64
SBJAH4-1D65C-DL w/ Mount Pipe	92	800MHZ SMR FILTER	64
SBJAH4-1D65C-DL w/ Mount Pipe	92	800MHZ SMR FILTER	64
SBJAH4-1D65C-DL w/ Mount Pipe	92	800MHZ SMR FILTER	64
DC6-48-60-0-8F	92	(3) ACU-A20-N	64
(2) ETD819G-12UB	92	(3) ACU-A20-N	64
(2) ETD819G-12UB	92	(3) ACU-A20-N	64
(2) ETD819G-12UB	92	FZHJ-RRH	64
RRH4X25-WCS	92	FZHJ-RRH	64
RRH4X25-WCS	92	FZHJ-RRH	64
RRH4X25-WCS	92	(2) IBC1900HG-1	64
TT08-19DB111-001	92	(2) IBC1900HG-1	64
TT08-19DB111-001	92	(2) IBC1900HG-1	64
TT08-19DB111-001	92	(2) RRUS 11 B26A	64
B66A RRH4X45	92	(2) RRUS 11 B26A	64
B66A RRH4X45	92	(2) RRUS 11 B26A	64
B66A RRH4X45	92	RRUS 31 B25	64
Side Arm Mount [SO 102-3]	92	RRUS 31 B25	64
SBNHH-1D65B w/ Mount Pipe	84	RRUS 31 B25	64
SBNHH-1D65C w/ Mount Pipe	84	Side Arm Mount [SO 101-3]	64
SBNHH-1D65C w/ Mount Pipe	84		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A607-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Johnson County, Kansas.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 89 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 40 mph basic wind with 1.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. TOWER RATING: 58.4%

CROWN CASTLE
The Foundation for a Wireless World

Crown Castle
2000 Corporate Dr.
Canonsburg, PA 15317
Phone: (724) 416-2000
FAX: (724) 416-2254

Job: **839756**			
Project:			
Client: Crown castle	Drawn by: chsmith	App'd:	
Code: TIA-222-G	Date: 10/20/17	Scale: NTS	
Path: R:\SA Models - Letters\Work Area\CSmith\Third Rotation - Fall 2017\WIP\839756 WO 1478435\839756.pri		Dwg No. E-1	

Tower Input Data

There is a pole section.
This tower is designed using the TIA-222-G standard.
The following design criteria apply:

1) Tower is located in Johnson County, Kansas.
2) Basic wind speed of 89 mph.
3) Structure Class II.
4) Exposure Category C.
5) Topographic Category 1.
6) Crest Height 0.00 ft.
7) Nominal ice thickness of 1.0000 in.
8) Ice thickness is considered to increase with height.
9) Ice density of 56 pcf.
10) A wind speed of 40 mph is used in combination with ice.
11) Temperature drop of 50 °F.
12) Deflections calculated using a wind speed of 60 mph.
13) A non-linear (P-delta) analysis was used.
14) Pressures are calculated at each section.
15) Stress ratio used in pole design is 1.
16) Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules
Consider Moments - Horizontals	Assume Legs Pinned	Calculate Redundant Bracing Forces
Consider Moments - Diagonals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Use Moment Magnification	√ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
√ Use Code Stress Ratios	Use Clear Spans For KL/r	All Leg Panels Have Same Allowable
√ Use Code Safety Factors - Guys	Retension Guys To Initial Tension	Offset Girt At Foundation
Escalate Ice	√ Bypass Mast Stability Checks	√ Consider Feed Line Torque
Always Use Max Kz	√ Use Azimuth Dish Coefficients	Include Angle Block Shear Check
Use Special Wind Profile	√ Project Wind Area of Appurt.	Use TIA-222-G Bracing Resist. Exemption
Include Bolts In Member Capacity	Autocalc Torque Arm Areas	Use TIA-222-G Tension Splice Exemption
Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Poles
Secondary Horizontal Braces Leg	√ Sort Capacity Reports By Component	√ Include Shear-Torsion Interaction
Use Diamond Inner Bracing (4 Sided)	Triangulate Diamond Inner Bracing	Always Use Sub-Critical Flow
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Use Top Mounted Sockets
SR Members Are Concentric		

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	130.50-100.00	30.50	0.00	18	20.0000	24.5420	0.1875	0.7500	A607-65 (65 ksi)
L2	100.00-56.25	43.75	4.00	18	24.5420	31.5780	0.2500	1.0000	A607-65 (65 ksi)
L3	56.25-20.25	40.00	4.75	18	30.4347	36.8680	0.3125	1.2500	A607-65 (65 ksi)
L4	20.25-0.00	25.00		18	35.4790	39.5000	0.3125	1.2500	A607-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in^2	I in^4	r in	C in	I/C in^3	J in^4	It/Q in^2	w in	w/t
L1	20.3085	11.7909	584.7409	7.0334	10.1600	57.5532	1170.2512	5.8966	3.1900	17.013
	24.9206	14.4940	1086.1337	8.6458	12.4673	87.1183	2173.6966	7.2484	3.9894	21.277
L2	24.9206	19.2757	1437.0577	8.6237	12.4673	115.2658	2876.0063	9.6397	3.8794	15.518
	32.0651	24.8588	3082.3531	11.1214	16.0416	192.1472	6168.7621	12.4317	5.1177	20.471
L3	31.5575	29.8775	3424.9547	10.6934	15.4608	221.5246	6854.4160	14.9416	4.8065	15.381
	37.4367	36.2585	6121.4257	12.9772	18.7289	326.8431	12250.9061	18.1327	5.9388	19.004
L4	36.8021	34.8808	5449.8376	12.4841	18.0234	302.3764	10906.8463	17.4437	5.6943	18.222
	40.1094	38.8691	7541.1411	13.9116	20.0660	375.8169	15092.2051	19.4382	6.4020	20.486

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 130.50-100.00				1	1	1			
L2 100.00-56.25				1	1	1			
L3 56.25-20.25				1	1	1			
L4 20.25-0.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter in	Perimeter in	Weight plf
64									
TYPE 1A(1)	C	Surface Ar (CaAa)	64.00 - 0.00	3	3	0.000 0.100	0.9800		0.50
***									
***									
***									

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number		C_AA_A ft^2/ft	Weight plf
118								
LDF5-50A(7/8)	C	No	Inside Pole	118.00 - 0.00	18	No Ice	0.00	0.33
						1/2" Ice	0.00	0.33
						1" Ice	0.00	0.33
100								
LDF5-50A(7/8)	A	No	Inside Pole	100.00 - 0.00	6	No Ice	0.00	0.33
						1/2" Ice	0.00	0.33
						1" Ice	0.00	0.33
92								
LDF5-50A(7/8)	A	No	Inside Pole	92.00 - 0.00	6	No Ice	0.00	0.33
						1/2" Ice	0.00	0.33
						1" Ice	0.00	0.33
FB-L98B-034-XXXXXX(3/8)	A	No	Inside Pole	92.00 - 0.00	1	No Ice	0.00	0.05
						1/2" Ice	0.00	0.05
						1" Ice	0.00	0.05

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number		C_AA_A ft^2/ft	Weight plf
WR-VG86T(3/4)	A	No	Inside Pole	92.00 - 0.00	2	No Ice	0.00	0.53
						1/2" Ice	0.00	0.53
						1" Ice	0.00	0.53
WR-VG86T(3/4)	A	No	Inside Pole	92.00 - 0.00	2	No Ice	0.00	0.53
						1/2" Ice	0.00	0.53
						1" Ice	0.00	0.53
2" Rigid Conduit	A	No	Inside Pole	92.00 - 0.00	1	No Ice	0.00	2.80
						1/2" Ice	0.00	2.80
						1" Ice	0.00	2.80
84								
860 10014(3/8)	A	No	Inside Pole	84.00 - 0.00	1	No Ice	0.00	0.00
						1/2" Ice	0.00	0.00
						1" Ice	0.00	0.00
HB078-1-08U3-M3J(	C	No	Inside Pole	66.00 - 0.00	1	No Ice	0.00	0.78
7/8")						1/2" Ice	0.00	0.78
						1" Ice	0.00	0.78
***								
***								
***								

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	130.50-100.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.11
L2	100.00-56.25	A	0.000	0.000	0.000	0.000	0.33
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	2.279	0.000	0.28
L3	56.25-20.25	A	0.000	0.000	0.000	0.000	0.32
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	10.584	0.000	0.30
L4	20.25-0.00	A	0.000	0.000	0.000	0.000	0.18
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	5.954	0.000	0.17

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	130.50-100.00	A	2.266	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.11
L2	100.00-56.25	A	2.178	0.000	0.000	0.000	0.000	0.33
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	7.069	0.000	0.37
L3	56.25-20.25	A	2.029	0.000	0.000	0.000	0.000	0.32
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	32.835	0.000	0.72
L4	20.25-0.00	A	1.775	0.000	0.000	0.000	0.000	0.18
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	17.716	0.000	0.38

Feed Line Center of Pressure

Section	Elevation ft	CP_X in	CP_Z in	CP_X Ice in	CP_Z Ice in
L1	130.50-100.00	0.0000	0.0000	0.0000	0.0000
L2	100.00-56.25	-0.0090	0.0852	-0.0223	0.2126
L3	56.25-20.25	-0.0424	0.4032	-0.0865	0.8228
L4	20.25-0.00	-0.0427	0.4059	-0.0880	0.8371

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K_a No Ice	K_a Ice
L2	15	TYPE 1A(1)	56.25 - 64.00	1.0000	1.0000
L3	15	TYPE 1A(1)	20.25 - 56.25	1.0000	1.0000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
118									
TMZXXX-6516-R2M w/ Mount Pipe	A	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	8.73 9.18 9.63	3.33 4.01 4.66	0.05 0.11 0.18
TMZXXX-6516-R2M w/ Mount Pipe	B	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	8.73 9.18 9.63	3.33 4.01 4.66	0.05 0.11 0.18
TMZXXX-6516-R2M w/ Mount Pipe	C	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	8.73 9.18 9.63	3.33 4.01 4.66	0.05 0.11 0.18
(2) E15S09P49	A	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.82 0.94 1.06	0.50 0.60 0.70	0.02 0.03 0.04
(2) E15S09P49	B	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.82 0.94 1.06	0.50 0.60 0.70	0.02 0.03 0.04
(2) E15S09P49	C	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.82 0.94 1.06	0.50 0.60 0.70	0.02 0.03 0.04
(2) TT08-19DB111-001	A	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04
(2) TT08-19DB111-001	B	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
(2) TT08-19DB111-001	C	From Leg	1.00 0.00 0.00	0.0000	118.00	No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04
Side Arm Mount [SO 102-3]	C	None		0.0000	118.00	No Ice 1/2" Ice 1" Ice	3.00 3.48 3.96	3.00 3.48 3.96	0.08 0.11 0.14
100									
P90-15-XLH-RR w/ Mount Pipe	A	From Leg	1.00 0.00 -1.00	0.0000	100.00	No Ice 1/2" Ice 1" Ice	8.37 8.93 9.46	6.36 7.54 8.43	0.08 0.14 0.22
P90-15-XLH-RR w/ Mount Pipe	B	From Leg	1.00 0.00 -1.00	0.0000	100.00	No Ice 1/2" Ice 1" Ice	8.37 8.93 9.46	6.36 7.54 8.43	0.08 0.14 0.22
P90-15-XLH-RR w/ Mount Pipe	C	From Leg	1.00 0.00 -1.00	0.0000	100.00	No Ice 1/2" Ice 1" Ice	8.37 8.93 9.46	6.36 7.54 8.43	0.08 0.14 0.22
Side Arm Mount [SO 102-3]	C	None		0.0000	100.00	No Ice 1/2" Ice 1" Ice	3.00 3.48 3.96	3.00 3.48 3.96	0.08 0.11 0.14
92									
SBJAH4-1D65C-DL w/ Mount Pipe	A	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	13.10 13.80 14.51	10.65 12.17 13.72	0.11 0.21 0.32
SBJAH4-1D65C-DL w/ Mount Pipe	B	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	13.10 13.80 14.51	10.65 12.17 13.72	0.11 0.21 0.32
SBJAH4-1D65C-DL w/ Mount Pipe	C	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	13.10 13.80 14.51	10.65 12.17 13.72	0.11 0.21 0.32
DC6-48-60-0-8F	A	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	0.92 1.46 1.64	0.92 1.46 1.64	0.03 0.05 0.07
(2) ETD819G-12UB	A	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	1.84 2.01 2.19	0.45 0.55 0.66	0.03 0.04 0.06
(2) ETD819G-12UB	B	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	1.84 2.01 2.19	0.45 0.55 0.66	0.03 0.04 0.06
(2) ETD819G-12UB	C	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	1.84 2.01 2.19	0.45 0.55 0.66	0.03 0.04 0.06
RRH4X25-WCS	A	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	3.34 3.59 3.84	3.84 4.09 4.36	0.09 0.13 0.16
RRH4X25-WCS	B	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice 1" Ice	3.34 3.59 3.84	3.84 4.09 4.36	0.09 0.13 0.16
RRH4X25-WCS	C	From Leg	1.00 0.00 0.00	0.0000	92.00	No Ice 1/2" Ice	3.34 3.59 3.84	3.84 4.09 4.36	0.09 0.13 0.16

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment ° °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
TT08-19DB111-001	A	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04
TT08-19DB111-001	B	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04
TT08-19DB111-001	C	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	0.79 0.90 1.03	0.64 0.75 0.87	0.02 0.03 0.04
B66A RRH4X45	A	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	2.58 2.79 3.01	1.63 1.81 2.00	0.07 0.09 0.11
B66A RRH4X45	B	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	2.58 2.79 3.01	1.63 1.81 2.00	0.07 0.09 0.11
B66A RRH4X45	C	From Leg	1.00 0.00 0.00	0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	2.58 2.79 3.01	1.63 1.81 2.00	0.07 0.09 0.11
Side Arm Mount [SO 102-3]	C	None		0.0000	92.00	1" Ice No Ice 1/2" Ice 1" Ice	3.00 3.48 3.96	3.00 3.48 3.96	0.08 0.11 0.14
84 SBNHH-1D65B w/ Mount Pipe	A	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	8.39 8.95 9.48	7.08 8.28 9.19	0.08 0.15 0.22
SBNHH-1D65C w/ Mount Pipe	B	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	11.59 12.31 13.03	9.79 11.31 12.85	0.10 0.19 0.29
SBNHH-1D65C w/ Mount Pipe	C	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	11.59 12.31 13.03	9.79 11.31 12.85	0.10 0.19 0.29
DC6-48-60-18-8F	A	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	0.79 1.27 1.45	0.79 1.27 1.45	0.02 0.04 0.05
RRH2X40-07-L	A	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	1.71 1.88 2.06	1.56 1.72 1.90	0.05 0.07 0.09
RRH2X40-07-L	B	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	1.71 1.88 2.06	1.56 1.72 1.90	0.05 0.07 0.09
RRH2X40-07-L	C	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	1.71 1.88 2.06	1.56 1.72 1.90	0.05 0.07 0.09
B25 RRH4x30-4R	A	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice 1" Ice	2.14 2.33 2.53	1.31 1.46 1.63	0.05 0.07 0.09
B25 RRH4x30-4R	B	From Leg	1.00 0.00 0.00	0.0000	84.00	No Ice 1/2" Ice	2.14 2.33 2.53	1.31 1.46 1.63	0.05 0.07 0.09

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
B25 RRH4x30-4R	C	From Leg	1.00 0.00 0.00	0.0000	84.00	1" Ice No Ice 1/2" Ice 1" Ice	2.14 2.33 2.53	1.31 1.46 1.63	0.05 0.07 0.09
Side Arm Mount [SO 102-3]	C	None		0.0000	84.00	1" Ice No Ice 1/2" Ice 1" Ice	3.00 3.48 3.96	3.00 3.48 3.96	0.08 0.11 0.14
66 APXVERR18-C w/ Mount Pipe	A	From Leg	1.00 0.00 0.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	8.26 8.82 9.35	6.95 8.13 9.02	0.08 0.14 0.22
APXVERR18-C w/ Mount Pipe	B	From Leg	1.00 0.00 0.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	8.26 8.82 9.35	6.95 8.13 9.02	0.08 0.14 0.22
APXVERR18-C w/ Mount Pipe	C	From Leg	1.00 0.00 0.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	8.26 8.82 9.35	6.95 8.13 9.02	0.08 0.14 0.22
TTTT90AP-1XR w/ Mount Pipe	A	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	10.10 10.65 11.18	8.19 9.28 10.12	0.08 0.17 0.26
TTTT90AP-1XR w/ Mount Pipe	B	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	10.10 10.65 11.18	8.19 9.28 10.12	0.08 0.17 0.26
TTTT90AP-1XR w/ Mount Pipe	C	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	10.10 10.65 11.18	8.19 9.28 10.12	0.08 0.17 0.26
800MHZ SMR FILTER	A	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.65 0.75 0.86	0.22 0.29 0.36	0.01 0.01 0.02
800MHZ SMR FILTER	B	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.65 0.75 0.86	0.22 0.29 0.36	0.01 0.01 0.02
800MHZ SMR FILTER	C	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.65 0.75 0.86	0.22 0.29 0.36	0.01 0.01 0.02
(3) ACU-A20-N	A	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.07 0.10 0.15	0.12 0.16 0.21	0.00 0.00 0.00
(3) ACU-A20-N	B	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.07 0.10 0.15	0.12 0.16 0.21	0.00 0.00 0.00
(3) ACU-A20-N	C	From Leg	1.00 0.00 1.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	0.07 0.10 0.15	0.12 0.16 0.21	0.00 0.00 0.00
FZHJ-RRH	A	From Leg	1.00 0.00 3.00	0.0000	64.00	No Ice 1/2" Ice 1" Ice	1.26 1.41 1.57	1.01 1.14 1.28	0.06 0.07 0.09
FZHJ-RRH	B	From Leg	1.00 0.00 3.00	0.0000	64.00	No Ice 1/2" Ice	1.26 1.41 1.57	1.01 1.14 1.28	0.06 0.07 0.09

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
FZHJ-RRH	C	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.26 1.41 1.57	1.01 1.14 1.28	0.06 0.07 0.09
(2) IBC1900HG-1	A	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.18 1.32 1.47	0.40 0.51 0.62	0.02 0.03 0.04
(2) IBC1900HG-1	B	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.18 1.32 1.47	0.40 0.51 0.62	0.02 0.03 0.04
(2) IBC1900HG-1	C	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.18 1.32 1.47	0.40 0.51 0.62	0.02 0.03 0.04
(2) RRUS 11 B26A	A	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	2.79 3.00 3.21	1.19 1.34 1.50	0.05 0.07 0.10
(2) RRUS 11 B26A	B	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	2.79 3.00 3.21	1.19 1.34 1.50	0.05 0.07 0.10
(2) RRUS 11 B26A	C	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	2.79 3.00 3.21	1.19 1.34 1.50	0.05 0.07 0.10
RRUS 31 B25	A	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.62 1.78 1.95	1.28 1.43 1.58	0.06 0.07 0.09
RRUS 31 B25	B	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.62 1.78 1.95	1.28 1.43 1.58	0.06 0.07 0.09
RRUS 31 B25	C	From Leg	1.00 0.00 3.00	0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	1.62 1.78 1.95	1.28 1.43 1.58	0.06 0.07 0.09
Side Arm Mount [SO 101-3]	C	None		0.0000	64.00	1" Ice No Ice 1/2" Ice 1" Ice	7.50 8.90 10.30	7.50 8.90 10.30	0.25 0.33 0.41
*** *** ***									

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 30 deg - No Ice
5	0.9 Dead+1.6 Wind 30 deg - No Ice
6	1.2 Dead+1.6 Wind 60 deg - No Ice

Comb. No.	Description
7	0.9 Dead+1.6 Wind 60 deg - No Ice
8	1.2 Dead+1.6 Wind 90 deg - No Ice
9	0.9 Dead+1.6 Wind 90 deg - No Ice
10	1.2 Dead+1.6 Wind 120 deg - No Ice
11	0.9 Dead+1.6 Wind 120 deg - No Ice
12	1.2 Dead+1.6 Wind 150 deg - No Ice
13	0.9 Dead+1.6 Wind 150 deg - No Ice
14	1.2 Dead+1.6 Wind 180 deg - No Ice
15	0.9 Dead+1.6 Wind 180 deg - No Ice
16	1.2 Dead+1.6 Wind 210 deg - No Ice
17	0.9 Dead+1.6 Wind 210 deg - No Ice
18	1.2 Dead+1.6 Wind 240 deg - No Ice
19	0.9 Dead+1.6 Wind 240 deg - No Ice
20	1.2 Dead+1.6 Wind 270 deg - No Ice
21	0.9 Dead+1.6 Wind 270 deg - No Ice
22	1.2 Dead+1.6 Wind 300 deg - No Ice
23	0.9 Dead+1.6 Wind 300 deg - No Ice
24	1.2 Dead+1.6 Wind 330 deg - No Ice
25	0.9 Dead+1.6 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	130.5 - 100	Pole	Max Tension	20	0.00	-0.00	0.00
			Max. Compression	26	-6.24	0.00	0.00
			Max. Mx	20	-2.17	45.74	-0.00
			Max. My	2	-2.17	0.00	45.74
			Max. Vy	20	-2.85	45.74	-0.00
			Max. Vx	2	-2.85	0.00	45.74
			Max. Torque	18			-0.00
L2	100 - 56.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	26	-29.44	0.01	0.12
			Max. Mx	20	-10.47	367.41	0.06
			Max. My	2	-10.47	0.00	367.06
			Max. Vy	20	-12.92	367.41	0.06
			Max. Vx	14	12.90	0.00	-366.95
			Max. Torque	9			-0.07
L3	56.25 - 20.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	26	-39.14	0.08	-0.52

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
			Max. Mx	20	-16.53	862.16	-0.02
			Max. My	14	-16.53	0.01	-861.19
			Max. Vy	20	-15.09	862.16	-0.02
			Max. Vx	14	15.07	0.01	-861.19
			Max. Torque	9			-0.07
L4	20.25 - 0	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	26	-46.99	0.13	-1.02
			Max. Mx	20	-21.78	1255.35	-0.10
			Max. My	14	-21.78	0.02	-1254.02
			Max. Vy	20	-16.31	1255.35	-0.10
			Max. Vx	14	16.29	0.02	-1254.02
			Max. Torque	9			-0.07

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Pole	Max. Vert	33	46.99	0.00	-3.69
	Max. H_x	20	21.79	16.30	0.00
	Max. H_z	2	21.79	0.00	16.28
	Max. M_x	2	1253.83	0.00	16.28
	Max. M_z	8	1255.31	-16.30	0.00
	Max. Torsion	21	0.07	16.30	0.00
	Min. Vert	5	16.34	-8.15	14.10
	Min. H_x	8	21.79	-16.30	0.00
	Min. H_z	14	21.79	0.00	-16.28
	Min. M_x	14	-1254.02	0.00	-16.28
	Min. M_z	20	-1255.35	16.30	0.00
	Min. Torsion	9	-0.07	-16.30	0.00

Tower Mast Reaction Summary

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
Dead Only	18.15	0.00	0.00	0.08	0.01	0.00
1.2 Dead+1.6 Wind 0 deg - No Ice	21.79	0.00	-16.28	-1253.83	0.02	-0.00
0.9 Dead+1.6 Wind 0 deg - No Ice	16.34	0.00	-16.28	-1245.14	0.01	-0.00
1.2 Dead+1.6 Wind 30 deg - No Ice	21.79	8.15	-14.10	-1085.83	-627.65	0.04
0.9 Dead+1.6 Wind 30 deg - No Ice	16.34	8.15	-14.10	-1078.31	-623.29	0.04
1.2 Dead+1.6 Wind 60 deg - No Ice	21.79	14.12	-8.14	-626.87	-1087.13	0.06
0.9 Dead+1.6 Wind 60 deg - No Ice	16.34	14.12	-8.14	-622.53	-1079.58	0.06
1.2 Dead+1.6 Wind 90 deg - No Ice	21.79	16.30	0.00	0.10	-1255.31	0.07
0.9 Dead+1.6 Wind 90 deg - No Ice	16.34	16.30	0.00	0.07	-1246.59	0.07
1.2 Dead+1.6 Wind 120 deg - No Ice	21.79	14.12	8.14	627.06	-1087.13	0.06
0.9 Dead+1.6 Wind 120 deg - No Ice	16.34	14.12	8.14	622.68	-1079.58	0.06
1.2 Dead+1.6 Wind 150 deg - No Ice	21.79	8.15	14.10	1086.03	-627.65	0.04
0.9 Dead+1.6 Wind 150 deg - No Ice	16.34	8.15	14.10	1078.46	-623.29	0.04

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
1.2 Dead+1.6 Wind 180 deg - No Ice	21.79	0.00	16.28	1254.02	0.02	0.00
0.9 Dead+1.6 Wind 180 deg - No Ice	16.34	0.00	16.28	1245.28	0.01	0.00
1.2 Dead+1.6 Wind 210 deg - No Ice	21.79	-8.15	14.10	1086.03	627.68	-0.04
0.9 Dead+1.6 Wind 210 deg - No Ice	16.34	-8.15	14.10	1078.46	623.32	-0.04
1.2 Dead+1.6 Wind 240 deg - No Ice	21.79	-14.12	8.14	627.06	1087.17	-0.06
0.9 Dead+1.6 Wind 240 deg - No Ice	16.34	-14.12	8.14	622.68	1079.61	-0.06
1.2 Dead+1.6 Wind 270 deg - No Ice	21.79	-16.30	0.00	0.10	1255.35	-0.07
0.9 Dead+1.6 Wind 270 deg - No Ice	16.34	-16.30	0.00	0.07	1246.62	-0.07
1.2 Dead+1.6 Wind 300 deg - No Ice	21.79	-14.12	-8.14	-626.87	1087.17	-0.06
0.9 Dead+1.6 Wind 300 deg - No Ice	16.34	-14.12	-8.14	-622.53	1079.61	-0.06
1.2 Dead+1.6 Wind 330 deg - No Ice	21.79	-8.15	-14.10	-1085.83	627.68	-0.04
0.9 Dead+1.6 Wind 330 deg - No Ice	16.34	-8.15	-14.10	-1078.31	623.32	-0.04
1.2 Dead+1.0 Ice+1.0 Temp	46.99	0.00	0.00	1.02	0.13	0.00
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp	46.99	-0.00	-3.69	-291.39	0.14	-0.00
1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp	46.99	1.85	-3.20	-252.21	-146.02	0.00
1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp	46.99	3.20	-1.85	-145.17	-253.01	0.00
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp	46.99	3.69	0.00	1.06	-292.17	0.00
1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp	46.99	3.20	1.85	147.29	-253.01	0.00
1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp	46.99	1.85	3.20	254.33	-146.02	0.00
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp	46.99	-0.00	3.69	293.51	0.14	0.00
1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp	46.99	-1.85	3.20	254.33	146.30	-0.00
1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp	46.99	-3.20	1.85	147.29	253.29	-0.00
1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp	46.99	-3.69	0.00	1.06	292.45	-0.00
1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp	46.99	-3.20	-1.85	-145.17	253.29	-0.00
1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp	46.99	-1.85	-3.20	-252.21	146.30	-0.00
Dead+Wind 0 deg - Service	18.15	0.00	-4.14	-317.30	0.02	-0.00
Dead+Wind 30 deg - Service	18.15	2.07	-3.58	-274.78	-158.85	0.01
Dead+Wind 60 deg - Service	18.15	3.59	-2.07	-158.61	-275.15	0.02
Dead+Wind 90 deg - Service	18.15	4.14	0.00	0.08	-317.72	0.02
Dead+Wind 120 deg - Service	18.15	3.59	2.07	158.77	-275.15	0.02
Dead+Wind 150 deg - Service	18.15	2.07	3.58	274.94	-158.85	0.01
Dead+Wind 180 deg - Service	18.15	0.00	4.14	317.46	0.02	0.00
Dead+Wind 210 deg - Service	18.15	-2.07	3.58	274.94	158.88	-0.01
Dead+Wind 240 deg - Service	18.15	-3.59	2.07	158.77	275.18	-0.02
Dead+Wind 270 deg - Service	18.15	-4.14	0.00	0.08	317.75	-0.02
Dead+Wind 300 deg - Service	18.15	-3.59	-2.07	-158.61	275.18	-0.02
Dead+Wind 330 deg - Service	18.15	-2.07	-3.58	-274.78	158.88	-0.01

Solution Summary

	Sum of Applied Forces			Sum of Reactions			
Load Comb.	PX K	PY K	PZ K	PX K	PY K	PZ K	% Error
1	0.00	-18.15	0.00	0.00	18.15	0.00	0.000%
2	0.00	-21.79	-16.28	0.00	21.79	16.28	0.000%
3	0.00	-16.34	-16.28	0.00	16.34	16.28	0.000%
4	8.15	-21.79	-14.10	-8.15	21.79	14.10	0.000%
5	8.15	-16.34	-14.10	-8.15	16.34	14.10	0.000%
6	14.12	-21.79	-8.14	-14.12	21.79	8.14	0.000%
7	14.12	-16.34	-8.14	-14.12	16.34	8.14	0.000%
8	16.30	-21.79	0.00	-16.30	21.79	0.00	0.000%
9	16.30	-16.34	0.00	-16.30	16.34	0.00	0.000%
10	14.12	-21.79	8.14	-14.12	21.79	-8.14	0.000%
11	14.12	-16.34	8.14	-14.12	16.34	-8.14	0.000%
12	8.15	-21.79	14.10	-8.15	21.79	-14.10	0.000%
13	8.15	-16.34	14.10	-8.15	16.34	-14.10	0.000%
14	0.00	-21.79	16.28	0.00	21.79	-16.28	0.000%
15	0.00	-16.34	16.28	0.00	16.34	-16.28	0.000%
16	-8.15	-21.79	14.10	8.15	21.79	-14.10	0.000%
17	-8.15	-16.34	14.10	8.15	16.34	-14.10	0.000%
18	-14.12	-21.79	8.14	14.12	21.79	-8.14	0.000%
19	-14.12	-16.34	8.14	14.12	16.34	-8.14	0.000%
20	-16.30	-21.79	0.00	16.30	21.79	0.00	0.000%
21	-16.30	-16.34	0.00	16.30	16.34	0.00	0.000%
22	-14.12	-21.79	-8.14	14.12	21.79	8.14	0.000%
23	-14.12	-16.34	-8.14	14.12	16.34	8.14	0.000%
24	-8.15	-21.79	-14.10	8.15	21.79	14.10	0.000%
25	-8.15	-16.34	-14.10	8.15	16.34	14.10	0.000%
26	0.00	-46.99	0.00	0.00	46.99	0.00	0.000%
27	0.00	-46.99	-3.69	0.00	46.99	3.69	0.000%
28	1.85	-46.99	-3.20	-1.85	46.99	3.20	0.000%
29	3.20	-46.99	-1.85	-3.20	46.99	1.85	0.000%
30	3.69	-46.99	0.00	-3.69	46.99	-0.00	0.000%
31	3.20	-46.99	1.85	-3.20	46.99	-1.85	0.000%
32	1.85	-46.99	3.20	-1.85	46.99	-3.20	0.000%
33	0.00	-46.99	3.69	0.00	46.99	-3.69	0.000%
34	-1.85	-46.99	3.20	1.85	46.99	-3.20	0.000%
35	-3.20	-46.99	1.85	3.20	46.99	-1.85	0.000%
36	-3.69	-46.99	0.00	3.69	46.99	-0.00	0.000%
37	-3.20	-46.99	-1.85	3.20	46.99	1.85	0.000%
38	-1.85	-46.99	-3.20	1.85	46.99	3.20	0.000%
39	0.00	-18.15	-4.14	0.00	18.15	4.14	0.000%
40	2.07	-18.15	-3.58	-2.07	18.15	3.58	0.000%
41	3.59	-18.15	-2.07	-3.59	18.15	2.07	0.000%
42	4.14	-18.15	0.00	-4.14	18.15	0.00	0.000%
43	3.59	-18.15	2.07	-3.59	18.15	-2.07	0.000%
44	2.07	-18.15	3.58	-2.07	18.15	-3.58	0.000%
45	0.00	-18.15	4.14	0.00	18.15	-4.14	0.000%
46	-2.07	-18.15	3.58	2.07	18.15	-3.58	0.000%
47	-3.59	-18.15	2.07	3.59	18.15	-2.07	0.000%
48	-4.14	-18.15	0.00	4.14	18.15	0.00	0.000%
49	-3.59	-18.15	-2.07	3.59	18.15	2.07	0.000%
50	-2.07	-18.15	-3.58	2.07	18.15	3.58	0.000%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	4	0.00000001	0.00000001
2	Yes	4	0.00000001	0.00006943
3	Yes	4	0.00000001	0.00003156
4	Yes	5	0.00000001	0.00010506

5	Yes	5	0.00000001	0.00004775
6	Yes	5	0.00000001	0.00010457
7	Yes	5	0.00000001	0.00004751
8	Yes	4	0.00000001	0.00007272
9	Yes	4	0.00000001	0.00003445
10	Yes	5	0.00000001	0.00010520
11	Yes	5	0.00000001	0.00004781
12	Yes	5	0.00000001	0.00010468
13	Yes	5	0.00000001	0.00004757
14	Yes	4	0.00000001	0.00006943
15	Yes	4	0.00000001	0.00003156
16	Yes	5	0.00000001	0.00010469
17	Yes	5	0.00000001	0.00004757
18	Yes	5	0.00000001	0.00010520
19	Yes	5	0.00000001	0.00004781
20	Yes	4	0.00000001	0.00007272
21	Yes	4	0.00000001	0.00003445
22	Yes	5	0.00000001	0.00010458
23	Yes	5	0.00000001	0.00004751
24	Yes	5	0.00000001	0.00010507
25	Yes	5	0.00000001	0.00004775
26	Yes	4	0.00000001	0.00000001
27	Yes	5	0.00000001	0.00013845
28	Yes	5	0.00000001	0.00014794
29	Yes	5	0.00000001	0.00014795
30	Yes	5	0.00000001	0.00013857
31	Yes	5	0.00000001	0.00014830
32	Yes	5	0.00000001	0.00014840
33	Yes	5	0.00000001	0.00013893
34	Yes	5	0.00000001	0.00014848
35	Yes	5	0.00000001	0.00014840
36	Yes	5	0.00000001	0.00013867
37	Yes	5	0.00000001	0.00014805
38	Yes	5	0.00000001	0.00014801
39	Yes	4	0.00000001	0.00001534
40	Yes	4	0.00000001	0.00006872
41	Yes	4	0.00000001	0.00006778
42	Yes	4	0.00000001	0.00001544
43	Yes	4	0.00000001	0.00006899
44	Yes	4	0.00000001	0.00006798
45	Yes	4	0.00000001	0.00001534
46	Yes	4	0.00000001	0.00006799
47	Yes	4	0.00000001	0.00006899
48	Yes	4	0.00000001	0.00001544
49	Yes	4	0.00000001	0.00006779
50	Yes	4	0.00000001	0.00006873

Maximum Tower Deflections - Service Wind

Section No.	*Elevation* *ft*	*Horz. Deflection* *in*	*Gov. Load Comb.*	*Tilt* °	*Twist* °
L1	130.5 - 100	15.397	48	0.8449	0.0001
L2	100 - 56.25	10.052	48	0.8117	0.0001
L3	60.25 - 20.25	4.029	48	0.5881	0.0001
L4	25 - 0	0.762	48	0.2659	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation *ft*	*Appurtenance*	*Gov. Load Comb.*	*Deflection* *in*	*Tilt* °	*Twist* °	*Radius of Curvature* *ft*
118.00	TMZXXX-6516-R2M w/ Mount Pipe	48	13.177	0.8403	0.0001	51895

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
100.00	P90-15-XLH-RR w/ Mount Pipe	48	10.052	0.8117	0.0001	21044
92.00	SBJAH4-1D65C-DL w/ Mount Pipe	48	8.716	0.7839	0.0001	15587
84.00	SBNHH-1D65B w/ Mount Pipe	48	7.430	0.7463	0.0001	12301
64.00	APXVERR18-C w/ Mount Pipe	48	4.515	0.6170	0.0001	8053

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	130.5 - 100	60.870	20	3.3423	0.0005
L2	100 - 56.25	39.739	20	3.2105	0.0005
L3	60.25 - 20.25	15.925	20	2.3258	0.0003
L4	25 - 0	3.012	20	1.0512	0.0001

Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
118.00	TMZXXX-6516-R2M w/ Mount Pipe	20	52.092	3.3238	0.0005	13199
100.00	P90-15-XLH-RR w/ Mount Pipe	20	39.739	3.2105	0.0005	5350
92.00	SBJAH4-1D65C-DL w/ Mount Pipe	20	34.457	3.1005	0.0004	3961
84.00	SBNHH-1D65B w/ Mount Pipe	20	29.371	2.9519	0.0004	3124
64.00	APXVERR18-C w/ Mount Pipe	20	17.848	2.4400	0.0003	2042

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u K	ϕP_n K	Ratio $\frac{P_u}{\phi P_n}$
L1	130.5 - 100 (1)	TP24.542x20x0.1875	30.50	0.00	0.0	14.4940	-2.17	996.28	0.002
L2	100 - 56.25 (2)	TP31.578x24.542x0.25	43.75	0.00	0.0	24.3483	-10.47	1706.09	0.006
L3	56.25 - 20.25 (3)	TP36.868x30.4347x0.3125	40.00	0.00	0.0	35.5007	-16.53	2541.82	0.007
L4	20.25 - 0 (4)	TP39.5x35.479x0.3125	25.00	0.00	0.0	38.8691	-21.78	2704.30	0.008

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L1	130.5 - 100 (1)	TP24.542x20x0.1875	45.74	499.03	0.092	0.00	499.03	0.000
L2	100 - 56.25 (2)	TP31.578x24.542x0.25	367.41	1076.20	0.341	0.00	1076.20	0.000
L3	56.25 - 20.25 (3)	TP36.868x30.4347x0.3125	862.17	1869.14	0.461	0.00	1869.14	0.000
L4	20.25 - 0 (4)	TP39.5x35.479x0.3125	1255.35	2178.94	0.576	0.00	2178.94	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	130.5 - 100 (1)	TP24.542x20x0.1875	2.85	498.14	0.006	0.00	999.27	0.000
L2	100 - 56.25 (2)	TP31.578x24.542x0.25	12.92	853.05	0.015	0.07	2155.03	0.000
L3	56.25 - 20.25 (3)	TP36.868x30.4347x0.3125	15.09	1270.91	0.012	0.07	3742.85	0.000
L4	20.25 - 0 (4)	TP39.5x35.479x0.3125	16.31	1352.15	0.012	0.07	4363.21	0.000

Pole Interaction Design Data

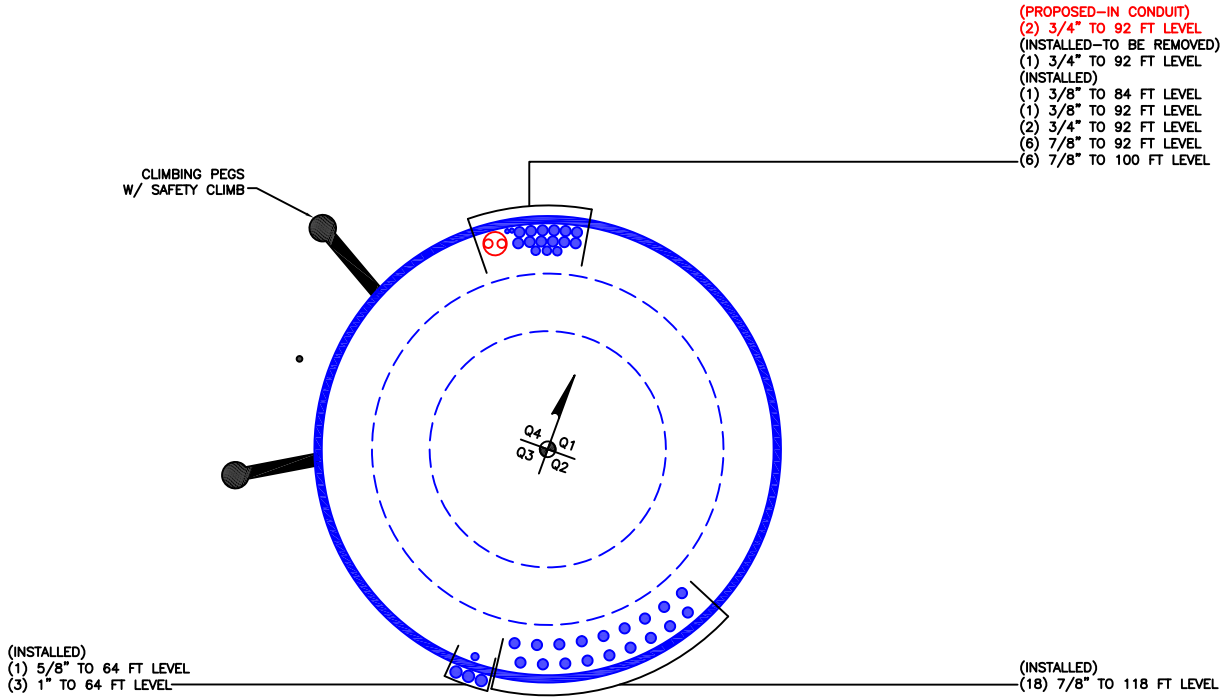
Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	130.5 - 100 (1)	0.002	0.092	0.000	0.006	0.000	0.094	1.000	4.8.2
L2	100 - 56.25 (2)	0.006	0.341	0.000	0.015	0.000	0.348	1.000	4.8.2
L3	56.25 - 20.25 (3)	0.007	0.461	0.000	0.012	0.000	0.468	1.000	4.8.2
L4	20.25 - 0 (4)	0.008	0.576	0.000	0.012	0.000	0.584	1.000	4.8.2

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	130.5 - 100	Pole	TP24.542x20x0.1875	1	-2.17	996.28	9.4	Pass
L2	100 - 56.25	Pole	TP31.578x24.542x0.25	2	-10.47	1706.09	34.8	Pass
L3	56.25 - 20.25	Pole	TP36.868x30.4347x0.3125	3	-16.53	2541.82	46.8	Pass
L4	20.25 - 0	Pole	TP39.5x35.479x0.3125	4	-21.78	2704.30	58.4	Pass
							Summary	
						Pole (L4)	58.4	Pass
						RATING =	**58.4**	**Pass**

APPENDIX B

BASE LEVEL DRAWING



BUSINESS UNIT: 839756 TOWER ID: C_BASELEVEL

APPENDIX C

ADDITIONAL CALCULATIONS

Stiffened or Unstiffened, Exterior Flange Plate - Any Bolt Material TIA Rev G

Reactions		
Mu	45.74	ft-kips
Axial, Pu:	2.17	kips
Shear, Vu:	2.85	kips
Elevation:	100	feet

Bolt Threads:
X-Excluded
φVn=φ(0.55*Ab*Fu)
φ=0.75, φ*Vn (kips):
29.77

Site Data

BU#: *839756*
Site Name: *SADDLE 2 DAS ISE*
App #: *406998 Rev. 1*

Pole Manufacturer:	Other

If No stiffeners, Criteria:	TIA G	<-Only Applcable to Unstiffened Cases

Bolt Data			
Qty:	20		
Diameter (in.):	0.875	Bolt Fu:	120
Bolt Material:	A325	Bolt Fy:	92
N/A:	100	<-- Disregard	
N/A:	75	<-- Disregard	
Circle (in.):	28.5		

Plate Data		
Diam:	32.5	in
Thick, t:	1.75	in
Grade (Fy):	50	ksi
Strength, Fu:	60	ksi
Single-Rod B-eff:	3.89	in

Stiffener Data (Welding at Both Sides)		
Config:	0	*
Weld Type:		
Groove Depth:		<-- Disregard
Groove Angle:		<-- Disregard
Fillet H. Weld:		in
Fillet V. Weld:		in
Width:		in
Height:		in
Thick:		in
Notch:		in
Grade:		ksi
Weld str.:		ksi

Pole Data		
Diam:	24.542	in
Thick:	0.25	in
Grade:	65	ksi
# of Sides:	18	"0" IF Round
Fu	80	ksi
Reinf. Fillet Weld	0	"0" if None

Flange Bolt Results

			Rigid
Bolt Tension Capacity, φ*Tn,**B1**:	41.58	kips	φ*Tn
Adjusted φ*Tn (due to Vu=Vu/Qty), **B**:	41.58	kips	φTn[(1-(Vu/φVn)^2]^0.5
Max Bolt directly applied Tu:	3.74	Kips	
Min. PL "tc" for **B** cap. **w/o** Pry:	1.109	in	
Min PL "treq" for actual **T w/ Pry**:	0.251	in	
Min PL "t1" for actual **T w/o Pry**:	0.333	in	
T allowable w/o Prying:	41.58	kips	α'<0 case
Prying Force, q:	0.00	kips	
Total Bolt Tension=Tu+q:	3.74	kips	
Non-Prying Bolt Stress Ratio, Tu/B:	9.0%	Pass	

Exterior Flange Plate Results Flexural Check

			Rigid
Compression Side Plate Stress:	1.4	ksi	TIA G
Allowable Plate Stress:	45.0	ksi	φ*Fy
Compression Plate Stress Ratio:	3.2%	Pass	Comp. Y.L. Length:
No Prying			14.49
Tension Side Stress Ratio, (treq/t)^2:	2.1%	Pass	

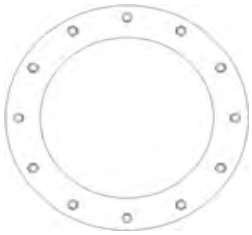
n/a

Stiffener Results

Horizontal Weld :	n/a
Vertical Weld:	n/a
Plate Flex+Shear, fb/Fb+(fv/Fv)^2:	n/a
Plate Tension+Shear, ft/Ft+(fv/Fv)^2:	n/a
Plate Comp. (AISC Bracket):	n/a

Pole Results

Pole Punching Shear Check:	n/a



* 0 = none, 1 = every bolt, 2 = every 2 bolts, 3 = 2 per bolt

** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes

Square, Stiffened / Unstiffened Base Plate, Any Rod Material - Rev. F /G

Assumptions:
1) Rod groups at corners. Total # rods divisible by 4. Maximum total # of rods = 48 (12 per Corner).
2) Rod Spacing = Straight Center-to-Center distance between any (2) adjacent rods (same corner)
3) Clear space between bottom of leveling nut and top of concrete **not** exceeding (1)*(Rod Diameter)

Site Data

BU#:	*839756*
Site Name:	*SADDLE 2 DAS ISE*
App #:	*406998 Rev. 1*

Anchor Rod Data		
Eta Factor, η	0.5	TIA G (Fig. 4-4)
Qty:	12	
Diam:	2.25	in
Rod Material:	A615-J	
Yield, Fy:	75	ksi
Strength, Fu:	100	ksi
Bolt Circle:	46	in
Anchor Spacing:	6	in

Plate Data		
W=Side:	45	in
Thick:	2.75	in
Grade:	50	ksi
Clip Distance:	9.19	in

Stiffener Data (Welding at both sides)		
Configuration:	Unstiffened	
Weld Type:		**
Groove Depth:		<-- Disregard
Groove Angle:		<-- Disregard
Fillet H. Weld:		in
Fillet V. Weld:		in
Width:		in
Height:		in
Thick:		in
Notch:		in
Grade:		ksi
Weld str.:		ksi

Pole Data		
Diam:	39.5	in
Thick:	0.3125	in
Grade:	65	ksi
# of Sides:	18	"0" IF Round

Base Reactions		
TIA Revision:	G	
Factored Moment, Mu:	1255	ft-kips
Factored Axial, Pu:	22	kips
Factored Shear, Vu:	16	kips

Anchor Rod Results

TIA G --> Max Rod (Cu+ Vu/η):	113.7	Kips
Axial Design Strength, Φ*Fu*Anet:	260.0	Kips
Anchor Rod Stress Ratio:	43.7%	**Pass**

Base Plate Results	Flexural Check	
Base Plate Stress:	19.5	ksi
PL Design Bending Strength, Φ*Fy:	45.0	ksi
Base Plate Stress Ratio:	43.3%	**Pass**

PL Ref. Data
Yield Line (in): 24.14
Max PL Length: 24.14

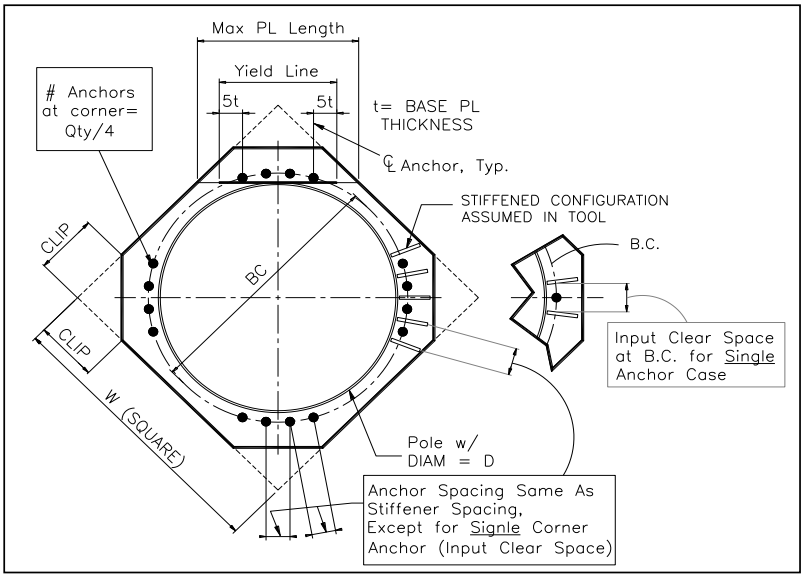
N/A - Unstiffened

Stiffener Results

Horizontal Weld :	N/A
Vertical Weld:	N/A
Plate Flex+Shear, fb/Fb+(fv/Fv)^2:	N/A
Plate Tension+Shear, ft/Ft+(fv/Fv)^2:	N/A
Plate Comp. (AISC Bracket):	N/A

Pole Results

Pole Punching Shear Check:	N/A



** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes

Drilled Pier Foundation

BU # :	839756
Site Name:	SADDLE 2 DAS ISE
App. Number:	406998 Rev. 1

TIA-222 Revison:	G
Tower Type:	Monopole

Applied Loads	Comp.	Uplift
Moment (kip-ft)	1255	
Axial Force (kips)	22	
Shear Force (kips)	16	

Material Properties		
Concrete Strength, f'c:	3	ksi
Rebar Strength, Fy:	60	ksi

Pier Design Data		
Depth	20.5	ft
Ext. Above Grade	0.5	ft
Pier Section 1		
From 0.5' above grade to 20.5' below grade		
Pier Diameter	6	ft
Rebar Quantity	16	
Rebar Size	11	
Clear Cover to Ties	4	in
Tie Size	5	

Analysis Results		
Soil Lateral Capacity	*Compression*	*Uplift*
$D_{v=0}$ (ft from TOC)	10.21	-
Soil Safety Factor	4.28	-
Max Moment (kip-ft)	1426.12	-
Rating	*31.0%*	-
Soil Vertical Capacity	*Compression*	*Uplift*
Skin Friction (kips)	961.33	-
End Bearing (kips)	2120.58	-
Weight of Concrete (kips)	84.65	-
Total Capacity (kips)	3081.90	-
Axial (kips)	106.65	-
Rating	*3.5%*	-
Reinforced Concrete Capacity	*Compression*	*Uplift*
Critical Depth (ft from TOC)	10.11	-
Critical Moment (kip-ft)	1426.02	-
Critical Moment Capacity	3358.36	-
Rating	*42.5%*	-

Soil Interaction Rating	**31.0%**
Structural Foundation Rating	**42.5%**

Soil Profile

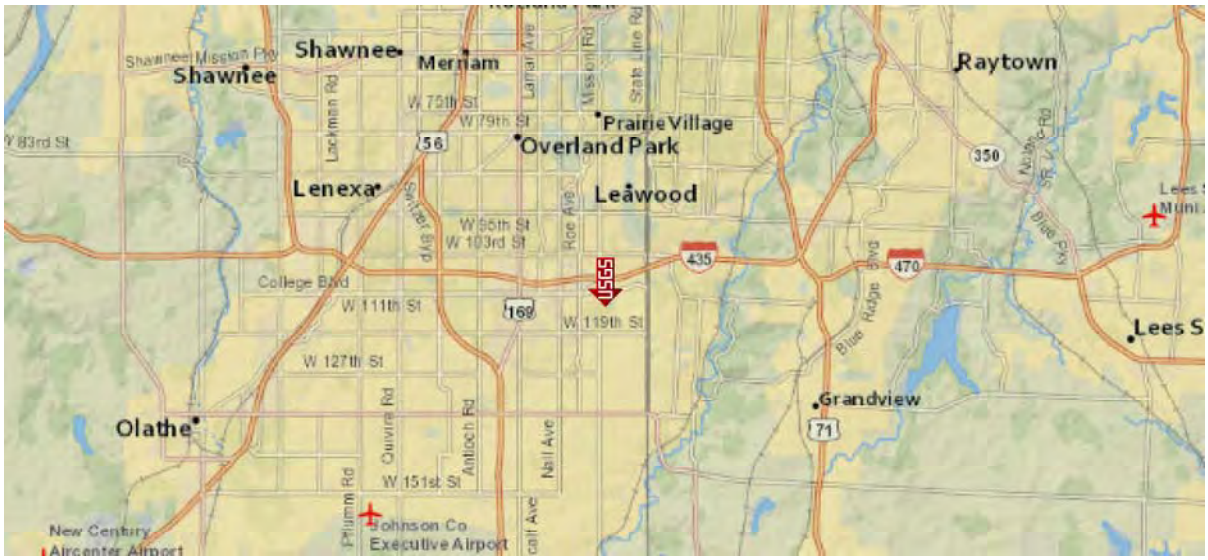
Groundwater Depth	10	ft	# of Layers	6

Layer	Top (ft)	Bottom (ft)	Thickness (ft)	γ_{soil} (pcf)	$\gamma_{concrete}$ (pcf)	Cohesion (ksf)	Angle of Friction (degrees)	Calculated Ultimate Skin Friction Comp (ksf)	Calculated Ultimate Skin Friction Uplift (ksf)	Ultimate Skin Friction Comp Override (ksf)	Ultimate Skin Friction Uplift Override (ksf)	Ult. Gross Bearing Capacity (ksf)	SPT Blow Count	Soil Type
1	0	9	9	100	150	0	0	0.000	0.000	0.00	0.00			Cohesionless
2	9	10	1	100	150	2	0	1.100	1.100	2.40	2.40			Cohesive
3	10	11.5	1.5	37.6	87.6	2	0	1.100	1.100	2.40	2.40			Cohesive
4	11.5	18	6.5	37.6	87.6	4	0	2.045	2.045	6.00	6.00			Cohesive
5	18	18.5	0.5	37.6	87.6	4	0	2.045	2.045	6.00	6.00			Cohesive
6	18.5	20.5	2	37.6	87.6	8	0	3.600	3.600	10.00	10.00	100		Cohesive

USGS Design Maps Summary Report

User–Specified Input

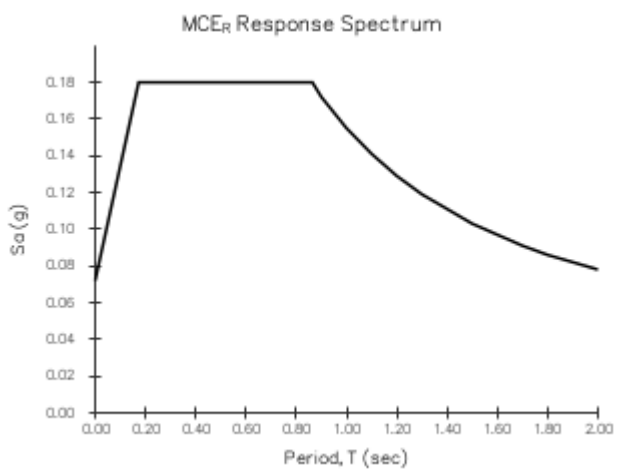
Report Title	839756 Fri October 20, 2017 12:13:34 UTC
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	38.9322°N, 94.62812°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

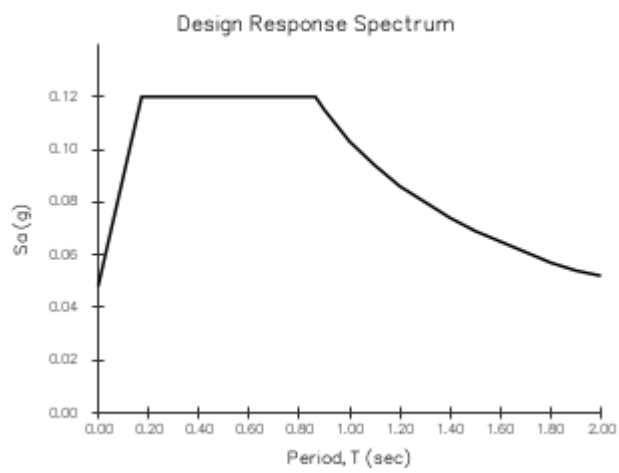


USGS–Provided Output

S_S =	0.112 g	S_{MS} =	0.180 g	S_{DS} =	0.120 g
S_1 =	0.065 g	S_{M1} =	0.155 g	S_{D1} =	0.103 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





CCISeismic - Design Category

Per *2012/2015 IBC*

Site BU:	839756
Work Order:	1478435
Application:	406998 Rev. 1

	Degrees	Minutes	Seconds		
Site Latitude =	38	55	55.93	38.9322	degrees
Site Longitude =	-94	37	41.22	-94.6281	degrees
Ground Supported Structure =	Yes				
Structure Class =	II			*(Table 2-1)*	
Site Class =	D - Stiff Soil			*(Table 2-11)*	

Spectral response acceleration short periods, S_S =	0.112	USGS Seismic Tool
Spectral response acceleration 1 s period, S_1 =	0.065	

Importance Factor, I =	1.0	*(Table 2-3)*
Acceleration-based site coefficient, F_a =	1.6	*(Table 2-12)*
Velocity-based site coefficient, F_v =	2.4	*(Table 2-13)*

Design spectral response acceleration short period, S_{DS} =	0.119	*(2.7.6)*
Design spectral response acceleration 1 s period, S_{D1} =	0.104	*(2.7.6)*

Seismic Design Category - Short Period Response =	A	*ASCE 7-05 Table 11.6-1*
Seismic Design Category - 1s Period Response =	B	*ASCE 7-05 Table 11.6-2*

Worst Case Seismic Design Category =	B	*ASCE 7-05 Tables 11.6-1 and 6-2*

RESOLUTION NO. _____

RESOLUTION APPROVING AN ELIGIBLE FACILITIES REQUEST FOR THE REPLACEMENT OF ANTENNAE AND THE REPLACEMENT AND ADDITION OF ASSOCIATED EQUIPMENT AT THE SADDLE AND SIRLOIN CELL TOWER FOR AT&T, LOCATED SOUTH OF I-435 AND EAST OF MISSION ROAD (PC CASE 41-20)

WHEREAS, AT&T desires to replace antennae and to replace and add associated equipment on an existing wireless facility;

WHEREAS, the continuing use of this equipment will not constitute a "substantial change" as that term is defined in Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 or as defined in Section 16-4-12.3A of the Leawood Development Ordinance; and

WHEREAS, AT&T has submitted the required application with the required information.

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

SECTION ONE: That the Governing Body hereby approves AT&T's eligible facilities request as more fully described in Exhibit "A", attached hereto and incorporated by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

_____
Peggy J. Dunn, Mayor

[SEAL]

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

City of Leawood Governing Body Staff Report

MEETING DATE: June 15, 2020
REPORT WRITTEN: June 05, 2020

WHITEHORSE RESIDENTIAL SUBDIVISION, LOTS 1 & 2 – REQUEST FOR APPROVAL OF A REVISED FINAL PLAT – Located north of 148th Street and East of Nall Avenue – Case 38-20

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission recommends approval (8-0) of Case 38-20, WhiteHorse Residential Subdivision, Lots 1 & 2 – Request for approval of a Revised Final Plat, subject to the following stipulations:

1. This approval is limited to a Revised Final Plat for the WhiteHorse Residential Subdivision to replat Lots 1 & 2 into a single lot.
2. In addition to the stipulations listed in the report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledgement in writing that they agree to stipulations one through two.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant and engineer is Tom Phelps with Phelps Engineering, Inc.
- The properties are owned by Kyle & Amy Hammerschmidt.

REQUEST:

- The applicant is requesting approval of a Revised Final Plat to combine two lots (Lots 1 and 2) within WhiteHorse Residential Subdivision into one lot.

ZONING:

- The property is currently zoned R-1 (Planned Single Family Low Density Residential (15,000 Sq. Feet per Dwelling)).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Low Density Residential.

SURROUNDING ZONING:

- North — To the north is the single family residential subdivision Highlands Creek zoned RP-1 (Planned Single Family Residential District) (12,000 Sq. Feet per Dwelling)).
- South — To the south, across west 148th Street are additional properties within the WhiteHorse subdivision, zoned R-1 (Planned Single Family Low Density Residential (15,000Sq. Feet per Dwelling)).
- East — To the east, are single family lots within the WhiteHorse subdivision zoned R-1 (Planned Single Family Low Density Residential (15,000Sq. Feet per Dwelling)).

- West To the west, across Nall Avenue, is a single family residential subdivision R-1 (Planned Single Family Low Density Residential (15,000Sq. Feet per Dwelling)).

LOCATION:

SITE PLAN COMMENTS:

- White Horse Residential Subdivision is located east of Nall Avenue and north of West 151st Street.
- Two entries into the subdivision are located off of Nall Ave and two entries located off West 151th Street.
- Lots 1 & 2 are located at the northern end of the subdivision, adjacent to the entrance at West 148th Street and Nall Avenue. The applicant proposes to replat the two lots into one lot, numbering the new lot as Lot 1.
- A single family house currently is constructed on Lot 1 (28,649 sq.ft) and Lot 2 (24,488 sq.ft).

FINAL PLAT:

- The applicant is proposing to replat Lots 1 and 2 into a single lot to remove the lot line that bisects the existing house. Currently Lot 1 is 28,649 sq.ft. and Lot 2 is 24,488 sq.ft.
- The Final Plat contains the following:

	Acres	Sq.ft.
Lot 1	1.2	53,136.94

- The plat proposes to keep the setback of 35' from both 148th Street (front setback) and Nall Avenue (corner lot street setback) that currently exist.

Easements

10' Utility Easement	Back yard of Lot 1
Sanitary Sewer Easement	Southeast corner of Lot 1
30' Landscape	Western side yard of Lot 1 along Nall Avenue

BULK REGULATIONS:

- The following table outlines the required and provided regulations for the project:

Criteria	Required	Provided	Compliance
Front Setback	35’	35’	Complies
Corner Lot Side Setback	30’	35’	Complies

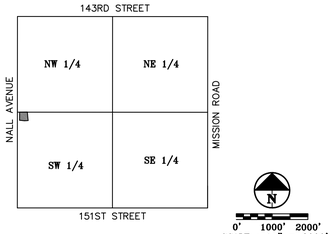
SIGNAGE:

- No signage is proposed with this application

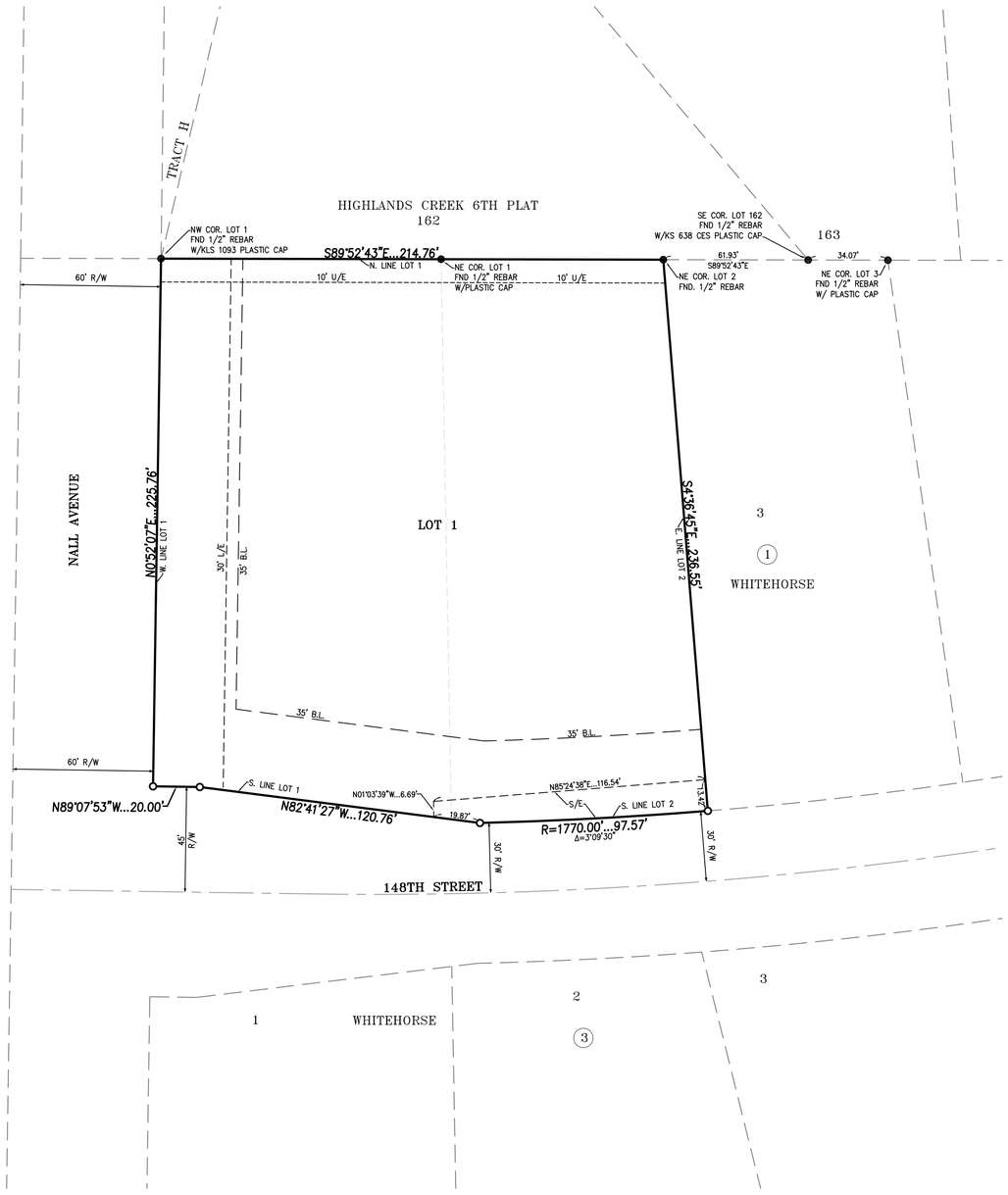
FINAL PLAT OF

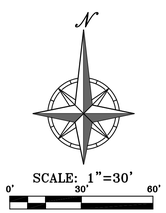
WHITEHORSE REPLAT

RESURVEY AND REPLAT OF LOTS 1 AND 2, BLOCK 1, WHITEHORSE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



LOCATION MAP
SECTION 4-14-25





BEARING BASIS: RECORDED PLAT OF "WHITEHORSE"

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT – LOT 1	53136.94	1.2199

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR, AS DESCRIBED ORIGIN UNKNOWN UNLESS DESCRIBED
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- (P) DENOTES PLATTED
- (M) DENOTES MEASURED

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0099G, AND DATED AUGUST 3, 2009.

LEGAL DESCRIPTION

Resurvey and replat of Lots 1 and 2, Block 1, WHITEHORSE, a platted subdivision of land in the Southwest Quarter of Section 4, Township 14 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, containing 1.2199 acres, more or less, of replatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "WHITEHORSE REPLAT".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, avenues and alleys not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Stone Ledge Homes Association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair and otherwise maintain, or to authorize any such maintenance of any and all grass, trees, shrubs, plants and other landscaping, walls or fences upon or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Whitehorse" which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Leawood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20___

Kyle Hammerschmidt and Amy Hammerschmidt, husband and wife

By: _____ Kyle Hammerschmidt

By: _____ Amy Hammerschmidt

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____ , 20_____ , before me, the undersigned, a Notary Public in and for said County and State, cameKyle Hammerschmidt and Amy Hammerschmidt, husband and wife, who are personally known to me to be such persons who executed, the within instrument on behalf of said Trust, and such persons duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas, this ___ day of_____ , 20___ .

_____
Chairman: Marc E. Elkins

Approved by the Governing Body of the City of Leawood, Kansas, this _____ day of_____ , 20___ .

_____ Attest: _____
Mayor: Peggy Dunn City Clerk: Kelly L. Varner

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN NOVEMBER 2019, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS LS-1075

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

Error Closure: 0.000375' North: -0.0001841' East: 0.0003270' Perimeter: 1960.06' Precision 1:5135133

MEMO

To:	Mayor Peggy Dunn and City Council
From:	Mark A. Klein, Planning Official
cc:	Scott Lambers, City Administrator Richard Coleman, Director of Community Development
Date of Meeting:	June 15, 2020
Date of Memo:	June 4, 2020
Re:	Planning Commission Minutes

Due to this item being on the Planning Commission Consent Agenda, there is no Planning Commission minutes available for this case.

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL PLAT FOR WHITEHORSE RESIDENTIAL SUBDIVISION, LOTS 1 & 2, LOCATED NORTH OF 148TH STREET AND EAST OF NALL AVENUE. (PC CASE 38-20)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plat;

WHEREAS, such request for approval was presented to the Planning Commission on May 26, 2020; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Revised Final Plat subject to the following stipulations:

1. This approval is limited to a Revised Final Plat for the WhiteHorse Residential Subdivision to replat Lots 1 & 2 into a single lot.
2. In addition to the stipulations listed in the report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledgement in writing that they agree to stipulations one through two.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Marcia L. Knight, Assistant City Attorney

City of Leawood Governing Body Staff Report

MEETING DATE: June 15, 2020
REPORT WRITTEN: June 04, 2020

TOWN CENTER CROSSING – PELOTON (RETAIL: FITNESS EQUIPMENT AND APPAREL) – REQUEST FOR APPROVAL OF A FINAL PLAN FOR CHANGES TO THE FAÇADE OF A TENANT SPACE – Located south of 119th Street and east of Roe Avenue – Case 37-20

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval (7-1) of Case 37-20, Town Center Crossing – Peloton – request for approval of a Final Plan for Changes to the Façade of a Tenant Space, with the following stipulations:

1. The project is limited to changes to the exterior of Space NO. A123, Peloton storefront, within the Town Center Crossing development, zoned SD-CR.
2. The project shall comply with the design guidelines for Town Center Crossing and the Leawood Development Ordinance.
3. The brick on the bulkhead of the main structure shall not be painted unless the Washington Prime Group development guidelines are changed.
4. The tenant façade shall use materials allowed by the Town Center Crossing Design Guidelines and the Leawood Development Ordinance 16-2-10.3.
5. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through six.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- Stipulation 3 was changed
  From:
  The project shall not alter the shell of the building, including painting of brick on the bulkhead of the main structure per the Town Center Crossing design guidelines.
  To:
  The brick on the bulkhead of the main structure shall not be painted unless the Washington Prime Group development guidelines are changed.

- Stipulation 5: was removed that read as follows.
  Per the Leawood Development Ordinance, the source of illumination shall not be visible.

APPLICANT:

- The applicant and architect is Raffaele Castelli with HBC Architects.
- The property is owned by Washington Prime Group.

REQUEST:

- The applicant is requesting approval of a Final Plan to alter the storefront system, of the tenant space located in space NO. A123, centrally located within the main retail center of Town Center Crossing, in the SD-CR zoning district.
- No other changes are proposed with this application.

ZONING:

- The property is currently zoned SD-CR (Planned General Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North — Directly north, across 119th Street is Camelot Court Shopping Center, zoned SD-CR (Planned General Retail).
- South — Directly south of Tomahawk Creek Parkway is open space, zoned REC (Planned Recreation).
- East — Directly east of Tomahawk Creek Parkway is open space, zoned REC (Planned Recreation).
- West — Directly west is Roe Avenue and Hawthorne Plaza, a retail development within Overland Park, Kansas.

LOCATION:

ELEVATIONS:

- The applicant proposes to alter the storefront by installing an illuminated storefront entry and window system with clear glass and dark black/grey metal surround.
- A narrow band of graphite black aluminum will frame the main entry consisting of double glass doors.

- An entry portal consisting of angled graphite black aluminum, illuminated double white borders (*white plexi glass)* will surround the entry with two illuminated tenant logos *(one on each side).*
- The existing anodized aluminum columns to be replaced with graphite black aluminum to match the aluminum entry portal.
- A charcoal grey composite aluminum metal panel surround is proposed to accent the storefront system, bordering the entry portal.
- A new charcoal grey composite aluminum canopy structure to match the panel surround will replace the existing metal canopy.
- The brick façade/masonry of the exterior building will be altered, including painting brick Benjamin Moore Wrought Iron grey.

LIGHTING:

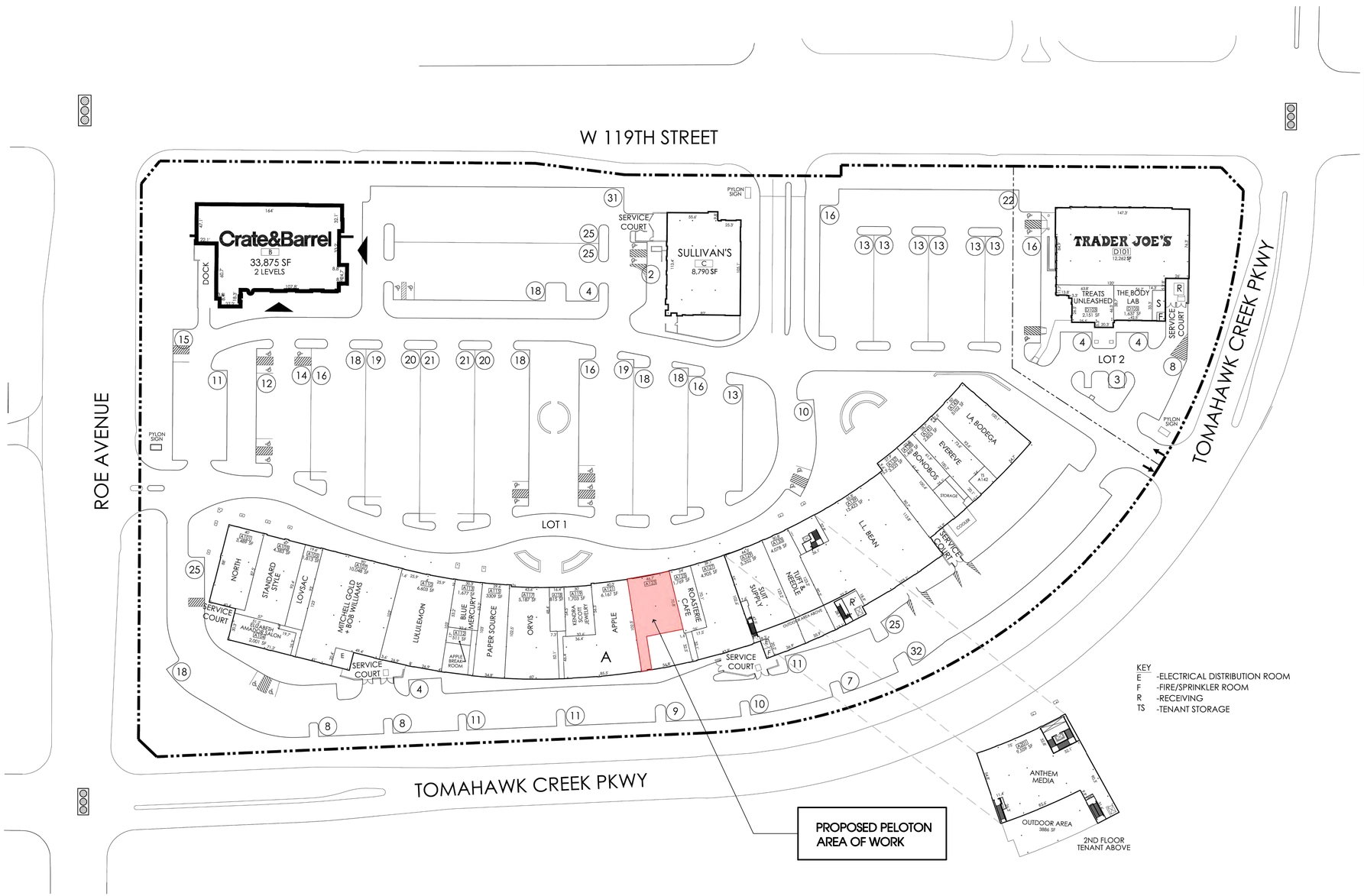
- An illuminated entry portal will border the storefront system, including illuminated tenant logos on each side of the doorway.
- Recessed down lights (3) will be included within the canopy.
- Existing exterior light fixtures on the columns are to remain.

SIGNAGE:

- Signage for Peloton will be approved administratively through a separate application process.
- Town Center Crossing has sign criteria recommended by the Planning Commission and approved by the Governing Body.

STAFF COMMENTS:

- Per the Town Center Crossing design criteria, the bulkhead above the storefront is a standard Shell Building finish, provided and maintained by the landlord on the outside of the lease premises. The Tenant cannot change or modify the bulkhead, nor is the Tenant responsible for its maintenance, except for patching and repairing to new condition of any damage caused by the Tenant during construction. If the tenant were to paint the bulkhead this would be considered a modification, and would not be allowed according to the Town Center Crossing design guidelines. (Stipulation 2) The Planning Commission modified Stipulation #3 to **read as follows "**The brick on the bulkhead of the main structure shall not be painted unless the Washington Prime Group development guidelines are changed**"**. Staff has worked with the applicant since the Planning Commission meeting regarding the painting of the façade, and the applicant has provided modifications to the design guidelines for the Town Center Crossing development (Exhibit A) that will permit the painting of the bulkhead and neutral piers for small tenants. With these modifications to the design guidelines, both stipulations 2 and 3 will be met.



MODIFIED: February 27, 2020

This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This exhibit is provided for illustrative and informational purposes only and may not be relied upon by you, your affiliates, representatives, agents, successors and/or assigns. Furthermore, Landlord is not making an express or implied warranty, representation or agreement that the actual property, common areas and/or improvements will be as shown on this drawing, or that any tenants that may be referenced on this drawing will at any time occupy the property. Landlord reserves all rights to modify, among other things, the size, configuration and occupants of the property at any time in its sole and absolute discretion

SITE PLAN

0' 25' 50' 100' 150' 200'

N

TOWN CENTER CROSSING
5000 W. 119TH ST.
LEAWOOD, KS 66209
CORP# 100020

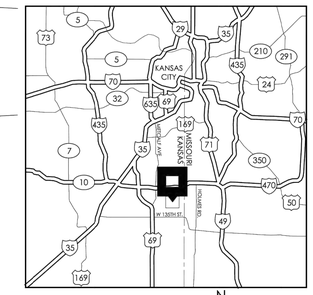
WASHINGTON PRIME GROUP

SITE PLAN (FOR REFERENCE ONLY)

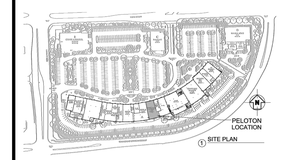
NOT TO SCALE

1

TOWN CENTER CROSSING



VICINITY MAP



1 SITE PLAN

CLIENT

PELOTON

ARCHITECT

HBC

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com

SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	05/01/20

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

SITE PLAN
(FOR REFERENCE ONLY)

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

A-007

5/4/2020 5:50:49 PM

RCP/LIGHTING PLAN NOTES

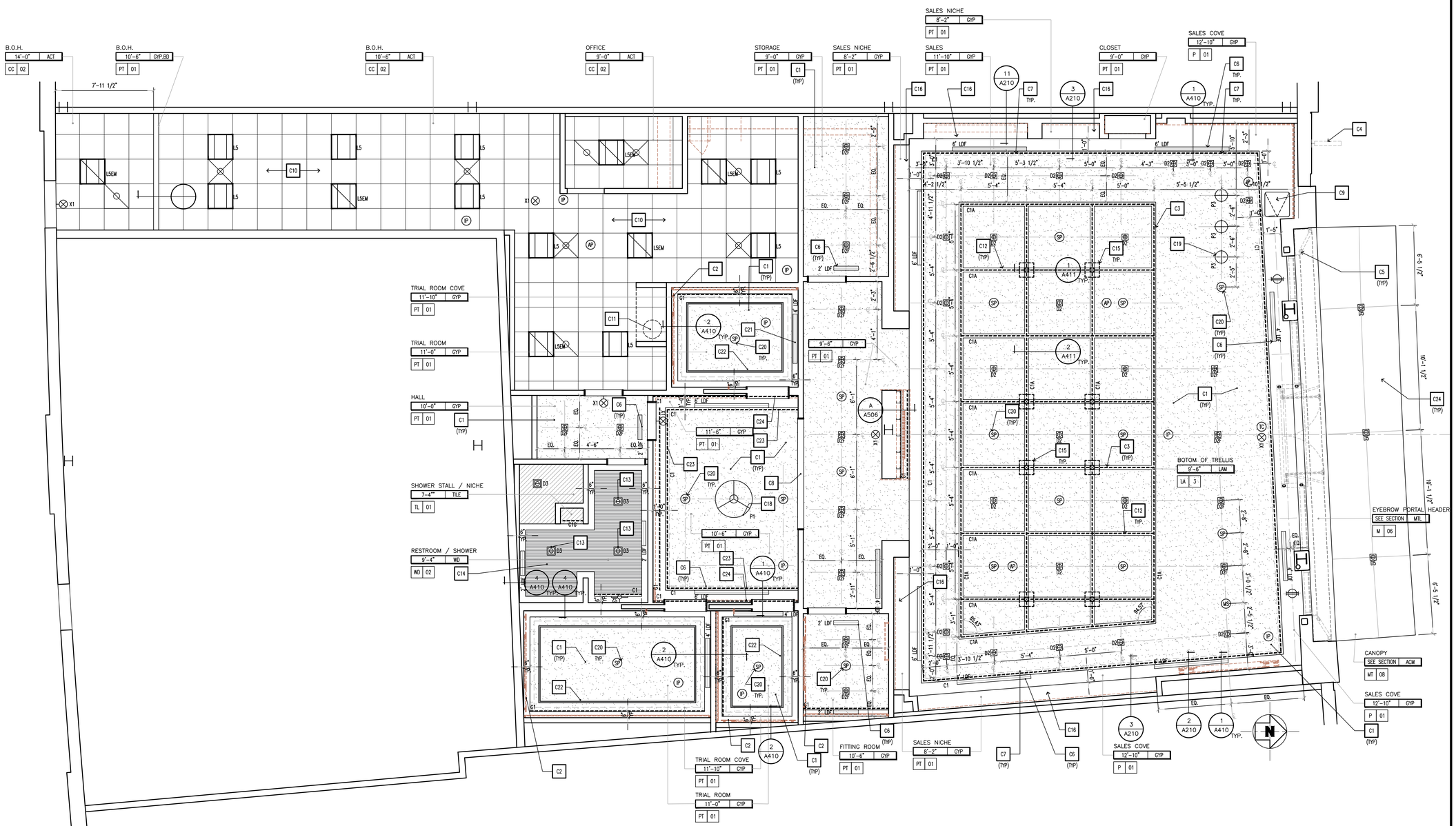
1. ALL GYP. BOARD CEILINGS, PORTALS AND EXPOSED WALLS TO BE SKIM-COATED TO A "LEVEL 4" FINISH, READY TO RECEIVE NEW PAINT FINISH. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. WOOD SPECIFIED ABOVE THE CEILING SHALL BE FIRE RETARDANT TREATED. WHERE POSSIBLE, USE NONCOMBUSTIBLE FRAMING MEMBERS FOR BACKING, BLOCKING, AND LATERAL BRACING.
3. SEE M,E,P,FP SETS ISSUED BY ENGINEERS.
4. SEE A-130 FOR LIGHTING SCHEDULE.
5. PEOPLE COUNTER, CCTV CAMERA, INVISIBLE SPEAKER, WIRELESS ACCESS POINT SPECIFICATIONS PROVIDED BY IT VENDOR, LERNER SOLUTIONS.
6. SPRINKLER COVER FINISH TO MATCH CEILING FINISH.
7. REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHT DESIGNATIONS
8. ALL CEILING HEIGHTS ARE TO BE REFERENCED FROM TOP OF INTERIOR FINISHED FLOOR.

RCP LEGEND

- SUSPENDED GYPSUM BOARD CEILING
- GYPSUM BOARD COVE
- SUSPENDED ACT CEILING SYSTEM
- WOOD SLAT CEILING ASSEMBLY BELOW GYPSUM CEILING
- RETURN DIFFUSER. SEE MECH. PLANS
- SUPPLY DIFFUSER. SEE MECH. PLANS.
- LINEAR DIFFUSER. SEE MECH. PLANS.
- MS MOTION SENSOR – SEE AV/IT DWGS.
- SP CEILING SPEAKER – SEE AV/IT DWGS.
- AP ACCESS POINT – SEE AV/IT DWGS.
- IP IP CAMERA – SEE AV/IT DWGS.
- TC TRAFFIC COUNTING CAMERA – SEE AV/IT DWGS.

RCP / LIGHTING KEYNOTES

C1	SUSPENDED DRYWALL CEILING SYSTEM. SEE DETAIL 2/A410.	C9	ACCESS PANEL (18"X18") FOR EXTERIOR SIGN AND PORTAL POWER. SEE DETAIL 6/A410.	C17	NOT USED
C2	ILLUMINATED MILLWORK AND GLASS WALL ASSEMBLY WITH INTERNAL LED LIGHTING. SEE SHEET A160, INTERIOR ELEVATIONS, SECTIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	C10	SUSPENDED ACT CEILING SYSTEM. SEE DETAIL 1/A410.	C18	BOTTOM OF PENDANT LIGHT FIXTURES IN LOUNGE AREA TO BE SET AT 7'-6" A.F.F.
C3	ILLUMINATED SUSPENDED CEILING TRELLIS ELEMENT. SEE SHEET A411.	C11	WATER HEATER ON SHELF ABOVE MOP/SLOP SINK.	C19	BOTTOM OF PENDANT LIGHT FIXTURES AT COMMUNITY TABLE TO BE SET AT 7'-0" A.F.F.
C4	ILLUMINATED BLADE SIGN.	C12	LED UP-LIGHT INSTALLED IN SALES AREA CEILING TRELLIS. SEE DETAIL 2/A-411	C20	RECESSED CEILING SPEAKER AT DRYWALL CEILING. COORDINATE WITH AV DRAWINGS
C5	ILLUMINATED ENTRANCE PORTAL. SEE EXTERIOR ELEVATIONS.	C13	GC TO PROVIDE SLAT FRAME AROUND LIGHT FIXTURE. SEE DETAIL 4/A410.	C21	BOTTOM DISCHARGE LINEAR DIFFUSER (SUPPLY / RETURN), PAINT TO MATCH ADJACENT SOFFIT. SEE MECHANICAL DRAWINGS.
C6	BOTTOM DISCHARGE LINEAR DIFFUSER (SUPPLY / RETURN), NARROW SLOT TYPE (1 1/2") WITH MUD-IN ASSEMBLY.	C14	WOOD SLAT CEILING SYSTEM SET BELOW GYP. BD. SUSPENDED CEILING ASSEMBLY.	C22	RECESSED LINEAR LIGHT FIXTURE, SEE SHEET A221 FOR REQUIRED HOLD DIMENSIONS FOR DRYWALL FRAMED THROUGH ENCLOSURE.
C7	LIGHT COVE WITH CONTINUOUS 1" SLOT FOR RETURN AIR, SEE MECHANICAL DRAWINGS AND ARCHITECTURAL DETAIL	C15	TRELLIS HANGER CEILING POCKET. SEE DETAIL 1/A411	C23	LED "C1" CEILING COVE LIGHTING IN TRIAL LOUNGE AREA, SEE SECTION DETAIL: 2/A410
C8	1" THICK PAINTED WOOD CASED HEADER APPLIED TO CEILING.	C16	GC TO PROVIDE METAL STUD FRAMING AT SALES AREA SOFFIT FOR MILLWORK. COORDINATE WITH MILLWORK SHOP DRAWINGS.	C24	LED "C1" WALL COVE LIGHTING IN TRIAL LOUNGE AREA, SEE SECTION DETAIL: 7/A210



REFLECTED CEILING PLAN

1/4" = 1'-0"

1

5/4/2020 5:51:07 PM

CLIENT

PELOTON

ARCHITECT

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com

SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	05/01/20

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

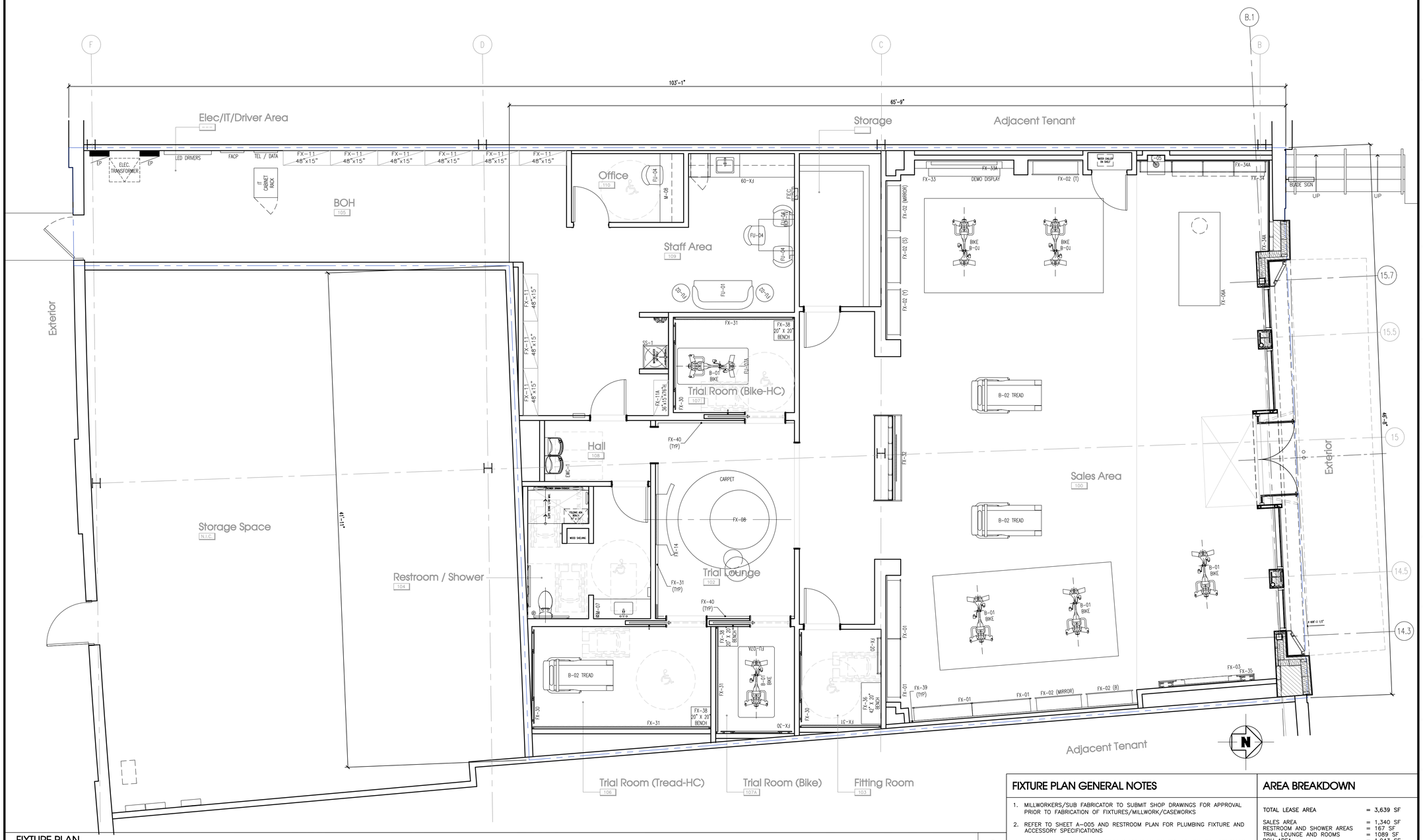
REFLECTED CEILING / LIGHTING PLAN
LEGEND and NOTES

PROFESSIONAL SEAL #4000

GREGORY R. BELANGER LICENSED ARCHITECT

HBC PROJECT NO: 20006

A-130



FIXTURE PLAN

1/4"=1'-0"

1

FIXTURE PLAN GENERAL NOTES

1. MILLWORKERS/SUB FABRICATOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF FIXTURES/MILLWORK/CASEWORKS
2. REFER TO SHEET A-005 AND RESTROOM PLAN FOR PLUMBING FIXTURE AND ACCESSORY SPECIFICATIONS
3. ALL THE ITEMS WHETHER PROVIDED BY PELOTON OR THE GC ARE INSTALLED BY THE GC UNLESS OTHERWISE NOTED

AREA BREAKDOWN

TOTAL LEASE AREA	= 3,639 SF
SALES AREA	= 1,340 SF
RESTROOM AND SHOWER AREAS	= 167 SF
TRIAL LOUNGE AND ROOMS	= 1089 SF
BOH AREA	= 1,043 SF

CLIENT

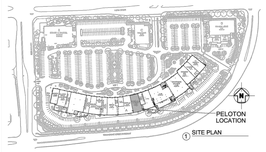
PELOTON

ARCHITECT

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



① SITE PLAN

SUBMISSIONS:

DESCR.	DATE
LL PRELIMINARY REVIEW	04/02/2020
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	05/01/20

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

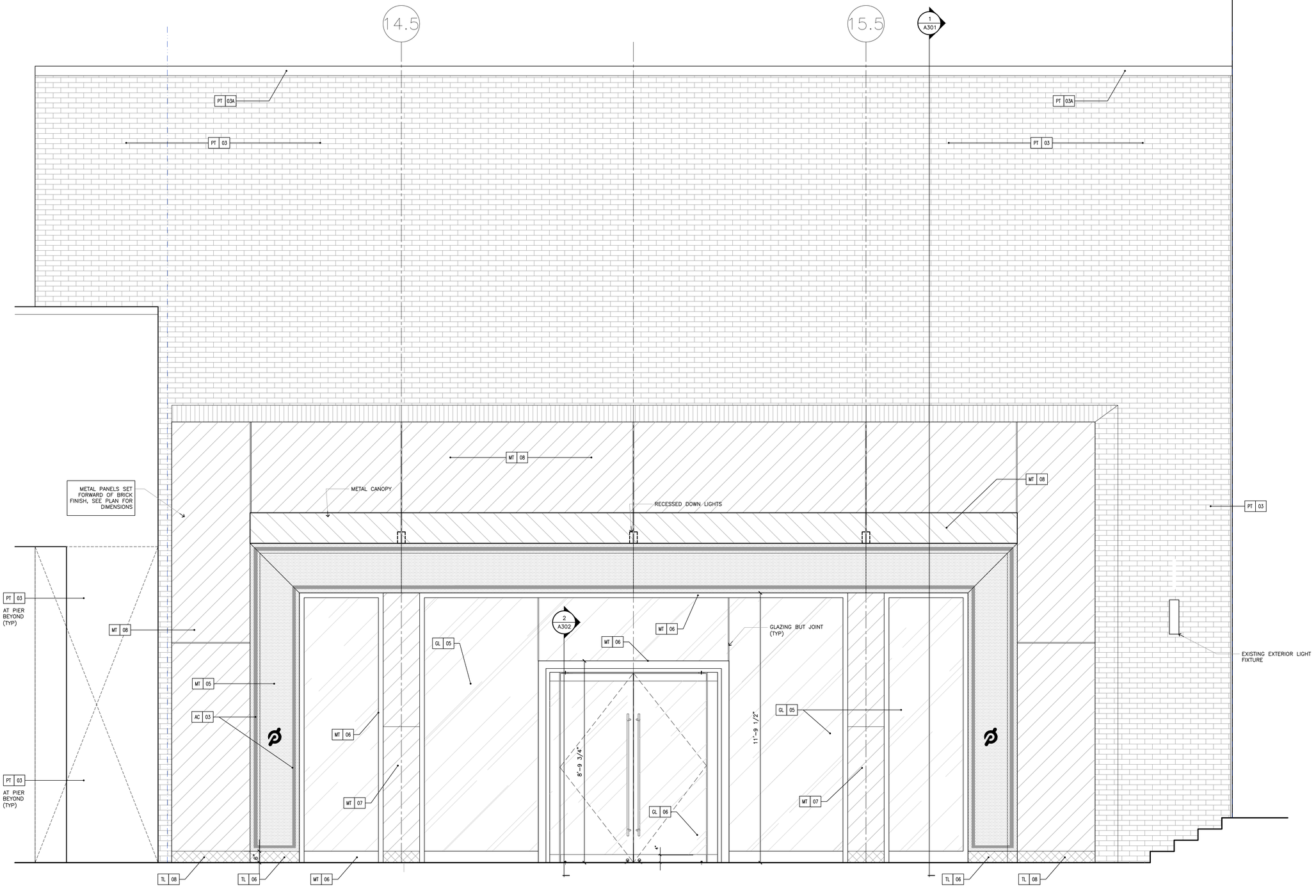
FIXTURE FLOOR PLAN

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

A-160

5/4/2020 5:51:19 PM



STOREFRONT ENLARGED ELEVATION - ENTRY

1/2"=1'-0"

2

5/4/2020 5:51:30 PM

CLIENT

PELOTON

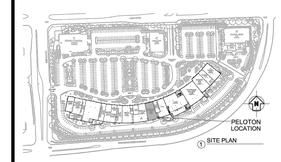
ARCHITECT

HBC

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



1 SITE PLAN

SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	NYI

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

STOREFRONT ELEVATION

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

A-300

EXTERIOR STOREFRONT / CURTAIN WALL GLAZING NOTES

1. SUBMIT FULLY ENGINEERED / DETAILED SHOP DRAWINGS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE APPLICABLE STATE) FOR APPROVAL SHOWING FRAMING MEMBERS, LAYOUT, LENGTH, SIZE, MEANS OF CONNECTION, ETC. FOR ALL CURTAIN WALL / STOREFRONT FRAMING (DESIGN TO BE BASED ON LOADING CRITERIA AS SPECIFIED BY THE APPLICABLE BUILDING CODE AND STRUCTURAL DRAWINGS).
2. ALL GLAZING IN HAZARDOUS HUMAN IMPACT AREAS (IBC SECTION 2406.4) SHALL BE TESTED BY G.C. IN ACCORDANCE WITH AS APPLICABLE CODES, SEE IBC SECTION 2406.2.
3. SEE STRUCTURAL DRAWINGS FOR REQUIRED WIND DESIGN LOADS.

SIGNAGE NOTES

1. EXPOSED FASTENERS, LABELS, DECALS, SWITCHES AND WEEP HOLES/LIGHT LEAKS ARE NOT ACCEPTED, TYP.
2. FASTENERS FOR MOUNTING STANDOFFS/SPACERS MUST BE IN UP POSITION AND NOT VISIBLE FROM PUBLIC VIEW, TYP.

EXTERIOR WALL / METAL FRAMING NOTES

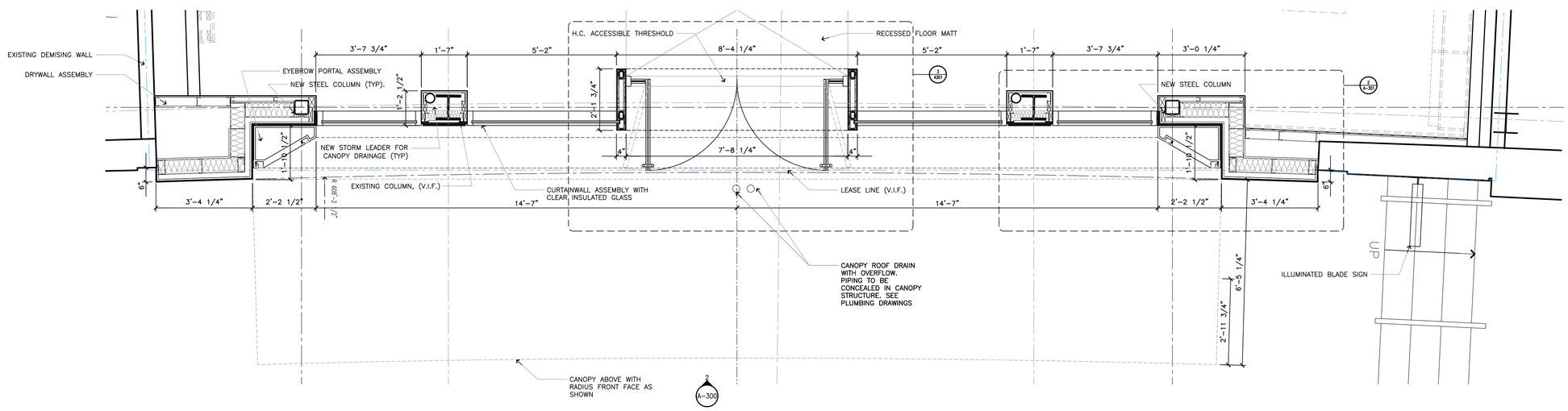
1. SUBMIT FULLY ENGINEERED DETAILED SHOP DRAWINGS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE APPLICABLE STATE) FOR APPROVAL SHOWING FRAMING MEMBERS, LAYOUT, LENGTH, SIZE, MEANS OF CONSTRUCTION, ETC. FOR ALL EXTERIOR COLD ROLLED METAL FRAMING (DESIGN TO BE BASED ON LOADING CRITERIA AS SPECIFIED BY THE APPLICABLE BUILDING CODE).
2. G.C. TO REFER TO ARCHITECTURAL WALL SECTIONS AND /OR STRUCTURAL DRAWINGS FOR ALL REQUIRED LIGHT GAUGE METAL FRAMING CONNECTION DETAILS TO STRUCTURAL STEEL.
3. THE FOLLOWING IS A COMPLETE LIST OF APPROVED MANUFACTURERS OF COLD ROLLED EXTERIOR FRAMING (NO SUBSTITUTIONS WILL BE PERMITTED):

MARINO WARE INDUSTRIES, INC.
400 METUCHEN ROAD
P.O. BOX 358
SOUTH PLAINFIELD, NJ 07080
(908) 757-9000

UNIMAST, INC.
4825 NORTH SCOTT STREET
SUITE 300
SCHILLER PARK, IL 60176
(770) 961-4110

DIETRICH INDUSTRIES
601 GRANT STREET
SUITE 225
PITTSBURGH, PA 15129
(412) 281-2805

CLARK STEEL FRAMING SYSTEMS
101 CLARK BOULEVARD
MIDDLETOWN, OH 45044
(612) 822-3767



STOREFRONT ENLARGED PLAN - ENTRY

1/2"=1'-0"

1

5/4/2020 5:51:41 PM

CLIENT

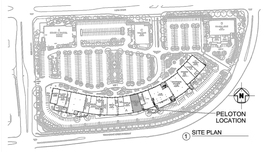
PELOTON

ARCHITECT

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



1 SITE PLAN

SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	NYI

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

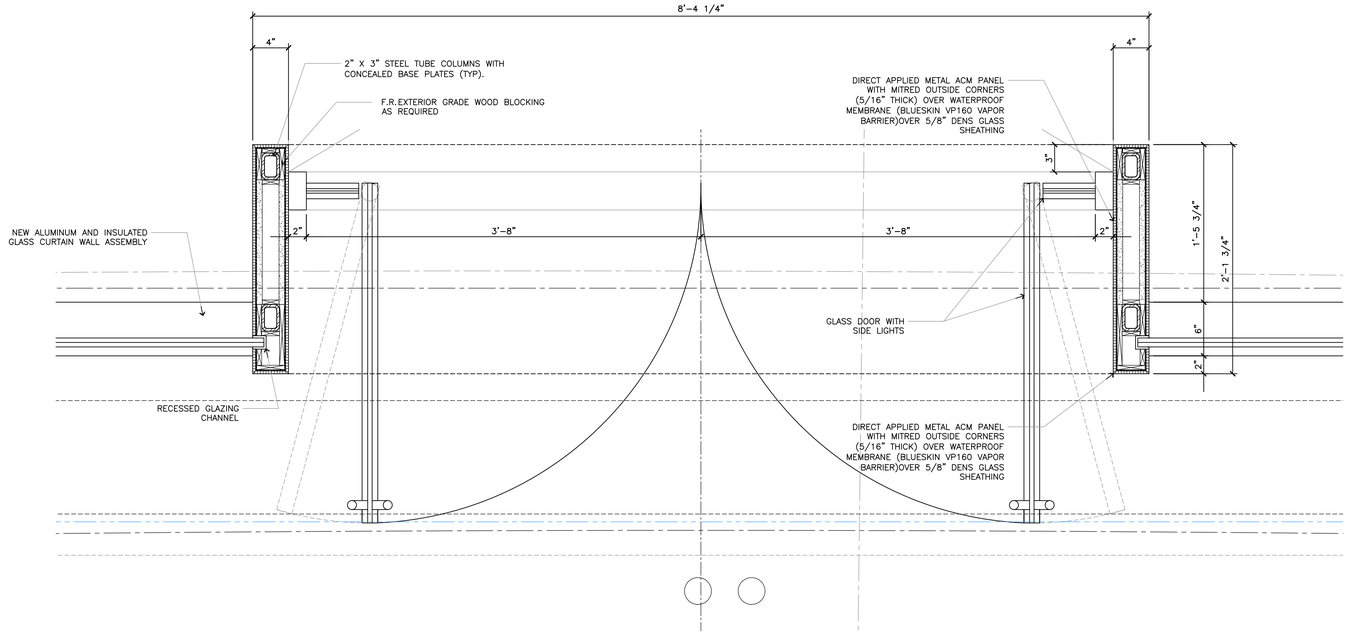
DRAWING DESCRIPTION:

ENLARGED STOREFRONT PLAN

PROFESSIONAL SEAL #4000

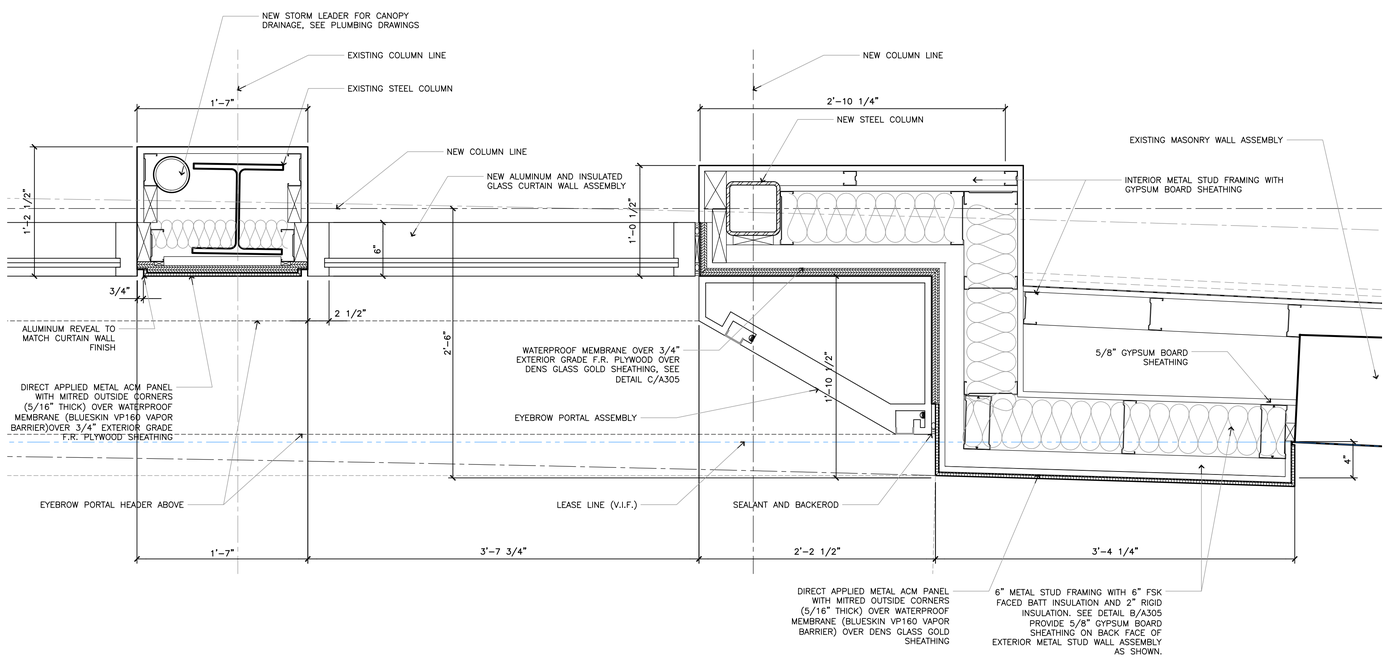
HBC PROJECT NO: 20006

A-300A



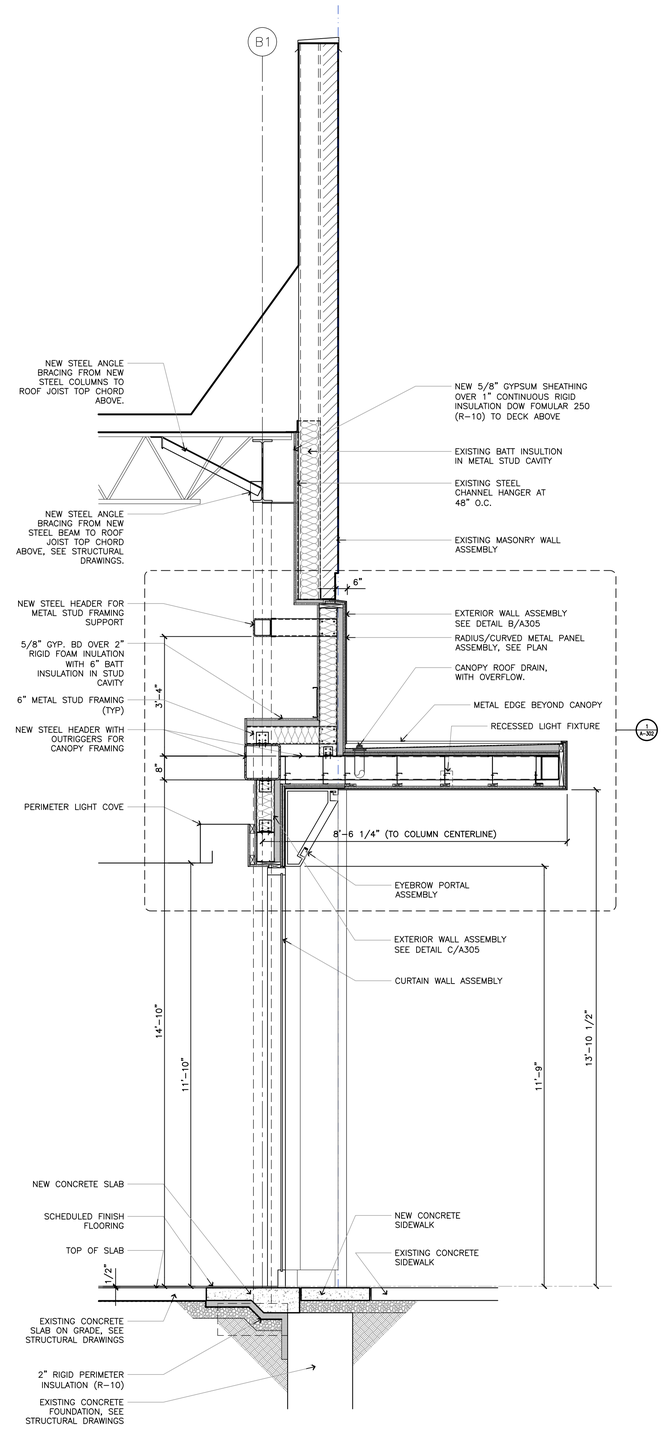
STOREFRONT PLAN DETAIL

1 1/2"=1'-0" 3



STOREFRONT PLAN DETAIL

1 1/2"=1'-0" 2



STOREFRONT SECTION

1/2"=1'-0" 1

CLIENT

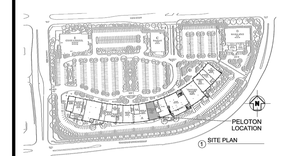
PELOTON

ARCHITECT

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	NYI

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

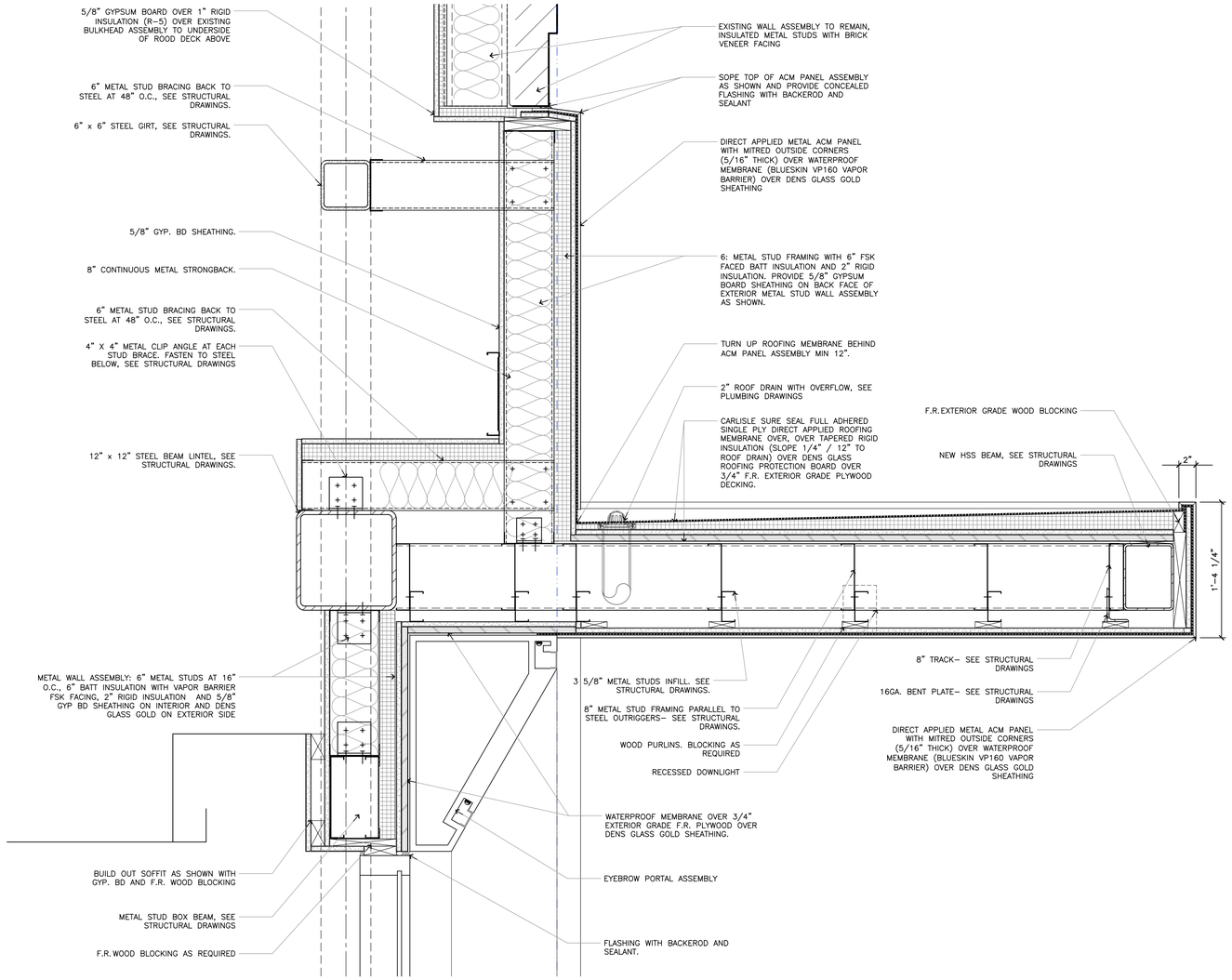
STOREFRONT SECTION

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

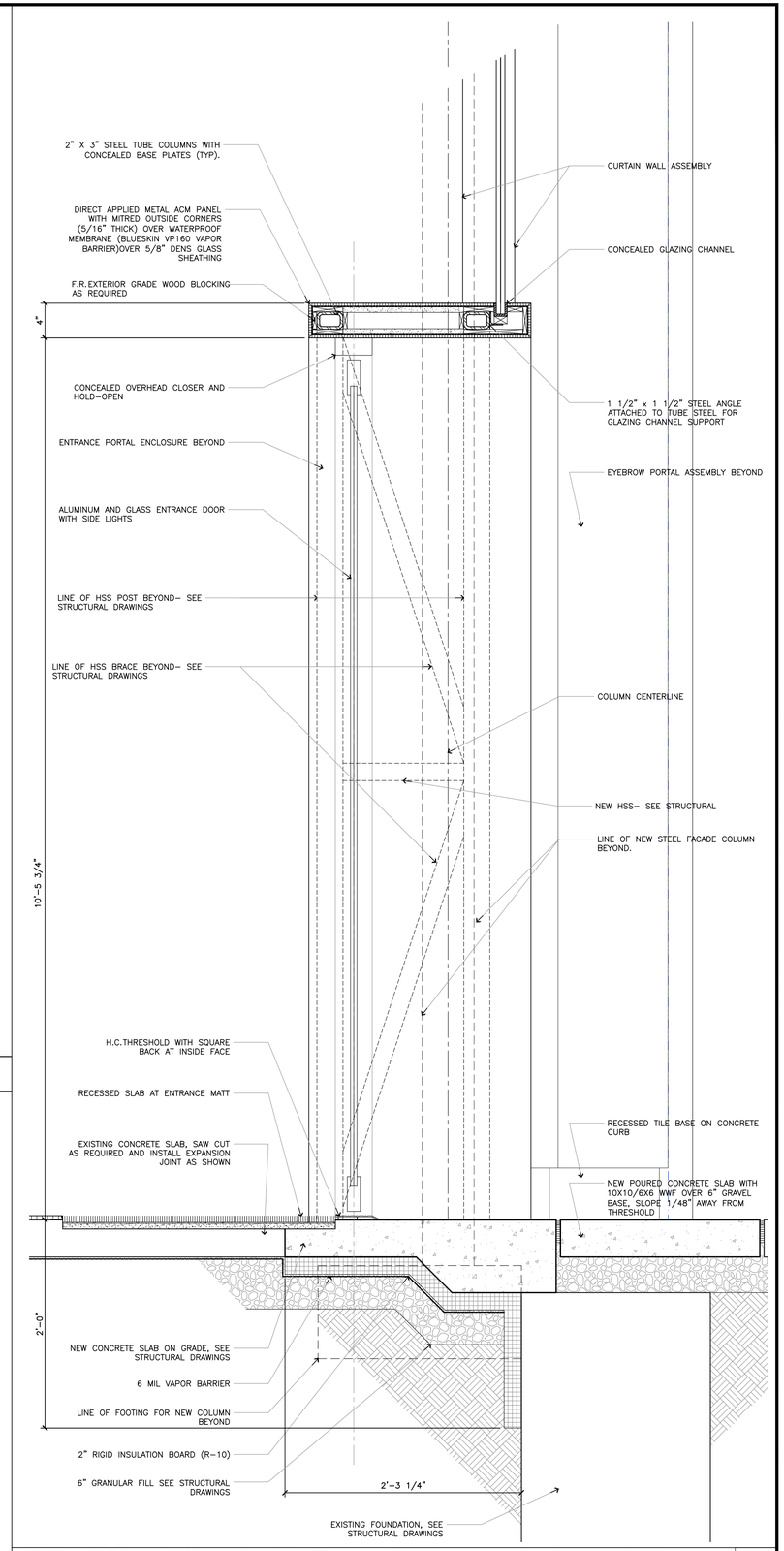
A-301

5/4/2020 5:51:50 PM



CANOPY SECTION DETAIL 1

1 1/2"=1'-0"



ENTRANCE PORTAL SECTION DETAIL 2

1 1/2"=1'-0"

CLIENT

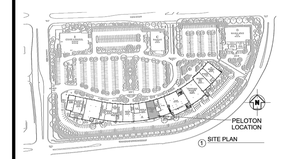
PELOTON

ARCHITECT

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



SUBMISSIONS:

DESCR.	DATE
PLANNING SUBMISSION	05/04/2020
BID	05/01/20
PERMIT	NYI

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

STOREFRONT SECTION AND DETAILS

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

A-302

5/4/2020 5:52:00 PM

ROOM NUMBER	ROOM	WALL BASE DETAIL	WALL BASE	WALL FINISH	CEILING FINISH / ASSEMBLY	FLOOR FINISH
100	SALES	SEE SHEET A120	WOOD	PAINT/WC/WOOD	GYPSUM/PAINT	SEE SHEET A120
102	TRIAL LOUNGE	SEE SHEET A120	WOOD	PAINT/WC/WOOD	GYPSUM/PAINT	SEE SHEET A120
103	FITTING ROOM	SEE SHEET A120	WOOD	PAINT/WC/WOOD/GLASS	GYPSUM/PAINT	SEE SHEET A120
104	RESTROOM / SHOWER	SEE SHEET A120	STONE/TILE	STONE/TILE	GYPSUM/PAINT/WOOD	SEE SHEET A120
105	BOH	SEE SHEET A120	WOOD	PAINT	ACT	SEE SHEET A120
106	TRIAL ROOM (TREAD)	SEE SHEET A120	WOOD	PAINT/WOOD/GLASS	GYPSUM/PAINT	SEE SHEET A120
107	TRIAL ROOM (BIKE)	SEE SHEET A120	WOOD	PAINT/WOOD/GLASS	GYPSUM/PAINT	SEE SHEET A120
107A	TRIAL ROOM (BIKE)	SEE SHEET A120	WOOD	PAINT/WOOD/GLASS	GYPSUM/PAINT	SEE SHEET A120
108	HALL	SEE SHEET A120	WOOD	TILE/WC	GYPSUM/PAINT	SEE SHEET A120
109	STAFF AREA	SEE SHEET A120	WOOD	PAINT	ACT	SEE SHEET A120
110	OFFICE	SEE SHEET A120	WOOD	PAINT	ACT	SEE SHEET A120
111	STORAGE	SEE SHEET A120	WOOD	PAINT	GYPSUM/PAINT	SEE SHEET A120

ROOM FINISH SCHEDULE

REFERENCE NUMBER	ITEM	MANUFACTURER / MODEL	FINISH	REMARKS
EWC-1	DRINKING FOUNTAIN, BI-LEVEL, ADA	ELKAY EZH2O BOTTLE FILLING STATION LZSTLC8WSSK – VERSATILE MOUNTING, SEE ELEVATIONS FOR MOUNTING HEIGHTS	STAINLESS STEEL	ADA COMPLIANT, FILTERED AND REFRIGERATED SEE PLUMBING DRAWINGS
WC-1	FLOOR MOUNTED WATER CLOSET	KOHLER – GABRIELLE K3615-0 WITH LOW PROFILE BOLT CAPS	WHITE	INSTALL TRIP LEVER ON SINK SIDE, SEE PLAN
WS-1	WATER FILLING STATION	CUSTOM WATER DISPENSER, SINK WITH CRUMB CUP DRAIN, REMOVABLE PERFORATED PAN, T&S GLASS FILLER #B-1210-12-WFK, LEVER ARM, ADJUSTABLE DECK FLANGE AND SHUT OFF LEVER	STAINLESS STEEL CUSTOM BLACK METAL	CUSTOM DISPENSER AND SINK BY "JOHNSON LANCASTER AND ASSOCIATES" (727) 796-5622
WS-2	WATER CHILLER	ELKAY REMOTE CHILLER, 8 GPH, MDL ECH8	–	WATER CHILLER
WS-3	WATER FILTER	3M DP290	–	WATER FILTER
LAV-1	INTEGRATED LAVATORY	8254 LAVATORY	GLACIER WHITE	VANITY SINKS
SS-1	SERVICE SINK	REGENCY 600S12424B	STAINLESS STEEL	GALVANIZED LEG AND SOCKET, PLASTIC BULLET FEET, 3.5" DRAIN BASKET INCLUDED
S-1	KITCHENETTE SINK	BOWL: ELKAY LUSTERTONE CLASSIC STAINLESS STEEL 16" X 18-1/2" X 5-3/8", SINGLE BOWL UNDERMOUNT ADA SINK WITH PERFECT DRAIN TWO HANDLE FAUCET: ELKAY ELUHH1316TPD	STAINLESS STEEL	KITCHENETTE SINK
P-05	GRAB BAR – 42"	GAMCO STRAIT WITH SNAP FLANGE 150 SERIES	MATTE BLACK	RESTROOM
P-06	GRAB BAR – 36"	GAMCO STRAIT WITH SNAP FLANGE 150 SERIES	MATTE BLACK	RESTROOM
P-07	TOILET TISSUE DISPENSER	WINGITS WITSQDTPH	MATTE BLACK	RESTROOM
P-08	MIRROR	CUSTOM	SEE ELEV.	RESTROOM AND SHOWER
P-09	HAND DRYER	DYSON AIRBLADE V-HU02	WHITE	RESTROOM AND SHOWER
P-14	GRAB BAR – 18"	GAMCO STRAIT WITH SNAP FLANGE 150 SERIES	MATTE BLACK	RESTROOM
P-14A	GRAB BAR – 12"	GAMCO STRAIT WITH SNAP FLANGE 150 SERIES	MATTE BLACK	SHOWER
P-15	GARMENT HOOK	MOEN YB 0403BL	MATTE BLACK	RESTROOM AND SHOWER
P-16	GRAB BAR – 50"	GAMCO STRAIT WITH SNAP FLANGE 150 SERIES	MATTE BLACK	SHOWER
P-17	LINEAR TROUGH LOW PROFILE FLOOR DRAIN	SCHLUTER KERDI-LINE – FRAMELESS TILEABLE – KL10RE 90 BOTTOM OUTLET	MATCH TILE	SHOWER
P-18	SHOWER CONTROLS, HEAD AND HAND SPRAY	OVERHEAD SHOWER: CALIFORNIA FAUCETS (CF) SH-162-10.20 2GPM OVERHEAD 4" SHOWER ARM: CF 9110-4-BLK HAND SHOWER: CF HS-155.20 2GPM THERMOSTATIC MIXER VALVE: CF TH52-R THERMOSTATIC MIXER TRIM: CF T0- TH2L-77 WALL BAR SET: CF 9128 R INCLUDES BAR, OUTLET AND HOSE	MATTE BLACK	SHOWER
P-19	SHOWER BENCH	STEAMIST TILT-UP BATH SEAT MODEL SBS-ADA. (24" X 15")	WOOD / CHROME	SHOWER
P-20	SHOWER CORNER BASKET	MOEN YB0275	MATTE BLACK	SHOWER
P-21	FAUCET	THE SPLASH LAB TSL881BK	BRUSHED BLACK	VANITY SINKS
P-22	SINK DRAIN	CF 9053L & 9053L-D	MATTE BLACK	VANITY SINKS

PLUMBING FIXTURE and ACCESSORY SCHEDULE

LOCATION	PAINT FINISH SPECIFICATION
WALLS	BM – ULTRA SPEC SCUFF-X INTERIOR EGGSHELL FINISH 485
CEILINGS	BM –ULTRA SPEC 500 INTERIOR FLAT FINISH- N536
RESTROOM, SHOWER, WET AREAS	BM – AURA BATH & SPA WATERBORNE INTERIOR PAINT MATTE FINISH 532
WOOD TRIM	BM – ULTRA SPEC 500 – SEMI-GLOSS

PAINT FINISH SPECIFICATIONS

NAME	FINISH DESIGNATION	MATERIAL	MANUFACTURER/SUPPLIER	SPECIFICATION	SAFETY DATA AND FLAME SPREAD INFORMATION	LOCATION	NOTES
CARPET							
GLASS	GL-01	WHITE LAMINATED FABRIC IN GLASS	3FORM	STYLE: HUSH GESSO 2 + WHITE OUT W01, VARIA ECORESIN SANDSTONE/ SANDSTONE F01	N/A	FITTING ROOM AND TRIAL ROOMS	MATERIAL APPLIED OVER SHEATHING
	GL-02	MIRROR	AGC GLASS	1/4" THICK CLEAR MIRROR	N/A	FITTING ROOM, RESTROOM AND SHOWER	
	GL-03	LAMINATED FROSTED GLASS	BENDHEIM	WHITE LAMINATED GLASS – LEVEL 3 – WHITE BISQUE AYSD-306	N/A	TRIAL ROOM DOORS	
	GL-05	CLEAR GLASS		VITRO SOLARBAN 72 (2) STARPHIRE CLEAR: 1" THICK CLEAR GLASS, 1/4", 1/2", 1/4" (INSULATED AND TEMPERED) SHGC= 0.30 U FACTOR= 0.29	N/A	FACADDE EXTERIOR	AT EXTERIOR STOREFRONT WINDOWS
	GL-06	CLEAR GLASS		VITRO SOLARBAN 72 (2) STARPHIRE CLEAR: 7/8" THICK CLEAR GLASS, 3/16", 1/2", 3/16" (INSULATED AND TEMPERED) SHGC= 0.30 U FACTOR= 0.29	N/A	FACADE EXTERIOR DOORS	AT EXTERIOR STOREFRONT DOORS
METAL	MT-04	WHITE METAL FINE TEXTURED	DRYLAC POWDER COATING	RAL 9003	N/A	FACADE	METAL SIGNS
	MT-05	MATTE BLACK METAL FINE TEXTURED	DRYLAC POWDER COATING	RAL 9005, MATT FS	N/A	FACADE EYE-BROW PORTAL	SUPPLIED BY SIGN VENDOR
	MT-06	CURTAINWALL	KAWNEER OR EQUAL	KAWNEER 1620/1620 SSG CURTAINWALL SYSTEM – STRUCTURAL SILICONE GLAZED, – OUTSIDE GLAZED METAL CLAD WITH KYNAR FINISH "RAL 9005 GRAPHITE BLACK MATT FS"	N/A	CURTAINWALL	(G.C. TO ENGINEER SYSTEM, SEE STRUCTURAL DRAWINGS FOR REQUIRED DESIGN LOADS)
	MT-07	EXTERIOR METAL WALL PANELS	ALPOLIC	ACM EXTERIOR WALL PANEL – DIRECT APPLIED 3/16" METAL COMPOSITE WITH ROLLED BUTT JOINTS COLOR: MATCH CURTAIN WALL SYSTEM "MT-06"	N/A	FACADE COLUMN ENCLOSURES	PROVIDE SHOP DRAWINGS FOR APPROVAL
	MT-08	EXTERIOR METAL WALL PANELS	ALPOLIC	ACM EXTERIOR WALL PANEL – DIRECT APPLIED 3/16" METAL COMPOSITE WITH ROLLED BUTT JOINTS COLOR: CNC CHARCOAL	N/A	FACADE ACM PANELS. NO REVEAL	PROVIDE SHOP DRAWINGS FOR APPROVAL
SPECIALTY FINISHES	EM-01	ENTRY MAT		T.B.D.	N/A	RECESSED FLOOR MAT AT ENTRY DOOR	–
	SF-2	PLASTIC LAMINATE	FORMICA	COLOR CORE 2, COLOR: NEW WHITE; FINISH: MATTE	N/A	WORK AREA, OFFICE MILLWORK	
	AC-03	WHITE PLEXI		WHITE TRANSLUSCENT ACRYLC PLEXI GLASS – 7328	N/A	ENTRY PORTAL BANDS AND LOGO	SUPPLIED BY SIGN VENDOR
WOOD	WD-01	LIGHT GREY WOOD SLATS	CUSTOM	STAIN: RUSTOLEUM SUNBLEACHED	N/A	TRIAL LOUNGE, TRIAL ROOMS WALLS	
	WD-02	SOLID IPE BRAZILIAN WALNUT WOOD	CUSTOM	NO COLOR SEAL WITH PENETRATING OIL APPROVED FOR HARDWOOD	N/A	SHOWER/ RESTROOM CEILING	
	WD-03	LIGHT OAK FLOORING	MADERA	STOCKHOLM TRA-PRIME-7" x (2'-10') x 5/8": UV POLY COMMERCIAL	N/A	SALES AREA FLOOR	
WOOD BASE	WB-01	WOOD BASE	–	PAINTED WOOD BASE TO MATCH LAMINATE "LA-02"	N/A		PAINT TO MATCH LAMINATE "LA-02"
	WB-02	WOOD BASE	–	PAINTED WOOD BASE TO MATCH "PT-01"	N/A		PAINT TO MATCH "PT-01"
	WB-03	WOOD BASE	–	PAINTED WOOD BASE TO MATCH LAMINATE "LA-03"	N/A		PAINT TO MATCH "LA-03"
	WB-05	WOOD BASE	–	PAINTED WOOD BASE TO MATCH LAMINATE "LA-05"	N/A		PAINT TO MATCH "LA-05"
	WB-06	WOOD BASE	–	PAINTED WOOD BASE TO MATCH "PT-02"	N/A		PAINT TO MATCH "PT-02"
VINYL FLOORING	VCT-2	VINYL	ARMSTRONG TILE CO.	4" COVE STRIP BASE; ITEM# V4115; COLOR: ZINC DIM.: 4"W BASE	N/A	B.O.H.	BASE AT B.O.H AS NOTED
	VL-03	VINYL FLOORING	CHILEWICH	PATTERN: REED- COLOR: SEASHELL	N/A	TRIAL ROOM FLOORS	
PAINT	PT-01	WHITE	BENJAMIN MOORE	CHANTILLY LACE: OC-65	N/A	SEE PLANS AND ELEVATIONS	WATER RESISTANT PAINT AT TOILET AND SHOWER ROOMS
	PT-02	MATTE BLACK	BENJAMIN MOORE	RAL 9005	N/A		
	PT-03	GREY	BENJAMIN MOORE	2124-10 (MATT) WROUGHT IRON – EXTERIOR MASONRY APPLICATION, PRIMER: BENJAMIN MOORE SUPER SPEC® INTERIOR/EXTERIOR ACRYLIC HIGH BUILD MASONRY PRIMER N068 (97G/L), MPI # 3, LEED 2009. MATTE: BENJAMIN MOORE BEN WATERBORNE EXTERIOR FLAT 541 (44 G/L), MPI # 10.	N/A	EXTERIOR MASONRY FACADE	
	PT-03A	GREY	BENJAMIN MOORE	EXTERIOR PAINT FOR METAL APPLICATION TO MATCH "P-3"	N/A	EXTERIOR METAL COPING	
	PT-04	BLACK	BENJAMIN MOORE	3132-10- BLACK	N/A	RETURN WALL AT PRE TRIAL LOUNGE	
	PT-05	TO MATCH WD-02	BENJAMIN MOORE	2096-10 SEED BROWN	N/A	CEILING ABOVE WOOD SLATS IN RESTROOM/ SHOWER	WATER RESISTANT PAINT AT TOILET AND SHOWER ROOMS
CEILINGS	CE-01	ACOUSTIC TILE	ARMSTRONG TILE CO.	2' X 2' ULTIMA BEVELED TEGULAR TILE		CLOSETS	
	CE-02	ACOUSTIC TILE	ARMSTRONG TILE CO.	SUPRAFINE XL 9/16" EXPOSED TEE (WHITE) WITH ULTIMA LAY-IN TEGULAR TILE #1964		B.O.H./ OFFICE	
FABRICS	FB-01	GREY TEXTURED FABRIC	MOMENTUM TEXTILES	PATTERN: COVER CLOTH COLOR: PLATINUM		PRIVATE LOUNGE SEATING PAD	
	FB-02	TAN AGED LEATHER	GLOBAL LEATHERS	VIENNA COGNAC			
LAMINATE	LA-01	WHITE MATTE	FORMICA	949, MATTE 58	N/A	SHOWER ROOM CABINETRY	
	LA-02	BLACK MATTE COLOR CORE	WILSONART	TRACELESS FINISH- BLACK VELVET- 15505-31	N/A	SALES AREA	
	LA-03	LIGHT OAK LAMINATE	WILSONART	STANDARD LAMINATE- BEIGEWOOD 7850-60- MATTE FINISH	N/A	SALES AREA	
	LA-04	FABRIC LOOK LAMINATE	MOMENTUM TEXTILES	PATTERN: COVER CLOTH COLOR: PLATINUM	N/A	SALES AREA	
	LA-05	BLACK WOOD LAMINATE	FORMICA	8848 BLACKENED LEGNO, MATTE 58	N/A	SALES AREA COMMUNITY WALL AND BRAND INTRO MILLWORK	
WALL COVERING	VL-01	FABRIC WALL COVERING	DESIGNTEX	STORM CLOUD 5151-803		TRIAL LOUNGE AND TRIAL ROOMS	
	VL-02	GREY FABRIC	STINSON	AERIE AIE 62 DEW		SALES FIXTURES	
FLOOR TILE / WALL TILE	TL-01	TEXTURED GREY STONE	STONESOURCE	OTTO BIANCO NATURAL PORCELAIN- 24" X 48" X 3/8" THICK (GROUT COLOR MAPEI 93 WARM GRAY)	N/A	BOH, RESTROOM and SHOWER	USE LATICRETE 254 PLATINUM OR EQUAL FOR MORTAR BED IN CEILING APPLICATIONS
	TL-02	TEXTURED DARK GRAY TILE	STONESOURCE	GROUND FLOOR ANTRACITE NATURAL 36X36	N/A	SALES AREA FLOORING	
	TL-03	HERRINGBONE GREY PORCELAIN WOOD	STONESOURCE	GREENTECH – CHALK MATTE PORCELAIN- 8" X 48" X 3/8" THICK 12" X 48" X 3/8" AT TRIAL LOUNGE THRESHOLDS	N/A	LOUNGE AND HALL AREA FLOORING	
	TL-04	WHITE METRO TILE	STONESOURCE	I COLOR I TALCO GLOSS: 2"X9"	N/A	B.O.H. (KITCHEN BACKSPLASH)	
	TL-05	TEXTURED BLACK STONE	STONESOURCE	OTTO FANGO-NATURAL PORCELAIN- 24"X48" (GROUT COLOR MAPEI 09 GRAY)	N/A	B.O.H. (EXIT PATH)	
	TL-06	TEXTURED BLACK STONE	STONESOURCE	URBATEK, STUC BLACK NATURE	N/A	FACADE BASE TILE AT PORTAL	
	TL-08	DARK GRAY PORCELAIN STONE	STONESOURCE	LAMINAM 12+ – CALCE NERO – NATURAL FINISH – 64" x 128" SLAB X 12MM THICK	N/A	STOREFRONT CLADDING	
COUNTER TOPS	ST-01	STONE COUNTER TOP	CORIAN	LIMESTONE PRIMA SOLID SURFACE	N/A	BOH KITCHEN AREA AND OFFICE	
	ST-02	WHITE SOLID SURFACE MATERIAL	CORIAN /DUPONT	GLACIER WHITE	N/A	RESTROOM AND SHOWER COUNTERS	
	ST-03	BLACK SOLID SURFACE MATERIAL	CORIAN / DUPONT	DEEP NOCTURNE SEMI GLOSS	N/A	WATER FILLING STATION	

FINISH and MATERIAL SCHEDULE

CLIENT

PELOTON

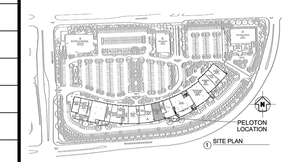
ARCHITECT

HBC

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001
tel. (212) 647- 0011
www.hbcarch.com

MEP, FIRE PROTECTION AND STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 West Streetsboro Road
Richfield, Ohio
tel. (330) 659-6688
www.thorsonbaker.com



1 SITE PLAN

SUBMISSIONS:

DESCR.	DATE
PLANNING COMMISSION	05/04/2020
BID	05/01/20
PERMIT	05/01/20

No.	DESCRIPTION	DATE

These plans are an instrument of service and the property of the Architect, infringements will be prosecuted.

General Contractor to verify all conditions and dimensions at the premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.

PROJECT NAME AND LOCATION:

Town Center Crossing
4521 West 119th Street
Leawood, KS 66209
Space # A-123

DRAWING DESCRIPTION:

SCHEDULES
FINISH, ROOM and PLUMBING

PROFESSIONAL SEAL #4000

HBC PROJECT NO: 20006

A-005

5/18/2020 2:04:21 PM

PELOTON

TOWN CENTER CROSSING, KS
EXISTING CONDITION
APRIL 9, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

PELOTON

TOWN CENTER CROSSING, KS
EXISTING CONDITION
APRIL 9, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

PELOTON

TOWN CENTER CROSSING, KS
EXISTING CONDITION
APRIL 9, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

PELOTON

TOWN CENTER CROSSING, KS
PROPOSED VIEW
MAY 4, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

PELOTON

TOWN CENTER CROSSING, KS
PROPOSED VIEW
MAY 4, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

PELOTON

TOWN CENTER CROSSING, KS
PROPOSED VIEW
MAY 4, 2020

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, New York 10001
212.647.0011
hbcarch.com

HBC

TOWN CENTER CROSSING
TENANT HANDBOOK
AMENDED AND RESTATED - MAY 2020

SECTIONS AMENDED HEREIN:

(a) **All Sections referring to the shopping center as One Nineteen will be amended to reflect the correct name as Town Center Crossing**

(b) **See Section Three, page 3.1 - Design Criteria**

(c) **See Section Three, page 3.2 - Neutral Pier**

(d) **See Section Three, page 3.3 - Storefront Bulkhead**

WASHINGTON
PRIME GROUP

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL SITE PLAN AND FINAL PLAT FOR SHOPS AT 119TH STREET, LOCATED AT THE SOUTHEAST CORNER OF 119TH STREET AND ROE AVENUE, LEAWOOD, JOHNSON COUNTY, KANSAS.

WHEREAS, Shops at 119th Street, submitted a request for a final site plan and final plat, for real property located on the southeast corner of 119th Street and Roe Avenue, and;

WHEREAS, such request for approval was presented to the Planning Commission on November 29, 2005; and

WHEREAS, the Zoning on the property is SD-CR, Planned General Retail, and;

WHEREAS, the comprehensive plan shows the property as Mixed Use and Retail, and;

WHEREAS, the project will be limited to 163,777 sq.ft. on 15.64 acres for an F.A.R. of 0.24, and;

WHEREAS, if the proposed landscaping does not adequately screen parking that is adjacent to the public right-of-way, as determined by City Staff, the applicant shall work with Staff to provide an adequate screen, and;

WHEREAS, additional pedestrian connections will be provided between the main entrances of buildings to perimeter sidewalks, and;

WHEREAS, the walls of the trash enclosure shall be constructed of cultured stone to match the building, and;

WHEREAS, not less than four, but a maximum of five signs shall be permitted on building "B" (Crate and Barrel), and;

WHEREAS, the Planning Commission reviewed the application and recommended the following stipulations of approval:

1. The project is limited to 163,777 sq.ft. of construction on 15.64 acres for and F.A.R. of 0.24.
2. The applicant/owner shall be 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 Planning 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 prior to building permit, estimated at its current amount to be $16,377.77 ($.10 X 163,777 sq.ft. = $16,377.77) or $3,350.00 ($0.10 X 33,500 sq.ft.) for the 1st phase. This amount is subject to change by ordinance.
3. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed

underground. This must be done prior to final occupancy of any building within the project.

4. The project shall include the following deviations:
   1) A 0' internal parking setback.
   2) The development shall be permitted 64.6% parking areas along 119th Street, 62.3% paved areas along Roe Ave. and 95% paved areas along Tomahawk Creek Parkway.
   3) The corrugated metal manufactured by Barge that was presented at the Planning Commission meeting on September 27, 2005 or a corrugated metal of equal quality may be used on building "B" (Crate & Barrel).
   4) A maximum of 5, but not less than 4 signs shall be permitted on building "B" (Crate & Barrel).
   5) A 13.75 exterior parking setback to accommodate an acceleration lane off of 119th Street. The parking shall be setback a minimum of 25' from the back-of-curb from the acceleration lane.
   6) A random patterned, tumbled concrete masonry unit may be used on the retaining walls along Tomahawk Creek Parkway.
5. If the proposed landscaping does not adequately screen parking that is adjacent to the public right-of-way, as determined by City Staff, the applicant shall work with Staff to provide an adequate screen.
6. In accordance with the Leawood Development Ordinance, all trash enclosures must be screened from public view with a solid masonry structure to match the materials used in the buildings and shall be architecturally attached to the individual buildings and accented with appropriate landscaping. The gates of the trash enclosures shall be painted, sight obscuring, decorative steel.
7. All downspouts are to be enclosed.
8. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.
9. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. For purposes of this subsection, the phrase screened from public view," means not visible at eye level from an adjoining property line or any street right-of-way.
10. All development monument signs shall be placed within a common area designated as a separate tract of land to be maintained by a development association.
11. Wall pack lighting that is visible from the exterior of the building shall be prohibited.
12. Ground mounted light fixtures including landscaping light fixtures shall be screened from view.
13. The site amenities used by building "B" (Crate and Barrel), including pedestrian light fixtures, trash receptacles planters, pavers etc. shall match the remainder of the overall development, but may be a different color with the approval of City Staff (white to match the white Crate and Barrel building).
14. A maximum of 0.5 footcandles shall be permitted at the property line.
15. Lighting of the signs facing adjacent residential development shall be turned off from 11:00 p.m. to 6:00 a.m.
16. Staff recommends the following modifications to the sign criteria of the development:

1) The maximum height of multi-line signs shall be 42" for sub-major tenants.
2) The maximum average character height of any signage on the rear façade of the main center shall be 12" and the maximum height of any multi-line sign on the rear façade of the main center shall be 24".
3) The maximum average character height for out parcels shall be 24" and the maximum height of multi-line signs for out parcels shall be 36".
4) Per the Leawood Development Ordinance, the maximum size of all permanent wall signage shall be 5% of the façade.
5) Per the Leawood Development Ordinance, construction/builder signs shall be limited 16 sq.ft.
6) The maximum width of all logos shall be twice the height of the maximum average character height.
7) The maximum height of all logos shall be 150% of the average character height permitted.
8) A statement shall be added that any changes to the specific sign criteria outlined in the sign criteria shall require the approval of the City of Leawood.
9) A statement shall be added that all signage shall require an approved sign permit from the City of Leawood prior to the erection of any sign.
10) Window signage shall be limited to a maximum of 5% of the window area.
11) No tag lines shall be permitted.
12) Permanent wall signs and tenant monument signs shall be limited to the legal name and logo of the business only.
13) A maximum of two walls signs shall be permitted on out parcels. However, a third sign shall be permitted provided it faces the interior of the development and cannot be seen from the public right-of-way.
14) A statement shall be added that any sign, notice or other graphic or video display, particularly self illuminated signs, located within the store and which is easily visible from the shopping center shall be prohibited.
15) The lettering of the individual tenant monument signs shall be a maximum of 14" in height.

17. A sign permit from the Planning Department must be obtained prior to erection of any signs.
18. Pedestrian crosswalks and plaza areas shall be demarcated with a minimum of 50% pavers.
19. The following direct sidewalk connections shall be added between the entrances of the buildings and the adjacent perimeter sidewalks:
    1) A sidewalk connection from the east entrance of building "B" north to 119th Street.
    2) A sidewalk connection from the entrance of building "C" north to 119th Street.
    3) Sidewalk connections from the entrances of building "D" north to 119th Street and east to Tomahawk Creek Parkway.
20. Sidewalks shall be constructed on both sides of the proposed driveway off of 119th Street.
21. All landscaped areas shall be irrigated.
22. A more detailed landscape plan that meets the requirements of the 135th Street Corridor Design Guidelines must be submitted with final documents for each phase of the development.

23. All shade trees must be at least 4 inch caliper and all evergreens shall be 7 feet tall when planted. In addition, all shrubs shall be at a minimum five-gallon with a minimum height of 36" at the time of planting.
24. A letter, signed and sealed by a Kansas registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
25. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to issuance of a building permit.
26. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo on file with the City of Leawood Planning and Development Department, prior to recording the plat.
27. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
28. 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.
29. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to issuance of a building permit.
30. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
31. All sidewalks shall be installed as per street construction standards.
32. This final plan approval shall lapse in five years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the 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.
33. No building permit for any construction on pad sites or out lots, with the exception of building "B" (Crate and Barrel building) shall be issued until the principal shopping center buildings has been approved and their construction started. All buildings on out parcels or pad sites other than building "B" (Crate and Barrel building) will conform to the architectural style of the principal center buildings as set forth by the developer and recommended by the Planning Commission and approved by the Governing Body.
34. No monument sign shall be permitted at the northwest corner of the development (at the intersection of 119th Street and Nall Ave.).
35. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through thirty-five.

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on Monday, December 5, 2005; and

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

SECTION ONE: The Governing Body hereby approves the applicant's request, and the Planning Commission's recommendation of approval for said final site plan and final plat and subject to the same stipulations.

Adopted by the Governing Body this 5th day of December, 2005.

Signed by the Mayor this 5th day of December, 2005.

_____
Peggy Dunn, Mayor

[SEAL]

ATTEST:

_____
Debra Harper, City Clerk

APPROVED AS TO FORM:

_____
Shannon M. Marcano, Assistant City Attorney

TABLE OF CONTENTS

SECTION ONE
Introduction

SECTION TWO
Drawing Submission & Approval Procedure

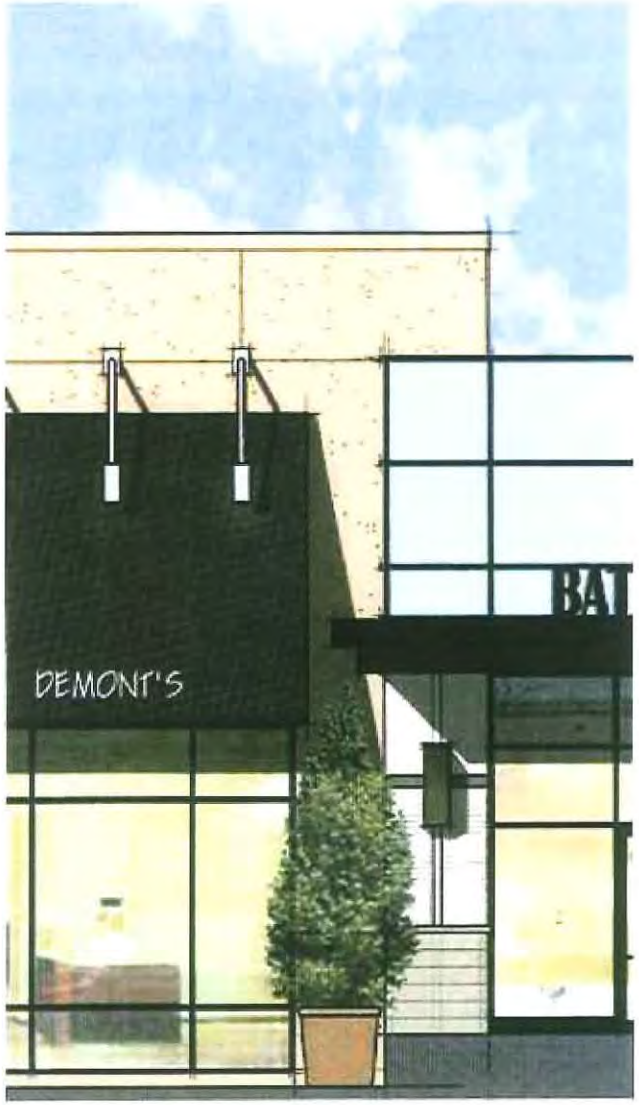
SECTION THREE
Small Shop Storefront & Interior Design
(Less than 14,999 s.f.)

SECTION FOUR
Sub-Major Tenant Design
(15,000 s.f. to 119,999)

SECTION FIVE
Site & Building Design Criteria

SECTION SIX
In-line Restaurant Design

canberra



SECTION SEVEN
Outparcel Building Design

SECTION EIGHT
Tenant Sign Criteria

SECTION NINE
Site Lighting

SECTION TEN
Landscaping Standards and Site Amenities

SECTION ELEVEN
Engineering Overview

SECTION TWELVE
Store Construction Procedures

SECTION THIRTEEN
Rules And Regulations

INTRODUCTION

This Handbook identified as an Exhibit in your Lease has been prepared to guide you, as well as your architect, store designer, and contractor in expediting the construction of your building or lease premises. This information is a guideline for your architect, and describes the Landlord's obligations, the Tenant's design responsibilities, and your contractor's requirements.

Project Description

One Nineteen is a collection of high quality, pedestrian oriented shops offering an exciting mix of hard goods, soft goods, personal services and restaurants. Anchored by Crate and Barrel, the multi-building collection offers both in-line space as well as freestanding pad opportunities. The highest quality Landscape and site amenities will make this shopping experience a truly unique one for Leawood, Kansas.

One Nineteen is currently planned for approximately 168,000 square feet on 16 acres at the corner of 119th Street and Roe Avenue. Crate and Barrel will have a two story presence at the corner of 119th Street and Roe Avenue. The remaining retail space is distributed within three additional buildings, one with approximately 115,000 square feet and the other two as smaller pad buildings.

Landlord's Design Philosophy

Exciting and unique storefronts and merchandising designs create a shopping and entertaining environment that attracts customers and results in increased sales. Tenants are encouraged to create innovative and dramatic storefronts (if not provided by the Landlord), shop interiors and graphics. Through the dramatic use of lighting and color, as well as careful attention to detailing, fixturing and graphics, each store can become an inviting and effective retail establishment, which will be compatible with the overall design quality of One Nineteen.

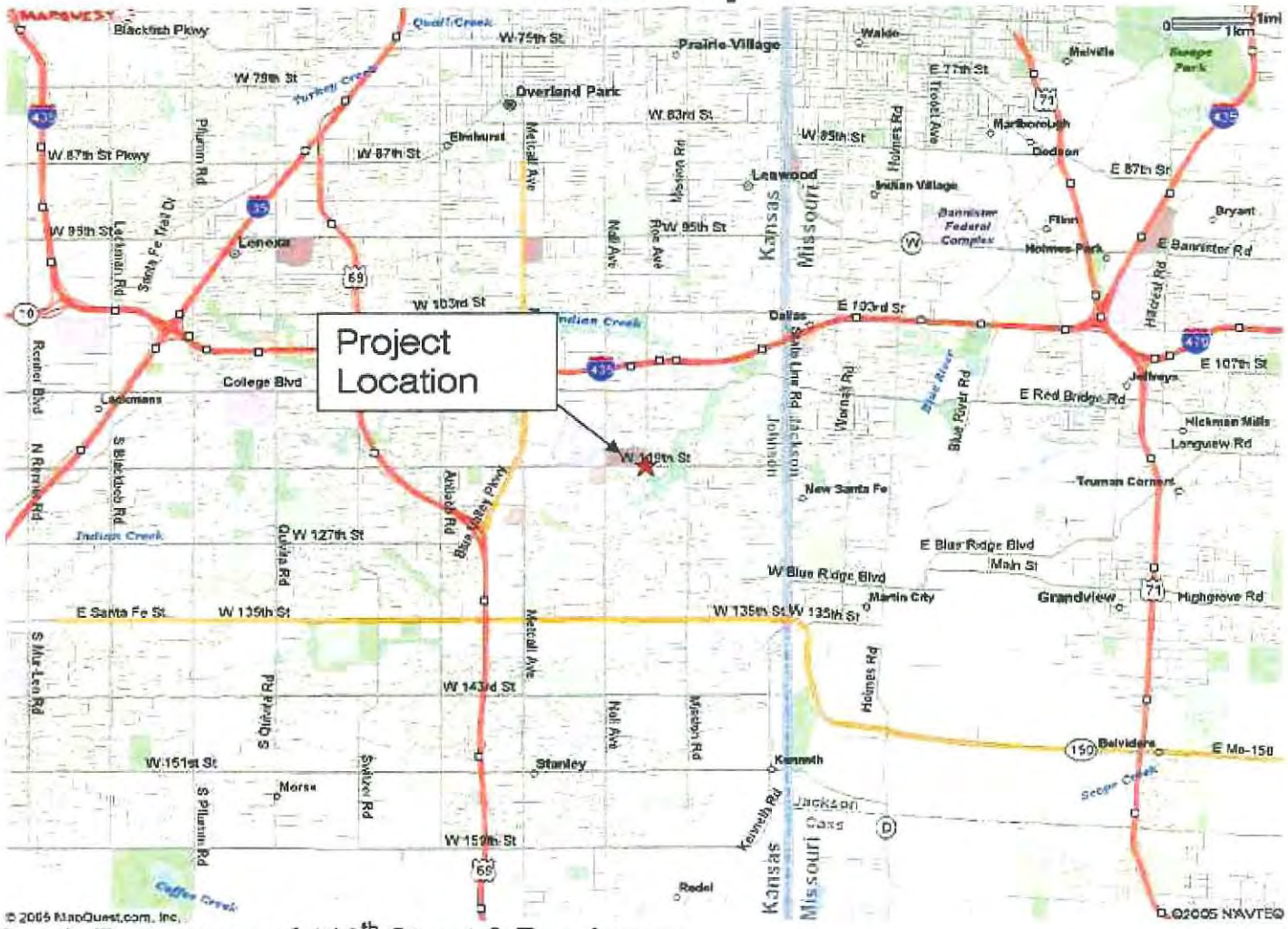
Through the criteria in this Handbook, the Landlord has set certain quality and design standards that will help Tenants create stores compatible with the overall design concept of One Nineteen.

Project Narrative

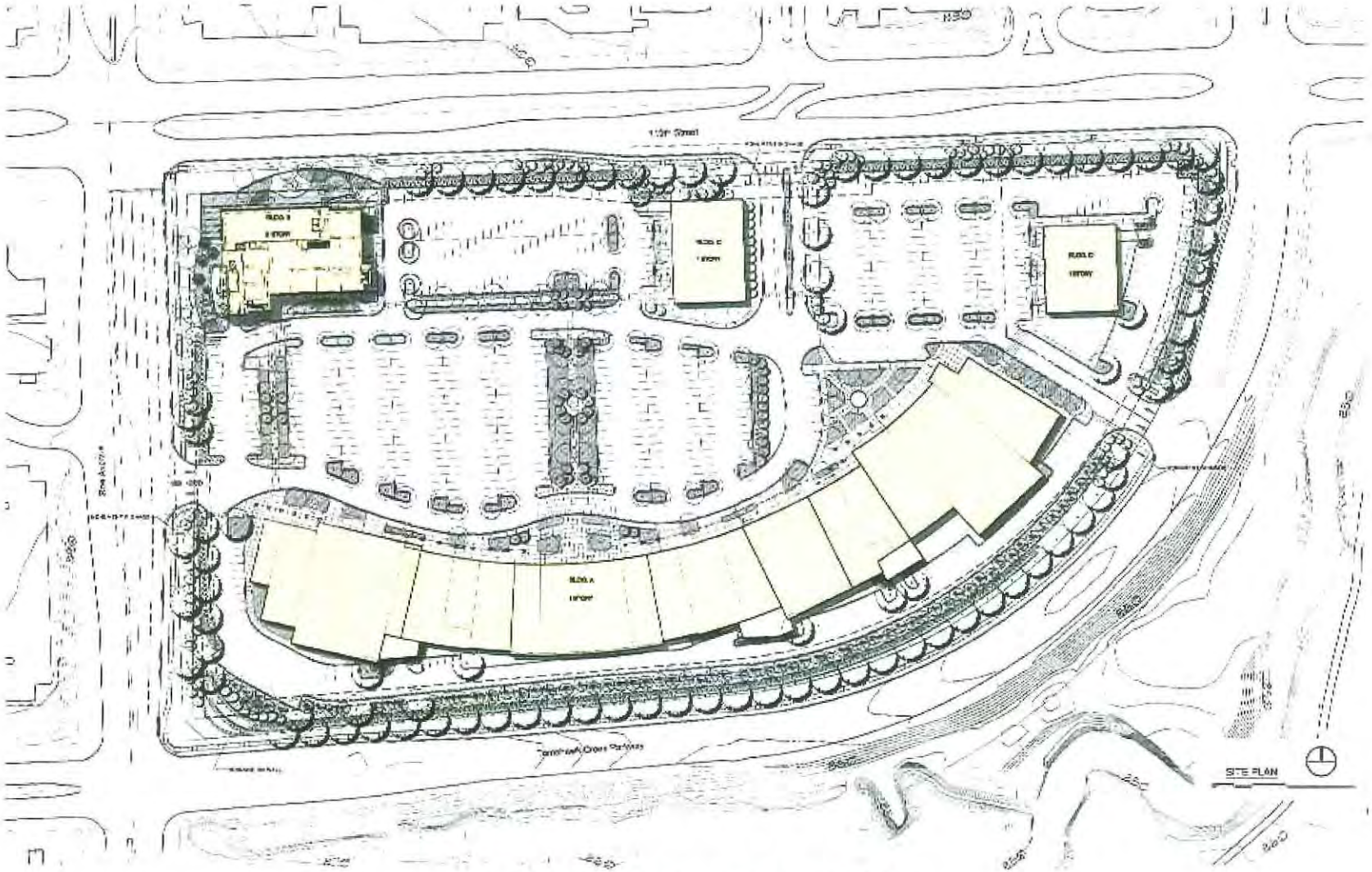
One Nineteen is a collection of high quality buildings that capture the energy and excitement of today's pedestrian oriented retail. With a striking two story contemporary Crate and Barrel on the hard corner of the site, the overall architecture of One Nineteen is forward thinking, creating a "Warm Contemporary" architectural language. Simple classic modern forms crafted largely in quality masonry and detailed to ensure richness for the pedestrian typify the components that are the foundation for confident bold "frames" that will feature great retail Storefronts. The masonry palette that will have accent areas of both glass and stucco will be light in color, utilizing light earth tones that will compliment Crate and Barrel's "white" structure. The architecture vertical scale is purposely "tall" giving retailers not only a larger canvas for their unique storefronts but also a generous view both in and out from the north facing collection of shops.

The landscape, hardscape and site amenities will significantly contribute the retail experience at One Nineteen. Wide covered walkways at the storefront will be embellished with broad landscaped areas providing plenty of room to pause and relax. Two pedestrian areas are extra spacious providing great opportunities for seasonal activities and gatherings.

Area Map



South-East corner of 119th Street & Roe Avenue
Leawood, Kansas



Overall Site / Lease Plan

(Site plan is provided for location and orientation and is subject to change. No representation is made herein.)

CODES:

Building: 2000 IBC (as amended)

Mechanical: 2000 IMC (as amended)

Plumbing: 2000 IPC (as amended)

Electrical: 1999 NEC (as amended)

GOVERNMENT AGENCIES LOCAL UTILITY COMPANIES:

Building Department (Building Permits)
City of Leawood
Planning and Development
4800 Town Center Drive
Leawood, KS 66211
Ph: 913.339.6700

Fire Department – Non Emergency
Leawood Fire Department
14801 Mission Road
Leawood, KS 66211
Ph: 913.339.6700

Johnson County Dept. of Health
11180 Thompson Ave.
Lenexa, KS 66219
Ph: 913.492-0402
Fx: 913.492.0142

Telephone
SBC
9444Nall Ave,
Overland Park, KS 66207
Ph: 913.383.4884

Gas
KCPL Gas Service
P.O. Box 418679
Kansas City, MO 64141-9679
800-794-4780

Cable Television
Time Warner Cable
6221 West 119th Street
Overland Park, KS
Ph: 913.451.6464

Sewer Utility
Johnson County Waste Water District
7311 W. 130th Street, Suite 100
Overland Park, KS 66213-2637
Ph: 913.681.3200

Electrical
Kansas City Power & Light
P.O. Box 418679
Kansas City, MO 64141-9679
Ph: 816.471.5275

Water
Waterone
10747 Renner Blvd.
Lenexa, KS 06219
Ph: 913.895.5727

Owner / Landlord:
119th Street Development, LLC.
4717 Central
Kansas City, MO 64112
Phone: 816-777-3500
Fax: 816-777-3501

Leasing:
R.E.D Development
6263 N. Scottsdale Road
Suite 222
Scottsdale, AZ 85250
Ph: (480) 947-7772
Fax: (480) 947-7997

Landlord Representative/ Tenant Coordinator:
Randy Frey
RED Development, LLC
4717 Central
Kansas City, MO 64112
Phone: (816) 777-3500
Fax: (816) 777-3501

Coordinating Architect:
Nelsen Architects, Inc.
905 Congress Avenue
Austin, TX 78701
Ph: 512.457.8400
Fax: 512.457.8770

Civil Engineer:
Brungardt Honomichl & Company P.A.
10895 Grandview
Suite 150
Overland Park, KS 66210
Ph: 913.663.1900
Fax: 913.662.1633

Structural Engineer
(To be determined)

Mechanical/Electrical Engineer
(To be determined)

Landscape Architect:
Ochsner Hare & Hare
2600 Grand, Mezzanine Suite
Kansas City. MO 64108
Ph: 816.842.8844
Fax: 816.842.9988

TENANT DESIGN HANDBOOK DEFINITIONS:

Blade Sign:
Supplemental signage installed perpendicular to the storefront for visibility to pedestrians. All signage is to be provided by Tenant and approved by Landlords Architect.

Mall or Landlord's Bulkhead:
Element above Tenant's storefront and below the Landlord's ceiling at small shop buildings. It defines the height of a Tenant's storefront. Tenants will not be permitted to use a storefront system that does not extend up to the Landlord's bulkhead. Tenants shall install all required vapor barrier and gyp. board sheathing at bulkhead.

Construction Coordinator:
Landlord field representative(s) responsible for oversight of all Tenant construction and compliance.

Curtain Wall:
A non-bearing exterior building wall, between piers or columns, which is not supported by the beams or girders of a skeleton frame.

Demising Partition:
A common, rated wall between two adjacent shops or between a shop and a common area. The centerline of the demising partition defines each Tenant lease premises. Demising walls shall be constructed of 3 5/8" metal studs only. Gyp. board sheathing and insulation shall be supplied and installed by the Tenant unless otherwise specified in the Lease Agreement.

Storefront Control Area:
The area below the bulkhead at the storefront and 4'-0" behind the lease line. The Landlord reserves the right to require above average materials in this area and to apply all tenant sign criteria guidelines, submittals and approvals within this area.

Facades:
The exterior face of the building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Graphics:
Lettering, symbols and logos used for signage at the storefront and/or throughout the store interior.

Lease Line:
The line shown on the Tenant Lease Diagram (LOD), which defines the confines of the Tenant's demised premises.

Mall Common Area:
Shopping Center streetscape, sidewalks, parking lots, service halls, restrooms (if any), landscaping, children's play areas, etc. and all other areas of the Shopping Center not part of a defined lease premises.

Neutral Pier:
Architectural element separating two adjacent storefronts, or a storefront and a service corridor. Neutral piers are installed and maintained by the Landlord. The Tenant at its own expense shall repair any damage to the neutral piers by the Tenant. The Tenant shall provide flashing and/or caulking as approved by Landlord's Architect (or as directed by Landlord's Tenant Coordinator) when adjoining Tenant's storefront to a neutral pier.

Mechanical Zone:
A "mechanical zone" has been designed to accommodate roof top unit placement. The "mechanical zone" shall be located per the building shell construction documents. Roof top equipment shall not be placed outside of the "mechanical zone". In the event that a Tenant requires roof top equipment located outside the "mechanical zone", the Tenant is required to submit calculations prepared by a certified structural engineer for review by the building shell structural engineer. Additional engineering services and any additional reinforcing shall be at the Tenant's expense.

Parabolic:
A type of reflective lens, which provides a better control of light, reduces glare and maintains better light output.

Reveal:
Recessed separator strip between two different materials. Also used to separate Tenant's storefront from Landlord's neutral piers and bulkheads.

Show Window:
Transparent portion of storefront used for merchandise display; display window

Sign Block:
Rectangular areas on building elevations, which define the allowable sign areas. Sign areas shall be in conformance with local sign ordinances.
Simulated:
Artificially produced to look or seem like a natural building material.

Soffit:
The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel or vault.

Storefront:
Front face or other exposed exterior building wall of the store.

Store Name:
Official name of the store as written in the lease documents

DRAWING SUBMISSION AND APPROVAL PROCEDURE

The Landlord has established the following procedures to expedite the required approvals of the Tenant's drawings for the lease premises. Deviations from these procedures could result in needless delay and redrafting of the Tenants Contract Documents.

All submittals shall be submitted to the Landlord's Representative (see Introduction).

Selection of Tenant's Architect

The Tenant, at its expense, must select a Kansas registered architect(s) and engineer(s) to prepare complete plans and specifications for the improvements to the premises including, but not limited to, applicable structural, plumbing, mechanical, and electrical. Tenants needing assistance in locating an experienced, locally licensed architect and engineer(s) should contact the Landlord's Representative. The Tenant must forward a copy of this Handbook along with a print of the Tenant Lease Diagram and associated details to their architect. It is the Tenant's architect's responsibility to obtain, review, and comply with all applicable codes. Tenant shall also notify the Landlord's Representative of the architect's name, address and telephone number. All drawings must be signed and sealed by an architect and engineer registered in the State of Kansas.

In case of any discrepancy between this booklet and the Tenants Lease Document, the Lease shall govern.

After receiving the Tenant Lease Outline Diagram, carefully review the design criteria and applicable codes. Prior to starting construction drawings, the Tenant's architect (in conjunction with the Tenant) shall proceed with the preliminary design of the Tenant's premises.

It is the responsibility of the Tenant and his architect to schedule adequate time for Landlord's preliminary review, Tenant's subsequent revisions if required, final construction drawings and Landlord's final review per the Lease Agreement.

It shall be the Tenant's responsibility to visit the site and verify all existing conditions prior to finalizing construction documents.

Small Retail Shops

Upon execution of the lease the Landlord will provide the following:

1. Lease Outline Diagram for the proposed Tenant.
2. Tenant Design Criteria Booklet.
3. Site/Leasing Plan
4. Construction Documents, if available.
5. Tenant Contractor Rules and Regulations

Upon receipt of this information the Tenant has 30 days in which to produce preliminary documents for Landlord's approval. The Landlord will review these documents within 2 weeks and return them to the Tenant marked as "Approved", "Approved as Noted" or "Returned for Corrections".

The Tenant will be required to submit final Construction Documents within 60 days of receipt of Landlord comments. Landlord shall again review the documents within 2 weeks and mark them as noted above. If final documents are marked "Return for Correction" Tenant shall address all items and resubmit for final approval within 10 working days.

Failure by the Tenant to comply or show due diligence to the above schedule shall be considered in nonconformance with lease requirements.

Out-Parcel Pads

Upon execution of the lease and/or sales contract the Landlord will provide the following:

1. Preliminary Site/Grading Plan.
2. Preliminary Site Utility Plan.
3. Tenant Design Criteria Booklet.

Upon receipt of the above information the Tenant has 30 days in which to produce preliminary documents for Landlord's approval. The Landlord will review these documents within 2 weeks and return them to the Tenant marked as "Approved", "Approved as Noted" or "Returned for Corrections".
The Tenant will be required to submit final Construction Documents within 90 days of receipt of Landlord comments. Landlord shall again review the documents within 2 weeks and mark them as noted above. If final documents are marked "Returned for Corrections" Tenant shall address all items and resubmit for final approval within 10 working days.

Preliminary Design Phase

The purpose of this phase is to acquaint the Landlord with the Tenant's intentions so that the Landlord may comment and/or advise Tenant of any changes necessary to meet the criteria before the working drawing phase.

Tenant's architect shall submit the preliminary design to the Landlord's Representative for preliminary review and approval. The preliminary design shall be submitted within thirty days of receipt of the Tenant Lease Outline Diagram.

Please submit three (3) scaled, half size sets of all drawings to the Landlord's Representative for review of Lease Agreement compliance. The drawings will then be forwarded to the Landlord's Architect for review of Design Criteria compliance. One (1) set containing review comments will be returned to the Tenant.

Drawings shall be clearly identified with the shopping center name, Tenant's store name, Tenant's space number and key plan, and must include the following information as a minimum (additional information is encouraged).

- Preliminary floor plans (scale ¼" = 1'-0") indicating interior design concept, approximate location of fixtures and equipment, interior partitions, toilet rooms, exits, seating, etc., identifying all materials and colors.
- Reflected ceiling plan indicating all soffits, ceiling heights, materials, lighting layouts, locations of HVAC diffusers, and approximate location of HVAC units within the predetermined "mechanical zone".
- Storefront elevation and section, including any graphics and signage. Indicate all materials and finishes (scale ¼" = 1'-0").
- Sketches, perspectives, sections or other details that will clarify the design of the storefront and the Design Control Area, or photographs of similar storefront, if related to Tenant's submission.
- Material finish and color sample board(s), properly mounted and labeled.

In addition to the above, one set of catalog cuts and/or photographs and/or samples showing the store fixtures specialty, lighting fixtures, and other special treatments used in the sales area must be submitted so that all aspects of the public areas of the store can be reviewed by the Landlord's Representative.

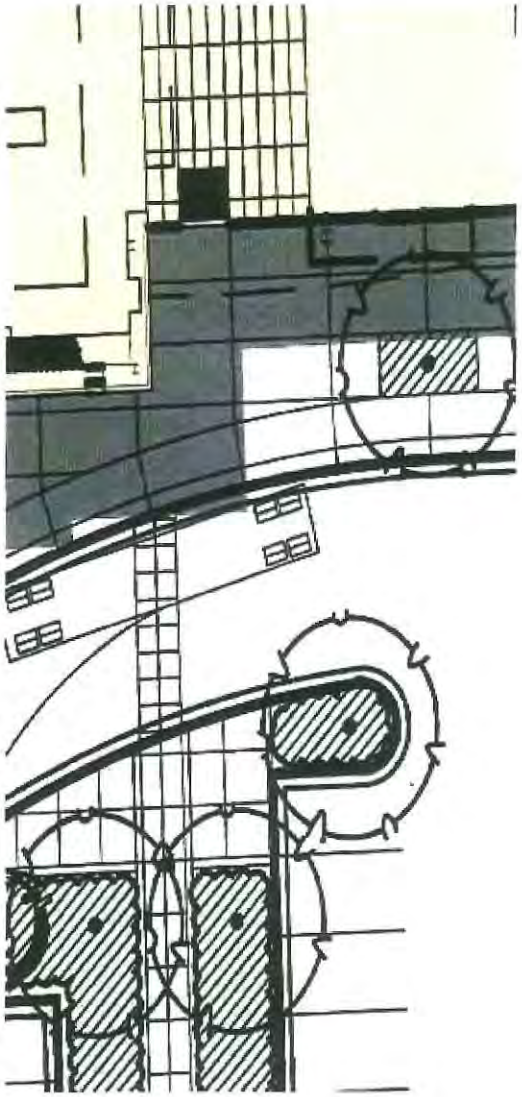
If Tenant's storefront design follows a specific prototype, photographs of comparable stores should be submitted to aid the Landlord's Representative in the review process.

The Landlord's Architect will review the preliminary design and make necessary corrections or suggestions and return, with his comments and/or approval or disapproval, one marked-up set of prints to the Tenant's architect.

Construction Document Phase

After the preliminary drawings have been approved in writing by the Landlord's Tenant Coordinator and Architect, the Tenant's architect shall proceed with the final construction documents and specifications incorporating design suggestions and comments of the Landlord's Representatives, in accordance with the criteria contained in this Handbook and the Tenant Lease Plan. Additional information may be required as deemed necessary by Landlord upon review of Tenant's drawings.

Final construction documents shall be submitted on or before the date required by the Lease. Final construction documents shall be submitted in three (3) scaled, half size sets of prints to the Landlord's Tenant Coordinator. All drawings and specifications must be clearly identified with the Project name, the Tenant's store name, a Key Plan with the Tenant space number, and the name and seal of the architect or engineer preparing these drawings indicating that he or she is registered in the State of Kansas. Final working drawings and specifications shall consist of a minimum of the following:



ARCHITECTURAL PLANS

- **Architectural Floor Plan (Scale:¼" = 1'-0")**

Demising wall locations and dimensions.
Dimensioned interior partitions.
Restroom facilities with all applicable accessibility requirements.
Location of fixtures and equipment.
Recessed service door (if applicable).

- **Reflected Ceiling Plan (Scale:¼" =1'-0")**

Ceiling heights including drops and curtain walls.
Types of ceiling construction.
Decor at ceiling.
Location of lighting fixtures, sprinkler heads, air diffusers, grilles, access panels and heat detectors (if applicable).

- **Storefront and Interior Elevations (Scale:¼" = 1'-0")**

Material samples, (if not submitted with preliminary design).
Color storefront elevation and/or submit photograph of similar stores as required.
Finishes and colors.
Signing.

- **Necessary Sections and Details**

Large scale section through storefront to roof 1" = 1'-0" showing relationship to interior ceiling.
Security grille detail, if applicable.
Details at neutral piers and Landlord's bulkhead at ceiling 1 ½" = 1'-0".
Storefront details and wall sections.

- **Schedules**

Door schedules/details.
Room finish schedule.

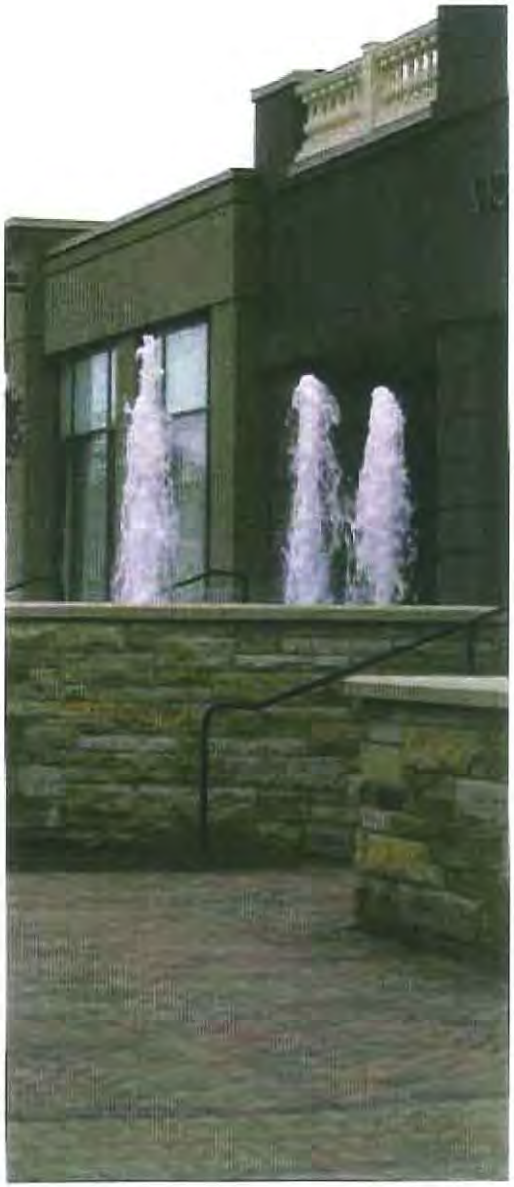
PLUMBING PLANS

These drawings shall incorporate all minimum design and construction requirements as stated herein. If the Tenant's particular occupancy requires that these standards be exceeded to meet code or the Tenant's requirements, the Tenant shall be responsible for making the adjustments.

- **Plumbing Plan (Scale: 1/4" = 1'-0")**

Toilet facilities.
Location of other plumbing fixtures.
Location of sewer connection.
Location of plumbing vent connection.
Clean-out and floor drain location.
Domestic water distribution.
Gas piping layout (restaurant tenants, if applicable).
Water meter.
Sanitary system isometric drawings including line sizes.
Domestic water isometric indicating pipe sizes.
Water heater detail with relief valve and piping to floor drain.
Detail of connection to Landlord's vent stack.

Note: Tenant's are required to use the Landlord's building shell roofing Contractor for any and all roof penetrations.



HEATING VENTILATING AND AIR CONDITIONING

The HVAC drawings shall incorporate all minimum design and construction requirements, including complete calculations, indicating heat gain to and heat loss from the space for all lights, occupancy, exterior exposure (if any) and other heat producing elements. All roof top equipment shall be located within the "mechanical zone".

- **Mechanical Plan (Scale: ¼" = 1'-0")**

Ductwork layout and sizes.
Heights above finished floor.
Damper locations.
Return air openings through demising walls.
Type of insulation.
Locate diffusers, grilles and registers.
Show thermostat location.
Return Air Systems:
    Direct.
    Indirect.

Note: Tenant's are required to use the Landlord's building shell roofing Contractor for any and all roof penetrations.

Photo representation only

- **Schedules and Details**

Diffuser and Grille Schedule indicating CFM capacities.
Equipment schedule.
Toilet exhaust duct connection detail.

- **Exhaust System**

Show windows (if required).
Cooking equipment (if applicable).
Specifications of exhaust equipment.
Location of equipment.
Methods of installation.
Ventilation requirements (by Tenant in the event of unusual or excessive requirements).
Fresh air intake.
Specify minimum CFM requirements.

ELECTRICAL

Electrical drawings and specifications shall show all circuits for store lighting (including emergency and night lighting), sign lighting, receptacles, toilet exhaust and other fans (if different or supplemental to Landlord's central system), and service to heating, ventilating, and air conditioning system.

Show single line power riser diagram indicating main disconnects, size of wire, conduit, panels, transformers, time clock, etc.

Show panel schedule and itemized load breakdown in connected kilowatts for the premises, including lighting, receptacles, sign lighting, water heating, special appliances, toilet exhaust fans (horsepower), make-up air fan (horsepower), miscellaneous space heating, sales door, operator motor (horsepower), fan coil unit (horsepower), return air fans (horsepower) and large motors (starter type).

These drawings shall incorporate all minimum design and construction requirements including complete calculations and show the total simultaneous load maintained at three hours or more for the store area and all other lighting, HVAC, and miscellaneous loads per square foot.

- **Electrical Floor Plan (Scale: ¼" -= 1'-0")**

Location of all floor and wall outlets.
Location of Landlord's service.
Location of all fans, motors and HVAC equipment.
All loads assigned to circuits - itemized load breakdown.
Itemized Load Schedule.

- **Electrical Ceiling Plan (Scale: ¼" = 1'-0")**

Lighting fixture layout including night lighting and sign lighting.
Toilet exhaust and other fans.
Emergency and exit light locations.
All lighting assigned to circuits.
Indicate sign and lights which are connected to time clock.

- **Schedules**

Lighting Fixture Schedule.
Electrical Panel Schedule.

- **Miscellaneous Details**

Electrical Distribution Riser Diagram.
Feed conduit and wire size.
Arrangement of panels, transformer, time clock, etc.
Indicate telephone conduit locations for connection to empty telephone conduit.
Conduit and wire size to Individual Units, HVAC equipment and panels as applicable.

- **Fire Protection Plans**

These plans must be prepared by a Landlord approved sprinkler contractor and submitted to Mall Operations Manager to verify compliance in accordance with the requirements of Landlord's insurance underwriters and must indicate the following:

- **Fire Marshall's Approval**

Location of existing sprinkler head grid with main and branch pipe sizes.
Location of branch piping.
Heights of ceilings and dropped soffits, etc.
Location of surface mounted or dropped lighting and decorative beams.
Location of curtain walls or lighting baffles.
Other construction which will affect sprinkler coverage.

- **Shop Drawings**

The Tenant shall submit to the Landlord's Architect for approval, three copies of the sign shop drawings.

Menu boards must be submitted to the Landlord's Architect for approval. Tenants are required to submit drawings or photographs that clearly indicate the size, colors and materials to be used. The Tenant must submit three sets of the sprinkler shop drawings approved by the Fire Marshall to Mall Operations Manager.

Landlord's Architect reserves the right to request additional detailed shop drawings for review after final working drawings have been approved.

- **Final Construction Drawing Approval**

Upon receipt of complete sets of drawings and specifications as outlined above, the Landlord's Consultants will review these drawings for compliance with the previously approved preliminary design and the other criteria of this Handbook, and return to the Tenant one set of prints marked with the approval stamp. The drawings will be marked "Approved", "Approved as Noted" or "Returned for Corrections". Drawings stamped "Returned for Corrections" or "Approved as Noted" requesting resubmittal of specific sheets shall be revised and resubmitted within ten (10) days of the receipt of the Drawings.

Simultaneously, the Landlord's Representative will forward one (1) set of stamped approved drawings to the Landlord's Project Manager for field verification during construction. It is the Tenant's responsibility to see that the approved set of drawings with comments, if any are distributed to his construction staff. Prior to the removal of the construction barricade, the Contractor shall request of the Project Manager and Construction Coordinator a review and Punch List of the lease space. All Punch List items shall be completed prior to the removal of the barricade.

No deviation from approved drawings will be permitted without prior written approval by Landlord. It must be understood that the Landlord's approval of the working drawings is for compliance with the criteria established in this Handbook only. By reviewing these drawings, the Landlord and its agent(s) assume no responsibility for code compliance, dimensional accuracy, engineering accuracy or completeness of these drawings for construction purposes. The Landlord reserves the right to review compliance based on the highest quality construction and craftsmanship.

CIVIL (OUTPARCEL BUILDINGS ONLY)

The following is a list of Civil Engineering drawings that must be submitted for review. All drawings must: be a minimum of 22" x 36", be to scale (min. of 1"=50'), have a north arrow, show basic site plan information, contain appropriate general notes, identify materials to be used in construction, and contain any other engineering data necessary for determination of site construction. Each plan is further required to show the following:

Dimensioned Site Plan

- Property lines, setback lines, buildings, signs, sidewalks, and curbs.
- Parking stalls, aisles, and driveways.
- Accessible Route and Exit paths

Grading Plan

- Finished surface contours
- Erosion control methods
- Drainage structures

Utility Plan

- Existing utilities (or those provided by the landlord)
- Proposed service connections for water, sewer, storm sewer, power, natural gas, telephone, cable TV or any other underground utility.
- Appropriate details for manholes, cleanouts, hydrants, etc.
- Landlord approved location for grease trap (if required)

Pavement Plan

- Sidewalk and curb locations
- Elevations of curbs, parking lots, and sidewalks
- Drainage paths

Site Lighting Plan

- Pole locations and fixture mounting heights and number of and orientation of all fixtures.
- Point by point footcandle (fc) plan of parking lot with points not exceeding 20' on center grid.
- Average, maximum, and minimum fc at ground surface.
- Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
- Pole manufacturer and model number.
- Fixture manufacturer and model number.

Landscaping Plan

- Location and identification of all plant materials
- Botanical and common name
- Size of plant material at time of installation
- Plant installation detail
- Site furnishings details (site furnishings include benches, trash containers, ash trays, tables, etc.)
- Irrigation Plans

Important note: The plans must also show and define any structure or improvement that is to be constructed on the premises. Such items may include but are not limited to: retaining walls and traffic control signs. The Landlord reserves the right to include those items as part of the approval process.

SMALL RETAIL SHOPS AND INTERIOR DESIGN

Philosophy and Design Concept

One Nineteen will be a premier shopping center of Leawood, Kansas. The quality of today's retail environment demand distinctive and high quality storefronts and presentations to enhance the shopping environment.

Storefront Design

The unique characteristics and quality Tenant mix of One Nineteen calls for bold, dynamic storefronts. Critical to the design integrity and success of the shopping centers image are the individual contributions of each Tenant's store. It is essential that proper attention be paid to proportion, scale, color, and detailing so that the Tenants can enhance the image of the shopping center and themselves. Refer to page 3.13 and 3.14 for more detailed information on Storefront Design.

Storefront Entry Element

Storefronts should be designed to incorporate an entry feature at the entrance into each leased space.

For the intent of the criteria, the term "Entry" shall be described as a grand or imposing entrance and shall encompass the whole architectural composition surrounding and including the doorway.
A single portal or a series of multiple portals may be featured in the storefront design.

Entry elements shall be attached to the storefront and provide a weatherproof barrier to the public way. Recessed storefront entry elements are permitted; tenant responsible for frost footings where required. Tenant responsible for any damage if footing is omitted. Tenants are required to provide innovative floor and ceiling finishes which are subject to approval by the Landlord's Architect.

Special lighting effects such as cove lights or uplights are subject to approval of the Landlord's Representative and will be reviewed on an individual basis.

Design Criteria

This criteria is a basic "set of tools" that the Tenant is required to work with and expand upon. Criteria are written to encourage freedom of individual expression and to provide a common point of departure for all Tenants.

Storefronts should emphasize a "sense of entry", and display of merchandise. National or regional Tenants who have a typical or recognizable storefront design are expected to review this design criteria of One Nineteen and adjust their design to ensure compatibility and compliance and work closely with the Landlord's Architect to achieve the same level of quality as One Nineteen.

Key Plan

Reference Section One of this Design Criteria for the general overall configuration of the property. Each Tenant should refer to his Tenant lease plan for specific information and details relative to its leased space.

Photo representation only

PROPOSED AMENDMENT TO PAGE 3.1

Design Criteria

This criteria is a basic "set of tools" that the Tenant is required to work with and expand upon. Criteria are written to encourage freedom of individual expression and to provide a common point of departure for all Tenants.

Storefronts should emphasize a "sense of entry", and display of merchandise. National or regional Tenants who have a typical or recognizable storefront design are expected to review this design criteria of ~~One Nineteen~~ Town Center Crossing ~~and adjust their design~~ to ensure compatibility and compliance and work closely with the Landlord's Architect to achieve the same level of quality as ~~One Nineteen~~ Town Center Crossing.

Design or materials utilized that do not strictly comport with the Design Criteria may be used by tenant if approved by Landlord after determination that the spirit and intent of the Design Criteria is met.

Neutral Pier

The neutral piers where they occur between separate, adjacent lease spaces are provided and maintained by the Landlord. The Tenant is not responsible for the neutral piers and cannot modify them or hang their finishes from them in any way. Tenants should refer to the detail sheets, which are forwarded with the Shell Building Drawings for detailed information regarding the configuration and construction of the neutral piers. Tenants are also required to verify the location of any fire hydrant cabinets or roof drain down spouts in neutral piers and neutral piers at stairs. The neutral pier detail indicated on this sheet is conceptual. Refer to Construction Documents for details specific to each lease space. Tenants shall be required to provide break metal at locations other than structural piers.

PROPOSED AMENDMENT TO PAGE 3.2

Neutral Pier

The neutral piers where they occur between separate, adjacent lease spaces are provided and maintained by the Landlord. The Tenant is not responsible for the neutral piers ~~and cannot modify them or hang their finishes form them in any way~~ but may propose modifications to them, if approved by the Landlord under the Drawing Submission and Approval Procedure outlined in Section 2. Tenants should refer to the detail sheets, which are forwarded with the Shell Building Drawings for detailed information regarding the configuration and construction of the neutral piers. Tenants are also required to verify the location of any fire hydrant cabinets or roof drain down spouts in neutral piers and neutral piers at stairs. The neutral pier detail indicated on this sheet is conceptual. Refer to Construction Documents for details specific to each lease space. Tenant shall be required to provide break metal at locations other than structural piers.

Storefront Bulkhead

The bulkhead above the storefront is a standard Shell Building finish, provided and maintained by the Landlord on the outside of the lease premises. The Tenant cannot change or modify the bulkhead, nor is the Tenant responsible for its maintenance, except for patching and repairing the bulkhead to new condition of any damage caused by the Tenant during construction. Storefronts may attach to the bulkhead but may not be structurally dependent on such attachment. All storefronts shall be self-supporting and attached to the Landlord structure for lateral support only.

PROPOSED AMENDMENT TO PAGE 3.3

Storefront Bulkhead

The bulkhead above the storefront is a standard Shell Building finish, provided and maintained by the Landlord on the outside of the lease premises. The Tenant ~~cannot~~ may change or modify the bulkhead, if reviewed and approved by the Landlord in accordance with the Drawing Submission and Approval Procedures outlined in Section 2. ~~nor is t~~The Tenant is not responsible for its maintenance, except for patching and repairing the bulkhead to new condition of any damage caused by the Tenant during construction. Storefronts may attach to the bulkhead but may not be structurally dependent on such attachment. All storefronts shall be self-supporting and attached to the Landlord structure for lateral support only.

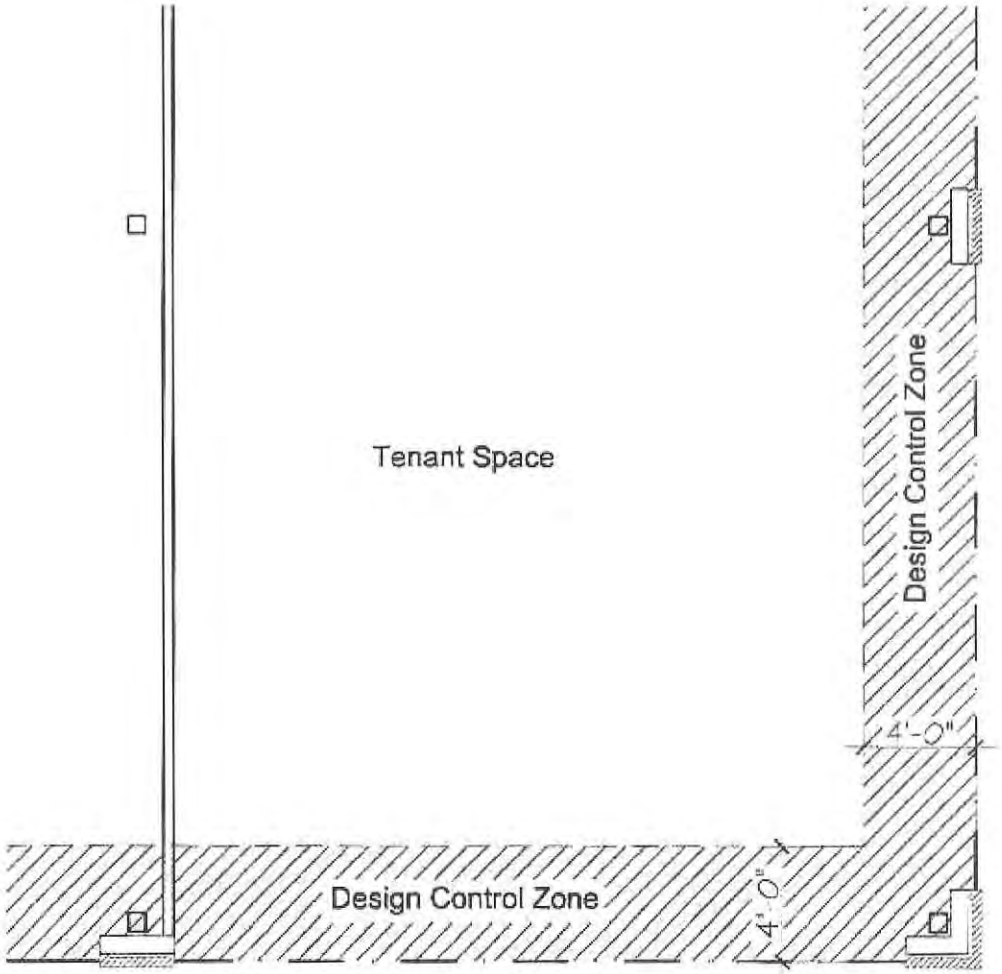
Design Control Zone

The Design Control Zone includes all display windows and retail graphics, display fixtures, signs, materials, finishes, colors, and lighting from the leaseline to 4' behind the lease line.

If a Tenant chooses to recess the store closure behind the designated Design Control Line, the Design Control Area will be enlarged accordingly.

The Landlord will closely control all elements in the Design Control Zone.

The soffit at the storefront entrances may be finished in the same material as the storefront. The soffit height shall be not less than 14'-0" above the Mall floor. Acoustical tile is not an acceptable ceiling for any part of the Design Control Zone.



Design Control Zone Plan
(See Shell Building Drawings for specific condition)

Display Windows

Display windows should be unique and individual. Window displays should thus be integrated into the architectural design and character of the entire storefront. A variety of textures in display and window treatment should be explored, as well as innovative lighting and window designs (see Signage Criteria). Display windows shall be transparent and open to the store. No back drops behind displays will be allowed.

A minimum of 80% of the storefront width is recommended to be used for display windows. The Landlord's Architect will evaluate exceptions on specific merchandising situations and requirements.

For greater transparency, a storefront glazing with a minimum use of mullions or frames is required.

Corner Tenants must install display windows and/or store openings on both elevations. Solid walls will not be permitted along the Lease Line without approval from the Landlord's Architect.
Should storefront glazing extend to the floor, a minimum 6" durable base or frame is required.

Store Closure

The level of the finished floor within the Tenant area must correspond within ½" of the level of the public walkway finished floor at the Lease Line and specifically detailed on the plans. Applicable threshold accessibility is the responsibility of the tenant.

The store closure may be any one of the following:

Pivoting glass doors.
Pivoting wood doors.
Electric Sliding doors.
Revolving doors.

Doors

Sliding doors shall be electric horizontal doors with integrally colored aluminum frames operated by a motion sensor. Doors shall be located so motion sensor will not activate continuous due to passers by. All door tracks are to be recessed and as much as practical hidden from view. No depressions are permitted in the floor slab for this or any other purpose. Pivoting doors may be frameless glass outswinging doors on pivots.

Outswinging doors are to be recessed a minimum of the width of the door, as the door swing may not extend beyond the Lease Line. All locking mechanisms shall comply with the ADA.

All door systems shall be weather tight as required for open-air Retail. If the use of an air lock or vestibule is preferred it shall be designed as part of the storefront design and shall be located within the lease premises.

Floor and Base

The interior floors and base should be covered with the highest quality materials, conforming to the basic quality criteria outlined later in this manual. Ease of movement, safety, and maintenance should be primary considerations in floor covering.

Tenant shall have a flush transition between the shopping center walkway surface and the Tenant's floor finish, feathering the floor as necessary. Tenant shall be required to finish any flooring in any exterior recessed storefront areas.

Tenant shall be responsible for the sealing and finishing of area within pocket of pivoting doors.

The storefront base may be stone, precast, masonry, metal or tile, and should complement the Tenant's storefront material. A base is not required where Tenant's stone storefront extends to the floors. The base must be of a durable material capable to withstand standard exterior cleaning and snow removal equipment.

Where storefront glazing continues to the finished floor, it must terminate in a minimum 6" high base compatible with the store design.

Any other durable base material, easy to maintain and that matches or is compatible with the Tenant's other storefront finishes may be used. Storefront base should reflect the dimensional quality of the storefront.

Lighting

Tenants are encouraged to use decorative lighting elements as an integral part of their storefront and interior store design. In recent years, a wealth of lighting fixtures and techniques has come on the market, and innovative lighting should be explored. Lighting can play an important role in attracting customers and enhancing merchandising strategies.

All storefront and general store lighting must be reviewed and approved by the Landlord's Architect, subject to the following basic guidelines:

- The Tenant shall provide a high quality of illumination above the display area and entrances.
- No storefront lighting shall be installed in the soffit area ceiling beyond the leaseline. Up lighting and halo lighting are encouraged.
- No strobe, spinner, or chase type lighting shall be used. No animated flashing or intermittent lights, black light, or strobe lights will be permitted.
- For illumination in the Design Control Area, Landlord Architect must approve decorative type lighting (i.e. luminous ceilings, chandeliers, pendant fixtures or wall units). Fluorescent light fixtures will not be permitted within the Design Control Area. All fluorescents outside of the Design Control Area must be deep cell parabolics.
- All signs, logos, and display windows shall be illuminated during the hours the center is open and controlled by a time clock, which will be connected to the Tenant's power supply.
- All showcase and display cases must be adequately lighted and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited. No lamp shall extend below the ceiling line or below the window head at show windows within the Design Control Area.
- No TV monitors will be permitted in the Design Control Area.
- Mixtures of lighting types are encouraged in the Sales Area.

Finishes

Materials for the storefront should suggest quality, craftsmanship, elegance and stability. Innovation and creativity are encouraged. With that in mind, the use of the following materials on the storefront is **strictly prohibited:**

- Imitation or simulated materials (including those available in plastic laminates); i.e., imitation brick, simulated wood, synthetic marble, etc.
- Slat wall.
- Pegboard in any form.
- Vinyl or suede wall covering or wallpaper.
- Chain link fencing or rough metal.
- ~~Softwood storefronts (i.e. rough sawn cedar). Avoid images that are strongly rustic or residential.~~
- Plywood paneling.
- Carpet or fabric (except in canvas awnings).
- Painted drywall, including Zolitone or Polymix type products.
- Metal or plastic laminates.

Signage

Signage shall be as outlined in Section Eight of this Design Criteria Booklet.

Awnings

Awnings shall be provided and installed by the Tenant as part of the Tenant's improvement work to the building shell. Several awning options have been designed by the Landlord's Architect and the Tenant should consult those drawings included as part of the Tenant Package. The tenant shall submit awning shop drawings for review and approval. Deviations from the standard awning design will be reviewed on and individual basis.

MERCHANDISING AND DISPLAY

Storefront Philosophy

One of the aspects of One Nineteen is the merchandising opportunity afforded the Tenants by the storefront design. The storefronts create an area visible from the shopping center that extends the store beyond the display window into the shopping center. Basically, the entire front portion of the store becomes part of the display design.

The opportunity to display merchandise to shoppers passing by opens a wealth of marketing strategies. It also affects the front layout of the store. Attractive fixtures and appropriate materials are just as crucial in the front part of the space as in the display window itself. Standard light levels should be maintained to adequately light merchandise. As the storefront exposes a portion of the store to view, all lighting and display fixtures should be of exceptional quality, and are subject to Landlord approval.

Merchandising Opportunity

Fixture layout and lighting can be used to highlight particular merchandise, to attract passing customers, and to enhance the image of the store. As one example, a bookstore, which normally displays best sellers and new releases in its display windows now, has the opportunity to also display its videotape library, gift books, or special interest or seasonal titles as well.

However, the wide visibility of the store interior also creates some restrictions. The same bookstore mentioned above would need to be careful not to place messy discount tables, magazine racks, or plainly stocked shelves in areas visible from the courtyard.

If creative inspiration is needed in developing strategies to take full advantage of this expended display area, please consult the graphic examples in this manual. With ingenuity, any challenge can be easily mastered, opening up exciting merchandising possibilities.

General Store Criteria

With recent trends in store design evolving to more open and transparent storefronts, it is often not possible to differentiate between the storefront and the store interior. The way the Tenant displays their merchandise, the fixturing layout, and the fixtures themselves combine with the storefront architecture to create an image to the public. The Landlord is therefore concerned that the store interior be designed with the same care and attention to detail as the storefront itself. Therefore, the following criteria for interior design have been created to guide the Tenant.

Layout, Fixturing, and Merchandising

The Tenant is encouraged to use the services of a professional store planner, visual merchandiser, and/or fixturing specialist in the design and layout of his store.

A properly designed floor layout will always mean an increase in sales.

Display fixtures should complement the overall design of the store and present the merchandise in an appropriate manner. The Tenant is required to use only new, first quality fixturing throughout his store. Used or reconditioned display fixtures are not permitted; high quality bona fide antique furnishings may be used with prior approval.

The use of pegboard on display fixtures or as a wall finish is not permitted.

The use of standard continuous slat wall is also discouraged.

Floor Finishes

All areas of the Tenant's premises must have a finished floor.

The following are approved floor finishes.

- Quarry tile or ceramic tile.
- Stained or sealed concrete.
- Marbled or other natural stone terrazzo.
- Carpet (outside of design control area), which must be commercial grade and no less than 28 oz. Per square yard face weight.
- Vinyl composition tile and base is not permitted in the sales area or anywhere visible to the public. Vinyl composition tile may be used in stock rooms or restrooms.
- Bullnose tile or carpet reducer strips are not permitted.
- Wood flooring is acceptable however, a transition at the entry area of walk off mat or tile is suggested.

Ceilings

The ceiling is an integral part of the store design and as such requires appropriate emphasis. The ceiling helps define the character of the store and when properly designed will enhance a store's appearance. The Landlord discourages the use of a ceiling in one plane throughout the store.

Through the use of coffers, drywall soffits and bulkheads, an interesting ceiling design will result. A well-designed ceiling can also help to define different lighting values.

In general all areas of the Tenant's store must have a ceiling. Exposed structure (even in storage areas) will be allowed only on an individual basis and when part of a quality design. Ceilings above 12'-0" in height may encounter building obstruction (i.e. sprinkler, structure, etc.). Tenant shall field verify all existing conditions. Ceilings may not be attached to roof deck, sprinkler pipes, electrical conduits or ductwork.

All ceiling in the Design Control Area must be drywall or a continuation of the storefront material.

All ceiling in the remaining areas of the store must be drywall, metal linear or acoustical ceiling tiles, or any combination thereof. Additional materials may also be approved; however, samples and photographs will need to be submitted.

If acoustical ceiling tiles are used, the following types are acceptable:

2'x2' regular edge acoustical panels.

2'x4' acoustical panels scored to disguise the 2'x4' module (such as Armstrong Second Look).

2'x2' designer panels (such as Armstrong Syllables).

Concealed spline acoustical tiles.

The Tenant shall provide access to all ductwork, heaters piping, controls, or valves located within the premises by means of accessible ceiling tile or flush access panels.

Walls and Wall Finishes

All demising walls (walls between adjacent Tenants or between a Tenant and a common area) must be constructed with 5/8" fire rated drywall, fire taped from floor slab to the underside of deck above.

All demising walls must be finished to achieve a one-hour fire rating. Where a demising partition of the Tenant's premises is adjacent to a service corridor or other Landlord-related facility between adjacent Tenant spaces, and is not an exterior wall, the Landlord has provided a demising partition from floor slab to underside of structure above. This partition is of either 6" or 3 5/8", 25 gauge steel stud construction at 24" on center or greater.

Structural columns, which occur in a demising wall, must be covered with fire rated drywall as part of the demising wall.

Where Tenant elects to use any type of music system or sound generating device within the premises, perimeter wall construction must be such that it does not allow the transmission of sounds to adjacent spaces. Tenant must provide any necessary construction such as sound insulation blankets or sound deadening panels to assure adjacent Tenant of the quiet enjoyment of their space.

If the Tenant plans to use a demising wall for the support of shelf standards or heavy attachments, Tenant must reinforce the wall as needed, such as by providing additional steel studs, or providing independent supports for the shelf standards. However, the wall shall maintain a one-hour UL rating.
Tenant may not install any attachments, such as shelving equipment, etc., directly against department store or exterior masonry walls without providing a furring or stud separation (while maintaining any existing expansion joints). The furring or stud separation must be adequate to support the attached shelving equipment, etc. All interior partitions must be built with metal stud framing. Fire treated wood framing is permitted for incidental blocking only.

All interior wall surfaces in the sales area must be finished in an appropriate manner. Three coats of paint, wall covering, paneling, mirror, plastic laminates, finish masonry or metal are considered suitable finishes.

Exposed pegboard on walls or sales fixtures is not permitted in any area of the store visible to the public.

Non-Combustible Construction

All Tenant construction, including storefronts must be non-combustible and subject to the approval of the Building Department and the Fire Marshal. Treated fire-resistant materials will be permitted only where approved by jurisdictional authorities.

No Modification to Landlord's Structural Members or Building Systems

Under no circumstances shall Tenant's Contractor cut or modify Landlord's structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant's construction and to be attached to Landlord's structure must be designed by a Structural Engineer and approved by Landlord's Architect and Engineer.

Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; or to require screening if the appearance of such equipment would be detrimental to the appearance of the center.

Tenant's Contractor shall not be permitted to modify, attach or hang from landlord's duct work, water lines, sprinkler lines, conduit or roof deck to accommodate Tenant's construction including, but not limited to, Tenant's ceiling grid, ductwork, pipes, conduit, etc.

Mezzanines

Tenant, upon obtaining prior written approval from the Tenant Coordinator, may construct a mezzanine or storage platform subject to the following:

The mezzanine framing must be completely independent of the basic building structural frame and demising partitions, and must be designed by a structural engineer licensed in the State of Kansas.

Roofing System

Access to the Mall roof is restricted to Landlord's personnel and Landlord's designated Contractors only. No Contractor or Subcontractor will be permitted on the roof unless written permission has been obtained from the Operation Managers. The installation of all flashing and curbing for Tenant related equipment must be by Landlord's roofing Contractor at Tenant's expense. The furnishing of the roof curb and the installation of equipment on the roof will be by the Tenant's Contractor.

Filters used in all kitchen exhaust systems shall be of non-combustible construction and comply with NFPA requirements. All systems shall be provided with access panes and a means of collecting grease drippings from the filters.

Roof-mounted kitchen hood exhaust fans shall be of the "mushroom" type and have grease pans adequate to protect the roof. These pans shall be installed, cleaned and maintained regularly by the Tenant. All roof mounted exhaust hoods, equipment, etc. must been located to be concealed from public view.

Tenant Security System

Electronic security systems and shoplifting detection services shall be designed to be concealed from public view. Freestanding posts, suspended rails, or walk through portals are discouraged. The Landlord prior to installation must approve installation of Tenant security systems.

Fire Protection Sprinkler System

The Landlord has provided a fire protection main within 5'-0" of the Tenant's Lease premises, unless otherwise provided for in the Lease Agreement. All sprinkler heads in the storefront design control area shall be fully recessed and semi-recessed in the sales area. Note: Tenant provides all cross-mains, branch lines, valves, annunciations and sprinkler heads.

Any revisions, extensions or relocations to the Landlord's portion of the sprinkler system shall be by the Tenant at the Tenant's expense. Work to be performed by Landlord approved Sprinkler Contractor at Tenant's expense. Connections to the Landlord's fire protection panel (if any) shall be at the Tenant's expense. If the Landlord is required by the local authority to install sprinkler systems within the Tenant lease premises prior to turnover, the Tenant shall reimburse the Landlord for their share of that work.

Fire Extinguisher

Tenant shall furnish and install fire extinguishers as required by the Fire Marshal.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are slab on grade. No depressions or recesses in slabs will be permitted without prior written approval.

Any rework, cutting for underground plumbing and patching of the existing floor slab shall be at the Tenant's expense and must be approved by the Landlord's Architect.

Grease Interceptors

If the Tenant's occupancy requires the use of a sanitary sewer grease interceptor it shall be provided and installed by the Tenant at it's own expense. The location of the interceptor is subject to approval of the Landlord or it's Architect.

Exterior Furniture

Tenants that have an approved exterior seating area shall supply exterior furniture per shopping center standards. See Section Ten for more information.

All Tenant exterior seating areas shall be per an established Lease Agreement and shall be in conformance with local codes and ordinances.

Storefront Design and Colors

The unique characteristics and quality Tenant mix of One Nineteen calls for bold, dynamic storefronts. Critical to the design integrity and success of the shopping centers image are the individual contributions of each Tenant's store. It is essential that proper attention be paid to proportion, scale, color, and detailing so that the Tenants can enhance the image of the shopping center and themselves.

All storefront designs shall be carefully reviewed and approved by the landlord. Please reference storefront examples one, two, three, and four; these designs are to establish a precedence for storefront design at the shopping center and tenants are encouraged to submit alternatives similar in concept.

Example #1

Example #3

Example #2

Example #4

SUB-MAJOR BUILDING DESIGN
(15,000 s.f. and above)

General Store Criteria

The Landlord has provided standard aluminum storefronts or storefronts as specified in the preliminary design approvals for each Tenant premises. Each Tenant is encouraged to design within the storefront provided.

Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications to standard storefront designs compatible with the overall design of the shopping center will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Required Exterior Building Materials

All buildings shall meet the minimum requirements of the material standards noted below.

- Minimum 60% Masonry or Stone veneer system.
- Maximum 40% stucco systems
- Final Exterior Building Design shall be as designed by or subject to approval of the Landlord's Coordinating Architect.
- Exposed pitch roofs and shade devices –shall be a pre-finished metal system to match shopping center standards.

Note: All design modifications and materials shall be in strict accordance with the Design Criteria and previously stated and approved building facade materials. All variations are subject to Landlord approval. All building materials are subject to change in accordance with local design ordinances. Approval shall be obtained from the City by the Landlord's Architect.

Layout, Fixturing and Merchandising

The Tenant is encouraged to use the services of a professional store planner, visual merchandiser, and/or fixturing specialist in the design and layout of his store. A properly designed floor layout will always mean an increase in sales. A high standard of finish is expected.

Floor Finishes

All areas of the Tenant's premises must have an appropriately finished floor as approved by Landlord's Architect.

Ceilings

The ceiling is an integral part of any store design and as such requires appropriate emphasis. The ceiling helps define the character of the store and when properly designed will enhance a store's appearance. All ceilings shall conform to support requirements and may not be attached to roof deck, sprinkler pipes, electrical conduits or ductwork.

The tenant shall provide access to all ductwork, heaters, piping, controls, or valves located within the premises by means of accessible ceiling tile or flush access panels.

The tenant shall provide access to all ductwork, heaters, piping, controls, or valves locate within the premises by means of accessible ceiling tile or flush access panels.

Walls and Wall Finishes

All demising walls shall be as required by local governing authorities. All interior wall surfaces in the sales area must be finished in an appropriate manner (i.e. consistent with first class retail store).

No Modification to Landlord's Structural Members or Building Systems

Under no circumstances shall Tenant's Contractor cut or modify Landlord's structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant's Construction and to be attached to Landlord's structure must be designed by a Structural Engineer and approved by Landlord's Architect and Engineer.

Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; or to require screening if the appearance of such equipment would be detrimental to the appearance of the center. Tenant's Contractor shall not be permitted to modify, attach or hang from Landlord's duct work, water lines, sprinkler lines, conduit or roof deck to accommodate Tenant's Construction including, but not limited to, Tenant's ceiling grid, ductwork, pipes, conduits, etc.

Storefront Signage

Signage shall be as indicated in Section Eight of the Design Criteria.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are designed as on grade. No depressions or recesses in slabs will be permitted without prior written approval. The Tenant's Contractor shall furnish and install that portion of the concrete slab in all areas where the slab has been blocked out in conformance with Landlord standards.

Exhaust System

Tenants who have special exhaust requirements as a result of odor; moisture or high heat-producing operations shall provide separate special exhaust and make-up air facilities, to be approved by the Coordinating Architect.

Any unacceptable odor, as determined by Landlord, shall be exhausted by means of centrifugal blowers located within the premises and ducted through the roof to the atmosphere.

No openings for fans, vents louvers, grilles or other devices will be installed in any demising partition, exterior wall, or roof without Landlord's written approval and Landlord supervision.

Fire Protection Sprinkler System

Any revisions, extensions or relocations to the Landlord's standard sprinkler system shall be by the Tenant at the Tenant's expense. Work to be performed by Sprinkler Contractor acceptable to Landlord.

Roofing Systems

Access to the Mall roof is restricted to Landlord's personnel and Landlord's designated Contractors only. The installation of all flashing and curbing for Tenant related equipment must be by Landlord's roofing Contractor at Tenant's expense.

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. See Section Ten for more information.

All Tenant exterior seating areas shall be per an established Lease Agreement and shall be in conformance with local codes and ordinances.

Site & Building Design Criteria

This section applies to all hardscaping/ landscaping materials and palette, site lighting (other than the parking areas), site amenities (benches and trash receptacles) and building materials, including the Crate & Barrel pad building.

(A) Hardscape/paving: The Center will utilize a mix of integrally-colored concrete, scored and/or stamped and a variety of concrete pavers.

Surface Finish

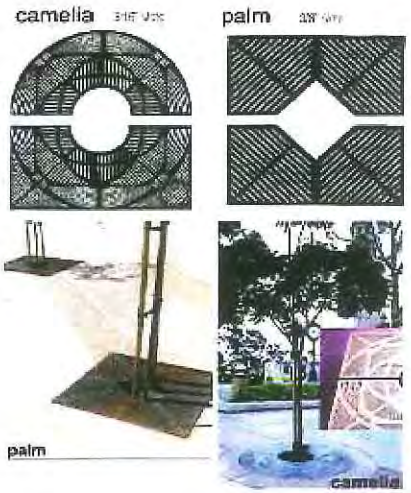
Surface Finish

Stamped Concrete

(B) Retaining Walls: Mosaic retaining wall "Versa-Lok"

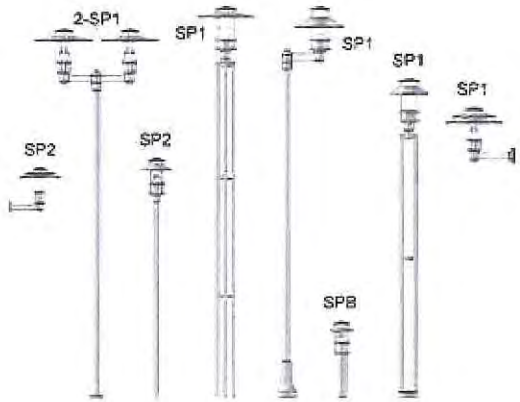
(C) Retaining Walls (at Crate & Barrel): Natural Stone, Dry-Stack

(D) Landscaping: Refer to the Landscape Plans of the entire site for information pertaining to the palette and materials proposed. Refer to the Landscape Plans of the Crate & Barrel store for information pertaining to the palette and materials proposed as well as hardscaping and site lighting.



(E) Proposed Site Lighting-For other than the parking areas:

- Architectural Area Lighting (AAL)- "Spectra Indirect"



(F) Site Amenities (benches and trash receptacles): Throughout the site, in select areas, there will be benches and trash receptacles. These will be the "Plainwell" bench by landscapeforms in black powder coat or aluminum. The coordinating trash receptacle will be specified. At Crate & Barrel, a "Sedona" collection planter in stainless steel by Heltzer Furniture will be used. Also, the "Plexus" trash receptacle by landscapeforms is proposed in white powder coat.

(G) Architectural Building Materials (Crate & Barrel)- The following materials are proposed for the exterior of building B:

1. Exterior Insulation and Finish System (EIFS): *Dryvit Systems, Inc.; Finish: Omega Products, Sand finish, Color A104 or similar*
2. Mortar Adhered Manufactured Stone Veneer: *Cultured Stone; Pro-fit Ledgestone Southwest Blend or similar*
3. Corrugated Metal Wall Panel: *Berridge Mfg. B-6 Profile; Finish: Zinc Cote or similar*
4. Shiplap Stained Cedar Siding: *Grade A Western Red Cedar, WRCLA Finish:*
   a) Sherwin Williams Semi-Transparent Oil Stain A14T5 (full tint to specified color)
   b) Sherwin Williams SuperPaint Machine Finish Acrylic Semi-Transparent Stain A15T705 (50% reduced tint to specified color)
5. Preformed Metal Wall Panel: *Alcoa Cladding Systems, Reynobond; Finish: Bone White or similar*
6. Thin Brick: *Endicott Tile, Ltd., Color: Grey; Texture: Wirecut; Finish: Benjamin Moore, MoorGard Latex House Paint No. 103 or Sherwin Williams SuperPaint Exterior Latex Satin Wall Paint A89 Series or similar*

(H) Architectural Building Materials (other buildings)- The following materials are proposed for the exterior of buildings A & C:

1. Arriscraft Stone Base: Arriscraft International Renaissance Masonry Unit, 3-5/8"x11-5/8"x23-5/8", smooth, color: *Pecan*.

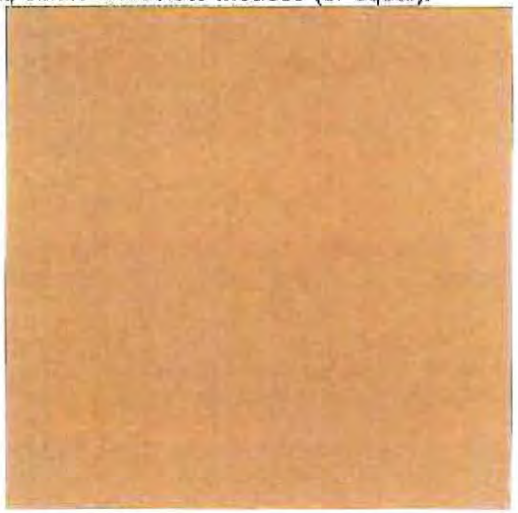
2. Brick Wall #1: Cloud Ceramics, "modular" size brick, color: *Coronado Grey*.

3. Brick Wall #2: Cloud Ceramics, "closure" size brick, color: *French Grey*.

4. Arriscraft Stone Accent #1: Arriscraft International Renaissance Masonry Unit, 3-5/8"x7-5/8"x23-5/8", smooth, color: *Cream*.

5. Brick Accent #2: Kansas Brick & Tile, "standard" size brick, color: *500 Mit Gray*.

6. Stucco Wall: 2-coat synthetic stucco system (smooth sand finish) with elastomeric top coat, color: *Chocolate Mousse* (or equal).



7. Storefront (at grade): Aluminum-frame storefront glazing system, color: *Dark Bronze*, with 1" clear insulated glazing.

8. Storefront (elevated): Aluminum-frame storefront glazing system, color: *Clear Anodized*, with 1" green-tint, sand-blasted insulated glazing.

9. Prefinished Metal Canopy: High performance exterior metal paint, color: *Dark Bronze* (to match dark bronze storefront).

10. Wood Soffit: 5-1/2" tongue & groove, Western red cedar, smooth finish, color: *Olympic exterior, semi-transparent #726.*

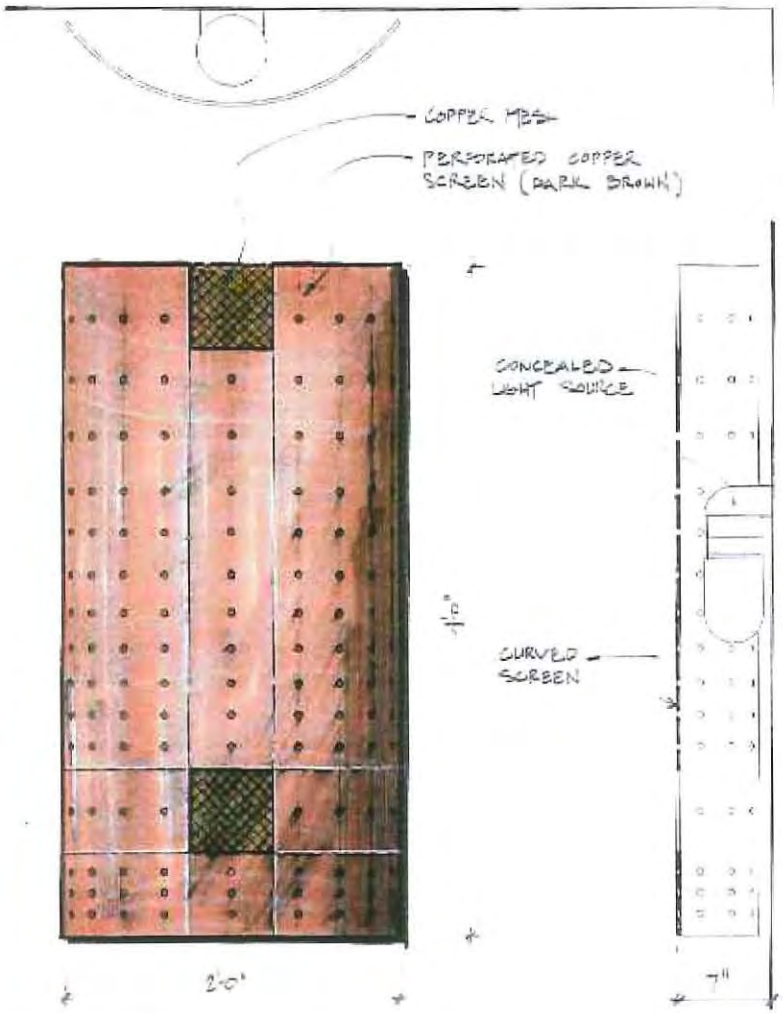
Storefront: Treated Cedar Plank (painted to Tenant's prototypical trade dress) is allowed.

11. Stucco Soffit: 2-coat synthetic stucco system (smooth sand finish) with elastomeric top coat, color: *Oyster Shell* (or equal).

12. Fabric Awning: Sunbrella canvas, color: *Black*.

Partial Elevation – Building A

North Elevation – Building A



Exterior Wall Sconce Study
Buildings A & C

IN-LINE RESTAURANT DESIGN

General Store Criteria

Since the Individual In-line Restaurant represents a major attraction to the shopping center, and is directly attached to shops within the center, their building design needs to reflect a dramatic and individual design image, while maintaining similar design elements of the shopping center. This criterion is intended to establish design standards to encourage the In-line Restaurant buildings to become a unique, yet consistent part of the overall shopping center.

These criteria are a basic "set of tools" that the Tenant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression and to provide a common point of departure for all Tenants while adhering to shopping center guidelines.

The building facades should be designed to give an innovative design concept. Tenants are encouraged to take full advantage architecturally of the shopping center design standards.

National or regional tenants who have a typical or recognizable building design are expected to review the design of One Nineteen and these criteria and adjust their design to ensure compatibility and compliance with these criteria.

- Main building facades – 60% minimum approved masonry materials. 40% scored stucco maximum.
- Building parapet cap element - prefinished metal. All facades of building.
- Entry Facade Element - maintain a minimum of 60% minimum approved masonry materials.

Other acceptable exterior material - subject to Landlord design review and approvals. See Section Five for more information.

Roofs

The roof materials and roofline compositions shall be consistent or compatible with the shopping center design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical EPDM roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Landlord approved simulated slate or concrete.

All roof slopes and configurations are subject to Landlord approval. No standing seam metal or asphalt shingles will be allowed.

Storefront Signage

Signage shall be as indicated in Section Eight of this criteria.

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate and approved masonry materials to match shopping center standards. All gates shall be metal/steel construction and shall match shopping center standard. All trash enclosures shall meet the City codes and planning criteria and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a screen wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas and recycling bins and grease interceptors.

All roof-mounted equipment shall be adequately and completely screened from any property adjacent public right of ways and/or pedestrians views by means of exterior building walls or Landlord approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment is not allowed.

Store Closure

The level of the finished floor within the Tenant area must correspond within ½" of the level of the public walkway finished floor at the Lease Line and specifically detailed on the plans.

The store closure may be any one of the following:

Pivoting glass doors.
Pivoting wood doors.
Electric Sliding doors.
Revolving doors.

Doors

Sliding doors shall be electric horizontal doors with integrally colored aluminum frames operated by a motion sensor. Doors shall be located so motion sensor will not activate continuous due to passers by. All door tracks are to be recessed and as much as practical hidden from view. No depressions are permitted in the floor slab for this or any other purpose. Pivoting doors may be frameless glass out swinging doors.

Out swinging doors are to be recessed a minimum of the width of the door, as the door swing may not extend beyond the Lease Line. All locking mechanisms shall comply with the ADA, and local building codes.
All door systems shall be weather tight as required for an open-air mall. If the use of an air lock or vestibule is preferred it shall be designed as part of the storefront design and shall be located within the lease premises.

Floor and Base

The interior floors and base should be covered with the highest quality materials, conforming to the basic quality criteria outlined later in this manual. Ease of movement, safety, and maintenance should be primary considerations in floor covering.

Tenant shall have a flush transition between the shopping center walkway surface and the Tenant's floor finish, feathering the floor as necessary.

Tenant shall be responsible for the sealing and finishing of area within the pocket of pivoting doors if they are recessed

The storefront base may be stone, precast, brick masonry, metal or tile, and should complement the Tenant's storefront material. A base is not required where Tenant's stone storefront extends to the floors. The base must be of a durable material capable to withstand standard exterior cleaning and snow removal equipment. Base materials are subject to Landlord design review and approval.

Where storefront glazing continues to the finished floor, it must terminate in a 6" high base compatible with the store design.

Any other durable base material, easy to maintain and that matches or is compatible with the Tenant's other storefront finishes may be used. Storefront base should reflect the dimensional quality of the storefront.

Non-Combustible Construction

All Tenant construction, including storefronts must be non-combustible and subject to the approval of the Building Department and the Fire Marshal. Treated fire-resistant materials will be permitted only where approved by jurisdictional authorities.

Tenant Security System

Electronic security systems and shoplifting detection services shall be designed to be concealed from public view. Freestanding posts, suspended rails, or walk through portals are discouraged. The Landlord prior to installation must approve installation of Tenant security systems.

Tenant Paging System

The Tenant shall provide a seating available pager type notification System. System shall send an adequate signal strong enough to cover the entire Shopping Center. Tenant shall verify o\prior to installing system in order to obtain a frequency identity specific to Tenant's space.

Fire Protection Sprinkler System

The Landlord has provided a fire protection main within 5'-0" of the Tenant's Lease premises, unless otherwise provided for in the Lease Agreement. All sprinkler heads in the storefront design control area shall be fully recessed and semi-recessed in the sales area.

Note: Tenant provides all cross-mains, branch lines, valves, annunciators, and sprinkler heads.

Any revisions, extensions or relocations to the Landlord's portion of the sprinkler system shall be by the Tenant at the Tenant's expense. Work to be performed by Landlord approved Sprinkler Contractor at Tenant's expense.

Fire Extinguisher

Tenant shall furnish and install fire extinguishers as required by the Fire Marshal.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are slab on grade. No depressions or recesses in slabs will be permitted without prior written approval. No raised floors or raised slabs will be permitted without prior written approval.

Any rework, cutting for underground plumbing and patching of the existing floor slab shall be at the Tenant's expense and must be approved by the Landlord's Architect.

Grease Interceptors

If the Tenant's occupancy requires the use of a sanitary sewer grease interceptor it shall be provided and installed by the Tenant at it's own expense. The location of the interceptor is subject to approval of the Landlord or it's Architect and any local jurisdiction.

Johnson County Environmental Services
11180 Thompson Avenue
Lenexa, KS 66219
Phone: 913.492.0402
Fax: 913.492.0142

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. See Section Ten for more information. All Tenant exterior-seating areas shall be per an established Lease Agreement and shall be in conformance with local codes and ordinances.

OUT PARCEL BUILDING DESIGN

General Store Criteria

Since the Individual Outparcel Tenant represents a major attraction to the shopping center, their building design needs to reflect a dramatic and individual design image, while containing shop design elements of the center. This criteria is intended to establish design standards to encourage their out parcel buildings to become a unique, yet consistent part of the overall shopping center.

These criteria are a basic "set of tools" that the Tenant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression and to provide a common point of departure for all Tenants while adhering to shopping center guidelines.

The building facades should be designed to give an innovative design concept. Tenants are encouraged to take full advantage architecturally of the shopping center design standards.

National or regional tenants who have a typical or recognizable building design are expected to review the design of Village Pointe and this criteria and adjust their design to ensure compatibility and compliance with these criteria.

- Main building facades – 60% minimum approved masonry materials. scored stucco maximum 40%.
- Building parapet cap element - prefinished metal. All facades of building.
- Entry Facade Element - maintain a minimum of 60% minimum approved masonry materials.

Other acceptable exterior material - subject to Landlord design review and approvals. See Section Five for more information.

Roofs

The roof materials and roofline compositions shall be consistent or compatible with the shopping center design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical EPDM roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Landlord approved simulated slate or concrete.

All roof slopes and configurations are subject to Landlord approval. Absolutely no standing seam metal or asphalt shingles will be allowed.

Site Lighting

The Architect should make every effort to create an exciting and functional lighting program for the needs of the Tenant. Therefore, the Landlord has established the following requirements for Tenant lighting:

- Site lighting shall be as per the shopping center standards. Landlord will provide general specifications for tenant design.
- Tenant is responsible for all lighting within the entire out parcel premises.
- No lighting shall be installed outside the out parcel premises.
- Incandescent pendant units may be used for general exterior lighting only if Tenant has established an identity based on this theme or motif, and only at Landlord's discretion.

In general, all site lighting shall be as shopping center standards and be shielded to reflect downward or direct light away from residential areas, or any other areas deemed unacceptable by the Landlord or the City.

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service

areas shall utilize the appropriate and approved masonry materials to match shopping center standards. All gates shall be metal/steel construction. All trash enclosures shall meet the City codes and planning criteria and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a screen wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas and recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any property adjacent public right of ways and/or pedestrians views by means of exterior building walls or Landlord approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment as a method of screening is not allowed.

Civil/Sitework

This section applies to tenants and/or purchasers of Outparcel pad sites for The Shops at 119th. Civil/Sitework plans for each Outparcel should be prepared and submitted to the Landlord's Engineer in the same manner outlined for the architectural review and approval process.

No construction may proceed on any Outparcel pad site prior to receiving notification from the Landlord's Engineer that the Civil/Sitework plans have been approved. Civil/Sitework plans must be submitted directly to the Landlord's Engineer,

Civil Engineer:
Brungardt Honomichl & Company P.A.
10895 Grandview
Suite 150
Overland Park, KS 66210
Ph: 913.663.1900
Fax: 913.662.1633

No construction may proceed on any Outparcel pad site prior to receiving notification from the Landlord's Engineer that the Civil/Sitework plans have been approved. Civil/Sitework plans must be submitted directly to the Landlord's Engineer,

The Landlord's engineer will review the plans and comments will be issued to the tenant stating either Approved, Approved as Noted, or Returned for Corrections.

Civil/Sitework plan submittals shall include, but not be limited to the following plan/profile sheets:

- Site Plan (Approved by Architect)
- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Paving Plans
- Proposed Site Lighting Plan
- Proposed Landscaping Plan

The Landlord's engineer will review the plans and comments will be issued to the tenant stating either Approved, Approved as Noted, or Returned for Corrections.

Civil/Sitework plan submittals shall include, but not be limited to the following plan/profile sheets:

1. Site Plan (Approved by Architect)
2. Proposed Grading Plan
3. Proposed Utility Plan
4. Proposed Paving Plans
5. Proposed Site Lighting Plan
6. Proposed Landscaping Plan

Plan submittals shall also include all details of construction showing type, size, location and materials for any proposed: retaining walls, sidewalks, traffic control signs or any other structure that is to be located on the property.

The following are general guidelines for general site design and plan submission. Exceptions to these guidelines will be evaluated on an individual basis.

Grading Plan

- The first floor elevation shall be the elevation given to the tenant by the

Landlord. (Landlord shall provide first floor elevation prior to site design.) If the Tenant requires the finished floor to be anything other than the elevation given by the Landlord, the Tenant shall be responsible for contacting the Landlord's Engineer stating the reasons for the new finished floor elevation. The Landlord's Engineer shall then evaluate the basis for the change and respond to the Tenant's request.

- Parking lot grades shall not exceed 4%.
- Slopes in green areas shall not exceed 3:1 (horz:vert).
- Methods to control siltation and erosion of soil onto adjacent properties during construction must be incorporated into the tenant's design plans. It shall be the Tenant's responsibility to erect and maintain erosion control measures.

Utility Plan

- Connections for water service and sanitary service shall be shown and shall be designed to the City of Leawood standards and any other applicable local, state or federal standards.
- Underground storm water collection systems shall be utilized to collect storm water runoff for the 10-year storm. (Overland flow across lot/parcel lines is allowed only in areas where no receiving storm sewer is present.)
- Storm sewer curb and grate inlets shall be used to collect surface water. Inlets used shall match those used within the shopping center. Plans shall include construction details of inlets. (Contact Landlord's Engineer for appropriate inlet types.)
- Location of electrical transformer must be shown.
- Tenant is responsible for contacting local phone, cable, and natural gas providers to coordinate service locations. Schematic location of these services must be shown on plans.

Paving Plan

- Plans shall include typical stall dimensions, including location of handicap stalls.
- Plans shall include dimensions of all driveways, aisles, and islands.
- Plans shall include spot elevations sufficient to determine slope of all pavement sections.

Site Lighting Plan

- See Chapter Nine for site lighting requirements.

Landscape Plan

- See Chapter Ten for Landscaping requirements.

General Notes for Out parcel Tenants

1. Due to the changing nature of the project, the Landlord may have criteria not explicitly defined in this manual which may apply to all or portions of the project. As the project moves forward, additional criteria may be added and/or existing criteria modified or clarified which may affect the Tenant's design documents. Please contact the Landlord and its Engineer for supplemental criteria, which may be available. The Landlord also reserves the right to evaluate specific items not addressed by these criteria if those items affect the function or overall appearance of the project.

2. Substitutions and exceptions to these criteria may be granted in extreme cases.

3. Local Government rules and regulations shall govern if in conflict with these criteria.

4. Review of the plans by the Landlord's engineer is for checking conformance to the shopping center design criteria provided herein only. Review and approval of the Tenant's design plans is not meant to provide quality assurance/quality control measures or code compliance.

SIGN CRITERIA

Building Parameters:

Small Shop Tenant -
Leaseable area 0 - 14,999 s.f.

Sub-Major Tenant
Leaseable area 15,000 and above.

All signs shall meet requirements of The City of Leawood Development Ordinance.

Sign Submittal Requirements

All Signage is to be submitted as a complete package for review and approval. Incomplete submittals lacking blade sign shall not be approved.

- Façade sign or marquee sign:

Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation and section through sign indicating sign makeup, dimensions, materials and colors.

- Over-door transom sign:

Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating sign dimensions, materials and colors.

- Storefront safety glazing decals:

Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating dimensions, materials and colors.

- Blade signage: (REQUIRED)

Provide a storefront elevation and section of each proposed sign indicating mounting location and height. Provide a detailed shop drawing section and elevation indicating sign makeup, dimensions, materials and colors for sign and decorative bracket.

- Additional signage / graphics in design control zone:

Provide a storefront elevation, plan , and or section indicating any additional proposed signage as well as detailed shop drawings indicating sign makeup, dimensions, materials and colors. All additional signage shall be reviewed on an individual basis.

Sign Types and Parameters

The following types and amounts of signs will be permitted:

1. Small Shop Tenant Sign Parameters

- The maximum height for letters within the sign band shall be 24"
- Maximum one façade / marquee sign per storefront with a maximum of (2) two façade / marquee signs at end-cap locations.
- Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- Signage shall be reverse channel, halo light illuminated individual letters mounted to the building face. A colored opaque face is required. One façade / marquee sign per façade with a maximum of two total are allowed. One additional 8" over door transom sign is allowed per storefront.
- Indirectly illuminated pin-mounted signs will be considered for approval, but will be reviewed on an individual basis.

- No logos will be allowed on Tenant storefronts without prior written approval.

- Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord approval. Multi-line signs shall be 36" high total maximum and shall comfortably fit within the Landlord bulkhead as determined by the Landlord's Representative.

- Marquee/Canopy Signage shall be allowed on the vertical fascia of the canopy only: one (1) per storefront in lieu of Façade sign - 15sf. square feet maximum, letters shall be 16" maximum; maximum of two (2) total. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

- Blade Signs:
  Required one (1) per Storefront, four (4) square foot max. Letter height shall be six (6) inches max. Blade sign design shall be submitted with tenant package for review and approval. The blade sign shall be located on an elevation and clear height to bottom of sign shall be indicated. Decorative brackets and sign design, reference example 1, are to reflect the qualities of the tenant and the shopping center in its entirety. Blade signs are encouraged to have a three-dimensional quality and will be reviewed on an individual basis. Internally lit box sign type blade signs are prohibited.

2. Sub-Major Tenant Sign Parameters

- Tenant sign area shall be on the building faces above the entrances and as part of the building design.

- The maximum height for letters in the body of the sign shall not exceed ~~30"~~ 36" in height.

- The sign areas shall not exceed ten percent (5%) of the tenant's facade.

- Maximum one sign per storefront with a maximum of (2) two.

- Signage shall be reversed halo lighting mounted to the face of the building. The use of a colored or frosted Plexiglas face is required.

- Indirect, illuminated, pin-mounted signs will be considered for approval, but shall be reviewed on an individual basis.

3. Not Used

4. In-Line Restaurants

- The maximum height for letters within the sign band shall be 24".

- Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.

- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.

- Signage shall be reverse channel, halo light illuminated individual letters mounted to the building face. A colored opaque face is required. One wall sign per façade with a maximum of two total are allowed. One additional 8" over door transom sign are allowed per storefront.

- Direct illuminated signs will be considered for approval, but will be reviewed on an individual basis.

- Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord approval. Multi-line signs shall be 36" high total maximum and shall comfortably fit within the Landlord bulkhead as determined by the Landlord's Representative.

- Marquee/Canopy Signage shall be allowed on the vertical fascia of the canopy only: one (1) per storefront in lieu of Façade sign - 15sf. square feet maximum, letters shall be 16" maximum; maximum of two (2) total. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

- Blade Signs:
  Required one (1) per Storefront, four (4) square foot max. Letter height Shall be six (6) inches max. Blade sign design shall be submitted with tenant *(Blade sign Example 1)* package for review and approval. The blade sign shall be located on an elevation and clear height to bottom of sign shall be indicated. Decorative brackets and sign design, reference example 1, are to reflect the qualities of the tenant and the shopping center in its entirety.

5. Out Parcel Tenant

- The maximum height for letters in the body of the sign shall not exceed 30" in height or as allowed by Landlords Architect.
- The sign areas shall not exceed ten percent (10%) of the area of the storefront.

- A maximum of three (3) wall signs with one monument sign are allowed. Refer to "Monument Signage - Out Parcel" for monument sign information.

- Signage shall be illuminated individual letters mounted on the buildings opaque background or as approved by Landlord's Architect. The use of a colored or frosted Plexiglas face is required. Colored backer panels are not allowed.

General Sign Parameters

All signs must be made up of individual illuminated letters; conventional box signs will not be approved.

- Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. No sign manufacturer's name, union labels, or other lettering shall be visible. Logo signs will be reviewed on an individual basis, but in general logos will not be allowed.

- No exterior sign or sign panel will be permitted to extend above any roof or parapet line.

- Any sign, notice or other graphic or video display, particularly self-illuminated signs, located within the store and which is easily visible from the shopping center.

- Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view. Labels installed on sign returns are not permitted.

- No exposed lamps or tubing will be permitted.

- No exposed raceways, crossovers or conduits will be permitted.

- All signage returns shall either match face color of sign or blend with adjacent building color.

- All cabinets, conductors, transformers and other equipment shall be concealed from public areas, visible fasteners will not be permitted.
- All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.

City of Leawood
Planning Commission Meeting
May 26, 2020
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block, Elkins. Absent: none

APPROVAL TO SUSPEND CERTAIN RULES OF PLANNING COMMISSION DUE TO PANDEMIC:

A motion to suspend rules of remote attendance by commissioners and others that could limit the ability to hear business was made by Coleman; seconded by Hunter. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

MEETING STATEMENT:

Chairman Elkins: To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Planning Commission is being conducted using the Zoom media format, with some of the commissioners appearing remotely. The meeting is being livestreamed on YouTube and the public can access the livestream by going to www.leawood.org for the live link. The public is strongly encouraged to access this meeting electronically; however, if you wish to comment on a public hearing item, please contact the Community Development Department to make arrangements.

Public comments will only be accepted during the public hearing portion of each agenda item where a public hearing is required. The City encourages the public to submit comments in writing prior to the public hearing by emailing comments to planning@leawood.org. Written public comments received at least 24 hours prior to the meeting will be distributed to members of the Planning Commission. Individuals who contacted the Planning Department in advance to provide public comments will be called upon by name.

Electronic copies of tonight's agenda are available on the City's website at www.Leawood.org under Government / Planning Commission / Agendas & Minutes. Because this meeting is being live-streamed, all parties must state their name and title each time they speak. This will ensure an accurate record and make it clear for those listening only. This applies to all commissioners, staff, applicants and members of the public who may speak. All motions must be stated clearly. After each motion is made and

Mr. Sanchez: Staff feels if the applicant is able to meet many of the Bulk Regulations of R-1, they should be able to meet those of RP-2. The applicant is asking for it to be removed.

Chairman Elkins: No. 3 talks about deviations rather than rezoning. I think Mr. Musil pointed out some setback deviations that I haven't heard staff objecting to.

Mr. Sanchez: I think we would be okay with the removal of the stipulation.

Chairman Elkins: Any other comments or questions? If not, is there someone who would like to make a motion?

A motion to recommend approval of CASE 23-20 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan, and Preliminary Plat, located north of 151st Street and east of Mission Road – with the removal of Stipulation No. 3 and adding a stipulation to require a tree preservation easement on the western boundary, to be provided before Governing Body Consideration - was made by Peterson; seconded by Hoyt. Motion carried with a roll-call vote of 7-1. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, and Block Opposed: Coleman

CASE 37-20 – TOWN CENTER CROSSING – PELOTON (RETAIL: FITNESS) – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space, located south of 119th Street and east of Roe Avenue.

Staff Presentation:
Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 37-20 – Town Center Crossing – Peloton – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space. The applicant is proposing to change out the mullions and add a black surround around the storefront itself with two lighted bands. Outside of that, they will have an addition of a composite panel that will also surround the storefront. Outside of that, they would like to paint the brick an iron grey color. Staff is recommending that this application be continued to allow us to continue to talk with the applicant. We have been working with the applicant throughout the process. The reason staff has concerns is the Design Guidelines for Town Center Crossing were approved and specifically state in several areas that the bulkhead and neutral piers are not to be modified. Staff will be happy to answer any questions.

Chairman Elkins: Questions for Mr. Klein?

Comm. Hoyt: You're recommending to continue the case. What have your discussions with the applicant along those lines been? Have you all talked about continuing it?

DRAFT

Mr. Klein: They received the Staff Report Friday, and before that, there have been a number of conversations, trying to find a solution to maybe achieve the look they're looking for without modifying the storefront as prohibited by the Design Guidelines. Staff feels like it would be beneficial to keep doing that. We don't feel it is something we could approve based on the fact that it isn't to be modified.

Comm. Block: There is a staff comment that refers to Stipulation No. 5, but I don't see anything there that correlates to No. 5.

Mr. Klein: There should be a correction to reference No. 4. A stipulation got added, and the numbering wasn't updated.

Comm. Block: Then is there something in this proposal that has visible lighting, or is that protection to ensure that would not be the case?

Mr. Klein: Staff doesn't really have any problems with the application, outside of the fact that they would like to paint the brick. If they paint the brick, basically, it is a permanent change as it would be difficult to remove the paint and return it to its natural state. When this development originally went in, it was agreed that each storefront could vary the material; however, the common piers and the bulkhead would remain the same.

Comm. Block: I understand that a sign wouldn't be part of this application, but would there be a sign on that bulkhead, or is it just the logo on this new space on the sides?

Mr. Klein: There are two logos on either side within light bands. Staff is considering those architectural elements and not signage. I would imagine there would be signage; however, that application would be approved administratively.

Comm. Block: The Apple Store to the west predates my time on the Planning Commission, but is that not a bulkhead change?

Mr. Klein: You're correct. They achieved that by providing something in front of the storefront. If Apple leaves, that storefront can be removed. We talked with the applicant about doing something similar. We'd probably continue to achieve what they're looking for without permanently modifying the bulkhead or piers.

Chairman Elkins: Thank you. Our prior motion extended the meeting until 9:30. We're clearly going to go beyond that. Do I hear a motion to extend to 10:00, which is the absolute limit?

A motion to extend the meeting an additional 30 minutes, not to extend beyond 10:00, was made by Coleman; seconded by Hunter. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

DRAFT

Comm. Coleman: I understand your comments about the bulkhead. Can you go into a bit more detail about the bonded aluminum siding that is not allowed in the LDO?

Mr. Klein: What they're proposing is a composite panel. The Planning Commission has already seen an application with regard to updating the approved and prohibited materials list. We are suggesting that composite panels be allowed. That particular application is due to go to Governing Body on June 1st. Staff doesn't have an issue with the material, but it would need to be approved prior to that. The way the schedule is working out, I think that would probably happen.

Comm. Block: The actual issue is with the paint on the bulkhead, then?

Mr. Klein: Correct.

Comm. Hunter: Will this continuance delay the opening of the business?

Mr. Klein: That would probably be a better question for the applicant. I don't know their timeline.

Comm. Coleman: Is the only reason for the continuance the paint on the bulkhead, or are there other issues?

Mr. Klein: No, it is modifying the paint on the bulkhead.

Chairman Elkins: If there are no other questions, I would invite the applicant to step forward.

Applicant Presentation:
John Petersen, Polsinelli Law Firm, 6201 College Boulevard, appeared before the Planning Commission and made the following comments:

Mr. Petersen: I am here representing Peloton and Washington Prime Group, which owns both Town Center Plaza and Town Center Crossing. Ryan Badger and Ralph Costella are on the phone from New York with Peloton. We want to get this approved so we can get the store open. (*Displays presentation on monitor)* Destination Maternity is the façade. It is the 1990 version of what was cutting edge at the time. It is not what it takes to attract the type of retail mix the City of Leawood wants. Obviously, we have the demographics, the buying power, the public, the desire for it, but this does not represent a modern center. In part, as we have seen, the center looks no way near what it looked like in 1994-1995. The bulkhead has been modified in a variety of matters. Apple brought aluminum panels up, glass, different colors, undulations. Some used the brick; some put things on top of the brick. It creates an architecture of mix-and-match in a way, but it's distinctive and compatible with the quality parameters that were set forth in the Design Guidelines back in 1994. I don't think anybody anticipated that the original façade would need to be maintained in order to maintain quality. Reading out of those Design Guidelines, it refers to storefront design and colors, "The unique characteristics and quality tenant mix of One

Nineteen calls for bold, dynamic storefronts." It goes on to talk about storefronts that may need approval through the development before coming to the city. That's a living, breathing set of Design Guidelines that maintains quality. As the owners of this shopping center have done is keep a 1995 shopping center current without asking for Capital Improvement District (CID) funds to improve the center. They let the tenants do it, and that's how you bring the quality of tenants like Apple to a shopping center. Peloton is one of the hottest retail shopping center concepts in the country. I have been monitoring this for a while. I'm amazed because we show up here tonight, and if we move forward, the reason for denial is because we have aluminum and a light element to it. The source is shielded. Color variations are not unique to this center. It all boils down to us taking a sound, architectural approach to change the color on our façade, not much different than Mitchell and Gold. They happen to put a different coating on the brick, but its paint. It is not much different than the paint on the brick at Crate & Barrel. The fear and concern is about what happens if Peloton leaves. We hope they don't, but the next guy comes in, and you can retreat the façade. I doubt the goal would ever be to go back to the original, but if it is what is required by the city, when the next tenant comes in, they take the paint off. I refute that we don't meet the Design Guidelines. I disagree with that. We do meet them, and it is exactly represented by two letters from Washington Prime, who owns the shopping center. We are being bold and different, and they approve it. They do not think we are degrading their substantial investment in the City of Leawood; rather, we are enhancing it. Staff went on to say that painting the brick is not in compliance with the LDO, but I have not heard anything about this. We had conversations, and we came to the same conclusion that we are in compliance with the LDO. We would respectfully ask that this be treated like any Final Plan that is part of the re-facing the center. We have a little difference in the process, but we think it presents a standard of quality that Leawood should expect, that this shopping center should expect, and that patrons should expect. We ask for your approval. I'm happy to answer questions.

Chairman Elkins: Would you mind putting the letter on the monitor? I don't think it was in our packet.

Mr. Petersen: There are two actually. We did not get the Staff Report until late on Friday. I was surprised to see the letters were not in the packet because they were delivered last week. One dated April 15 came from Washington Prime to Peloton saying they approved it. Then, we asked the Vice President of Development for Washington Prime to send a second one that goes into the issue of flexibility that allows us to go after the best tenants we can go after. The concept is called trade dress; it is no longer just distinction by words on a blank wall. That is not how they create a distinctive value to the market. It is the image. The sign will be approved as part of a sign package.

Chairman Elkins: Questions for Mr. Petersen?

Comm. Block: The guidelines weren't in our packet, either. Your argument is that the existing guidelines cover what you want to do and don't need to be changed. I think Mr. Klein mentioned several places in the guidelines that say this does not comply.

Mr. Petersen: Remember, these are guidelines. The shopping center owner creates guidelines with things that will be done at the time. There are things that wouldn't be their choice, but they allow for review. It said that it didn't want the brick façade touched, and yet, Apple, LL Bean, Zoe's all had different designs. The city tries to take a position that if the words were on the paper in 1995, every time something different is brought in, the guidelines need to be changed. It's a little bit like what you did tonight with zoning a piece of property that is inconsistent with the Master Plan. Sometimes, the situation merits deviating from the Master Plan. You don't go back and redo the entire Master Plan. Staff has not cited any specificity about painting being prohibited. It just says it is the preference to not treat the bulkhead, but those have been changed over the years.

Comm. Block: You referenced 1995 several times. This was a gas station and an open lot back in 1999 or 2000.

Mr. Petersen: One Nineteen was developed probably in the late '90s. The first guidelines that I referenced were dated 1994. It might have been in the approval and the center didn't get built out. I know Crate & Barrel came in about 1998 or 1999.

Chairman Elkins: I think I'm probably the only one on the commission who was here when it came before us, and I think it was actually after 2000.

Comm. Coleman: Mr. Petersen, Stipulation No. 3 states that the project shall not alter the shell of the building, including painting of the brick on the bulkhead of the main structure, per Town Center Crossing Design Guidelines. You're saying that your client wants to paint the bulkhead or put something on it like Apple did?

Mr. Petersen: Paint. I'm not an architect, but part of it is we want to have little different treatments, and painting is a well-accepted way to change shading, color, and style.

Comm. Coleman: Were some of the other examples you used painted, or was there something on top of them?

Mr. Petersen: To me, it looks like they put a spackling over the brick and painted it white.

Comm. Coleman: Is there another store in Town Center Crossing that has paint on it, or do they all have something stuck on to the building?

Mr. Petersen: I didn't have the construction records to go back and look. I would suggest that Crate & Barrel's brick is painted.

Comm. Block: Why not just change the guidelines to be explicitly clear that you can update it for 2020 so you don't have to do this the next time a store wants to come into one of these places?

DRAFT

Mr. Petersen: We finally saw staff take the position that it's inconsistent with the guidelines, and it's the paint. We could do that and have it done by the time we get to City Council. If we have to do that every time we're moving through, it will be cumbersome. The Vice President was pleading for this to work. This is challenging for tenants. This is holding up opening the store, but we can change the guidelines. I understand the technicality of it, but the owners are supportive. Apple wouldn't have been consistent, and they feel that Apple was bold and brought ideas. They reviewed it and approved it. They're not going to allow everybody to paint; it will only be where it will fit the development. I ask you not to hold this here at the Planning Commission.

Mr. Coleman: I just wanted to clarify that we suggested that revising the Design Guidelines run parallel so there would not be any holdup. They did not want to submit a change.

Chairman Elkins: The applicant or the owner?

Mr. Coleman: The owner's representatives.

Chairman Elkins: Thank you. Additional questions?

Comm. Stevens: You referred to it, and I understand what the guidelines say about bringing fresh ideas. Are the two letters giving the approval from the owner?

Mr. Petersen: It gave approval to Peloton to do the trade dress for this store.

Comm. Stevens: If that was part of staff's review, wouldn't that suffice for approval of the change in the Design Guidelines?

Mr. Petersen: That is my position. It is a living document. We are changing it. In cases, we will let somebody treat the bulkhead. I want to make it clear that it also specifically says the shopping center owners make the guidelines. They're comfortable with what they think looks good. It still has to come before this body. We didn't hear any question that it isn't a great addition; they're worried about us and our Design Guidelines. We're not worried about our Design Guidelines. I could specifically have them changed, but in their mind, as they used the document, they did change it based on their recommendation. If the next tenant comes in, they'll change for them, too. I just don't think anybody thinks it will revert to what it is now. It is not a modern look.

Chairman Elkins: As a matter of process, do Design Guideline changes come before this body, or is it at the discretion of the owner?

Mr. Petersen: It comes down to a pattern of practice that has been deemed workable with you. As we've seen, we didn't change the guidelines for Zoe's or Apple. It was approved and shown to be consistent with their interpretation of their Design Guidelines and brought to the city for approval.

Chairman Elkins: That wasn't exactly my question. I wanted to know, as a matter of process, if the Design Guidelines come to the Planning Commission for review and approval. They don't. It also struck me in terms of timing that there is a material issue that need Governing Body approval.

Mr. Petersen: He said it's the issue of aluminum. I didn't hear that was an issue. You've been reviewing the materials section in the LDO for some time. The aluminum is not bonded; it's ACM. It is the darker grey band under the sign. Your LDO says that metals can be used for accent, which is what we've done. Crate & Barrel and Apple did the same. Aluminum siding is what is prohibited. I'm going to suggest that aluminum siding was much different when that code was written. This is an accent. I disagree that the code prohibits it, but as Mark indicated, you're getting ready to change the code, and you've already approved other projects in anticipation of the change.

Mr. Coleman: I just wanted to clarify that when the development project came into the City of Leawood, as part of the planning process and recommendation by Planning Commission and City Council, the Design Guidelines for the shopping centers were part of the ordinance that was approved when they went through. Leawood has done it a little bit differently than other cities have in some respects. They are part of the original planning approval for Town Center Crossing. We've been asking for those to be updated, and Washington Prime is going to do it. They are part of the approval process.

Chairman Elkins: Thank you. We're running short on time. Are there other questions for Mr. Petersen?

Mr. Petersen: You submit Design Guidelines and they're part of the package. Then changes are made, and you approve. In this case, we would take a specific modification to those Design Guidelines to allow this and have it ready for City Council. If you're open to approving this and letting Peloton move forward, we would take your approval, subject to delivering that modification to City Council before they hear it. Thank you for your time.

Chairman Elkins: Discussion or comments? Is there a motion? Mr. Petersen has asked for an up or down vote; staff has asked for a continuance.

A motion to recommend approval of CASE 37-20 – TOWN CENTER CROSSING – PELOTON (RETAIL: FITNESS) – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space, located south of 119th Street and east of Roe Avenue – with the removal of Stipulation No. 5 and adding a recommendation that the Design Guidelines are amended as suggested at the time of Governing Body consideration – was made by Block; seconded by Stevens.

Comm. Hoyt: Stipulation No. 3 says that the project shall not alter the shell of the building, including painting the brick. Maybe that's where you add the wording, "unless guidelines are changed and approved by Governing Body."

Motion amended by Block to remove No. 5 and amend No. 3 to read, "Shall not be painted unless the Washington Development guidelines are changed;" seconded by Stevens. Motion carried with a roll-call vote of 7-1. For: Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block. Opposed: McGurren.

Comm. Coleman: I'd like to mention that Commissioner Hunter and Commissioner Peterson were appointed to three-year terms, effective March 1st.

MEETING ADJOURNED

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL PLAN FOR CHANGES TO THE FAÇADE OF A TENANT SPACE AT TOWN CENTER CROSSING – PELOTON, LOCATED SOUTH OF 119TH STREET AND EAST OF ROE AVENUE. (PC CASE 37-20)

WHEREAS, the applicant submitted a request for approval of a Final Plan for changes to the façade of a tenant space located south of 119th Street and east of Roe Avenue;

WHEREAS, such request for approval was presented to the Planning Commission on May 26, 2020; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Final Plan subject to the following stipulations:

1. The project is limited to changes to the exterior of Space NO. A123, Peloton storefront, within the Town Center Crossing development, zoned SD-CR.
2. The project shall comply with the design guidelines for Town Center Crossing and the Leawood Development Ordinance.
3. The brick on the bulkhead of the main structure shall not be painted unless the Washington Prime Group development guidelines are changed.
4. The tenant façade shall use materials allowed by the Town Center Crossing Design Guidelines and the Leawood Development Ordinance 16-2-10.3.
5. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through six.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____

Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____

Marcia L. Knight, Assistant City Attorney

7R.

Staff Review

Fact Sheet

SUBJECT: **APPROVE 3rd AND FINAL PAY REQUEST FOR DONDLINGER AND SONS CONSTRUCTION COMPANY ROE AVENUE WALL REPLACEMENT PROJECT**

June 15, 2020

DISCUSSION

Attached is the 3rd and Final Pay Request for work performed by Dondlinger and Sons Construction Company, for the Roe Avenue Wall Replacement Project at the northeast corner of 127th & Roe.

The City approved the construction contract with Dondlinger and Sons Construction Company on January 6, 2020, at a price of $80,698.80. On March 2, 2020, an additional section of wall was approved for replacement and Council approved a Change Order No. 1 for $37,589.00; revising the contract to $118,287.80.

The work consisted of removal and replacement of a section of retaining wall and handrail, installation and inspection of underdrains, restoration and other construction.

With this payment, the total construction came to $112,115.79.

A Contractors Performance Checklist is attached. This was the first project Leawood has contracted with Dondlinger and Sons Construction Company. The contractor received a good grade in work performance.

It is the recommendation of the Public Works Department that the City Council approves the 3rd and final pay request for $7,406.74 to Dondlinger and Sons Construction Company and authorizes the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Final Pay Request

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$7,406.74

FUND SOURCES

Leawood Project #72088

MAY 20, 2020
PROJECT: ROE AVE WALL REPAIR
PROJECT NO.: 72088
CONTRACTOR: DONDLINGER & SON'S CONSTRUCTION
PAY REQUEST NO. 3 & FINAL

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	QTY THIS PERIOD	PREVIOUS QTY	TOTAL QTY	EXTENSION	THIS PERIOD	TOTAL
1.00	MOBILIZATION	L.S.	1	$ 14,940.00	0	1	1	$ 14,940.00	$ -	$ 14,940.00
2.00	REMOVALS	L.S.	1	$ 7,200.00	0	1	1	$ 7,200.00	$ -	$ 7,200.00
3.00	STONE VENEER REMOVAL AND REINSTALLATION	SF	240	$ 34.75	0	240	240	$ 8,340.00	$ -	$ 8,340.00
4.00	STEEL HANDRAIL REMOVAL, REINSTALLATION AND RESETTING	LF	272	$ 22.15	0	272	272	$ 6,024.80	$ -	$ 6,024.80
5.00	RETAING WALL	SF	177	$ 57.00	0	177	177	$ 10,089.00	$ -	$ 10,089.00
6.00	STRIP DRAIN	SY	17	$ 50.00	0	17	17	$ 850.00	$ -	$ 850.00
7.00	GRANULAR BACKFILL	CY	20	$ 215.00	0	20	20	$ 4,300.00	$ -	$ 4,300.00
8.00	ROCK COBBLES	SY	62	$ 140.00	0	62	62	$ 8,680.00	$ -	$ 8,680.00
9.00	TRAFFIC CONTROL	LS	1	$ 2,950.00	0.05	0.95	1	$ 2,950.00	$ 147.50	$ 2,950.00
10.00	RESTORATION AND SODDING	LS	1	$ 7,325.00	0.25	0.75	1	$ 7,325.00	$ 1,831.25	$ 7,325.00
11.00	**FORCE ACCOUNT**	**LS**	**1**	**$ 10,000.00**	**0**	**0**	**0**	**$ 6,172.01**	**$ -**	**$ -**
11.01	ADDITIONAL SODDING	LS	1	$ 3,327.99	1	0	1	$ 3,327.99	$ 3,327.99	$ 3,327.99
11.02	FENCE REIMBURSEMENT IN LIEU OF REPAIR @ 12604 GRANADA (RESIDENT REPLACING ENTIRE FENCE)	LS	1	$ 500.00	1	0	1	$ 500.00	$ 500.00	$ 500.00
								$ 80,698.80	**$ 5,806.74**	**$ 74,526.79**

CHANGE ORDER NO. 1

1.00	MOBILIZATION	L.S.	1	$ 3,400.00	0	1	1	$ 3,400.00	$ -	$ 3,400.00
2.00	REMOVALS	L.S.	1	$ 7,200.00	0	1	1	$ 7,200.00	$ -	$ 7,200.00
3.00	STONE VENEER REMOVAL AND REINSTALLATION	SF	200	$ 34.75	0	200	200	$ 6,950.00	$ -	$ 6,950.00
5.00	RETAINING WALL	SF	177	$ 57.00	0	177	177	$ 10,089.00	$ -	$ 10,089.00
6.00	STRIP DRAIN	SY	17	$ 50.00	0	17	17	$ 850.00	$ -	$ 850.00

7.00	GRANULAR BACKFILL	CY	20	$ 215.00	0	20	20	$ 4,300.00	$ -	$ 4,300.00
9.00	TRAFFIC CONTROL	LS	1	$ 1,600.00	0	1	1	$ 1,600.00	$ -	$ 1,600.00
10.00	RESTORATION AND SODDING	LS	1	$ 3,200.00	0.5	0.5	1	$ 3,200.00	$ 1,600.00	$ 3,200.00
								$ 37,589.00	$ 1,600.00	$ 37,589.00

WORK COMPLETED THIS PERIOD	$7,406.74
WORK COMPLETED TO DATE	$112,115.79
AMOUNT DUE TO DATE	$112,115.79
PREVIOUS PAYMENTS	$104,709.05
AMOUNT DUE THIS REQUEST	$7,406.74
ORIGINAL CONTRACT AMOUNT	$80,698.80
CHANGE ORDERS TO DATE	$37,589.00
REVISED CONTRACT AMOUNT	$118,287.80
PERCENT COMPLETE	100.00%

Contract # 20.003
Date Received: 6/4/20
Vendor: Dondlinger & Sons
Project Account #: 72088.120.852000
GL Account #:
Amount: $ 7,406.74
PO #: 5111.0000952 Partial ☐
Complete ☒
6/4/20
Dept. Head Signature Date
City Adm. Signature Date

5-26-20
DONDLINGER & SON'S CONSTRUCTION

6/3/2020
BRIAN SCOVILL, P.E.
CITY ENGINEER

06/03/20
TOM KLOTZ
SENIOR CONSTRUCTION INSPECTOR

PEGGY J. DUNN
MAYOR

CONTRACTOR PERFORMANCE EVALUATION

Project: 2020 Roe Avenue Wall Replacement Project

Contractor: Dondlinger & Son's Construction Co., Inc.

			Average Final Score	Final Comments
	Evaluation Date	6/3/2020		
A	Completion of Construction within allotted time and budget	5	5.00	The project was completed on time and under budget.
B	Consistency of work effort of the contractor or subs based on schedule	5	5.00	Dondlinger's effort was highly commendable. Despite a time consuming setback after a significant rain event, they perservered and exhibited a very strong and consistent effort.
C	Quality of work performed by contractor or subcontractor	5	5.00	Excellent.
D	Damages and repairs of any damage to public or private property	5	5.00	Dondlinger was very responsive to any damage, even that caused by Mother Nature.
E	Traffic control in work zone under construction by contractor	5	5.00	Traffic Control was adequate, properly maintained and always set up correctly.
F	Ability of contractor or subcontractor to communicate and work with residents	5	5.00	Superintendent Aaron Carter consistently and clearly communicated with the affected residents about all aspects of the project.
G	Coordination with Utility Companies	5	5.00	Coordination with utilities was unnecessary.
H	Cooperation of the contractor or subcontractor with City Staff	5	5.00	Excellent.
I	Maintenance of Construction Site During Construction	5	5.00	Very good. Contractor consistently cleaned site and kept materials neatly stored.
J	Responsiveness to a direct request from the Public Works Director	5	5.00	Excellent. Response to City Staff was always immediate.
K	Fairness and appropriate use of requests for change orders during construction	5	5.00	Contractor was very fair with the lone change order request and with the small amount of additional work requested by City Staff.
L	Safety on the job-site during construction	5	5.00	Contractor exercised standard safety practices on site.
M	Final restoration and clean-up by contractor and subcontractor	5	5.00	Excellent.
N	Responsiveness to correction of "punch list" items	5	5.00	The contractor was proactive, and the punch list items were all completed before an actual punch list could be generated.
O	Misc.	5	5.00	This contractor and Superintendent Aaron Carter consistently went the extra mile to make this a successful project.

* Each Category will be rated on a scale of 1 to 5 with 5 being the highest rating — 5.00

* A score of 0 indicates not applicable for this review period

* The average score of all categories will be the final score

* Scores of 3 and above will be considered acceptable while scores less than 3 will be considered unsatisfactory

COMPLETING THE FORM

1 Record the number and nature of any valid complaints

2 List any instances of failure to meet the requirements of the contract performance evaluation.

3 Identify performance goals that have not been met during the reporting period.

4 Recommend actions to be taken by contractor to improve performance or correct deficiencies.

5 If evaluation shows acceptable performance, congratulate the contractor.

Staff Review

Fact Sheet

SUBJECT: **APPROVE 12TH & FINAL PAY REQUEST TO BRUNER CONTRACTING COMPANY, LLC PUBLIC WORKS MAINTENANCE FACILITY EXPANSION PROJECT June 15, 2020**

DISCUSSION

City Council approved the Design/Build Agreement with Bruner Contracting for the construction of two bays on the Public Works Maintenance Facility on May 7, 2018, in the amount of $883,264.00.

The bays were completed in 2019. The past six months Bruner and staff have been working together on a new lobby desk to meet ADA standards. Public Works is requesting the 12th and Final Pay Request be approved to Bruner Contracting Company LLC for $17,555.00.

The contract had three change orders that revised the contract price to $999,106.00.

1. Replacing tube heaters in the existing bays and car wash bays-$43,400.00.
2. Adding ADA ramps, stairs, handrails, curb inlet, an 18 inch storm sewer pipe and downspout drains-$65,522.00.
3. Replacing the receptionist desk and adding additional hand rails for ADA compliance-$6,920.00.

With this final payment the cost to complete the work came to $999,106.00.

It is the recommendation of the Public Works Department the Governing Body approve the Twelfth (12th) and final pay request to Bruner Contracting Company, LLC in the amount of $17,555.00 and authorize the Mayor to sign.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Final Pay Request

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$17,555.00

FUND SOURCES

Project 76050
Eden Contract 18.013

Date ***06.01.2020***
Project: 2018 Leawood Public Works Building
Project #'s : 76050
Contractor: Bruner Contracting Company, LLC
Pay Request No. 12 Revised - Final

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETED
1.00	Bonds/Insurance	1	LS	$15,000.00	1.00	0	1.00	15,000.00	0.00	15,000.00
1.01	General Conditions	1	LS	$60,000.00	0.90	0.10	1.00	60,000.00	6,000.00	60,000.00
1.02	Excavation	1	LS	$68,000.00	1.00	0	1.00	68,000.00	0.00	68,000.00
1.03	Termite	1	LS	$2,000.00	1.00	0	1.00	2,000.00	0.00	2,000.00
1.04	Concrete	1	LS	$94,000.00	1.00	0	1.00	94,000.00	0.00	94,000.00
1.05	Masonry	1	LS	$34,000.00	1.00	0	1.00	34,000.00	0.00	34,000.00
1.06	Painting	1	LS	$17,000.00	1.00	0	1.00	17,000.00	0.00	17,000.00
1.07	Metal Building	1	LS	$210,000.00	1.00	0	1.00	210,000.00	0.00	210,000.00
1.08	Fire Sprinkler	1	LS	$16,000.00	1.00	0	1.00	16,000.00	0.00	16,000.00
1.09	Plumbing	1	LS	$48,000.00	1.00	0	1.00	48,000.00	0.00	48,000.00
1.10	HVAC	1	LS	$25,000.00	1.00	0	1.00	25,000.00	0.00	25,000.00
1.11	Electrical	1	LS	$46,000.00	1.00	0	1.00	46,000.00	0.00	46,000.00
1.12	Asphalt	1	LS	$40,000.00	1.00	0	1.00	40,000.00	0.00	40,000.00
1.13	Site Utilities	1	LS	$36,000.00	1.00	0	1.00	36,000.00	0.00	36,000.00
1.14	Architectural Fees	1	LS	$57,000.00	1.00	0	1.00	57,000.00	0.00	57,000.00
1.15	Testing	1	LS	$12,000.00	1.00	0	1.00	12,000.00	0.00	12,000.00
Sub-total				**$780,000.00**				**$780,000.00**	6,000.00	780,000.00

2.00										
2.01	#4 Change Out Pole Heads	1	LS	$5,199.00	1.00	0	1.00	5,199.00	0.00	5,199.00
2.02	#5 Wall Packs/Mandoor	1	LS	$4,931.00	1.00	-	1.00	4,931.00	0.00	4,931.00
2.03	#7 Replace All Bay Lights with LED	1	LS	$20,228.00	1.00	0	1.00	20,228.00	0.00	20,228.00
2.04	#12 Four New Pole Lights	1	LS	$18,333.00	1.00	0	1.00	18,333.00	0.00	18,333.00
2.05	#13 Final Plat Services	1	LS	$7,257.00	1.00	0	1.00	7,257.00	0.00	7,257.00
2.06	#14 Relocate Handicap Parking	1	LS	$15,645.00	1.00	0	1.00	15,645.00	0.00	15,645.00
2.07	#15A New Parking East/South	1	LS	$29,671.00	1.00	0	1.00	29,671.00	0.00	29,671.00
2.09	#17 Rework Reception Counter	1	LS	$2,000.00	0.01	0.99	1.00	2,000.00	1,980.00	2,000.00
2.10	CO #1 Tube Heaters Existing Bays	1	LS	$36,914.00	1.00	0	1.00	36,914.00	0.00	36,914.00
2.11	CO #1 Tube Heaters Vehicle Wash	1	LS	$6,486.00	0	0	1.00	6,486.00	0.00	6,486.00
2.12	CO #2 ADA Ramps, Stairs, Handrails, Storm	1	LS	$29,500.00	0.91	0.09	1.00	29,500.00	2,655.00	29,500.00
2.13	CO #2 Install 310 LF 10" and 12" Drain Lines	1	LS	$36,022.00	1.00	0	1.00	36,022.00	0.00	36,022.00
2.14	CO #3 Reception Desk/Stainless Handrails	1	LS	$6,920.00	1.00	1.00	1.00	6,920.00	6,920.00	6,920.00
Sub-total				**$999,106.00**				**$219,106.00**	**$11,555.00**	**$219,106.00**

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETED

Total Work Completed This Period	17,555.00
Retainage This Period	

Total Work Completed to Date	999,106.00
Total Retainage	0.00
Amount Due to Date	999,106.00
Less Previous Payments	$981,551.00
Amount Due This Request	$17,555.00

Original contract Amount	$883,264.00
Total Change Orders to Date	$115,842.00
Revised Contract Amount	$999,106.00
Percent Complete	100%

6.03.2020

Bruner Contracting Company, LLC Date

Inspector Date

David Ley, P.E. Date
Director of Public Works

7T.

Leawood, Kansas
Police Department

Memo

To: Mayor Dunn and Members of the City Council

CC: Scott Lambers

From: Chief Troy Rettig

Date: June 15th, 2020

Re: 2020 Payment for Maintenance Fees for Hexagon (Intergraph) Computer Aided Dispatch Software

---

The City of Overland Park hosts and manages the Hexagon (Intergraph) software that we, along with multiple other Johnson County agencies, use for our computer aided dispatch systems.

Consistent with the agreement we signed with Overland Park in 2003 we are responsible for paying annual maintenance fees. Our share of the fees this year is $23,729.05.

The budget line for this is:

Police Admin Contractual Expense (11110.22110.611000)

Please let me know if you have any questions.

OVERLAND PARK
KANSAS

ABOVE AND BEYOND. BY DESIGN.

INVOICE AND STATEMENT OF ACCOUNT

April 20, 2020

INVOICE #: 55732020-01

Troy Rettig, Chief of Police
Leawood Police Department
4201 Town Center Drive
Leawood, KS 66211

REMIT TO: CITY OF OVERLAND PARK
ATTN: FINANCE – Accts Receivable
8500 Santa Fe Drive
Overland Park, KS 66212

RE: Intergraph Maintenance Fee Period: 1.1.2020 – 12.31.2020

Amount Due: $23,729.05

DESCRIPTION

In accordance with the User Agreement between the City of Leawood and the City of Overland Park for the above referenced project, please find enclosed the Hexagon (Intergraph) maintenance fees for the 2020 calendar year. Per the Intergraph User Agreement, this amount does not include any future upgrade fees.

PLEASE INDICATE THE REFERENCED INVOICE NUMBER ON YOUR CHECK

CONTACT:
Mike Howard
913.327.6902

CUSTOMER #: 5573
ACCOUNT #: 1010.6720.02
FUND NUMBER: 101

cc: Shawna Irwin
Accounts Receivable

2020 Hexagon (Intergraph) Maintenance Costs
City of Leawood

Concurrent Users: CAD	Cost Per User: CAD 1.1.2020 - 12.31.2020	2020 CAD Costs (Users multiplied by Cost per User)
4	$ 5,932.26	$ 23,729.05

2020 Invoice Total: $ 23,729.05

NOTE: Calculations may vary slightly due to rounding.

Staff Review

Fact Sheet

SUBJECT: **APPROVE PURCHASE OF EQUIPMENT FOR PARKS AND RECREATION DEPARTMENT**
Professional Turf Products, L.P.

June 15, 2020

DISCUSSION

This request is to approve the purchase of a Ventrac Compact Tractor and various attachments. This unit will replace a retired John Deere wide-area mower.

Staff has determined the Ventrac Compact Tractor would better suit our needs as it can be used for additional tasks, such as mowing steep slopes, brush mowing, seeding, power raking and edging.

By having the options to configure this from a mower to the other applications will allow better productivity when staff performs different turf maintenance tasks.

At $57,374.40, the cost of the Ventrac Compact Tractor and attachments is less than our planned budget for replacing the wide area mower.

Professional Turf Products is the sole distributor for the Kansas City territory. The price for the unit is based on the current Sourcewell cooperative purchasing bid, which is 15% off MSRP for members.

BA

Brian Anderson, CPRP
Superintendent of Parks

SPONSOR

Park & Recreation Department

COUNCIL ACTION TO BE TAKEN

Approve purchase of equipment.

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$57,374.40

FUND SOURCES

City Equipment Fund:
13010.44500.811000

7V.

Staff Review

Fact Sheet

SUBJECT: **AUTHORIZE DISPOSAL OF SURPLUS EQUIPMENT FROM THE PARKS AND RECREATION DEPARTMENT.**

June 15, 2020

DISCUSSION

The Park Maintenance Division requests the following lawn mower be declared surplus. Replacement schedule for wide area mowers is on a 10 year cycle.

Unit #669 2010 John Deere 1600 WAM
Asset Tag – 1499
Serial Number – TC1600T080143

This unit will be advertised on Purple Wave for public auction.

Brian Anderson,
Superintendent of Parks

SPONSOR

Parks & Recreation Department

COUNCIL ACTION TO BE TAKEN

Authorize surplus of equipment

STAFF RECOMMENDATION

☑ For
☐ Against
☐ No position

COMMITTEE RECOMMENDATION

☐ For
☐ Against
☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

OPERATIONAL IMPACT

COSTS

None

FUND SOURCES

N/A

7W.

Staff Review

Fact Sheet

SUBJECT: **DECLARE SURPLUS PROPERTY**
June 15, 2020

DISCUSSION

The Public Works Department requests the equipment listed below be declared as surplus property.

One (1) 2012 Wheel Loader, City Asset #01701 with attachments:
- One (1) 2004 Grappler Bucket, City Asset #01162
- One (1) Fork Attachment, no asset number
- One (1) Sweeper Attachment, no asset number

One (1) Panasonic VHS Monitor/Player, no asset number.

These items have been replaced though our Capital Equipment program and will be sold through our public auction service-Purple Wave Auctions.

It is the recommendation of the Public Works Department that the Council approve the above items as surplus and authorize the Mayor to approve same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Declare Equipment as Surplus Property

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

n/a

FUND SOURCES

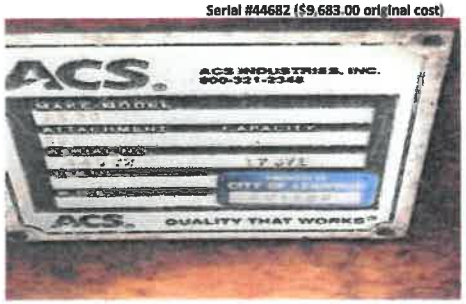
n/a

Date:	5/18/2020	Ready to be Auctioned:	NO	Declared Surplus:	15-Jun-20
City ID:	Unit 9472	License Plate #:	n/a	Sale Date:	date
VIN#:	Product Identification Number 1DW444KZKCE645142	2012 LOADER City Asset Number:	O1701		
		2004 GRAPPLER BUCKET Asset No.:	O1162	Sold For:	*future purple wave*
Department:	Public Works				
Description:	One (1) 2012 Wheel Loader and ATTACHMENTS	John Deere 444K 4 WD Loder Model 621D Manufacturer: CASE			

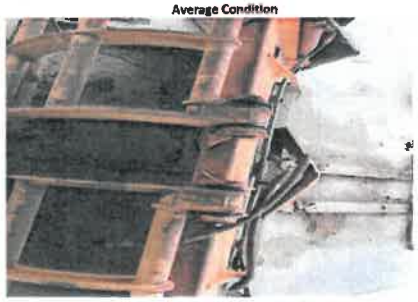
Current Mileage:
Original Purchase August 2012, WHEEL LOADER

Average Condition

INCLUDES:
One (1) 2004 Grappler Bucket Attchment; original purchase July 2004 from ACS Industries
Serial #44682 ($9,683.00 original cost)



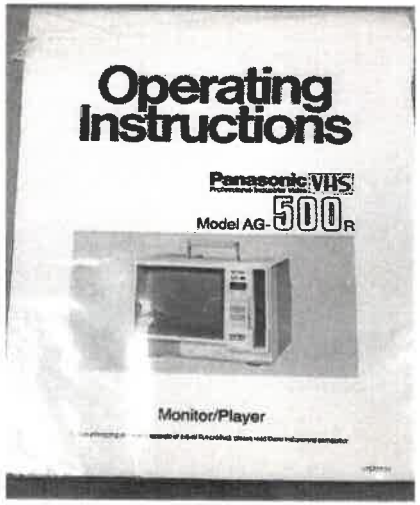
Average Condition



One (1) FORK ATTCHMENT/Average Condition

One (1) SWEEPER ATTACHMENT/Below Average Condition

Date:	5/28/2020	Ready to be Auctioned:		Declared Surplus:	15-Jun-20
City ID:	NONE	License Plate #:	n/a	Sale Date:	date
VIN#:		Asset # put number here	none	Sold For:	*future purple wave*
Department:	Public Works				
Description:	**Panasonic VHS Monitor/Player** Serial No. I8MDO2116 Chassis No. KMX-F102	Panasonic VHS Model AG-500 R			



7X.

LEAWOOD POLICE

Integrity • Teamwork • Service • Fairness • Dedication

May 2020 Monthly Report

AREA OF CITY	CALLS	CODE 1	NON-EMERGENCY
North Zone	672	3:37	5:08
Center Zone	502	2:45	4:00
South Zone	663	3:02	5:12

CALLS FOR SERVICE	
Traffic Stops	506
Traffic Complaint Areas investigated	70
Medical Calls	114
Alarms	95
Arrests	51
Accidents (Injury)	23 (4)
Open Doors	7
Suspicious Activity calls	48
Check the Welfare	35
9-1-1 Calls Received	1006 (Approx. 32 calls per day)
Administrative Calls Received	4379

MONTHLY HIGHLIGHT

Officers save two lives in one day

On May 11th, 2020, Officer Jacob Woods (hired Aug. 5, 2019) responded to a south Leawood residence for the report of an unresponsive female. Officer Woods arrived and located the husband of the unconscious woman performing chest compressions. Woods took over and continued CPR until Med-Act personnel arrived on scene and advised they detected a pulse. Within thirty minutes of the first call, Officers Ethan Caldwell (hired Sept. 9, 2019) and Christina Farquhar (hired July 9, 2007) responded to a center zone address regarding an unresponsive male. Officer Farquhar arrived on scene first and began CPR. Caldwell arrived within one minute and hooked up an AED which initiated an electrical shock to the subject. Both officers continued lifesaving measures alongside Leawood Fire and Med-Act until the resident regained a heartbeat and was transported to a nearby hospital.

Frequent crash locations

INTERSECTION	May	2020
I-435 & State Line Road	1	10
State Line Rd/135th St.	1	6
Mission Rd/137th St.	0	3
Town Center Dr/Roe Ave	0	3
135th/Kenneth Rd	1	2
135th/Nall Ave.	0	2
112th/Nall Ave.	0	2
State Line Rd/103rd St	0	2

CRIME REPORT	This month*	Last month	Two months ago
Burglaries	5	3	5
Thefts from vehicles	10	14	10
Drug possession violations	7	7	16
Stolen autos	4	3	2
Agg. assault/batteries	2	2	0
Crim. Damage to Property/Vandalism	10	16	8
DUI	7	1	11
Shoplifting	4	1	10
Mental Health related calls	57	46	31

ENFORCEMENT REPORT					
	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020
Arrests	108	88	78	44	51
Citations	835	1,011	912	196	362
Warnings	897	759	585	138	352
Crashes	34	39	32	10	23

7Y.

LFD

May 2020 Report

Monthly Calls for Service	
Fire Responses	12
EMS Responses	146
HazMat Responses	16
Tech Rescue Responses	2
Other Calls for Service	50
Total Calls This Month	226
YTD Total Calls	1,225

Monthly Activity Hours

(Non-training - can include response, public education, public services, maintenance, etc)

Staff Activity Hours: 934

Monthly Training Hours

Training Hours: 1,750

Monthly Highlights

- 26 Public Relations Events / Birthday Parades
- 2 Infant / Child Car Seat Installations
- 2 Residential Smoke Detector Installations
- SCBA Confidence Training at the Justice Center April 27-28, and May 1
- Live Burn Training at Southern Platte Fire Protection District Training Center - May 27-28, June 2

LFD Trains for High-Risk Scenarios at the Justice Center

The Fire Department was able to hold some unique training earlier in the month thanks to the generosity of our partners at the LPD and their sharing of the training space in the basement of the Justice Center. The existing space was modified by department personnel to include obstacles that might hinder a firefighter in a structure. Obstacles included confined spaces, entanglements, and even areas simulating hoarding. Firefighters were required to negotiate the hazards in full protective equipment including self-contained breathing apparatus (SCBA). To make it even more difficult, the firefighters had to negotiate the obstacles completely blinded to simulate heavy smoke / zero visibility conditions. The training was exhausting but worthwhile as the Department strives to be prepared for worst case, high-risk / low-frequency events.

Fire Department Incident Response Details

Monthly Fire Loss & Value Saved in Leawood

Number of incidents with fire related loss in Leawood for the month: 2

Pre-Incident Estimated Value:	$2,414,400
Content Value Loss Estimate:	$100,005
Property Value Loss Estimate:	$230,000
Total Fire Value Loss Estimate:	$335,000
Total Value Saved Estimate:	$2,079,400

Incident Response Times

Emergency service performance standards are measured by 90-percentile performance to demonstrate credibility and reliability in service delivery. Percentile metrics demonstrate a better representation of response times than averages. Instead of displaying what the Department does half of the time, the Department observes what it does the majority of the time. Travel and total response times only include emergency responses within the City of Leawood and are included for both the first unit on scene as well as the Effective Response Force (ERF) which include all the units necessary to handle that risk type of emergency incident.

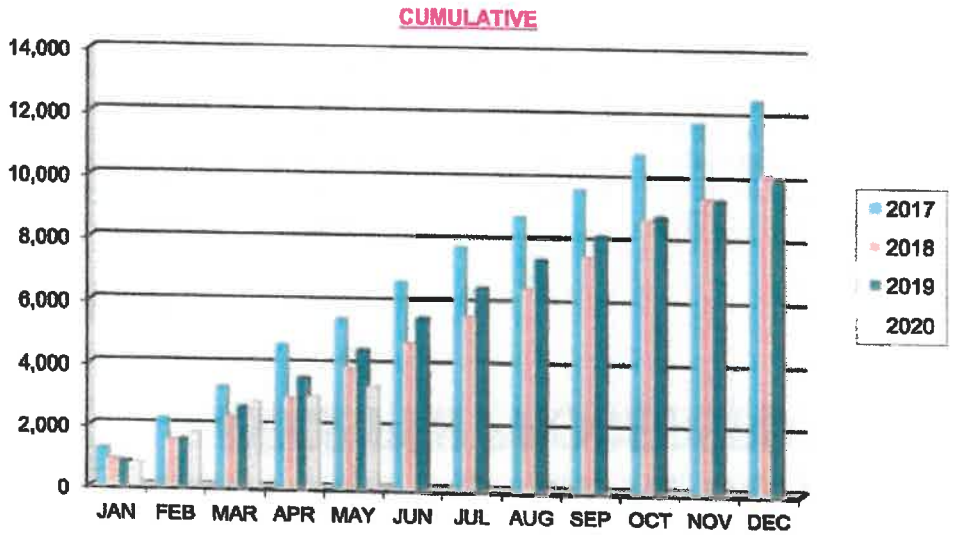
Summary of Monthly LFD Baseline Performance at the 90th Percentile

LFD - Baseline Performance 90th Percentile		All Calls	Fire	EMS	Tech Rescue	HazMat
Total Number of Incidents by Type		226	12	146	2	16
Alarm Handling	Call Pick-Up to Dispatch	3:10	1:38	3:20	3:05	2:23
Turnout Time	Dispatch to 1st Unit Enroute	1:12	1:20	1:18	0:55	0:53
Travel Time 1st Unit	Enroute to Arrival Time 1st Unit on Scene Emergency Responses Only	5:47	5:51	5:21	N/A	N/A
Total Response Time - 1st Unit	Enroute to Arrival 1st Unit on Scene Emergency Responses Only	8:59	7:57	8:59	N/A	N/A
Travel Time ERF	Enroute to Arrival Time Effective Response Force Emergency Responses Only	10:12	9:36	10:20	N/A	N/A
Total Response Time - ERF	Enroute to Arrival Effective Response Force Emergency Responses Only	13:24	10:53	13:31	N/A	N/A

7Z.

LEAWOOD MUNICIPAL COURT CASELOAD

	CUMULATIVE				MONTHLY			
	2017	2018	2019	2020	2017	2018	2019	2020
JAN	1,246	890	820	785	1,246	890	820	785
FEB	2,201	1,537	1,559	1,763	955	647	739	978
MAR	3,253	2,280	2,595	2,759	1052	743	1,036	996
APR	4,615	2,907	3,597	2,962	912	627	1,002	203
MAY	5,483	3,900	4,481	3,312	1,318	993	884	350
JUN	6,652	4,713	5,542		1,169	813	1,061	
JUL	7,783	5,607	6,496		1,131	894	954	
AUG	8,778	6,470	7,419		995	863	923	
SEP	9,677	7,527	8,194		899	1,057	775	
OCT	10,792	8,728	8,827		1,115	1,201	633	
NOV	11,812	9,420	9,374		1,020	692	547	
DEC	12,523	10,161	10,015		711	741	641	
					12,523	10,161	10,015	3,312



LEAWOOD MUNICIPAL COURT
RECEIPTS PROCESSED

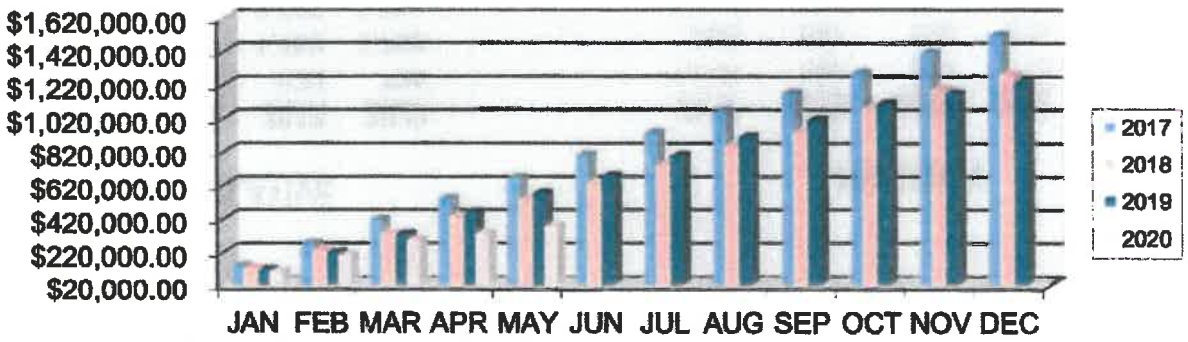
CUMULATIVE

	2017	2018	2019	2020
JAN	$ 135,897.50	$ 124,209.00	$ 112,615.50	$ 105,119.33
FEB	$ 271,140.75	$ 226,773.06	$ 214,571.00	$ 202,472.50
MAR	$ 417,435.75	$ 328,422.81	$ 327,949.25	$ 291,744.00
APR	$ 539,966.25	$ 430,749.06	$ 457,627.75	$ 329,641.00
MAY	$ 667,316.25	$ 532,916.01	$ 574,924.00	$ 371,190.00
JUN	$ 803,020.75	$ 632,601.01	$ 678,414.00	
JUL	$ 937,496.25	$ 740,497.51	$ 800,316.75	
AUG	$ 1,065,718.25	$ 853,735.81	$ 911,773.00	
SEP	$ 1,171,682.50	$ 939,594.81	$ 1,015,789.50	
OCT	$ 1,293,663.50	$ 1,078,242.81	$ 1,110,817.50	
NOV	$ 1,413,905.25	$ 1,193,133.81	$ 1,169,617.50	
DEC	$ 1,518,103.44	$ 1,281,212.81	$ 1,238,818.50	

MONTHLY

	2017	2018	2019	2020
JAN	$ 135,897.50	$ 124,209.00	$ 112,615.50	$ 105,119.33
FEB	$ 135,243.25	$ 102,564.06	$ 101,955.50	$ 97,353.17
MAR	$ 146,295.00	$ 101,649.75	$ 113,378.25	$ 89,271.50
APR	$ 122,530.50	$ 102,326.25	$ 129,678.50	$ 37,897.00
MAY	$ 127,350.00	$ 102,166.95	$ 117,296.25	$ 41,549.00
JUN	$ 135,704.50	$ 99,685.00	$ 103,490.00	
JUL	$ 134,475.50	$ 107,896.50	$ 121,902.75	
AUG	$ 128,222.00	$ 113,238.30	$ 111,456.25	
SEP	$ 105,964.25	$ 85,859.00	$ 104,016.50	
OCT	$ 121,981.00	$ 138,648.00	$ 95,028.00	
NOV	$ 120,241.75	$ 114,891.00	$ 58,800.00	
DEC	$ 104,198.19	$ 88,079.00	$ 69,201.00	
	$ 1,518,103.44	$ 1,281,212.81	$ 1,238,818.50	$ 371,190.00
	$ 1,500,000.00	$ 1,500,000.00	$ 1,500,000.00	$ 1,300,000.00

CUMULATIVE



Staff Review

Fact Sheet

SUBJECT: **APPROVE RECOMMENDATION TO PURCHASE TEMPORARY PUBLIC ART PIECE "SKYWRITING 1"**
John King, Artist

June 15th, 2020

DISCUSSION

On behalf of the Arts in Public Places Initiative and the Leawood Arts Council, staff is bringing forth the request to purchase the current art on loan piece "Skywriting 1" by artist John King

APPI, acting as a selection panel, unanimously approved to recommend the purchase of the piece to the Leawood Arts Council at the March 3, 2020 meeting.

The Leawood Arts Council unanimously approved to recommend the purchase to the Governing Body at the May 26, 2020 meeting.

The recommended installation site for "Sky Writing I" is on the berm located between Tomahawk Creek Pkwy and west and center of the South Lake, pending a wind study and discussion with the artist to ensure sufficient kinetic activation.

The piece will go the Planning Commission in the near future.

If approved, this addition will be the 23rd piece of the Leawood Public Art collection.

Holly York
Cultural Arts Supervisor

SPONSOR

Parks & Recreation Department

COUNCIL ACTION TO BE TAKEN

Approve Arts Council Recommendation to Purchase Temporary Art Piece

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position
- ☐ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$37,500.00

FUND SOURCES

City Capital Art
Fund: 13050.44440.8461400

City of Leawood Governing Body Staff Report

MEETING DATE: June 15, 2020
REPORT WRITTEN: June 4, 2020

THE HILLS OF LEAWOOD VILLAS - REQUEST FOR APPROVAL OF A REZONING FROM R-1 (PLANNED SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT) TO RP-2 (PLANNED CLUSTER DETACHED RESIDENTIAL DISTRICT), PRELIMINARY PLAN, AND PRELIMINARY PLAT - Located north of 151st Street and east of Mission Road - Case 23-20

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval (7-1) of Case 23-20, The Hills of Leawood Villas – request for approval of a Rezoning, Preliminary Plan, and Preliminary Plat, with the stipulations listed below:

1. The project shall be limited to 24 lots and five tracts on 13.5 acres for a residential density of 1.78 units per acre.
2. The developer/owner will agree to rezone the property back to R-1 if the property is not constructed in accordance with this submitted plan. The developer/owner will work with staff to develop the appropriate documentation to support this stipulation prior to Governing Body review.
3. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project. This does not include existing high voltage overhead power transmission lines on the western edge of the development.
4. Per the Leawood Development Ordinance, all above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical or appropriate, as determined by the City Engineer, then such facilities shall be at least 25' behind the right-of-way.
5. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than the 15 square feet in area, or a pad footprint of equal or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
6. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area shall be authorized only by approval of a Special Use Permit prior to construction.
7. The applicant shall be responsible for the following impact fees:
   a. A Park Impact Fee in the amount of $400.00 per dwelling unit prior to the recording of the Final plat. This amount is subject to change by Ordinance.
   b. A South Leawood Transportation Impact Fee prior to the recording of the Final Plat at a rate of $625 x gross acres platted x miles from 135th Street. This amount is subject to change by Ordinance.
   c. The applicant shall be responsible for a Street Fee of $391.50 per linear foot of frontage along 151st Street. This amount is subject to change by Ordinance.
8. The applicant shall provide a 10' Tree Preservation Easement along the north property line of the development adjacent to Ironwoods Park. This Tree Preservation Easement shall address the protection of existing trees, removal of dead or damaged vegetation, and the replacement of vegetation that is removed. A 5' tall, black wrought iron style, fence matching that of the Hills of Leawood shall be constructed along the south boundary of the Tree Preservation Easement, adjacent to Ironwoods Park.

9. At the time of Final Plat and Final Plan application, the Tree Preservation Easement shall be clearly defined on the plat with appropriate text describing the easement and tree maintenance, removal, and replacement.
10. The trail connections within Tract C on the most eastward portion of the development shall extend to connect to the trails within the Hills of Leawood that provide access to the to the amenity area within the Hills of Leawood development. These trails shall be a minimum of 8' in width and constructed of asphalt.
11. Prior to land disturbance (including within Ironwoods Park), the applicant shall work with the Superintendent of Parks identifying any necessary trees which shall be necessary to be removed.
12. All landscaped common areas shall be irrigated, including cul-de-sac medians.
13. Sidewalks shall be minimum of 10' from the back of curb to allow sufficient width for street trees to be planted.
14. Per the Leawood City Code street trees shall be planted a minimum of 5' from the back of curb and adjacent sidewalks.
15. All pedestrian connections, including sidewalks and trails, shall comply with the Americans with Disabilities Act.
16. At the time of Final Plan application, a tree inventory plan shall be provided that shows the location of all trees, 6 inch caliper or larger, measured at 6 inches above ground level, that are proposed for removal within the Tree Preservation Easements.
17. Prior to building permit, the applicant shall be responsible for constructing 150th Street from Mission Road to the terminus of 150th Street within the Hills of Leawood development to the east of the proposed development, to meet all City street construction standards, including but not limited to curbs, sidewalks, storm drainage, lighting, and street trees.
18. The completion of the design and construction of all public streets approved with this application shall be under a single set of construction plans.
19. At the time of Final Plan, the applicant shall provide City staff with a copy of the covenants and restrictions proposed for the development.
20. At the time of Final Plat, the applicant shall provide additional language on the Plat describing the Tracts within the development including maintenance and responsibilities.
21. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo on file with the City of Leawood Planning and Development Department, prior to recording of the Final Plat.
22. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Planning and Development Department, prior to Final Plat.
23. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
24. All sidewalks shall be installed as per street construction standards.
25. All streets within the subdivision shall be public. The developer or Homes Association shall maintain any planting or statuary within the street right of way. The developer shall execute a right-of-way

maintenance agreement with the Public Works Department for any planting or statuary improvements within the public right-of-way.

26. All monument signs shall be placed within a common area designated as a separate tract of land to be maintained by the homes association.
27. All monument signs shall be located outside of all sight triangles, and shall be a minimum of 5' from all property lines and sidewalks.
28. The Preliminary Plan approval shall lapse in two years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant one such extension for a maximum of 12 months for good cause shown by the developer.
29. Prior to Governing Body consideration, the tree preservation easement along the western common property of the Hills of Leawood Villas will be added to the Preliminary Plan and Preliminary Plat.
30. In addition to the stipulations listed in the report, the developer/applicant agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted and to execute a statement acknowledging in writing that they agree to stipulations one through thirty.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

Stipulation 3:

From:

No deviations to the Leawood Development Ordinance shall be approved with this application.

To:

Removed

Stipulation 29 (Added):

Prior to Governing Body consideration, the tree preservation easement along the western common property of the Hills of Leawood Villas will be added to the Preliminary Plan and Preliminary Plat.

APPLICANT:

- The applicant is Mark Simpson with Hills Development, LLC.
- The property is owned by David Swarts, PARU LLC, and Who's On First LLC
- The engineer is Tim Tucker with Phelps Engineering, Inc.
- The landscape architect is Jason Meier with Meier Landscape Architect, LLC

REQUEST:

- The applicant is requesting approval of a Rezoning from R-1 (Planned Single Family Low Density Residential – 15,000 Sq. Ft.) to RP-2 (Planned Cluster Residential District – 6,000 Sq. Ft. per Dwelling), Preliminary Plan and Preliminary Plat for the Hills of Leawood Villas subdivision, which includes 24 single-family residential units and 5 tracts on 13.5 acres, for a density of 1.78 dwelling units/acre.

ZONING:

- The property is currently zoned R-1 (Planned Single Family Low Density Residential).

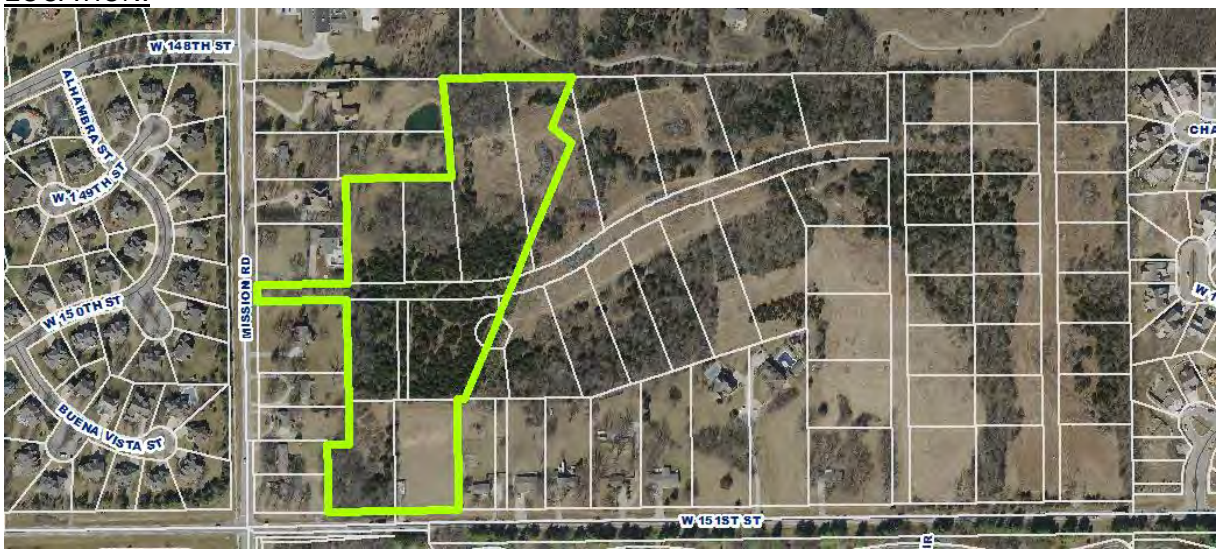
COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Low Density Residential.

SURROUNDING ZONING:

- North — To the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south are single family lots, some of which have been developed with homes along the north side of 151st Street as part of the Mission Heights subdivision, and 151st Street. South of 151st Street is the single family subdivision of Reserve at Ironhorse, zoned RP-1 (Planned Single Family Residential District). Beyond the Reserve of Ironhorse is Ironhorse Golf Course, owned by the City of Leawood, zoned REC (Planned Recreation).
- East — Directly to the east is a single family residential subdivision of Hills of Leawood, currently under construction, zoned R-1 (Planned Single Family Low Density Residential District).
- West — To the west is the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

LOCATION:



HISTORY:

- The subject site was originally part of the Mission Heights subdivision. The original plat for the Mission Heights single family residential subdivision was recorded with 57 single family lots with an average of 1.19 acres per lot in 1961, prior to annexation by the City of Leawood. In the time since the plat was recorded, 16 lots along the periphery have been constructed with single family homes. The interior lots of the development remain vacant. However, infrastructure is now being put in place for the Hills of Leawood residential development directly east of the proposed development.
- The Hills of Leawood development, directly east of the proposed development, received approval of a Final Plat and Final Plan by the Governing Body on April 1, 2019 with Case 01-19, The Hills of Leawood (Ordinance No. 2935). The Hills of Leawood was approved for 70 lots and 8 tracts on 44.16 acres. During the application process, the Hills of Leawood development, was granted a variance by the Board of Zoning Appeals from the minimum average lot size of the adjacent lots within 300' of the development up to one acre. The Board of Zoning Appeals required that the minimum lot size within the development be 15,000 sq. ft. and that the minimum average lot size within the development be

19,000 sq. ft. The Final Development Plan for Hills of Leawood was approved with an average lot size of 19,625 sq. ft.

- This project first came before the Planning Commission on August 27, 2019, and was recommended for approval (Case #74-19.) A protest petition was filed with the City regarding the project. The application was later withdrawn and never acted upon by the Governing Body.
- The applicant then applied to the Board of Zoning Appeals for a variance from the RP-1 Bulk Regulations, which require lot areas for new lots to be the greater of 12,000 sq. ft. or the average (up to a maximum of 1 acre) of all lot sizes within 300 feet of any lot line.
- The BZA denied the request for a variance from RP-1 Bulk Regulations.
- A new application (Case #23-20) was filed with the City of Leawood with changes from the previous application.

SITE PLAN COMMENTS:

- With this application, the applicant is proposing to rezone the property to RP-2 with 24 single family residential lots and 5 Tracts on 13.5 acres for a density of 1.78 dwelling units per acre (average lot size of 15,000 sq.ft.). It is located between the Mission Heights development along Mission Road (average of 45,691 sq.ft. per lot) and the Hills of Leawood development to the east (average of 19,695 per lot).
- Transmission power lines, within a 100' easement that run northeast to southwest, divide the proposed subdivision from the Hills of Leawood that is currently under construction. The centerline of this easement generally forms the eastern boundary of this proposed subdivision. Tracts B and C, common area tracts, are located within the eastern half of this easement.
- In compliance with the Leawood Development Ordinance, the streets within the development shall be public.
- A permanent public street, extending east from Mission Road, will be constructed with this application, connecting Mission Road to the western terminus of 150th Street that is being constructed with the Hills of Leawood subdivision.
- The Hills of Leawood Villas subdivision is proposed to be accessed off of the proposed 150th Street extending eastward off of Mission Road.
- The project will contain two cul-de-sacs with one eyebrow coming off of the northern cul-de-sac.
- Per City requirements, public right-of-way for the streets are 50' and are 26' back of curb to back of curb.
- Landscaped islands are shown within each of the cul-de-sacs and eyebrows.
- Five foot wide sidewalks are proposed on the south side of 150th Street. Five foot sidewalks are also proposed on a single side of the cul-de-sacs, north and south of 150th Street. The development will also include a 10' tree lawn between the sidewalk and back of curb of the street. Approximately 3' of sidewalk will be constructed within a 4' sidewalk easement.
- The main entrance into the development from Mission Road is flanked on each side with common area tracts (Tract A and D). These tract areas will mainly be used for monuments and landscaping for the development.
- Storm water bio-retention/detention is proposed within Tract B along with underground pipes, at the southern end of the development, adjacent to 151st Street.
- Tract C is a common area located under the power lines within the 100' utility easement to the east of the development. Trail connections are proposed to connect with trails within Hills of Leawood that connect to the amenity area within the Hills of Leawood subdivision to the east, and to Ironwoods Park to the north. These trail connections are proposed to be 8' in width and constructed of asphalt.

- Tract E is proposed as an open tract where a sanitary sewer line lies, and is located between lots 9 and 10.
- Adjacent to the common property line with Ironwoods Park to the north, the applicant is proposing a 10' Tree Preservation Easement. Three lots and a Tract E shall contain a portion of this tree preservation easement along their north boundary. A 5' wrought iron style fence to match that to be constructed with Hills of Leawood is proposed to run along the south side of the tree preservation easement.
- A 10' utility easement is proposed along the south side of the 10' tree preservation easement.

CHANGES FROM PREVIOUS SUBMITTAL:

- The applicant has made changes as listed below from the previous application, Case 74-19 that was heard by the Planning Commission on August 27, 2019, and was later withdrawn. These changes:
  - The total number of lots were reduced from 25 to 24 residential lots.
  - The density of the development was reduced from an average of 1.85 lots per acre to 1.78 lots per acre.
  - The total number of deviations requested was decreased, due to the larger lot sizes.
  - The average lot size was increased from 13,642 sq. ft. per lot to 15,000 sq. ft. per lot.

PRELIMINARY PLAT:

- The applicant is proposing 24 single family lots for the Hills of Leawood Villas subdivision, with an average lot size of 15,000 sq.ft. The smallest lot size is 12,004 sq.ft, while the maximum is 18,574 sq.ft.
- The applicant is proposing five common area tracts, a total of 2.67 acres, which shall be maintained by the Homes Association. The tracts are as follows:

Lot	Sq.ft.	Acres	Area
Tract A	1,822.07	0.0418	South of the main entrance into the development off of 150th Street. This tract will contain landscaping and development monuments.
Tract B	66,012.43	1.5154	Southern boundary of the development, south of 150th Street. This common area will contain a bio-retention/detention basin and underground pipes for storm water.
Tract C	43,670.53	1.0025	Along the east boundary of the development, north of 150th Street. Will contain multiple trail connections to the proposed trails within Hills of Leawood.
Tract D	231.45	0.0053	Directly north of the main entrance off of 150th Street and will contain a monument sign and associated landscaping.
Tract E	4,538.98	0.1042	In between lots 9 and 10 and will contain a Sanitary Sewer Easement coming from the City of Leawood Fire Station, just north of the development.
Total	116,275.46	2.6692	

BULK REGULATIONS:

- The following table outlines the required and provided regulations for the RP-2 Zoning District:

Criteria	Required	Provided	Compliance
Front Setback	30'	26.5'	Deviation Requested
Side Setback	10'	10'	Complies
Corner Lot Street Side Setback	20'	22.5'	Complies
Rear Setback	20'	22.5'	Complies
Lot Size	6,000 Square Feet per dwelling unit	Average = 15,000 sq. ft.	Complies

- The following criteria compares the low-density districts of R-1 and RP-1 with the medium density zoning of RP-2.

Criteria	R-1 Required	RP-1 Required	RP-2 Required
Comprehensive Plan Designation	Low Density Residential	Low Density Residential	Medium Density Residential
Density	2.90 Dwelling Units/Acre	3.63 Dwelling Units/Acre	7.26 Dwelling Units/Acre
Lot Size	15,000 Square Feet per dwelling unit*	12,000 Square Feet per dwelling unit*	6,000 Square Feet per dwelling unit
Lot Frontage	100'	100'	None
Minimum Lot Depth	120'	120'	120'
Lot Depth Ratio	3:1	3:1	3:1
Front Setback	35'	35'	30'
Side Setback	15'	12'	10'
Corner Lot Street Side Setback	30'	30'	20'
Rear Setback	30' for lots with a depth of less than 150'**	30' for lots with a depth of less than 150'**	20'

**The greater of the required lot size or the average (up to 1 acre) of all lots within 300' of any lot line.*
*** Lots greater than 150' in depth shall use the following formula for rear yard setback (.70 x (Lot Depth-150')+30)*

- The current application would meet any of the Leawood Development Ordinance bulk regulations within an RP-1 zoning, other than the regulation stating that lot areas for new lots shall be the greater of 12,000 sq. ft. or the average (up to a maximum of 1 acre) of all lot sizes within 300 feet of any lot line.

LANDSCAPING:

- Landscaping is reviewed and approved at the time of Final Plan. The applicant has provided a preliminary landscape plan.
- The applicant is showing street trees to be planted at a rate of one tree per 40' along all proposed right-of-ways including the connection from the development and Mission Road. The applicant has provided a detail that shows that sidewalks are proposed 10' from the back of curb. This will allow enough space

for street trees to be planted between the back of curb and sidewalk. Per the City Code street trees should be planted a minimum of 5' from the back of curb and from adjacent sidewalks.

- The applicant is proposing a 10' Tree Preservation Easement along the northern boundary that is adjacent to the Ironwoods Park along with a 5' wrought iron fence to delineate the Tree Preservation Easement from the rest of the property.
- At the time of Final Plan, the existing trees within the Tree Preservation Easement will be inventoried, and only the removal of dead or hazardous trees will be allowed to be removed with the supervision of the City of Leawood Superintendent of Parks and an expert consultant hired by the developer.

LIGHTING:

- Lighting is reviewed and approved at the time of Final Plan.

SIGNAGE:

- No signage is approved with this application. All signage will be reviewed at the time of Final Plan.
- The applicant is proposing two common tracts A and D, north and south of the main western entrance of the subdivision off Mission Road, which will be used for development signage or monuments. Details of the signage and monuments will be required at the time of Final Plan application.
- Per the Leawood Development Ordinance 16-4-6.13, the maximum number of monument signs within an RP-2 zoned district is 1 per major entrance from an arterial or Collector Street.

INTERACT:

- An Interact meeting was held on March 10, 2020. A meeting summary and sign-in sheet are attached.

REQUESTED DEVIATIONS:

- The applicant is requesting the following deviations to the Leawood Development Ordinance.
  - Front Yard Setbacks: Section 16-2-5.5 RP-2 (Planned Cluster Detached Residential District) (6,000 sq. ft. per dwelling) requires that front yard setbacks to be a minimum of 30 ft. The applicant is proposing a deviation to the setback to allow for a 26.5' front yard setback for a thirteen lots (lots 3, 5, 7, 8, 11-13, 15, 16, 19-21, and 23). Section 16-3-9 (A)(5)(b): provides a deviation for setbacks of buildings and paved areas from other than a public street may be reduced to 85% of the standard requirement. The deviation may be granted only if compensating common open space (not less than 1:1 ratio) is provided elsewhere in the project and where there is ample evidence that the deviation will not adversely affect the neighboring properties.

IMPACT FEES:

- Park Impact Fee
  - The applicant shall be responsible for a Park Impact Fee in the amount of $400.00 per dwelling unit prior to the recording of the Final Plat. This amount is subject to change by Ordinance.
- South Leawood Transportation Impact Fee
  - The applicant shall be responsible for a South Leawood Transportation Impact Fee prior to the recording of the Final Plat at a rate of $625 x gross acres platted x miles from 135th Street. This amount is subject to change by Ordinance.
- Street Fee: The applicant/owner shall be responsible for a Street Fee of $391.50 per linear foot of frontage along 151st Street. This amount is subject to change by Ordinance.

GOLDEN CRITERIA:

The character of the neighborhood:

The area is characterized by an arterial street (Mission Road) and a low density, large lot single-family residential neighborhood (Mission Heights) to the west; an arterial street (151st Street) and a low density, large lot single-family residential neighborhood (Mission Heights) on the south; a city park (Ironwoods Park) directly to the north, and a low density single-family residential neighborhood (Hills of Leawood) currently under construction to the east.

The original plat for Mission Heights, which was a low density, large lot subdivision, was recorded in 1961 prior to annexation by the City of Leawood. Since the plat was recorded, only large single family lots along the periphery have been constructed; however, interior lots remain vacant and proposed roads have not been constructed.

A new low-density subdivision, Hills of Leawood, was approved by the Governing Body on April 1, 2019 (Ordinance #2935). A Final Plan and Final Plat for the first phase of the Hills of Leawood was approved by the Governing Body on May 21, 2019. Grading for the development has begun for this project along with construction of 150th Street, which will connect the proposed development with Hills of Leawood Villas to the east and Mission Road to the west.

The zoning and uses of properties nearby:

- North — To the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south are single family lots, some of which have been developed with homes along the north side of 151st Street as part of the Mission Heights subdivision, zoned R-1 (Planned Single Family Low Density Residential District). Further to the south, across 151st Street, is the single family subdivision of Reserve at Ironhorse, zoned RP-1 (Planned Single Family Residential District). Beyond is Ironhorse Golf Course, owned by the City of Leawood, zoned REC (Planned Recreation).
- East — Directly to the east is a single family residential subdivision of Hills of Leawood, currently under construction, zoned R-1 (Planned Single Family Low Density Residential District).
- West — To the west is the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

The Suitability of the subject property for uses to which it has been restricted:

The site is suitable for low-density Single Family development as shown on the City of Leawood Comprehensive Plan and as currently zoned R-1 (Planned Single Family Low Density Residential District – 15,000 sq. ft. Per Dwelling). However, the plan proposed with this application is not suitable for the subject property as it proposes RP-2 (Planned Cluster Detached Residential District – 6,000 sq.ft. Per Dwelling), which is medium density residential with minimum lot sizes less than half of the surrounding zoning.

The time for which the property has been vacant:

A plat for the subject property was recorded in the 1960's. Since that time, approximately 12 lots were developed along Mission Road and 151st Street, leaving all interior lots and roads undeveloped. However, the property directly to the east of the proposed development has been approved for the R-1 (Planned

Single Family Low Density Residential District) subdivision of Hills of Leawood, which is currently under construction.

The extent to which removal of the restrictions will detrimentally affect nearby property:
The existing homes, developed within the Mission Heights subdivision, that have developed along both Mission Road and 151st Street have lots substantially larger than 15,000 sq.ft. In addition the Hills of Leawood, an approved low density single family residential subdivision that is zoned R-1 that is currently under construction will also have many lots larger than 15,000 sq.ft. The Leawood Development Ordinance also has a requirement within R-1 and RP-1 zoning districts that the minimum size of newly created lots shall be a minimum of 15,000 sq. ft. or the average lot size of lots within the City of Leawood that are within 300' (up to a maximum of 1 acre), whichever is greater. This Leawood Development Ordinance requirement is to ensure that new single-family residential development will be compatible with the existing neighborhoods.

The development in this application is proposing to skip the RP-1 zoning district and move to a medium density zoning district of RP-2 (Planned Cluster Detached Residential District – 6,000 Sq. Ft. per dwelling unit), which allows minimum lots sizes to be less than half of what is required by R-1 zoning. The RP-2 zoning also does not have the requirement that newly created lots must meet the average lot size of lots within 300' up to 1 acre, to ensure that newly created lots will be compatible with surrounding development. In addition to skipping to a denser zoning district, the applicant has requested deviations from the bulk regulations for the RP-2 district in regards to front setbacks, which are already less than the requirements within both R-1 and RP-1 low density residential districts.

Although the development within this application has an average lot size larger than what is allowed within RP-2 zoning district, any future developments would be allowed to use the minimum zoning requirements, potentially allowing for 6,000 sq. ft. lots per dwelling unit. A more dense development could have a detrimental effect on neighboring properties due to increased vehicular traffic, and a more cluttered landscape with homes closer together and smaller lot frontages and front yard setbacks.

This site is suitable for low density residential development and stipulations are necessary to ensure a high quality project that fits with the surrounding uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:
Maintaining R-1 zoning would keep this area compatible with existing and approved adjoining residential development, which may create a relative gain to the public health, safety, and welfare to the neighboring community by reducing density, traffic, and overall impact to this residential area.

The recommendation of the professional staff:
City Staff recommends denial of the proposed application for the reasons outlined in the staff report and Golden Factors.

Conformance of the requested change to the adopted master plan of the City of Leawood:
The proposed application does not conform to the Comprehensive Plan of the City of Leawood as it is higher density than what the plan shows (Low Density Residential) for this site.

STAFF COMMENTS:

- The applicant is requesting a rezoning of the project area to RP-2 (Planned Cluster Detached Residential District – 6,000 Sq. Ft. per Dwelling). The City of Leawood Comprehensive Plan shows this area to be Low Density Residential. Areas zoned RP-2 are considered to be Medium density Residential. In addition to the plan not meeting the City of Leawood Comprehensive Plan, additional reasons for denial of this request are as listed below. City Staff is not supportive of this application deviating from the Comprehensive Plan considering all surrounding land uses are Low Density Residential, zoned R-1.
    - The proposed development is skipping over a zoning classification, putting medium density residential zoning in the middle of other established and developing low density subdivisions zoned R-1. The maximum density permitted within the RP-2 zoning district is 7.26 dwelling units per acre. The R-1 zoning district allows a maximum density of 2.89 dwelling units per acre, which is less than half the density of the RP-2 zoning district. The higher density that the applicant is proposing is not being used as a transition to higher intensity development, but is surrounded by existing homes and approved development zoned R-1. As stated above, the applicant is not proposing the next highest density within residential (RP-1), which allows a maximum density of 3.63 dwelling units per acre, but is skipping to the medium density RP-2.
    - The lots with this application are larger and meet the requirements of the RP-1 zoning district (other than meeting the average lot size of all properties within 300'). However, zoning does not sunset after a specific amount of time. The RP-2 zoning will remain on the property if this development is not started or completed, allowing for future plans that will only meet the minimums allowed by the RP-2 zoning district.
    - The minimum lot size required within the RP-2 zoning district (6,000 sq. ft.) is less than half the lot size required under the existing R-1 zoning of the site (15,000 sq. ft.), and of the surrounding residential developments zoned R-1. With this project, the applicant is proposing lots at an average or 15,000 Sq. Ft. per lot.
    - Both R-1 and RP-1 zoning districts require a minimum lot frontage of 100 sq. ft., whereas, the RP-2 zoning district has no frontage requirement. This means that the number of lots proposed are allowed to be greater than
    - Additional deviations are being requested to reduce setbacks within the RP-2 district.
    - All future developments will be able to use the minimum requirements for the approved zoning classification, which does not automatically sunset. Therefore, the potential for an even denser development exists.
- The developer/owner has agreed to rezone the property back to R-1 if the property is not constructed in accordance with this submitted plan. The developer/owner will work with staff to develop the appropriate documentation to support this stipulation prior to Governing Body review (Stipulation #2).
- Below are tables comparing the requirements for R-1, RP-1 and RP-2 zoning districts, as well as a comparison between the existing lots within Mission Heights, approved lots of Hills of Leawood, and the proposed lots with this application:

Comparison Of Leawood Development Ordinance Requirements For R-1, RP-1 And RP-2

Criteria	R-1 Required	RP-1 Required	RP-2 Required
Comprehensive Plan Designation	Low Density Residential	Low Density Residential	Medium Density Residential
Density	2.90 Dwelling Units/Acre	3.63 Dwelling Units/Acre	7.26 Dwelling Units/Acre
Lot Size	15,000 Square Feet per dwelling unit*	12,000 Square Feet per dwelling unit*	6,000 Square Feet per dwelling unit
Lot Frontage	100'	100'	N/A
Minimum Lot Depth	120'	120'	120'
Lot Depth Ratio	3:1	3:1	3:1
Front Setback	35'	35'	30'
Side Setback	15'	12'	10'
Corner Lot Street Side Setback	30'	30'	20'
Rear Setback	30' for lots with a depth of less than 150'	30' for lots with a depth of less than 150'	20'

Comparison Between The Existing Lots Within Mission Heights, Approved Lots Of Hills Of Leawood, And The Proposed Lots With This Application

	Mission Heights	Hills of Leawood	Hills of Leawood Villas
Status	Existing	Approved	Proposed
Comprehensive Plan Designation	Low Density Residential	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	Proposed RP-2
Average Lot Size (Sq. Ft.)	45,691 Sq. Ft.	19,695 Sq. Ft.	15,000 Sq. Ft.
Density	1.05 Average Lots/Acre	2.21 Average Lots/Acre	2.90 Average Lots/Acre

City of Leawood
4800 Town Center Drive • Leawood, Kansas 66211
Public Works Department • (913) 339-6700 x 130 • (913) 339-9374 Fax

MEMO

DATE: May 19, 2020

TO: Richard Coleman, Director of Community Development

FROM: Brian Scovill, P.E., City Engineer
Department of Public Works

SUBJECT: Hills of Leawood Rezoning & Prelim Plan
Case Number: 23-20

The Department of Public Works has reviewed the aforementioned project and would like to make the following stipulations as part of the Planning Commission Approval:

1) Plat:
   a) Provide sixty (60) feet of Right-of-Way along 151st Street
   b) Provide a 5' sidewalk easement along the frontage of lots where the sidewalk is located.
   c) Provide a minimum ten (10) foot Utility Easement abutting all Right-of-Way.
   d) Sanitary Sewer Easements, Storm Sewer Easements and Utility Easements will be reviewed on the final plat.
   e) The City of Leawood will refuse dedication of Right-of-Way and Easements if the landowner grants rights to others without written permission by the City Engineer of the City of Leawood. The Surveyor shall provide a sealed letter stating there are no Blanket Easements and provide a map showing existing easements that are within the proposed Right-of-Way and Public Utility Easements prior to the City releasing the plat.
2) Traffic Impact Analysis:
   a) Prior to approval of construction plans. The developer shall verify sight distance along Mission Road and provide a sealed report from a licensed Engineer. The report shall include recommendations for additional signing if needed.
3) Storm Water Study:
   a) The following is proposed:

i) Use the detention facility approved for construction on the northwest corner of the second plat of the Hills of Leawood.

ii) A new dry basin located in the southeast portion of this property adjacent to 151st Street and new infiltration chambers located on site close to 151st Street.

iii) Native vegetation located under the existing high voltage power lines crossing this property.

b) Prior to review by the Governing body, the developer shall work with staff to resolved questions regarding BMP rating values and update the BMP plan accordingly.

c) The developer shall upgrade the control features of the detention basin located the northwest corner of the second plat of the Hills of Leawood based on the Stormwater Drainage Study provided for the Hills of Leawood Villas.

d) The location, size, plant material list, etc. of the BMPs will be verified on the engineering plan submittal.

4) Prior to Building Permit, the applicant shall be responsible for constructing 150th Street from Mission Road to the terminus of 150th Street within the Hills of Leawood development to the east of the proposed development, to meet all City street construction standards, including but not limited to curbs, sidewalks, storm drainage, lighting, and street trees.

5) Permanent structures, including monument signs, shall not be placed within the Right-of-Way and Public Easements.

6) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).

7) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.

8) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.

9) Construction vehicles, including vehicles of construction personnel, shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor.

10) The Developer shall repair and restore all damaged areas between the back of curb and the Right-of-Way abutting this lot including any existing damage. This

shall include but is not limited to street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.

11) The Developer shall provide documentation by a licensed professional engineer certifying on City forms the BMPs have been constructed in accordance with City standards and the approved plans.

12) The developer shall provide as-built storm sewer information in accordance with City standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.

13) The developer shall pay the sign fee as stated in the Fee Schedule for each intersection or location of street name change to cover the costs of street signs to be installed by the Department of Public Works.

14) Prior to the City releasing the plat, the Developer shall file at the County an executed Right Of Way Maintenance Agreement for private infrastructure within the right-of-way.

15) Building Permits will not be issued and the plat will not be released for recording until all public improvement plans have been approved by the City Engineer.

16) The Certificate of Occupancy shall not be approved until the above requirements have been met.

If you have any questions, please call me at (913) 663-9134.

Richard Sanchez

From: Jarrett Hawley
Sent: Friday, May 22, 2020 8:13 AM
To: Richard Sanchez
Subject: RE: Case 23-20 Hills of Leawood Villas - Fire Department Memo

Good Morning Ricky-

The Fire Department has no objections to this site plan for the Hills of Leawood Villas.

-Jarrett

Jarrett E Hawley, III
Deputy Chief
Leawood Fire Department
jarretth@leawood.org
Cell-(913)309-2365
Office-(913)266-0602

HILLS OF LEAWOOD VILLAS

INTERACT MEETING

March 10th AT 6PM

IRON HORSE GOLF CLUBHOUSE

MEETING MINUTES

Meeting was called to order at 6:05PM. Meeting concluded at 6:450PM. The Developer was represented by Mark Simpson & Saul Ellis. Attending were 7 neighbors, 5 adjacent property owners on Mission Rd to the west and one from Highlands Villas and one from Pavillions.

The Developer opened the meeting to explain why the project was going forward with 24 lots and RP-2 zoning request. All of the villa lots adjacent to the existing single level ranch homes legacy homes along Mission Rd. built over 30 years ago on septic tanks would now be R-1 lots of at least 15,000sf with widths of at least 100' on the common property line. The developer advised the neighbors the principal reason they were continuing to try to develop this 14 acres was to avoid this small neglected parcel from becoming an illegal dumping ground for unwanted waste, a convenient party site for high schoolers and to provide a western access point to Mission Rd. for the residents of their new Hills of Leawood community.

1. Stephen Jennings- 4000 @. 150th Terr.- Asked if these villas would be maintenance provided and detached. Developer responded that all villas would be fully maintenance provide and would be reverse floorplans with single level and finished lower level and home values would start at about $800,000 and go to well over $1 million.
2. Theresa Entriken 15009 Mission Rd.- Stated that she continued to oppose development on this natural area and the removal of the existing trees.
3. Kathy Hooper 15150 Granada- Just came to see what was being built as her bank employer was financing a new home for over $1 million in the adjoining Hills of Leawood.
4. Robert McQuain- 14901 Mission Rd.- Objected to any homes being built on less than one acre. The developer responded that the cost of infrastructure, including the construction costs of the offsite access road of 150th Terrace from Mission Rd. of approximately $100,000 would make each estate homesite cost approximately $250,000. These estate lots would not be saleable particularly against 160,000 voltage transmission powerlines.
5. Lori Hull 15007 Mission Rd. asked where sanitary sewers would access the community. The developer responded that all sanitary sewers would come from 151st Street or from the Hills of Leawood. All storm sewers would run directly south towards 151st Street and not towards her home.
6. Connie Krupco- 15005 Mission Rd.- Asked how far the nearest villa would be to her home. The developer responded that from her home to the rear of the nearest villa would be 130'. She asked how far from her property line not her home. The developer responded that the villa next to her would side to her home and be 20' from the fence. She asked that we eliminate that lot as it was too close to her fence. The Developer explained that the elimination of a single lot out of 24 lots would likely be the difference between the project making a small profit and breaking even. When advised her home value would increase as they villas would be sold at more than twice her homes appraise value, she responded that it would only increase her real estate taxes.

HILLS OF LEAWOOD VILLAS

INTERACT MEETING

March 10th, 2020

Iron Woods Golf Club

PROPERTY OWNER	ADDRESS	E-MAIL	PHO
STEPHEN JENNINGS	4000 W. 150th LEAWOOD	sajennings52@yahoo.com	(
Lori Hull	15007 Mission Rd Leawood	ms.hull@att.net	
Robert McQuain	14901 Mission Rd Leawood	mcquain@mdrlaw.com	
Theresa Entriken	15009 Mission Leawood	tentr.kendvme@gmail.com	91
Connie Krupco	15005 Mission, Leawood	ckrupco@awginc.com	91
Kris Feldkamp	15019 Mission Leawood	KFELD6622@Hotmail.com	91
Kathy Hooper	15150 Granada	Kathyhooper@ATT.net	

REZONING PROTEST PETITION

Protest Petition against Rezoning Case No. 23-20

We, the undersigned property owners, do hereby protest the rezoning from District(s) R-1 (Planned Single Family Low Density Residential) to RP-2 (Planned Cluster Residential Detached) zoning district, on the described property, to-wit:

See attached Exhibit "A"

We, the undersigned, realize that this petition of protest must be submitted to the Office of the City Clerk within fourteen (14) days from the date of the conclusion of the Planning Commission public hearing regarding this rezoning application. Further, we realize that this Petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain lawful actions are taken to remove the Protest Petition. This Petition is filed pursuant to the laws of Kansas, K.S.A. 12-757 and Leawood Development Ordinance 16-5-4, and shall be subject to the rules contained therein.

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which a rezoning is sought, whereby our signatures shall hereafter be verified by one of the signers of the Protest Petition as true and correct signatures in order for this Protest Petition to be valid. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of area for which a rezoning is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning is sought <u>and</u> the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning is sought.

Legal Signature of Owner (All owners of property must sign)	**Printed Name of Owner**	**Property Description** (Address and/or lot and block number)
Richard C. Krupco	Richard C. Krupco	15005 Mission Road
Connie J. Krupco	Connie J. Krupco	15005 Mission Road
Shannon E Maize	Shannon E Maize	14913 Mission Rd
Mark Maize	Mark Maize	14913 Mission Rd
Lori A. Hull	Lori A. Hull	15007 Mission Road
David P. Hull	David P. Hull	15007 Mission Rd
Theresa L. Entriken	Theresa L. Entriken	15009 Mission Road
Corey A. Entriken	Corey A. Entriken	15009 Mission Road
Diane P Teal	Diane P Teal	15015 Mission Rd
Kris Feldkamp	Kris Feldkamp	15019 Mission Rd
Cathy Feldkamp	Cathy Feldkamp	15019 Mission Rd
Imtiaz Moknijia	Imtiaz Moknijia	14909 Mission Rd.

Legal Signature of Owner (All owners of property must sign)	Printed Name of Owner	Property Description (Address and/or lot and block number)
	Robert R. McQuain	14901 Mission Rd + Portion of Lot 2
	Suzanne McQuain	+ See legal attached
	Paul E. Klehn, Trustee Klehn Revocable Trust	14905 Mission Road
	Tina M Klehn, Trustee Klehn Revocable trust	14905 Mission Road

RECEIVED
JUN 08 2020
CITY CLERK'S OFFICE
LEAWOOD, KANSAS

EXHIBIT "A"

LEGAL DESCRIPTION

All OF LOTS 6, 7, 8, 20, AND ALL THAT PART OF LOTS 9, 10, 18, 19 AND 21, AND ALL THAT PART OF THE ADJACENT PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIV1SION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, SOUTH, RANGE 25 EAST, ALL BEING IN THE CITY OF LEAWOOD, JOHNSON COUNTY. KANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 0°00'25" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE WEST PLAT LINE OF SAID MISSION HEIGHTS AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1326.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 605.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 410.07 FEET; THENCE S 23°37'18" W, A DISTANCE OF 176.21 FEET; THENCE S 50°00'53" E, A DISTANCE OF 104.22 FEET; THENCE S 23°37'18" W, A DISTANCE OF 792.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 75.25 FEET; THENCE S 0°13'00" W, A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 21 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 151ST STREET A DISTANCE OF 390.00 FEET; THENCE N 0°13'00" E, A DISTANCE OF 199.94 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 5 OF SAID MISSION HEIGHTS; THENCE S 89°47'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 0°13'00" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 2°56'32" E, A DISTANCE OF 50.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 0°09'20" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 312.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°47'04" E, ALONG THE NORTH LINE OF SAID LOT 6 AND 7, A DISTANCE OF 315.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N 4°16'15" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 294.89 FEET TO THE POINT OF BEGINNING. CONTAINING 13.5086 ACRES, MORE OR LESS, OF WHICH 1.3210 ACRES OR UNPLATTED LAND.

McQuain legal description

All of Lot 1, and a part of Lot 2, MISSION HEIGHTS, a subdivision in the City of Leawood, Johnson County, Kansas, being more particularly described as follows: Beginning at the Southwest corner of Section 3, Township 14 South, Range 25 East; thence North 0 degrees 13 minutes 25 seconds West, a distance of 1172 feet along the West line of said Section; thence East a distance of 290 feet to a point on the North line of Lot 2, MISSION HEIGHTS, said point being the true point of beginning of said described tract; thence East along the North line of Lot 2, a distance of 326.44 feet to the Northeast corner of Lot 2; thence South 4 degrees 28 minutes 06 seconds East, a distance of 140.43 feet to the Southeast corner of Lot 2; thence West along the South line of Lot 2, a distance of 336.83 feet; thence North 0 degrees 13 minutes 25 seconds West, a distance of 140 feet to the true point of beginning.

ACKNOWLEDGMENT AND VERIFICATION

STATE OF ~~KANSAS~~ Missouri)
COUNTY OF ~~JOHNSON~~ Jackson) SS

I, IMTIAZ MOKNIJIA, residing at 14909 Mission Rd, being first duly sworn, depose and state that I have read and examined the foregoing Protest Petition and the signatures and addresses placed on the Protest Petition, and further that the signatures and legal description and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of the Protest Petition and own property within the statutory area of notification related to the area for which a rezoning is sought, and that to the best of my knowledge the signers of the Protest Petition are owners of land located within the statutory area of notification for this rezoning application. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a rezoning is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning is sought.

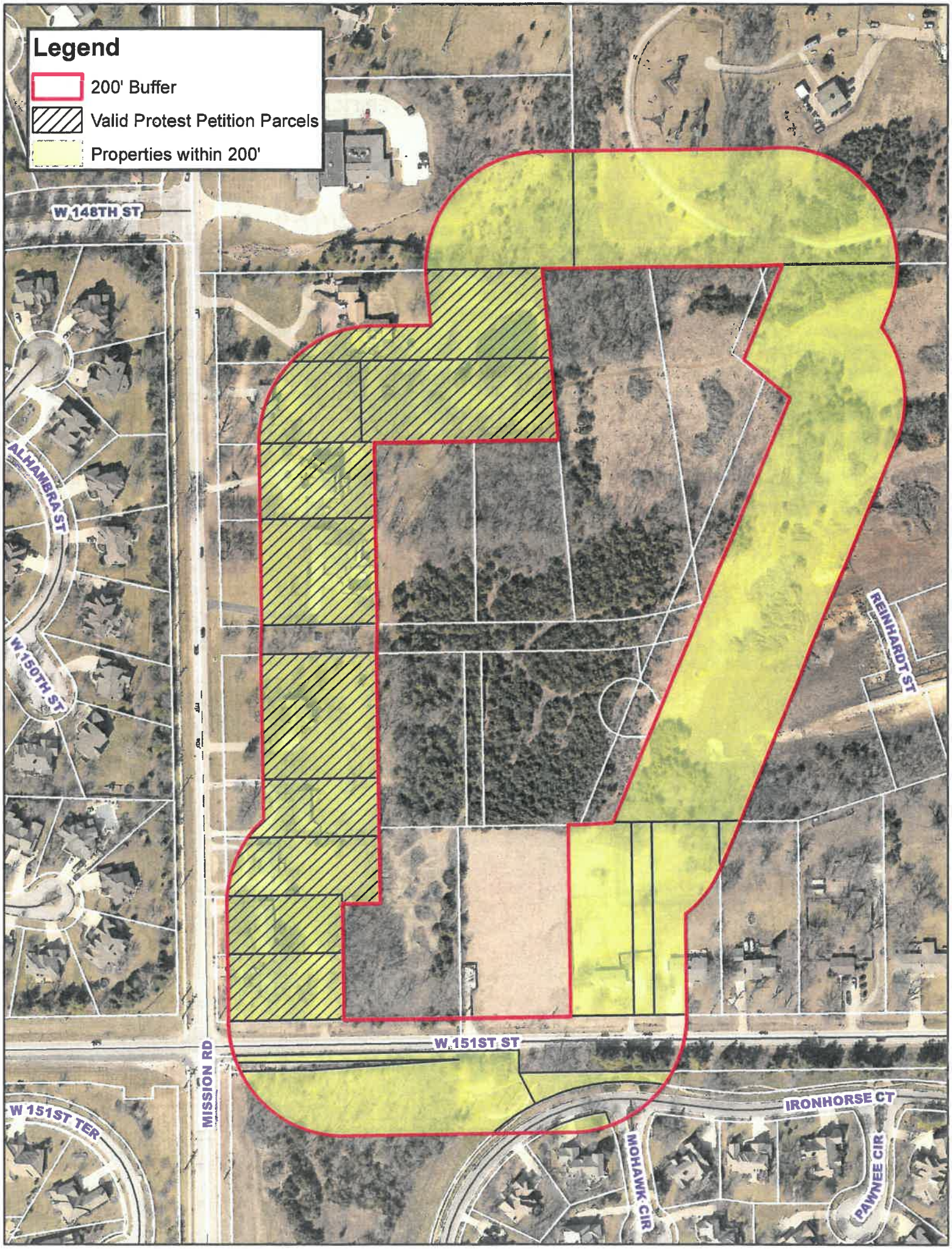
(signature)

Subscribed and sworn to before me this 5th day of June, 2020, by IMTIAZ MOKNIJIA who is personally known to me to be the same person whose name is subscribed to in the foregoing instrument.

Notary Public

My Commission expires:

STISHA L. BURTON
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 06426265
My Commission Expires 03-27-2022


Legend
200' Buffer
Valid Protest Petition Parcels
Properties within 200'
W 148TH ST
ALHAMBRA ST
W 150TH ST
REINHARDT ST
W 151ST ST
MISSION RD
W 151ST TER
IRONHORSE CT
MOHAWK CIR
PAWNEE CIR

Richard Sanchez

From: Michael Lynch <royal6@aol.com>
Sent: Thursday, June 11, 2020 7:21 AM
To: Richard Sanchez
Subject: The Reserve at Iron Horse HOA recommendation

Follow Up Flag: Follow up
Flag Status: Flagged

Sir: please accept this recommendation for approval of the Hills of Leawood proposal by the city council.

We in The Reserve at Iron Horse HOA hope the City Council will uphold the strong Planning Commission recommendation in favor of this rezoning. It will finish out our neighborhood and it has strong protections for our area and the city. This new development will be much more consistent with the character of the neighborhoods around 151st and Mission.

Please include me on the list for those who wish to attend the meeting via Zoom.

Thank you for your time and consideration, we heartily support this project.

Warmest Regards,

Michael K. Lynch
President The Reserve at Iron Horse HOA
Major General USAF (ret)
913-638-3281 cell
913-814-9472 home
royal6@aol.com

Sent from my iPad
WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Heather Wipperman <hwipperman@icloud.com>
Sent: Wednesday, May 13, 2020 1:34 PM
To: Planning and Development General Email
Subject: Leawood Hills Development

Follow Up Flag: Follow up
Flag Status: Completed

Hi my name is Heather Wipperman and my husband Jeff and I have been residents of the Pavilions of Leawood for 15 years. We are writing to express our concern over the new housing development Leawood Hills.
We are extremely concerned by the number of homes and small lot sizes proposed by this developer. The 151 and Mission intersection is not nearly ready for this type of traffic flow. Neither are the homes directly located on 151 st.
My daughter also has been lucky enough to ride horses at the horse farm located next to the development. The horse farm has had their land flooded from run off from the sprinkler systems from so many homes backing up to their property. A tree that was at least 75 years off was killed on the farm property as a result.
I am confident that after a traffic study and a chance for residents to become aware of this terrible proposition, the city of Leawood will block this over crowding from taking place. In the wake of the pandemic our city does not need peopl living virtually on top of each other with little distance between them.
Thank you for making the right decision to block such an obvious mistake, Heather Wipperman

Sent from my iPhone
WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Gene Baldwin <gene4653@icloud.com>
Sent: Thursday, May 21, 2020 10:38 AM
To: Richard Sanchez
Cc: Mark Simpson
Subject: Hills of Leawood

I am writing today as the President of the HOA at the Villas of Ironwoods. We are a neighboring community adjacent to the Hills of Ironwoods.

The developer, Mark Simpson, has informed of his plans to develop 24 maintenance-provided villas on the west side of the property adjacent to some existing houses. The plan seems good to me. The value of both developments will be enhanced if Mr. Simpson is allowed to proceed. Just leaving that property vacant is not a good option. Development is a much better option.

Mr. Simpson has been trying to accommodate the requests of the adjacent neighbors. What he has proposed seems reasonable to me. Therefore, please consider granting Mr. Simpson's request for development.

Thanks

Gene Baldwin
Email: gene4653@icloud.com
Cell: 316-371-2908

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Karl Lavender <karl@packleaderusa.com>
Sent: Thursday, May 21, 2020 12:46 PM
To: Richard Sanchez
Subject: Villas of Leawood

Richard
I am a Leawood resident and have been for 29 years. I have made it my home.
I have two homes that border the subject property for Villas of Leawood. 3400 w 151 st and 3550 W 151st.
I am contacting you today to tell you I am in complete support of Mark Simpson's project Hills of Leawood Villas and would hope that this project is approved. I feel it will be a much needed contribution to this type of housing needs in the Lewood community.
It is my belief there are not enough offerings in Leawood for this type of free standing housing. Housing that offers upscale Villas that have full maintenance options for homeowners of Leawood is a good thing.

My two biggest concerns if it is not approved are as follows:

1. I am very surprised that the planning commission would not have provided alternate ingress and egress options for homes that are already approved for phase 1 and phase 2 for Hills of Leawood. This puts a tremendous burden for entry and exit to Hills of Lewood.
I live directly west of the Hills of Leawood and the entrance to this development. Myself and other residents on 151st will be impacted by the westbound traffic out of the development.
Coupled with the fact that the Missouri bridge at 151st and State line road will be opening soon this will put a further burden on east and west bound traffic east of 151st and Mission Road.
I can see myself having to wait at the end of my driveway for traffic to clear coming out of the Hills of Leawood traveling westbound. This traffic will be mixed with an increased amount of westbound traffic travelling from the Missouri side over the bridge at 151st and State line Road.

For no other reason than to provide an outlet for increased 151 st traffic the Hills of Leawood Villas should be approved. This will provide an additional exit out of Hills of Leawood development onto Mission Road and relieve traffic on 151st.
The city should realize this road will be built eventually and most likely at the City of Leawood expense once the development is fully built out in Phase 1 and Phase 2 due to increased traffic concerns . You have a Developer who has a more than stellar reputation of building first class neighborhoods and developments in Johnson County and are willing to pay for that cost with no burden to taxpayers. This should be seriously considered before passing on this valuable opportunity. This would be a tremendous loss for the City of Leawood and its citizens if you deny this Developer the opportunity to develop a raw piece of land that is in much need of improvement.

2. As an aging Lewood resident I hope to reside at one of the 24 Villas in Hills of Leawood providing this is approved tonight. If it is not I will be disappointed to not have this option to make my future home in Leawood.

I hope this passes tonight. This is your decision to improve the southeastern border of the great City of Leawood, which I am proud to call home for the last 29 years.

thanks Karl

Karl W Lavender

Pack Leader USA, LLC
3951 E 137 Terr
Grandview, MO 64030
816-581-4334 - office
913-526-9462 - cell
816-581-4339 - fax
www.packleaderusa.com

WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Luanne Reeves <lreeveskwr@gmail.com>
Sent: Thursday, May 21, 2020 1:37 PM
To: Richard Sanchez
Subject: Hills of Leawood Villas

As a neighbor to the Hills of Leawood Villa's proposed development, I wanted to offer my support for the plan. The development fits the neighborhood better than the existing homes along Mission Road fit the neighborhood, as this is an area that has undergone an almost complete transformation. This development is an opportunity for the City of Leawood, and I hope they do not allow it to slip thru their hands. Something needs to be done with that unique parcel, and this development affords the City that opportunity.
Thank you.
Luanne Reeves

--

Luanne Reeves

Realtor | **Platinum Realty | Olathe, KS**

Cell: (913) 484.8664

w: www.joinplatinumrealty.com

e: lreeveskwr@gmail.com

KS Bar #15308
MO Bar #44745
*Although Licensed as an Attorney in KS & MO, The Contents of this Email Should Not be Construed as Legal Advice. I am a Realtor, and this Communication is Intended to Facilitate the Buying and Selling of Real Estate, Not the Practice of Law.
WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Michael Lynch <royal6@aol.com>
Sent: Thursday, May 21, 2020 3:48 PM
To: Richard Sanchez
Subject: Hills of Leawood recommendation from The Reserve at Iron Horse HOA

Sir-please accept my highest recommendation for acceptance of The Hills of Iron Horse request to your organization.

Our HOA heartily approves of the plans for the Hills, we feel it will greatly improve the quality of our area of Leawood.

Thanks for your time and understanding.

Respectfully,

Michael K. Lynch
Major General USAF (ret)
President, The Reserve at Iron Horse HOA
913-638-3281 cell
913-814-8472 home
royal6@aol.com

Sent from my iPad
WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Luanne Reeves <lreeveskwr@gmail.com>
Sent: Wednesday, June 10, 2020 9:16 AM
To: Richard Sanchez
Subject: Hills of Leawood Villas

As a neighbor to the Hills of Leawood Villa's proposed development, I wanted to offer my support for the plan. The development fits the neighborhood better than the existing homes along Mission Road fit the neighborhood, as this is an area that has undergone an almost complete transformation over the last 20 years or so. This development is an opportunity for the City of Leawood, and I hope they do not allow it to slip through their hands. Something needs to be done with that unique parcel, which at the present time does not reflect well on the City of Leawood. This development affords the City the opportunity to provide for the creation of something beautiful out of an area that has little chance of being developed in any other way. I am hopeful that the City Council will uphold the planning commission's strong 7 to 1 vote in support of this development.
I have been a realtor for over a decade. I have never seen the introduction of a development featuring $750,000-800,000 homes devalue much less expensive homes in the surrounding area. Quite the opposite is true. If you introduce more expensive homes, the value of the surrounding homes will show positive growth.
Respectfully,
Luanne Reeves

--

Luanne Reeves

Realtor | **Platinum Realty | Olathe, KS**

Cell: (913) 484.8664

w: www.joinplatinumrealty.com

e: lreeveskwr@gmail.com

KS Bar #15308
MO Bar #44745
*Although Licensed as an Attorney in KS & MO, The Contents of this Email Should Not be Construed as Legal Advice. I am a Realtor, and this Communication is Intended to Facilitate the Buying and Selling of Real Estate, Not the Practice of Law.
WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: David Swarts <swardav@yahoo.com>
Sent: Wednesday, June 10, 2020 10:03 AM
To: Richard Sanchez
Subject: The Hills of Leawood Villas

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Sir,

I have owned some land being considered for this project since 1978. Over the years, I have seen proposal after proposal being rejected due to a variety of neighbor's concerns. I have always wished to satisfy my neighbor's concerns, but they keep changing their demands. I can not continue to afford to provide them with a free Nature Reserve behind their property, and/or be part of their plan to sell their homes to the developers for inflated prices(which they have admitted to me). I feel that the Developers have addressed all of my neighbor's concerns, and have created a plan that will enhance the City of Leawood. I hope the City Council will approve on June 15th, what the Planning Commission has already overwhelmingly approved on May 26th. Please allow me to watch on Zoom.

Thank you,
David Swarts

WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

Richard Sanchez

From: Gene Baldwin <gene4653@icloud.com>
Sent: Wednesday, June 10, 2020 10:41 AM
To: Richard Sanchez
Cc: Mark Simpson
Subject: Mission & 151st Rezoning

Mr. Sanchez, I am writing again today as the President of the HOA at the Villas of Ironwoods. We are a neighboring community adjacent to the Hills of Ironwoods.

We are very pleased with the positive result from the recent Planning Committee meeting.

We hope the City Council will uphold the Planning Commission's strong recommendation in favor of rezoning. It will finish out the neighborhood and it has strong protections for the City. The new development will be much more consistent with the character of the neighborhoods around 151st and Mission than the legacy lots along Mission Road.

Please see this email as our enthusiastic support for both rezoning and the development plan put forward by Mr. Simpson.

Thanks

Gene Baldwin
Email: gene4653@icloud.com
Cell: 316-371-2908

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

PRELIMINARY PLAN OF

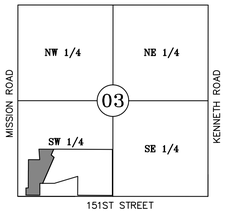
HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

N

SCALE: 1"=100'

0' 100' 200'



LOCATION MAP
SECTION 03-14S-25E

N

0' 1000' 2000'
SCALE : 1 " = 2000'

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	15220.30	0.3494
2	15981.11	0.3669
3	16160.07	0.3710
4	18574.84	0.4264
5	15125.36	0.3472
6	15002.43	0.3444
7	12004.43	0.2756
8	12253.13	0.2813
9	16560.66	0.3802
10	15698.59	0.3604
11	12132.91	0.2785
12	12097.48	0.2777
13	15351.40	0.3524
14	15397.77	0.3535
15	15316.30	0.3516
16	15545.55	0.3569
17	15251.81	0.3501
18	15537.68	0.3567
19	15367.61	0.3528
20	15011.37	0.3446
21	15004.31	0.3445
22	15032.94	0.3451
23	15007.48	0.3445
24	15346.01	0.3523
PLAT	588399.48	13.5078
ROW	112142.48	2.5744
TRACT A	1822.07	0.0418
TRACT B	66012.43	1.5154
TRACT C	43670.53	1.0025
TRACT D	231.45	0.0053
TRACT E	4538.98	0.1042

LEGAL DESCRIPTION:

ALL OF LOTS 6, 7, 8, 20, AND ALL THAT PART OF LOTS 9, 10, 18, 19 AND 21, AND ALL THAT PART OF THE ADJACENT PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, SOUTH, RANGE 25 EAST, ALL BEING IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 0°00'25" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE WEST PLAT LINE OF SAID MISSION HEIGHTS AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1326.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 605.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 410.07 FEET; THENCE S 23°37'18" W, A DISTANCE OF 176.21 FEET; THENCE S 50°00'53" E, A DISTANCE OF 104.22 FEET; THENCE S 23°37'18" W, A DISTANCE OF 792.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 75.25 FEET; THENCE S 0°13'00" W, A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 21 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 151ST STREET A DISTANCE OF 390.00 FEET; THENCE N 0°13'00" E, A DISTANCE OF 199.94 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 5 OF SAID MISSION HEIGHTS; THENCE S 89°47'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 0°13'00" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 2°56'32" E, A DISTANCE OF 50.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 0°09'20" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 312.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°47'04" E, ALONG THE NORTH LINE OF SAID LOT 6 AND 7, A DISTANCE OF 315.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N 4°16'15" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 294.89 FEET TO THE POINT OF BEGINNING, CONTAINING 13.5086 ACRES, MORE OR LESS, OF WHICH 1.3210 ACRES OR UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA:	0.05 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

OWNER:

LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:

LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:

JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0099G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY

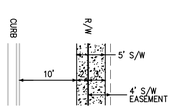
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY

A&D	OPEN SPACE FOR ENTRY MONUMENTS & LANDSCAPING
B&C	OPEN SPACE TO BE UTILIZED FOR STORMWATER DETENTION & STORMWATER TREATMENT FACILITIES
E	OPEN SPACE

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



SIDEWALK DETAIL

SHEET 1 OF 8

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PLANNING
ENGINEERING
IMPLEMENTATION

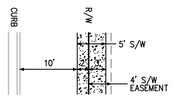
PEI #190320 – 1/30/20

\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:PREPLAT Jun 02, 2020 - 10:31am Jeff Bertz

PRELIMINARY PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SIDEWALK DETAIL

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
SS	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
5' SW	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

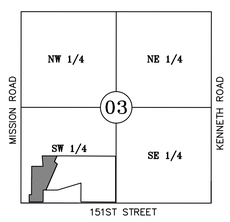
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY

1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY

A&D	OPEN SPACE FOR ENTRY MONUMENTS & LANDSCAPING
B&C	OPEN SPACE TO BE UTILIZED FOR STORMWATER DETENTION & STORMWATER TREATMENT FACILITIES
E	OPEN SPACE

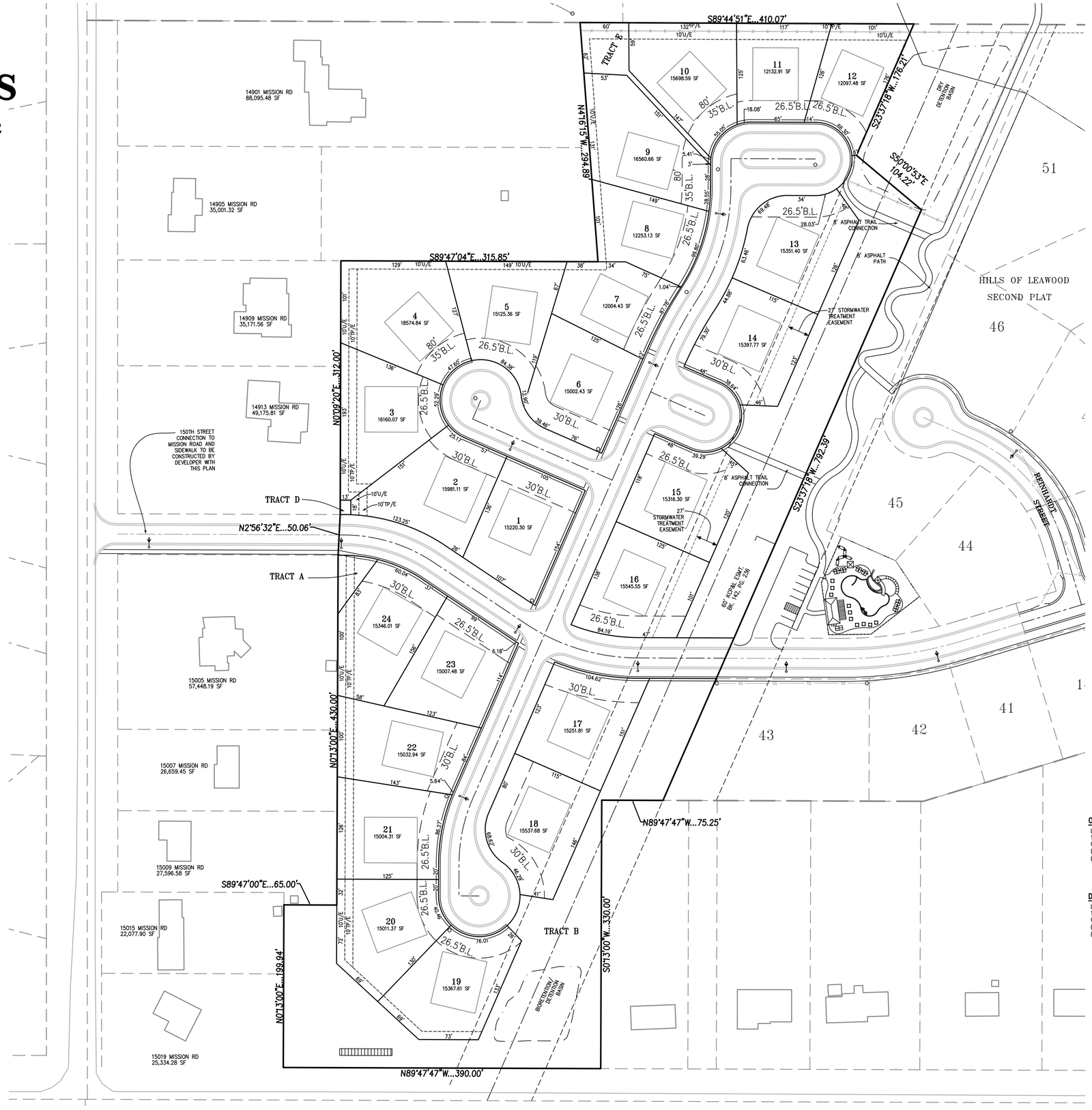


LOCATION MAP
SECTION 03-14S-25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

N

SCALE: 1"=60'
0' 60' 120'



LEGAL DESCRIPTION:

ALL OF LOTS 6, 7, 8, 20, AND ALL THAT PART OF LOTS 9, 10, 18, 19 AND 21, AND ALL THAT PART OF THE ADJACENT PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, SOUTH, RANGE 25 EAST, ALL BEING IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 0°00'25" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE WEST PLAT LINE OF SAID MISSION HEIGHTS AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1326.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 605.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 410.07 FEET; THENCE S 23°37'18" W, A DISTANCE OF 176.21 FEET; THENCE S 50°00'53" E, A DISTANCE OF 104.22 FEET; THENCE S 23°37'18" W, A DISTANCE OF 792.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 75.25 FEET; THENCE S 0°13'00" W, A DISTANCE OF 330.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 21 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 151ST STREET A DISTANCE OF 390.00 FEET; THENCE N 0°13'00" E, A DISTANCE OF 199.94 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 5 OF SAID MISSION HEIGHTS; THENCE S 89°47'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 0°13'00" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 2°56'32" E, A DISTANCE OF 50.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 0°09'20" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 312.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°47'04" E, ALONG THE NORTH LINE OF SAID LOT 6 AND 7, A DISTANCE OF 315.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N 4°16'15" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 294.89 FEET TO THE POINT OF BEGINNING, CONTAINING 13.5086 ACRES, MORE OR LESS, OF WHICH 1.3210 ACRES OR UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA:	0.05 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 2 OF 8

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

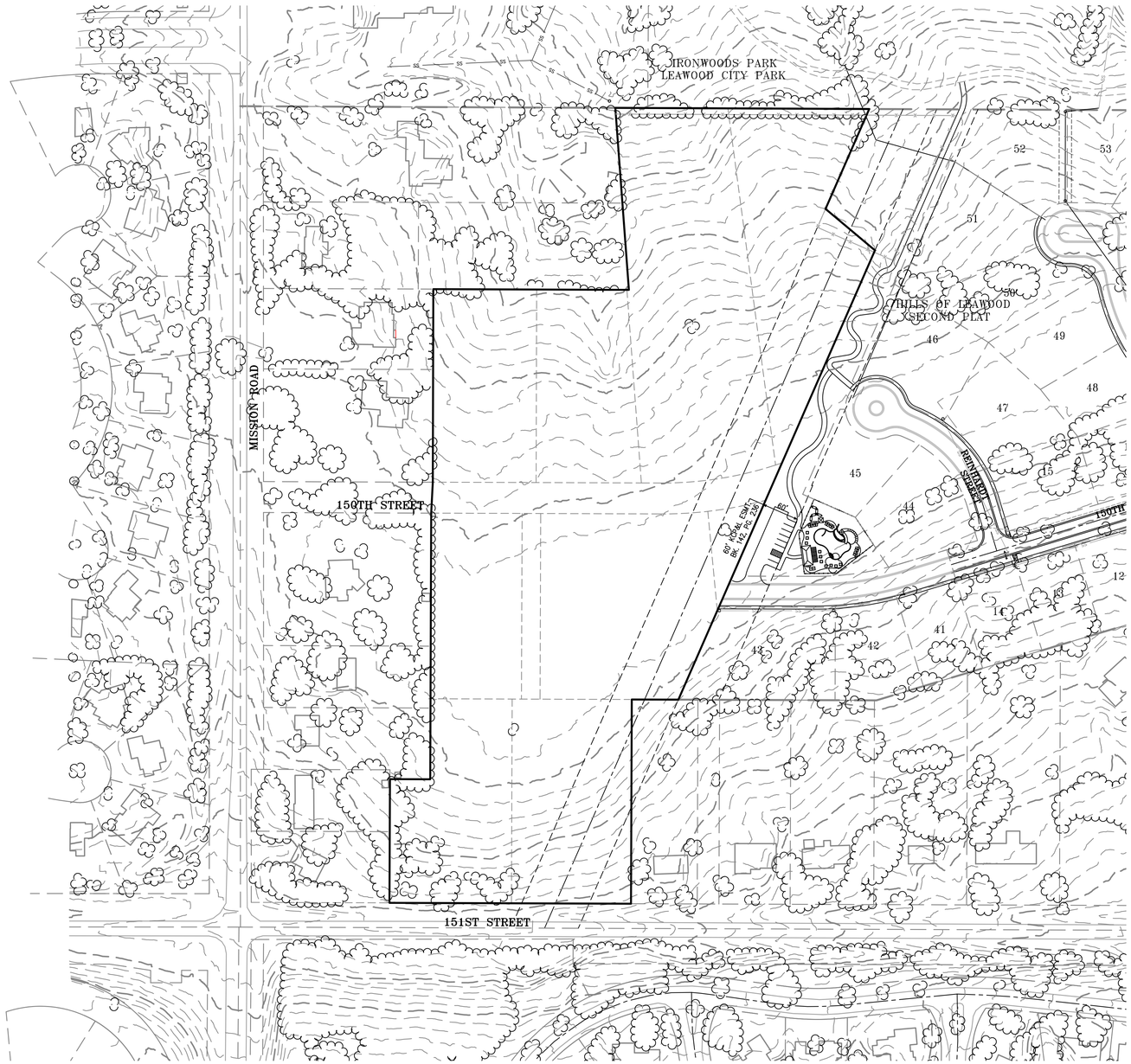
PEI #190320 – 5/10/19

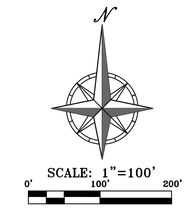
\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:PREPLAT 60SCALE Jun 02, 2020 - 10:31am Jeff Bartz

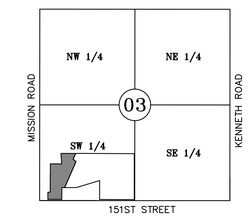
EXISTING CONDITION PLAN OF

HILLS OF LEAWOOD VILLAS

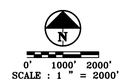
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS







LOCATION MAP
SECTION 03-14S-25E



LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
SS	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATB0-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

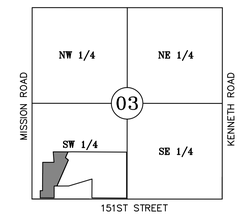
\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:EXISTING Jun 02, 2020 - 10:31am Jeff Bartz

PEI #190320 - 5/10/19

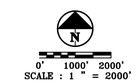
AERIAL PLAN

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



LOCATION MAP
SECTION 03-14S-25E



OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 4 OF 8

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

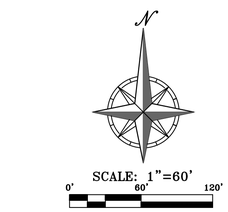
PEI #141053 – 10/24/17

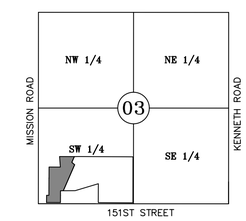
\\PHELPS-SERVER\Projects\P\180320\DWG\EXISTING.dwg Layout:AERIAL Jun 02, 2020 - 10:31am Jeff Bertz

GRADING PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 5 OF 8

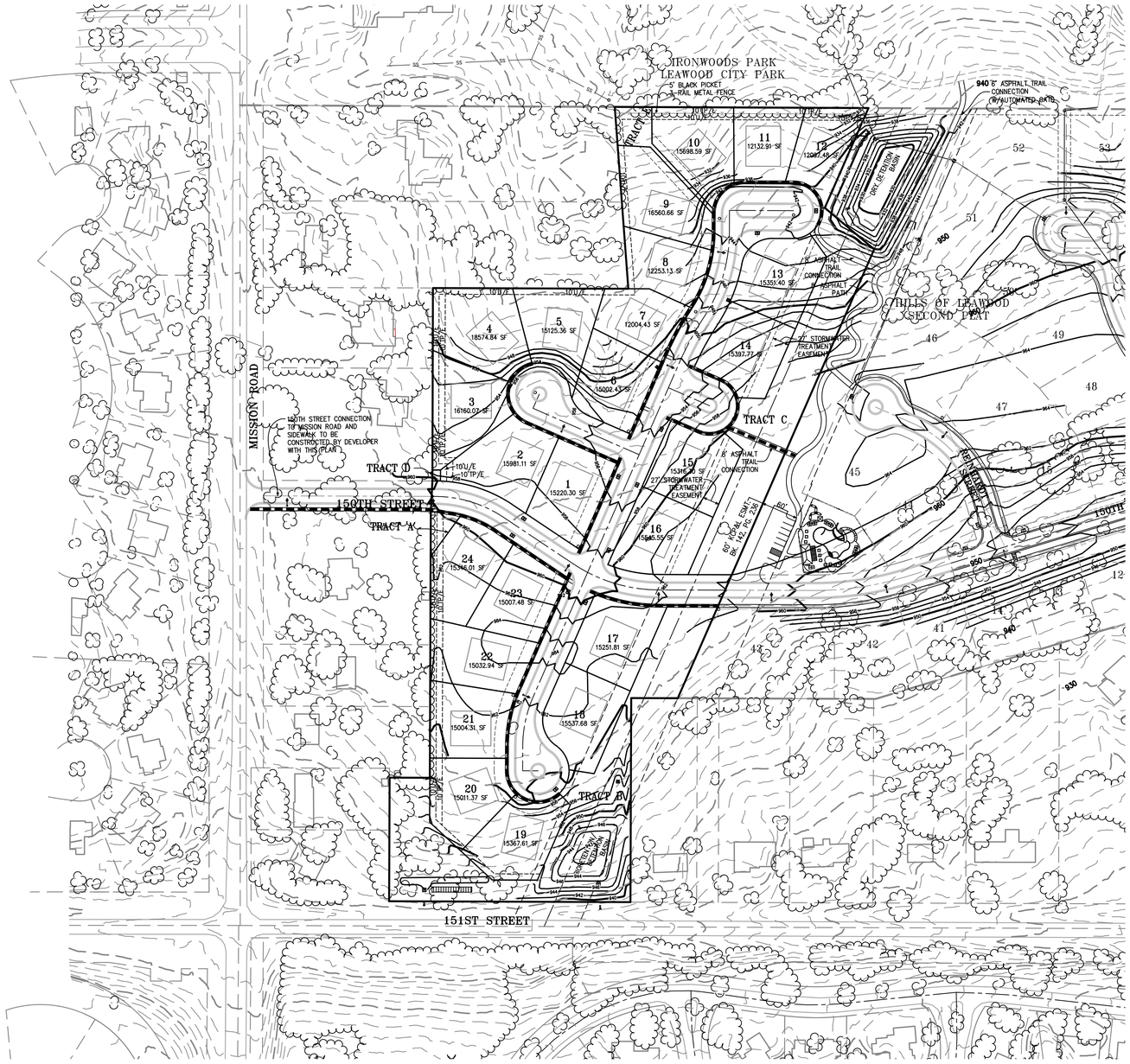
PLANNING
ENGINEERING
IMPLEMENTATION

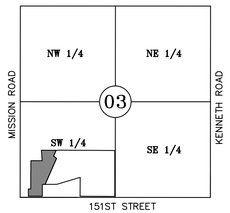
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PEDESTRIAN CIRCULATION PLAN OF

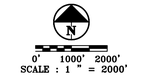
HILLS OF LEAWOOD VILLAS

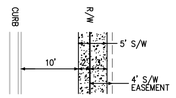
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E





SIDEWALK DETAIL

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER
	DENOTES PROPOSED ADA ROUTES

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:PED CIRC Jun 02, 2020 - 10:34am Jeff Bertz

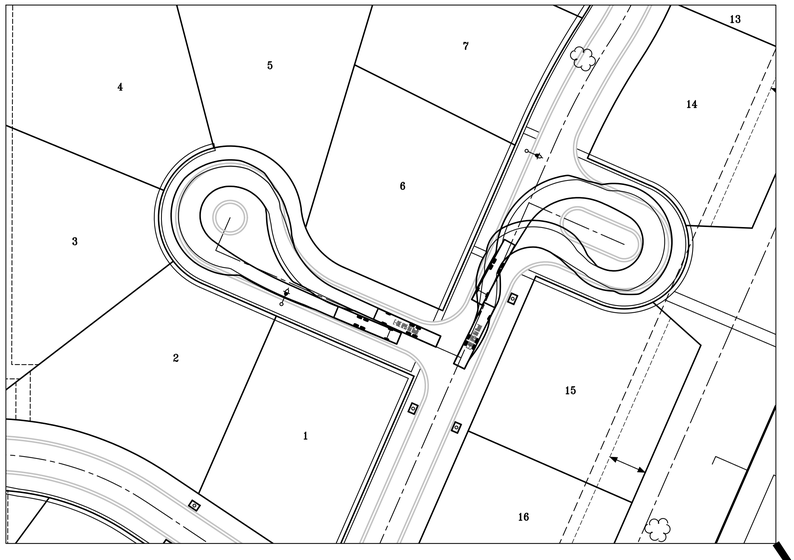
PEI #190320 - 5/10/19

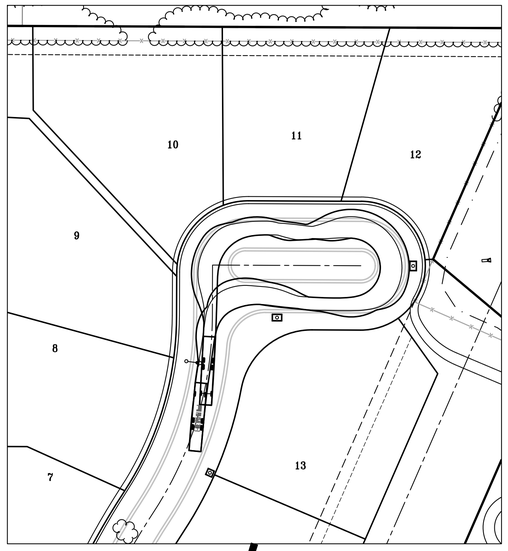
HILLS OF LEAWOOD

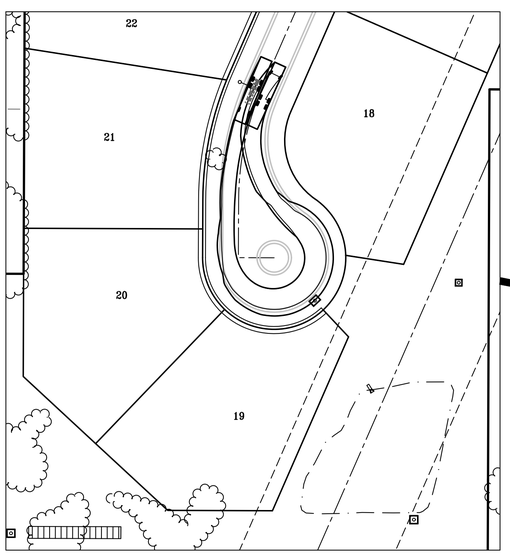
VEHICLE ACCESS PLAN OF

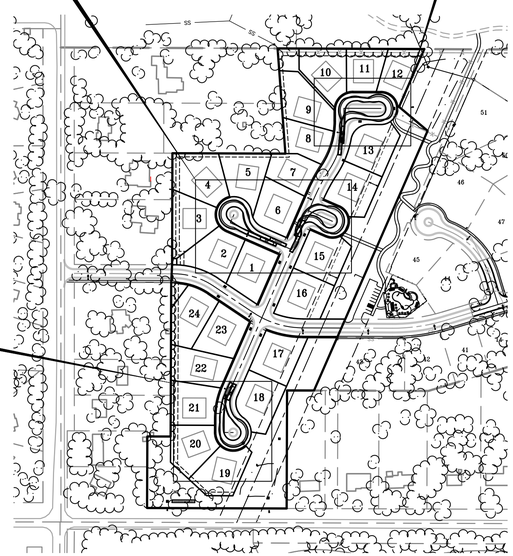
HILLS OF LEAWOOD VILLAS

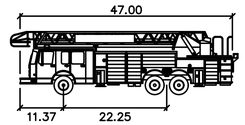
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





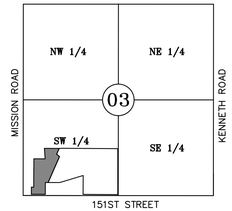






Firetruck–Leawood

	feet
Width	: 8.14
Track	: 7.61
Lock to Lock Time	: 10.0
Steering Angle	: 39.8



LOCATION MAP
SECTION 03–14S–25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

SCALE: 1"=50'
0' 50' 100'

SCALE: 1"=50'
0' 50' 100'

SCALE: 1"=50'
0' 50' 100'

SCALE: 1"=200'
0' 200' 400'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345–9300
(913) 469–1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393–1155
(913) 393–1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345–9300
(913) 469–1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787–2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

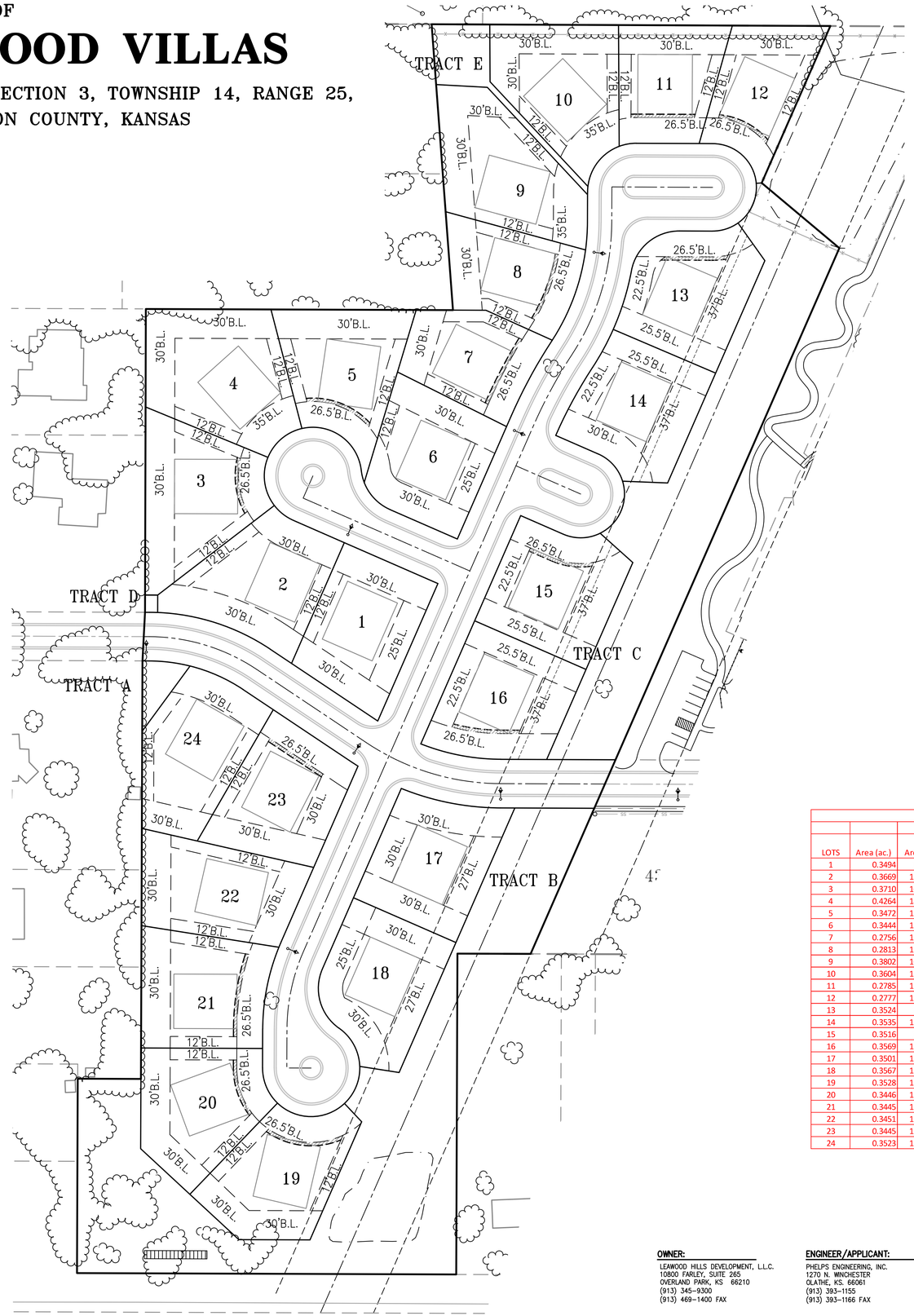
\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:VEHICLE Jun 02, 2020 - 10:34am Jeff Bartz

PEI #190320 – 5/10/19

DEVIATION PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE
LOT WIDTH MINIMUM	100'	80'	20%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

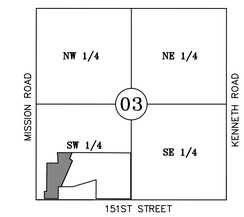
DEVIATION SETBACK AREA:	0.07 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

LOT AREAS

PARCEL	AREA (S.F.)	AREA (AC.)
1	15220.30	0.3494
2	15981.11	0.3669
3	16160.07	0.3710
4	18574.84	0.4264
5	15125.36	0.3472
6	15002.43	0.3444
7	12004.43	0.2756
8	12253.13	0.2813
9	16560.66	0.3802
10	15698.59	0.3604
11	12132.91	0.2785
12	12097.48	0.2777
13	15351.40	0.3524
14	15397.77	0.3535
15	15316.30	0.3516
16	15545.55	0.3569
17	15251.81	0.3501
18	15537.68	0.3567
19	15367.61	0.3528
20	15011.37	0.3446
21	15004.31	0.3445
22	15032.94	0.3451
23	15007.48	0.3445
24	15346.01	0.3523
PLAT	588399.48	13.5078
ROW	112142.48	2.5744
TRACT A	1822.07	0.0418
TRACT B	66012.43	1.5154
TRACT C	43670.53	1.0025
TRACT D	231.45	0.0053
TRACT E	4538.98	0.1042

N

SCALE: 1"=60'
0' 60' 120'



LOCATION MAP
SECTION 03-14S-25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

			SETBACKS (FEET)								
			FRONT		SIDE		SIDE ABUTTING STREET		REAR		
LOTS	Area (ac.)	Area (sf)	LDO REQ. FRONT YARD	PROPOSED FRONT YARD	LDO REQ. SIDE YARD	PROPOSED SIDE YARD	LDO REQ. SIDE YARD	PROPOSED SIDE YARD	LDO REQ. REAR YARD	PROPOSED REAR YARD	NOTES
1	0.3494	15220.3	30	30	10	12	20	25	20	30	
2	0.3669	15981.11	30	30	10	12	20	N/A	20	30	
3	0.3710	16160.07	30	26.5	10	12	20	N/A	20	30	
4	0.4264	18574.84	30	35	10	12	20	N/A	20	30	
5	0.3472	15125.36	30	26.5	10	12	20	N/A	20	30	
6	0.3444	15002.43	30	30	10	12	20	25	20	30	
7	0.2756	12004.43	30	26.5	10	12	20	N/A	20	30	
8	0.2813	12253.13	30	26.5	10	12	20	N/A	20	30	
9	0.3802	16560.66	30	35	10	12	20	N/A	20	30	
10	0.3604	15698.59	30	35	10	12	20	N/A	20	30	
11	0.2785	12132.91	30	26.5	10	12	20	N/A	20	30	
12	0.2777	12097.48	30	26.5	10	12	20	N/A	20	30	
13	0.3524	15351.4	30	26.5	10	12	20	22.5	20	25.5	
14	0.3535	15397.77	30	30	10	12	20	22.5	20	25.5	
15	0.3516	15316.3	30	26.5	10	12	20	22.5	20	25.5	
16	0.3569	15545.55	30	26.5	10	12	20	22.5	20	25.5	
17	0.3501	15251.81	30	30	10	12	20	30	20	30	
18	0.3567	15537.68	30	30	10	12	20	25	20	30	
19	0.3528	15367.61	30	26.5	10	12	20	N/A	20	30	
20	0.3446	15011.37	30	26.5	10	12	20	N/A	20	30	
21	0.3445	15004.31	30	26.5	10	12	20	N/A	20	30	
22	0.3451	15032.94	30	30	10	12	20	N/A	20	30	
23	0.3445	15007.48	30	26.5	10	12	20	30	20	30	
24	0.3523	15346.01	30	30	10	12	20	N/A	20	30	

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PRELIMINARY PLAT OF

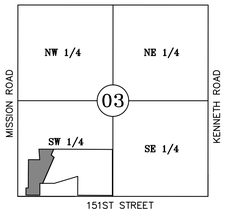
HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

N

SCALE: 1"=100'

0' 100' 200'



LOCATION MAP
SECTION 03-14S-25E

N

0' 1000' 2000'
SCALE : 1 " = 2000'

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	15220.30	0.3494
2	15981.11	0.3669
3	16160.07	0.3710
4	18574.84	0.4264
5	15125.36	0.3472
6	15002.43	0.3444
7	12004.43	0.2756
8	12253.13	0.2813
9	16560.66	0.3802
10	15698.59	0.3604
11	12132.91	0.2785
12	12097.48	0.2777
13	15351.40	0.3524
14	15397.77	0.3535
15	15316.30	0.3516
16	15545.55	0.3569
17	15251.81	0.3501
18	15537.68	0.3567
19	15367.61	0.3528
20	15011.37	0.3446
21	15004.31	0.3445
22	15032.94	0.3451
23	15007.48	0.3445
24	15346.01	0.3523
PLAT	588399.48	13.5078
ROW	112142.48	2.5744
TRACT A	1822.07	0.0418
TRACT B	66012.43	1.5154
TRACT C	43670.53	1.0025
TRACT D	231.45	0.0053
TRACT E	4538.98	0.1042

LEGAL DESCRIPTION:

ALL OF LOTS 6, 7, 8, 20, AND ALL THAT PART OF LOTS 9, 10, 18, 19 AND 21, AND ALL THAT PART OF THE ADJACENT PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, SOUTH, RANGE 25 EAST, ALL BEING IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 0°00'25" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE WEST PLAT LINE OF SAID MISSION HEIGHTS AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1326.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 605.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 410.07 FEET; THENCE S 23°37'18" W, A DISTANCE OF 176.21 FEET; THENCE S 50°00'53" E, A DISTANCE OF 104.22 FEET; THENCE S 23°37'18" W, A DISTANCE OF 792.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 75.25 FEET; THENCE S 0°13'00" W, A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 21 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 151ST STREET A DISTANCE OF 390.00 FEET; THENCE N 0°13'00" E, A DISTANCE OF 199.94 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 5 OF SAID MISSION HEIGHTS; THENCE S 89°47'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 0°13'00" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 2°56'32" E, A DISTANCE OF 50.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 0°09'20" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 312.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°47'04" E, ALONG THE NORTH LINE OF SAID LOT 6 AND 7, A DISTANCE OF 315.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N 4°16'15" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 294.89 FEET TO THE POINT OF BEGINNING, CONTAINING 13.5086 ACRES, MORE OR LESS, OF WHICH 1.3210 ACRES OR UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA:	0.05 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

OWNER:

LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:

LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:

JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0099G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY

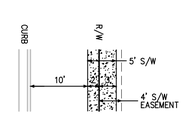
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY

A&D	OPEN SPACE FOR ENTRY MONUMENTS & LANDSCAPING
B&C	OPEN SPACE TO BE UTILIZED FOR STORMWATER DETENTION & STORMWATER TREATMENT FACILITIES
E	OPEN SPACE

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



SIDEWALK DETAIL

SHEET 1 OF 8

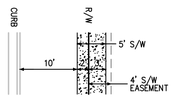
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
PLANNING
ENGINEERING
IMPLEMENTATION

PEI #190320 – 1/30/20

PRELIMINARY PLAT OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SIDEWALK DETAIL

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
SS	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

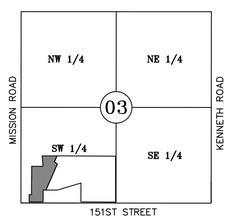
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY

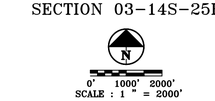
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

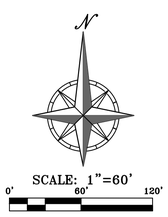
TRACT SUMMARY

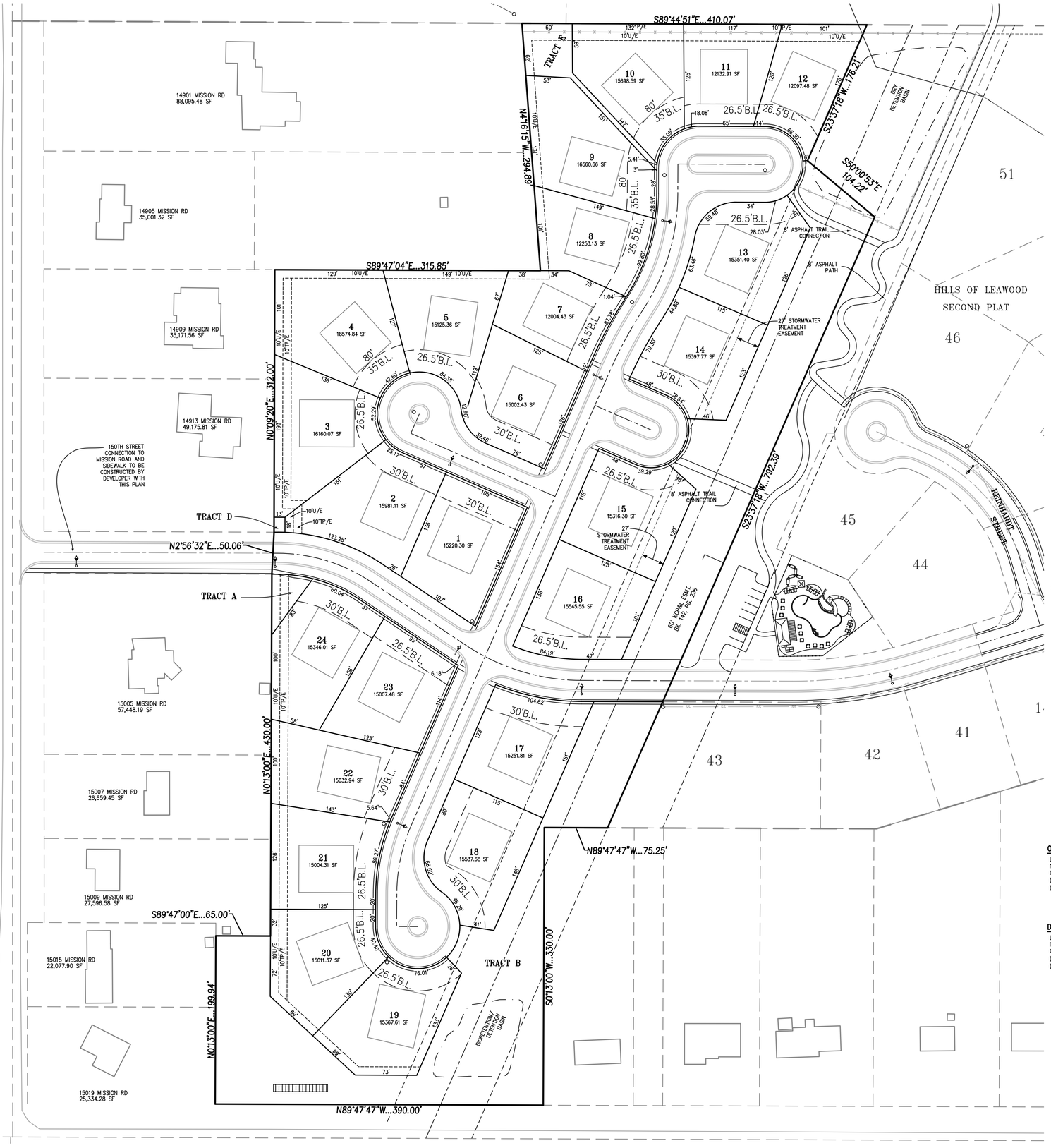
A&D	OPEN SPACE FOR ENTRY MONUMENTS & LANDSCAPING
B&C	OPEN SPACE TO BE UTILIZED FOR STORMWATER DETENTION & STORMWATER TREATMENT FACILITIES
E	OPEN SPACE



LOCATION MAP
SECTION 03-14S-25E







LEGAL DESCRIPTION:

ALL OF LOTS 6, 7, 8, 20, AND ALL THAT PART OF LOTS 9, 10, 18, 19 AND 21, AND ALL THAT PART OF THE ADJACENT PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, SOUTH, RANGE 25 EAST, ALL BEING IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 0°00'25" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE WEST PLAT LINE OF SAID MISSION HEIGHTS AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1326.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 605.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°44'51" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 410.07 FEET; THENCE S 23°37'18" W, A DISTANCE OF 176.21 FEET; THENCE S 50°00'53" E, A DISTANCE OF 104.22 FEET; THENCE S 23°37'18" W, A DISTANCE OF 792.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 75.25 FEET; THENCE S 0°13'00" W, A DISTANCE OF 330.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOT 21 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 151ST STREET A DISTANCE OF 390.00 FEET; THENCE N 0°13'00" E, A DISTANCE OF 199.94 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 5 OF SAID MISSION HEIGHTS; THENCE S 89°47'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 0°13'00" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 2°56'32" E, A DISTANCE OF 50.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 0°09'20" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 312.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°47'04" E, ALONG THE NORTH LINE OF SAID LOT 6 AND 7, A DISTANCE OF 315.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N 4°16'15" W, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 294.89 FEET TO THE POINT OF BEGINNING, CONTAINING 13.5086 ACRES, MORE OR LESS, OF WHICH 1.3210 ACRES OR UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA:	0.05 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

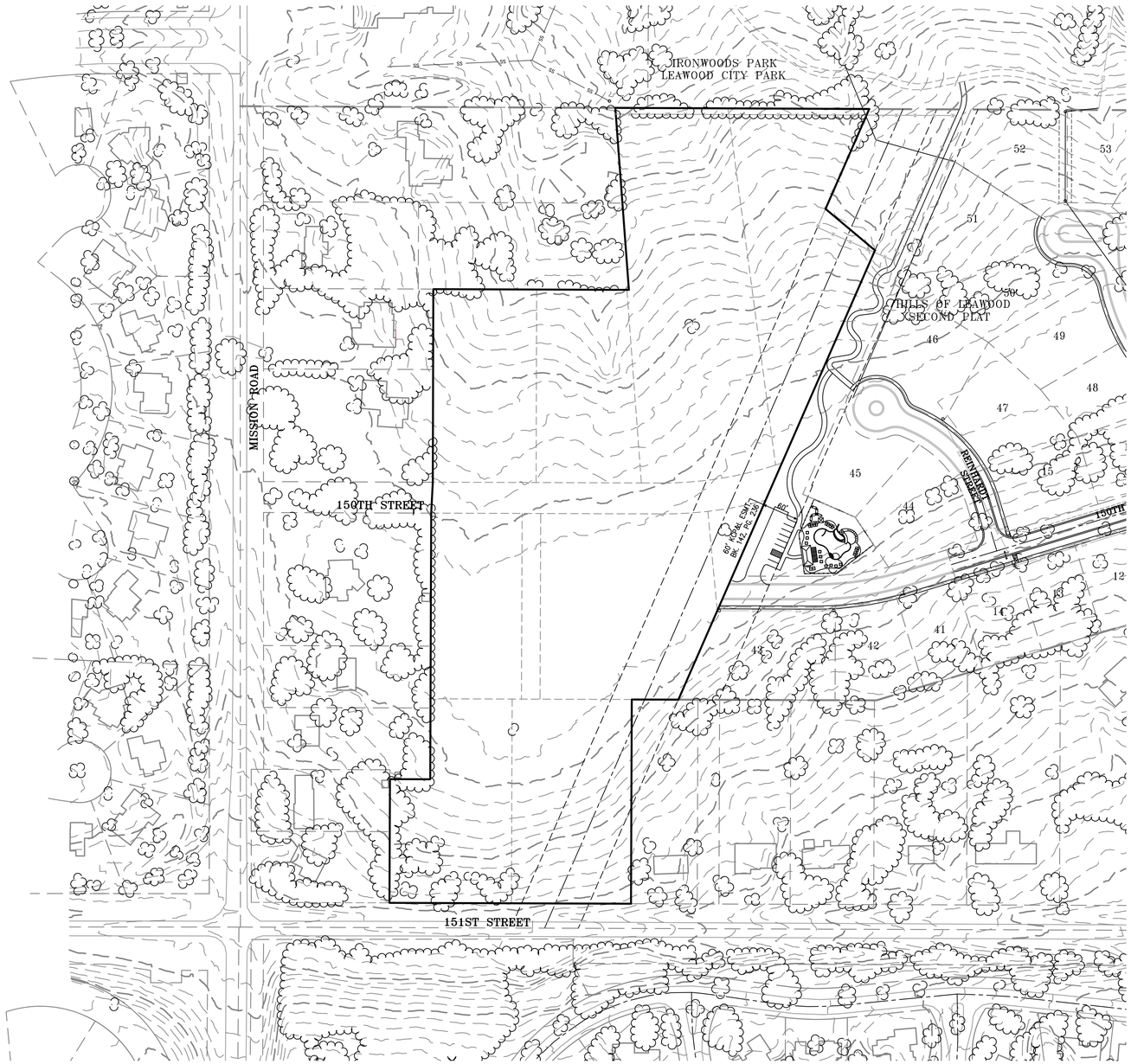
PEI #190320 – 5/10/19

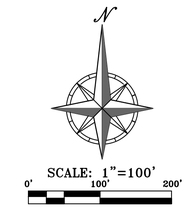
\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:PREPLAT 60SCALE Jun 02, 2020 - 10:45am Jeff Bartz

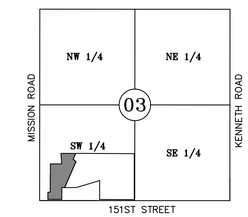
EXISTING CONDITION PLAN OF

HILLS OF LEAWOOD VILLAS

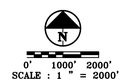
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS







LOCATION MAP
SECTION 03-14S-25E



LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
SS	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATB0-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:EXISTING Jun 02, 2020 - 10:45am Jeff Bartz

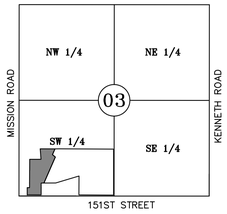
PEI #190320 - 5/10/19

AERIAL PLAN

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

SCALE: 1"=200'
0' 200' 400'



LOCATION MAP
SECTION 03-14S-25E

0' 1000' 2000'
SCALE : 1 " = 2000'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 4 OF 8

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

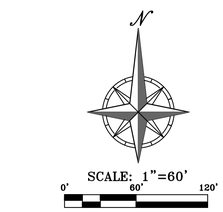
\\PHELPS-SERVER\Projects\P\180320\DWG\EXISTING.dwg Layout:AERIAL Jun 02, 2020 - 10:46am Jeff Bertz

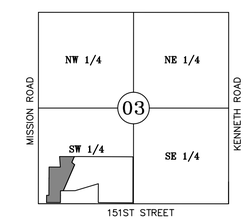
PEI #141053 – 10/24/17

GRADING PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 5 OF 8

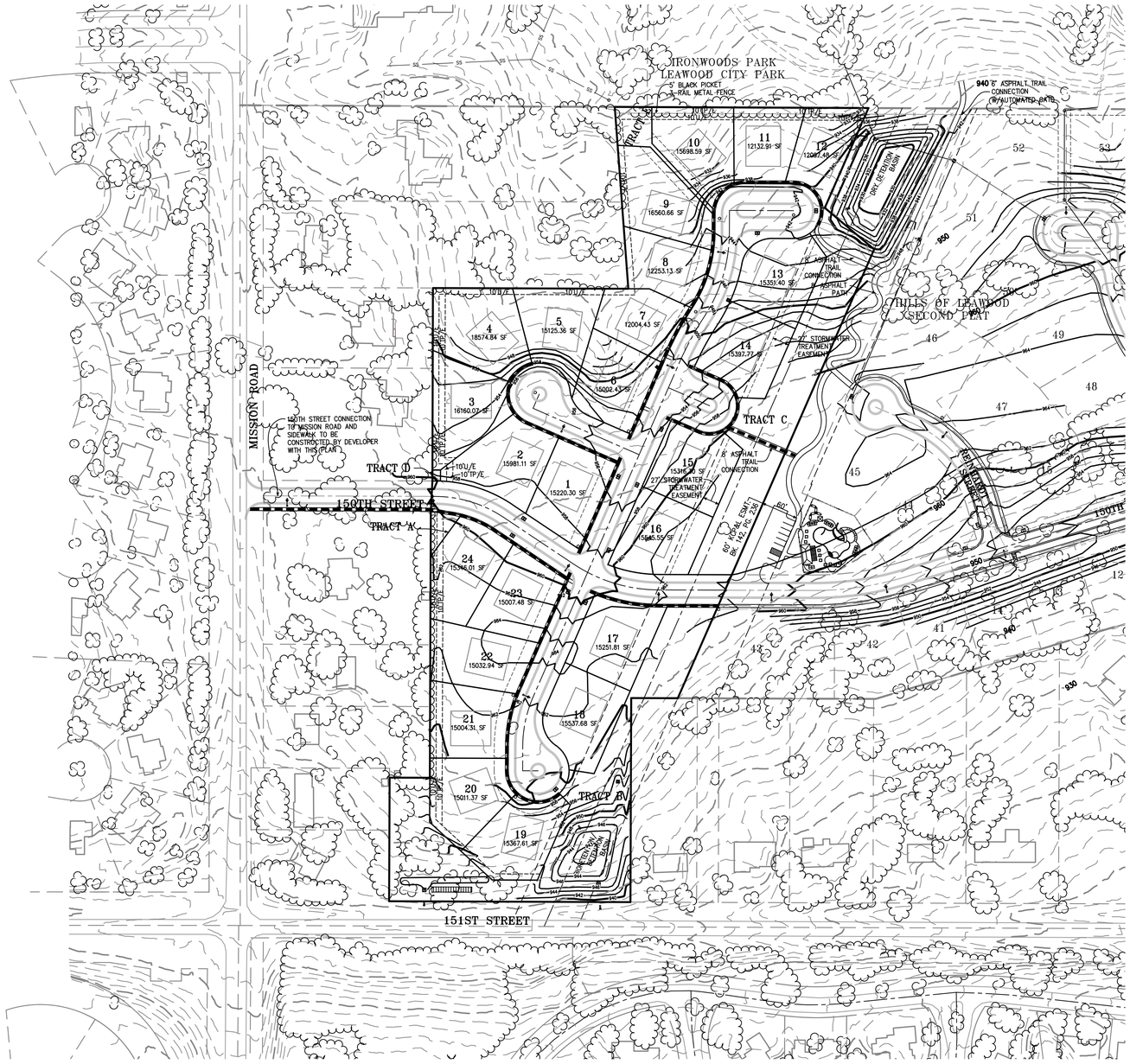
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

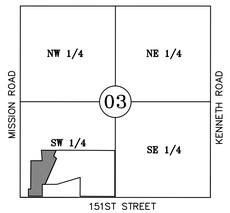
PEDESTRIAN CIRCULATION PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

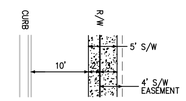


SCALE: 1"=100'
0' 100' 200'



LOCATION MAP
SECTION 03-14S-25E

0' 1000' 2000'
SCALE : 1 " = 2000'



SIDEWALK DETAIL

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-20BLEDE70 R2 4000K FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER
	DENOTES PROPOSED ADA ROUTES

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

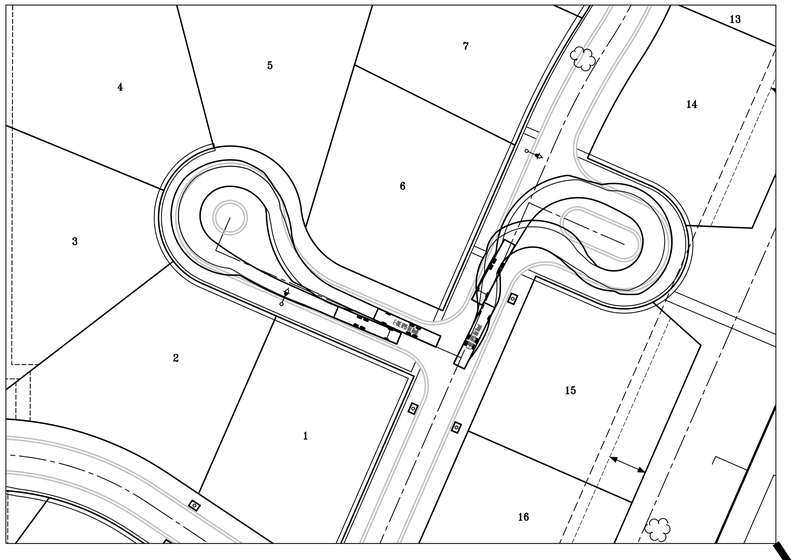
PLANNING
ENGINEERING
IMPLEMENTATION

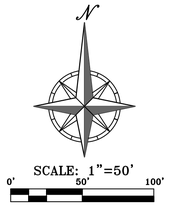
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

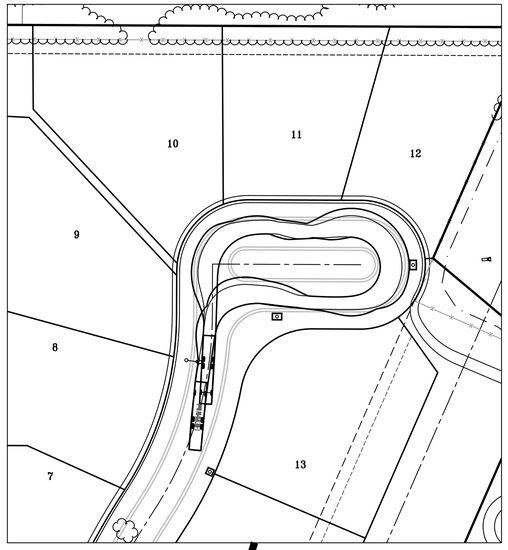
VEHICLE ACCESS PLAN OF

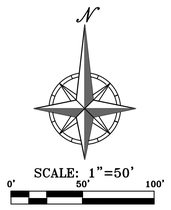
HILLS OF LEAWOOD VILLAS

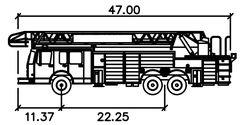
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





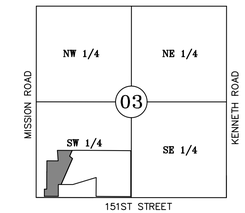






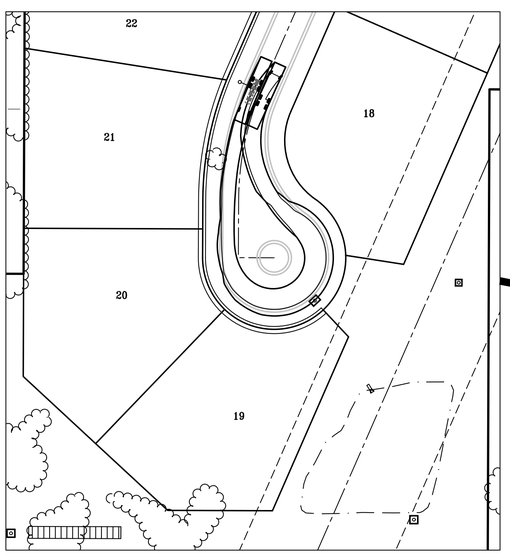
Firetruck–Leawood

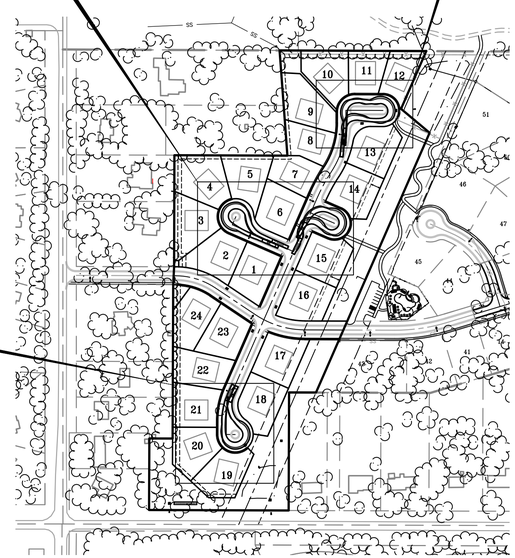
	feet
Width	: 8.14
Track	: 7.61
Lock to Lock Time	: 10.0
Steering Angle	: 39.8

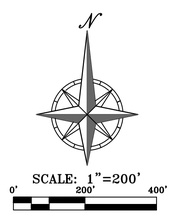


LOCATION MAP
SECTION 03–14S–25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'







OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345–9300
(913) 469–1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393–1155
(913) 393–1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345–9300
(913) 469–1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787–2817

SHEET 7 OF 8

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

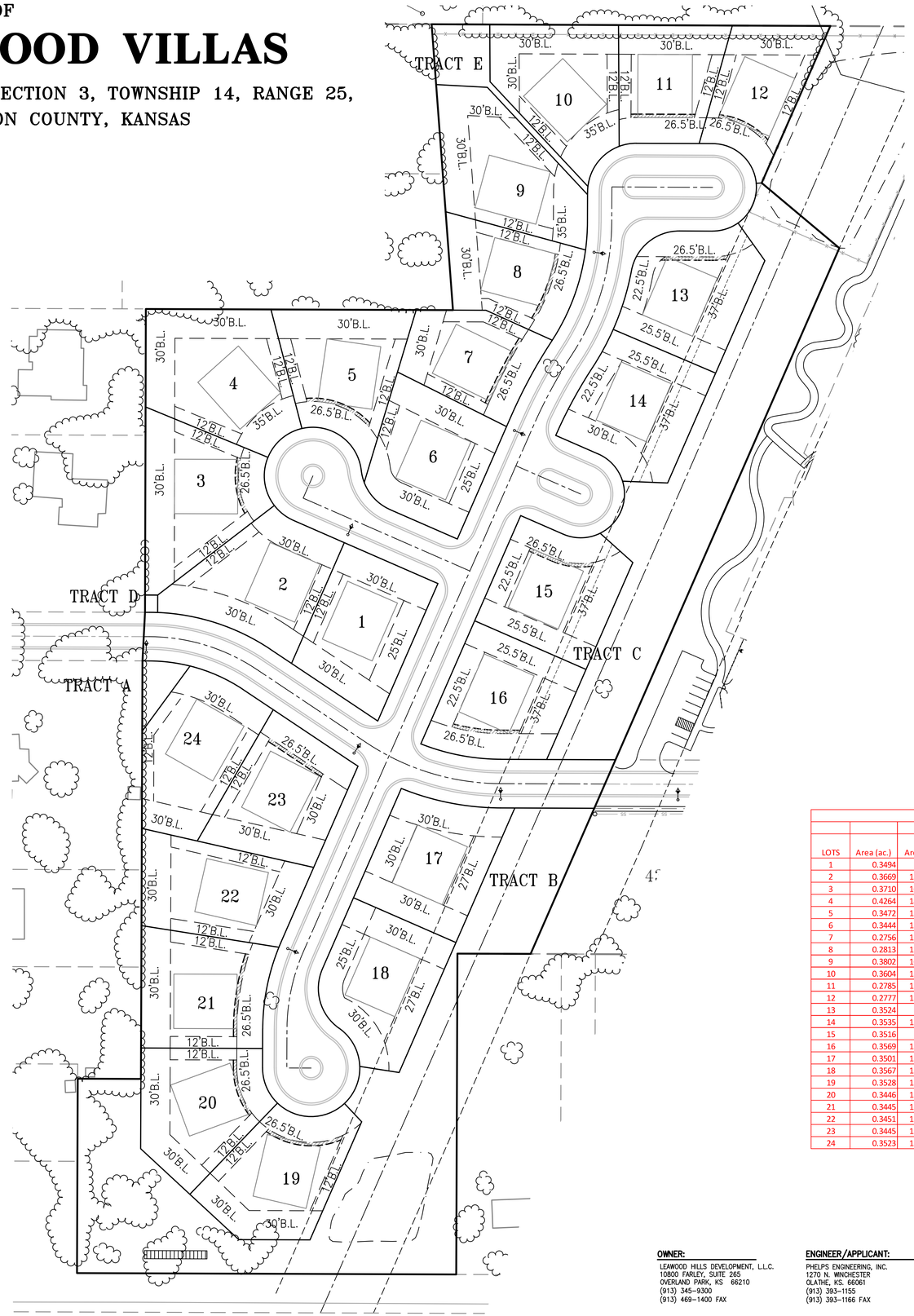
\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:VEHICLE Jun 02, 2020 - 10:46am Jeff Bartz

PEI #190320 – 5/10/19

DEVIATION PLAN OF

HILLS OF LEAWOOD VILLAS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SITE DATA TABLE:

GROSS AREA	13.5086 ACRES	
ZONING	RP-2	
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.78	LOTS PER ACRE
MINIMUM LOT SIZE	6,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
CORNER LOT SETBACK	20 FT	
REAR YARD SETBACK	20 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

	REQUIRED	DEVIATIONS PROPOSED*	REQUESTED REDUCTION
FRONT YARD SETBACK	30'	26.5'	12%
SIDE YARD SETBACK	10'	NONE	NONE
SIDE YARD SETBACK (ABUTTING STREET)	20'	NONE	NONE
REAR YARD SETBACK	20'	NONE	NONE
LOT WIDTH MINIMUM	100'	80'	20%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	6,000 SF	15,000 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

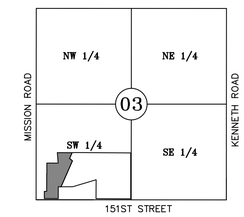
DEVIATION SETBACK AREA:	0.07 ACRES
OPEN SPACE REQUIRED (30% LOT AREA):	2.48 ACRES
OPEN SPACE PROVIDED:	2.67 ACRES
ADDITIONAL OPEN SPACE PROVIDED:	0.19 ACRES

LOT AREAS

PARCEL	AREA (S.F.)	AREA (AC.)
1	15220.30	0.3494
2	15981.11	0.3669
3	16160.07	0.3710
4	18574.84	0.4264
5	15125.36	0.3472
6	15002.43	0.3444
7	12004.43	0.2756
8	12253.13	0.2813
9	16560.66	0.3802
10	15698.59	0.3604
11	12132.91	0.2785
12	12097.48	0.2777
13	15351.40	0.3524
14	15397.77	0.3535
15	15316.30	0.3516
16	15545.55	0.3569
17	15251.81	0.3501
18	15537.68	0.3567
19	15367.61	0.3528
20	15011.37	0.3446
21	15004.31	0.3445
22	15032.94	0.3451
23	15007.48	0.3445
24	15346.01	0.3523
PLAT	588399.48	13.5078
ROW	112142.48	2.5744
TRACT A	1822.07	0.0418
TRACT B	66012.43	1.5154
TRACT C	43670.53	1.0025
TRACT D	231.45	0.0053
TRACT E	4538.98	0.1042

N

SCALE: 1"=60'
0' 60' 120'



LOCATION MAP
SECTION 03-14S-25E

N
0' 1000' 2000'
SCALE : 1 " = 2000'

			SETBACKS (FEET)								
			FRONT		SIDE		SIDE ABUTTING STREET		REAR		
LOTS	Area (ac.)	Area (sf)	LDO REQ. FRONT YARD	PROPOSED FRONT YARD	LDO REQ. SIDE YARD	PROPOSED SIDE YARD	LDO REQ. SIDE YARD	PROPOSED SIDE YARD	LDO REQ. REAR YARD	PROPOSED REAR YARD	NOTES
1	0.3494	15220.3	30	30	10	12	20	25	20	30	
2	0.3669	15981.11	30	30	10	12	20	N/A	20	30	
3	0.3710	16160.07	30	26.5	10	12	20	N/A	20	30	
4	0.4264	18574.84	30	35	10	12	20	N/A	20	30	
5	0.3472	15125.36	30	26.5	10	12	20	N/A	20	30	
6	0.3444	15002.43	30	30	10	12	20	25	20	30	
7	0.2756	12004.43	30	26.5	10	12	20	N/A	20	30	
8	0.2813	12253.13	30	26.5	10	12	20	N/A	20	30	
9	0.3802	16560.66	30	35	10	12	20	N/A	20	30	
10	0.3604	15698.59	30	35	10	12	20	N/A	20	30	
11	0.2785	12132.91	30	26.5	10	12	20	N/A	20	30	
12	0.2777	12097.48	30	26.5	10	12	20	N/A	20	30	
13	0.3524	15351.4	30	26.5	10	12	20	22.5	20	25.5	
14	0.3535	15397.77	30	30	10	12	20	22.5	20	25.5	
15	0.3516	15316.3	30	26.5	10	12	20	22.5	20	25.5	
16	0.3569	15545.55	30	26.5	10	12	20	22.5	20	25.5	
17	0.3501	15251.81	30	30	10	12	20	30	20	30	
18	0.3567	15537.68	30	30	10	12	20	25	20	30	
19	0.3528	15367.61	30	26.5	10	12	20	N/A	20	30	
20	0.3446	15011.37	30	26.5	10	12	20	N/A	20	30	
21	0.3445	15004.31	30	26.5	10	12	20	N/A	20	30	
22	0.3451	15032.94	30	30	10	12	20	N/A	20	30	
23	0.3445	15007.48	30	26.5	10	12	20	30	20	30	
24	0.3523	15346.01	30	30	10	12	20	N/A	20	30	

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

\\PHELPS-SERVER\Projects\P\190320\DWG\PRELIMINARY PLAT.dwg Layout:DEVIATION Jun 02, 2020 - 10:46am Jeff Bertz

PEI #190320 - 10/22/19

PLANNING
ENGINEERING
IMPLEMENTATION

March 17, 2020

Ricky Sanchez
City of Leawood, Kansas
4800 Town Center Drive
Leawood, KS 66211

Re: Hills of Leawood Villas
Deviation Request
PEI #190320

We are requesting three setback deviations with the preliminary plan application for the Hills of Leawood Villas as outlined below:

1. The LDO allows for a 15% front building setback reduction. We are requesting the required 30-feet build line be reduced to 26.5-feet for lots 3, 5, 7, 8, 11-13, 15, 16, 19-21, and 23. The reduction in setback will allow for a standard size house to fit on a lot with an irregular rear lot line.

All the requested deviations are internal and will have no adverse impacts to adjacent properties. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Tim Tucker, P.E.

PHELPS ENGINEERING, INC
1270 N. Winchester ▪ Olathe, Kansas 66061 ▪ (913) 393-1155 ▪ Fax (913) 393-1166 ▪ www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

February 18, 2020

Brian Scovill, P.E.
City of Leawood, Kansas
4800 Town Center Drive
Leawood, KS 66211

Re: Hills of Leawood Villas
Preliminary Stormwater Study - Addendum
PEI #190320

Dear Mr. Scovill:

Phelps Engineering, Inc. is pleased to submit this Preliminary Stormwater Management Study addendum for the above referenced project. This addendum is to address stormwater drainage along Mission Road and 151st Street roadside ditch.

Drainage Computations

Mission Road

The proposed condition for the Hills of Leawood Villas includes construction 150th Street west out to Mission Road. Approximately, 140 feet of 150th Street Right-Of-Way will drain to the Mission Road ditch. No stormwater from the Hills of Leawood Development will discharge across any of the adjacent neighbors to the west. In the proposed condition the existing Mission Road ditch (Section A-A) conveys the 100-year runoff of 5.6 cfs with a depth of 0.83 feet. The existing depth of road side ditch is approximately 1.5-feet deep. Ditch Section A-A drains to an existing Corrugated Metal Pipe (CMP) storm sewer system which also has capacity to convey the 100-year storm event. See attached Appendices A, B, and C for more detail.

151st Street

In proposed condition the Hills of Leawood Villas discharges 2.13 acres to the 151st Street ditch, which drains approximately 200-feet west to a 30" CMP culvert under 151st Street. The 151st Street ditch (Ditch Section C-C) has the capacity to convey the proposed 100-year runoff of 13.2 cfs with a depth of 0.88-feet. The existing ditch is approximately 2-feet deep. The 30" CMP culvert under 151st Street has 100-year capacity. See attached Appendices A, B, and C for more detail.

PHELPS ENGINEERING, INC
1270 N. Winchester — Olathe, Kansas 66061 — (913) 393-1155 — Fax (913) 393-1166 —
www.phelpsengineering.com

Conclusion

This stormwater management plan addendum letter and attached exhibits complete Phelps Engineering's submittal of the Preliminary Stormwater Study for the Hills of Leawood Villas. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

2/18/20

Tim Tucker, P.E.

Enclosures

Submitted for record
5/26/20
GLM

HILLS OF LEAWOOD VILLAS
LEAWOOD PLANNING COMMISSION
Case No. 23-2020 May 26, 2020
Vicinity of 151st and Mission Road

Presentation

- Owner: Dr. Eashwer Reddy (owned since the 1990s)
- Development Team
  - Mark Simpson and Saul Ellis, Developers
  - Tim Tucker, Civil Engineering/Stormwater
  - Jason Meier, Landscape Plan
  - Greg Musil, Attorney
- Review of rezoning and preliminary plan improvements
- Review of stipulations
- Request your approval
- Answer any questions from you or the public

OVERVIEW

- Similar proposal approved by Planning Commission in August 2019 - 25 villas and 1.85 homes/acre
- Now 24 villas and 1.78 homes/acre
  - Full 15,000 sf lots along western property line
- Main floor 2,000 to 2,400 square feet
  Plus garden/walk out level
- $800,000 value and up
- Property vacant for decades
- Unique development challenge
- Cannot be developed with R-1 or RP-1 zoning (absent a deviation lots of almost 30,000 sf lots would be required by LDO for R-1 or RP-1 zoning)

How did we get here?

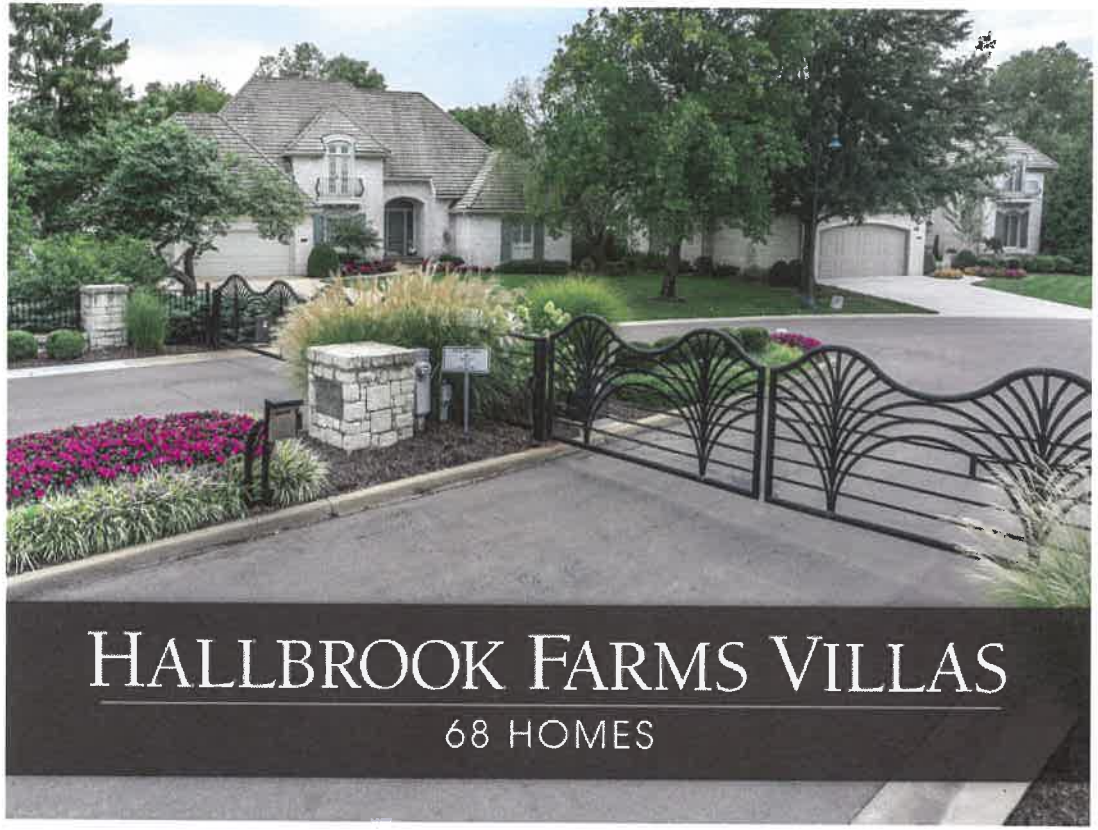
- Planning Commission approved RP-2 rezoning and prior preliminary development plan in August 2019
- Governing Body urged continuation of application to seek additional conversions with residential neighbors and an enforcement mechanism for RP-2 zoning
- BZA variance was sought on abutting lot size requirement, with staff support, to attempt to meet RP-1 zoning
- BZA denied the variance
- Plan was then significantly revised, particularly along western boundary
- Re-application with improved plan and Governing Body-requested enforcement mechanism

Starting Point – High Quality Development for Leawood

- Even better plan than Planning Commission approved in August 2019
  - Fewer lots
  - Lower Density
  - Full 15,000 sf lots on western property line; meet reasonable expectations
- Credible and Proven Developer
- Assurance of High Quality Product
- Social and Economic Value for the City
- Market Demand for the Proposed Product
- Elimination of "Mischief" Sites
- Continuation and Completion of New Neighborhood and Street Network
- Connecting Neighborhoods for Safety and Social Goals

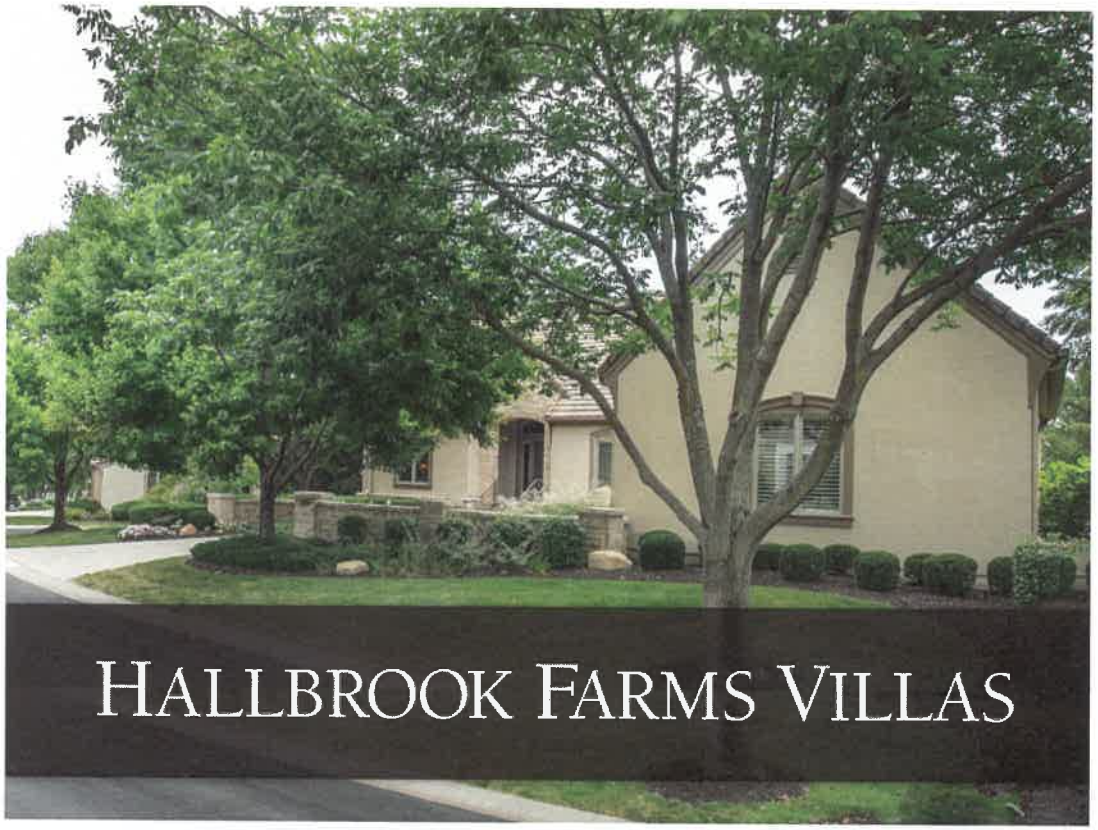
ELLIS & SIMPSON

Leawood Developers Of
Maintenance Provided Luxury Villas



HALLBROOK FARMS VILLAS

68 HOMES



HALLBROOK FARMS VILLAS

THE VILLAS OF IRONWOODS

48 HOMES

THE VILLAS OF IRONWOODS

TUSCANY RESERVE VILLAS

35 HOMES

TUSCANY RESERVE VILLAS

VILLAS OF CHAPEL GREEN

23 HOMES

VILLAS OF CHAPEL GREEN

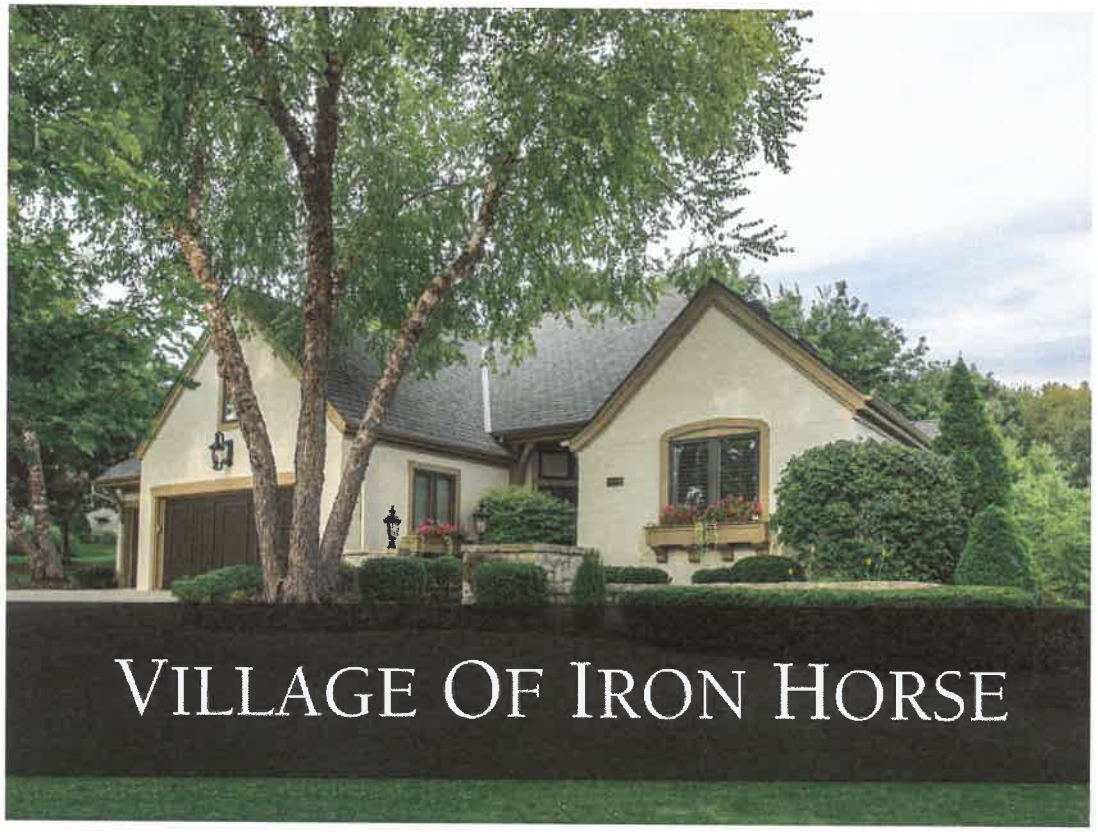
WHITEHORSE VILLAS

52 HOMES

WHITEHORSE VILLAS

VILLAGE OF IRON HORSE

48 HOMES

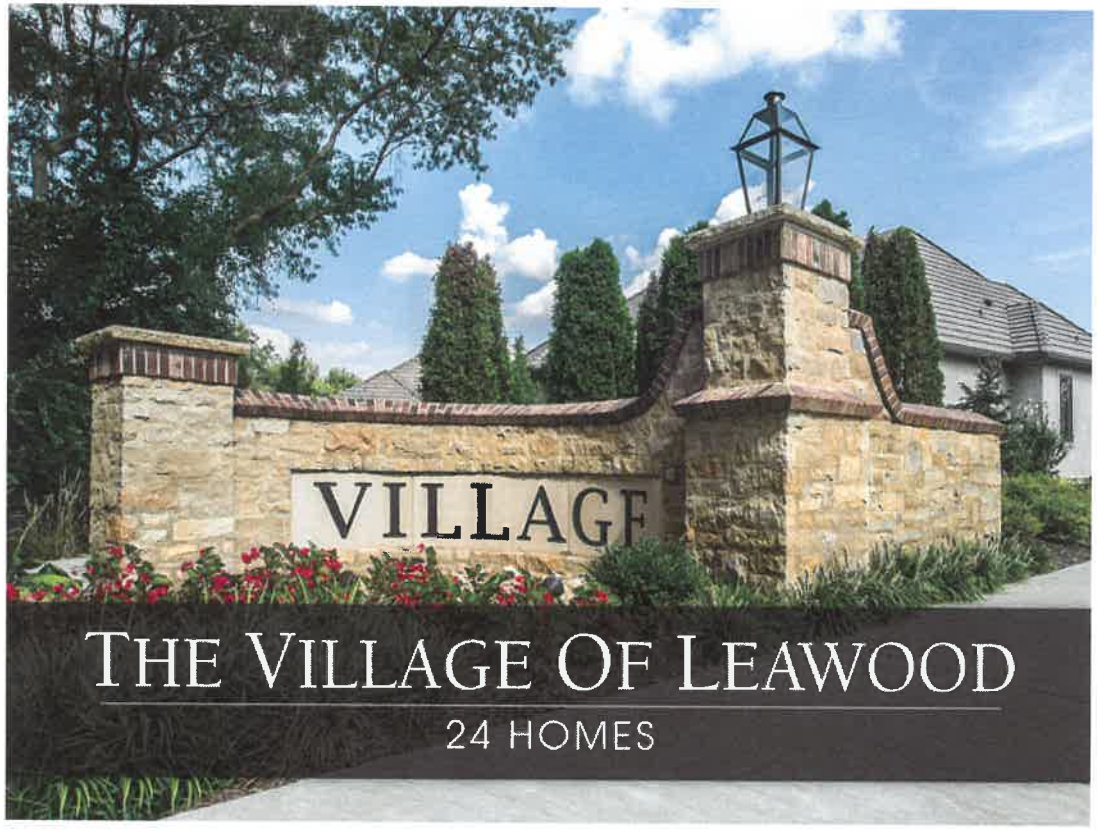


VILLAGE OF IRON HORSE

BRITTANY COURT

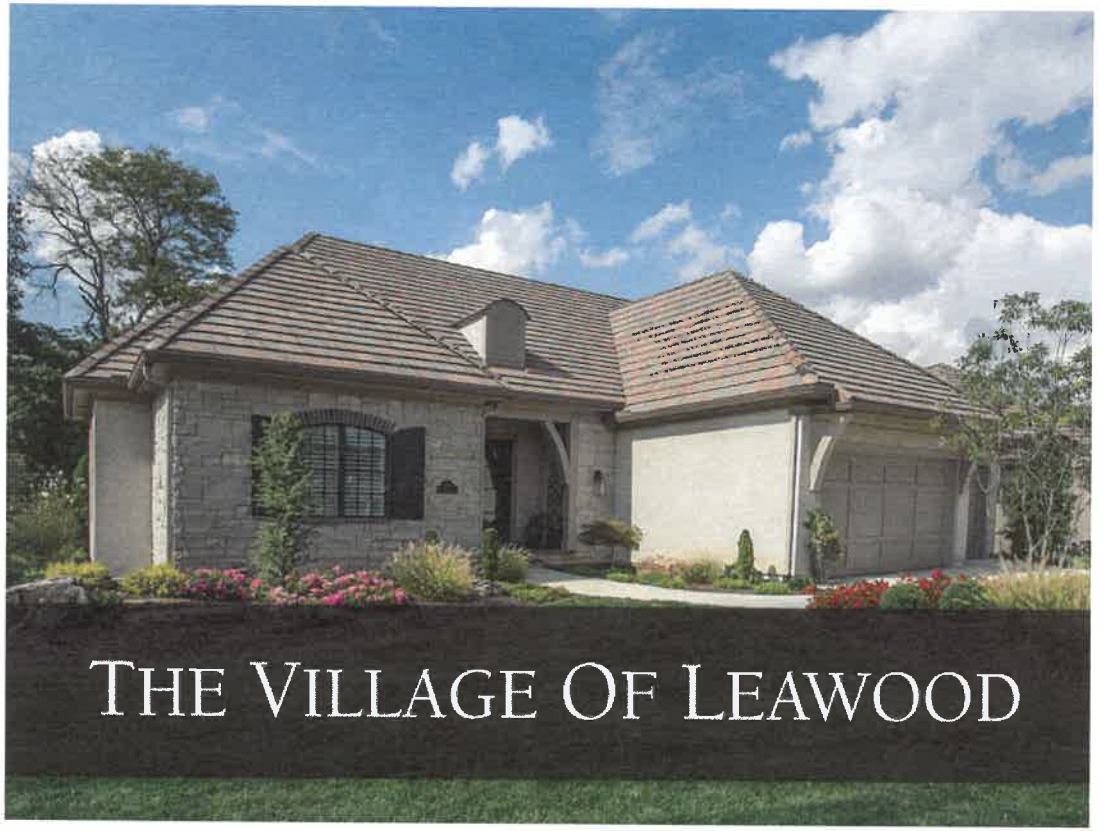
46 HOMES

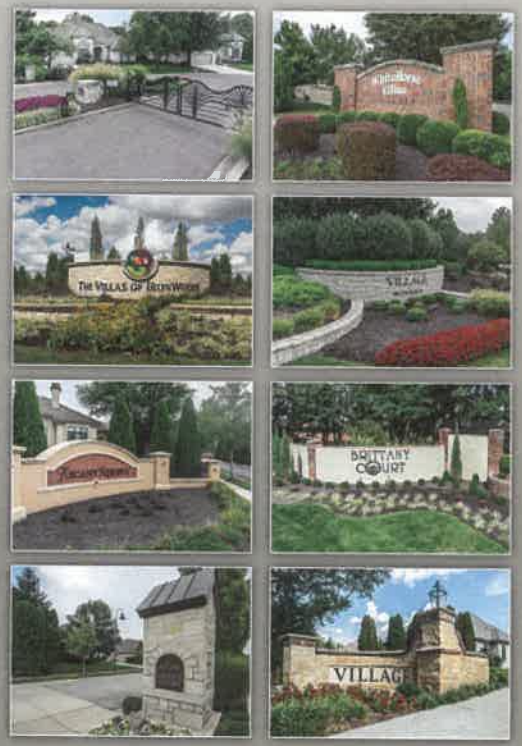
BRITTANY COURT



THE VILLAGE OF LEAWOOD

24 HOMES


THE VILLAGE OF LEAWOOD



ELLIS & SIMPSON

Leawood Developers Of Maintenance Provided Luxury Villas

Hallbrook Farms Villas	68 homes
The Villas of IronWoods	48 homes
Tuscany Reserve Villas	35 homes
The Villas of Chapel Green	23 homes
Whitehorse Villas	52 homes
Village of Iron Horse	48 homes
Brittany Court	46 homes
The Village of Leawood	24 homes
TOTAL VILLA HOMES	344 villa homes
AVERAGE CURRENT VALUE	$745,000.00

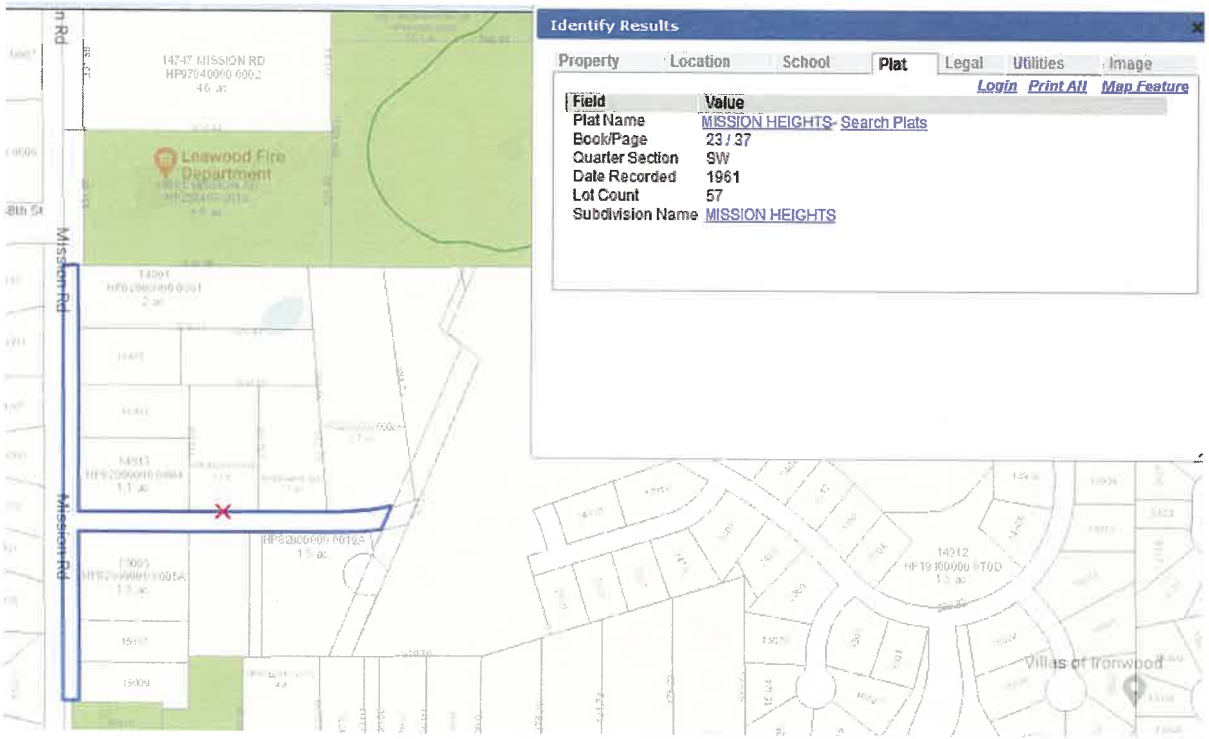
Total market value
$256,240,000.00

Rezoning Location – From Staff Report

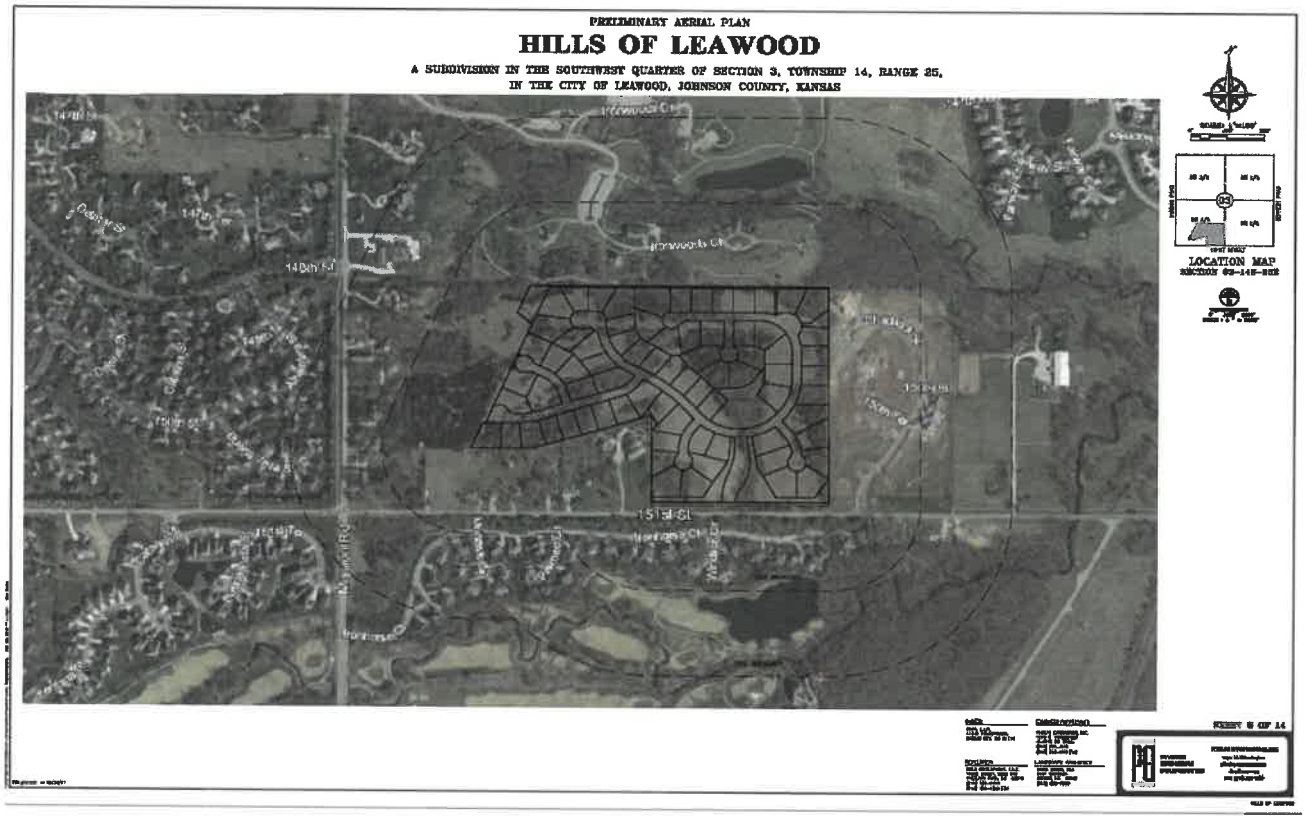
LOCATION:

150th Street Right of Way (JOCO AIMS)

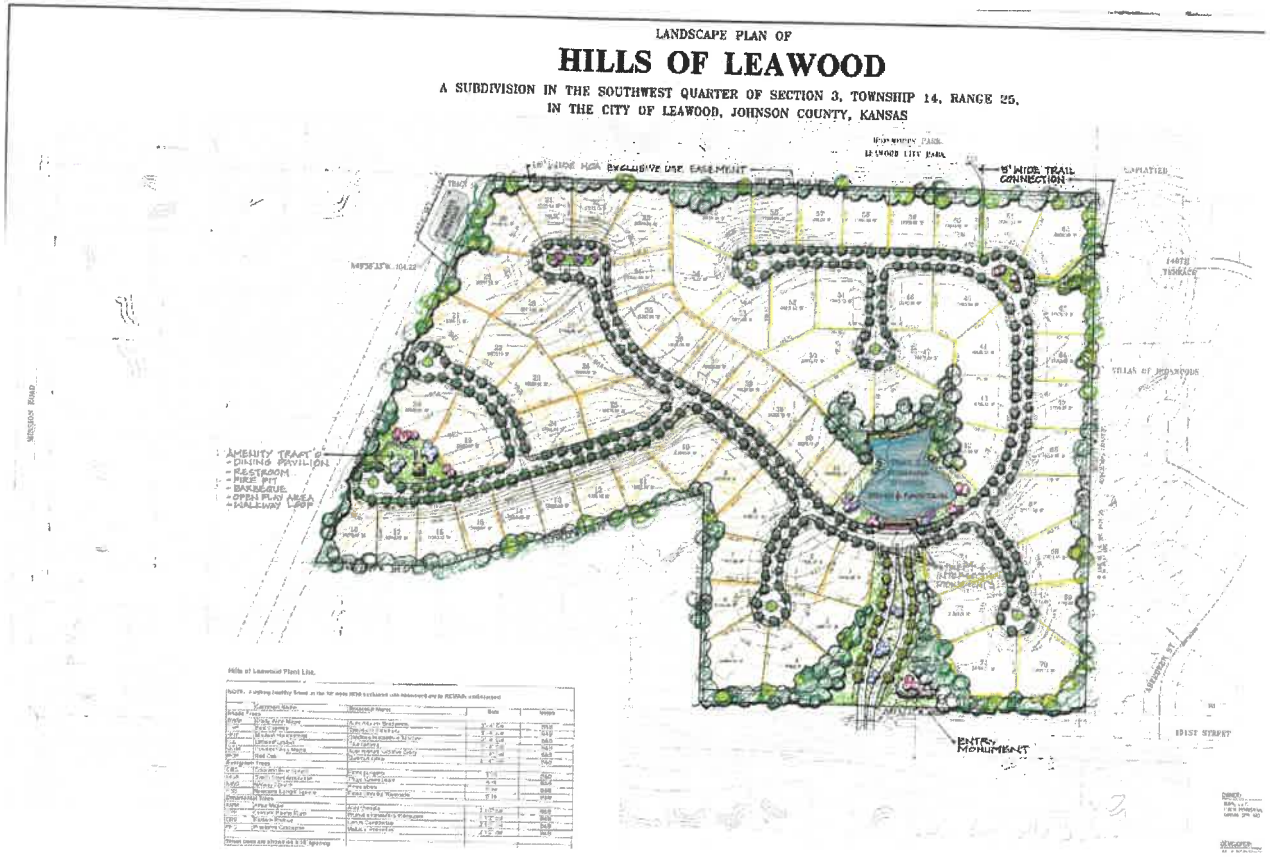
(Recorded in 1961)



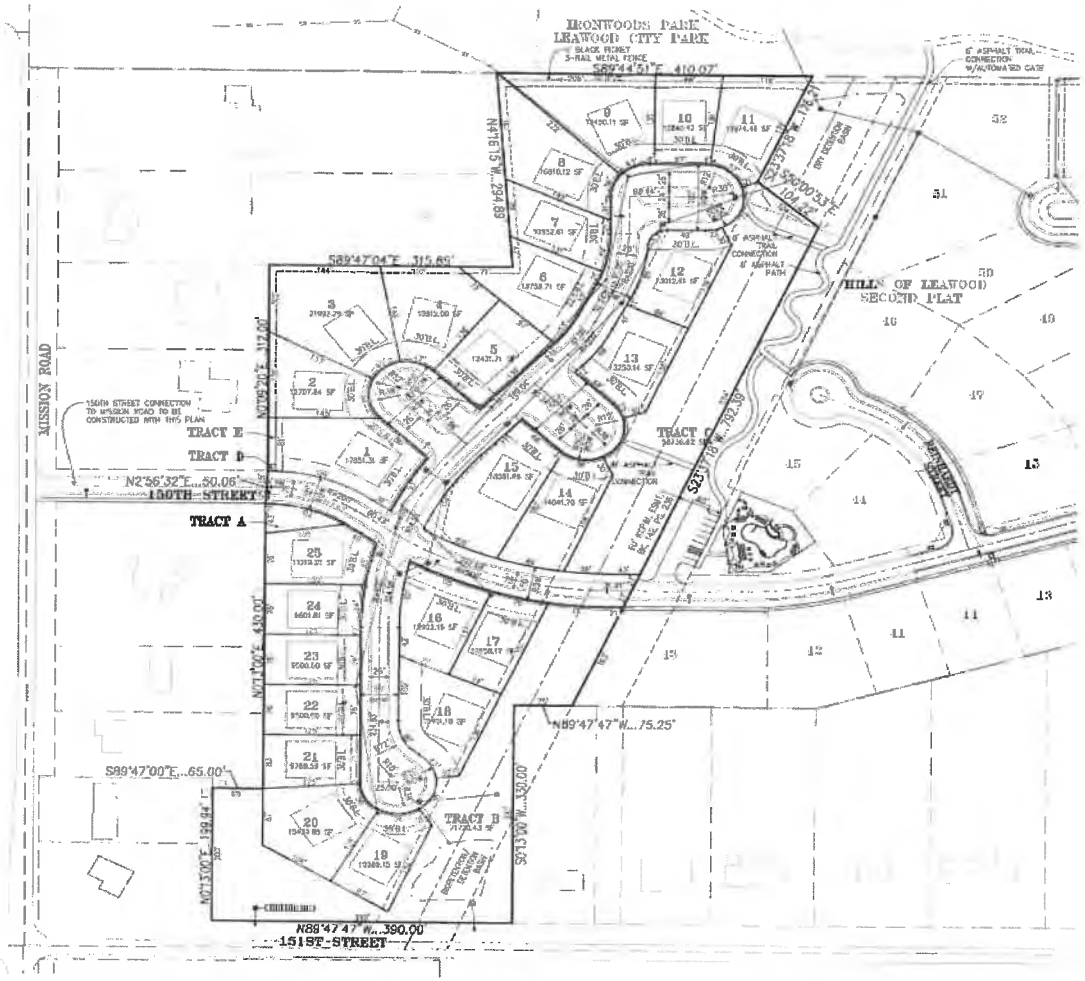
Context & History
Hills of Leawood (2018) – Vicinity Aerial



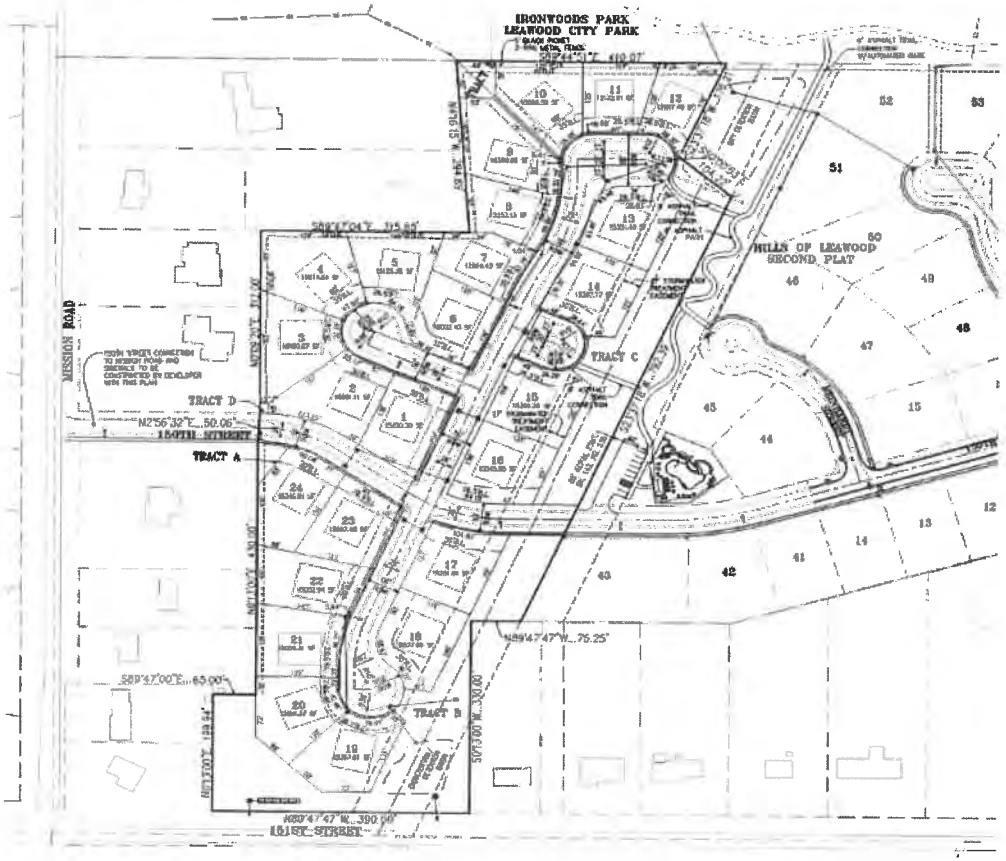
Hills of Leawood – Site Plan



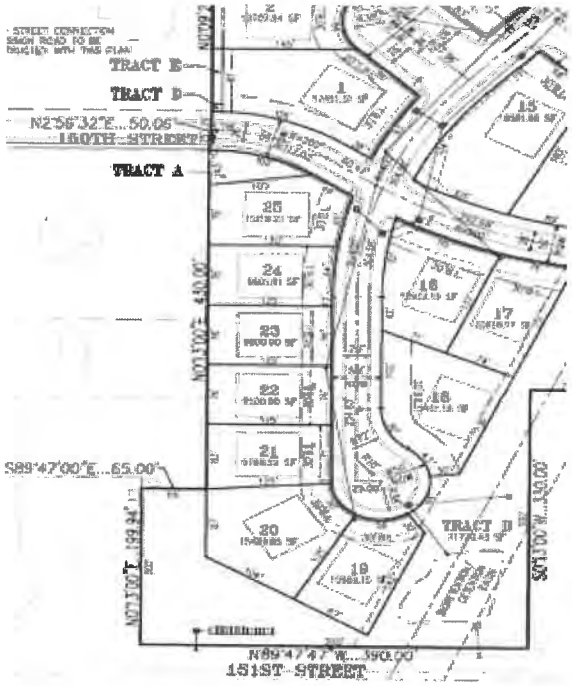
2019 Planning Commission Approved Site Plan - Hills of Leawood Villas

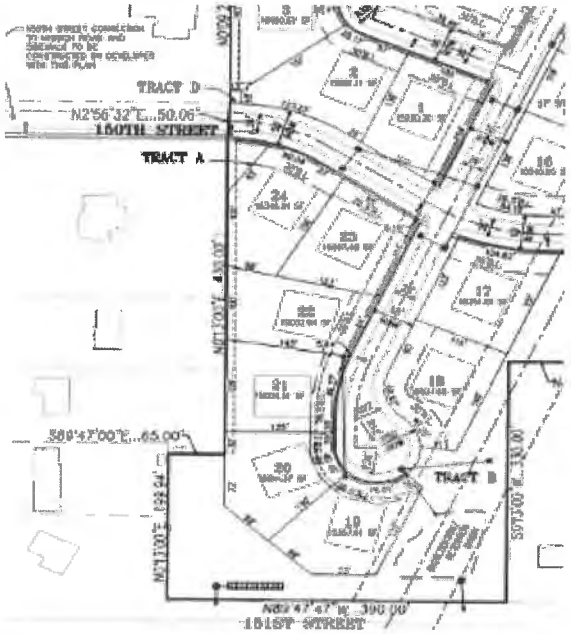


2020 Proposed Site Plan - Hills of Leawood Villas



Western Boundary Comparison





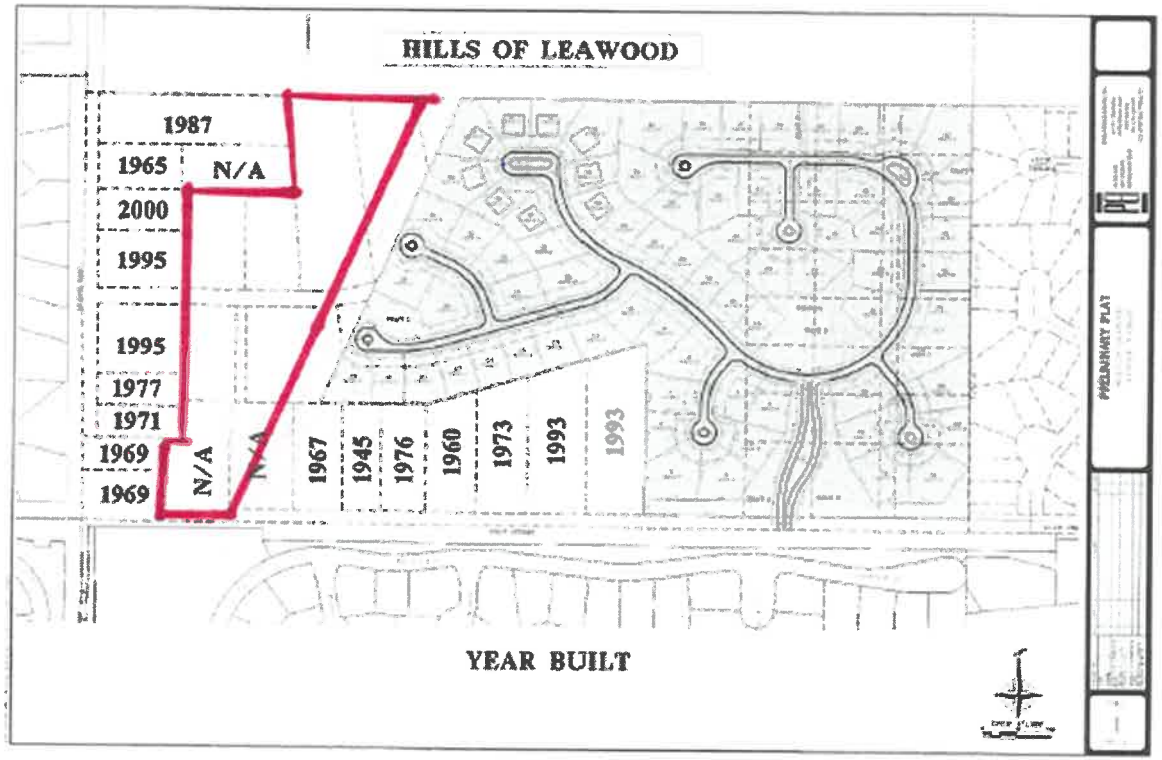
What has changed?

- Reduced number of homes (25 now 24)
- Reduced density (1.85 now 1.78 homes per acre)
- All lots abutting existing residences are full R-1 size lots
  - Minimum 15,000 R-1 square feet attained
  - Full R-1 lot width attained along rear property line
  - Full R-1 lot setback attained along rear property line
  - 3.5 abutting lots instead of 5
- BZA refused to grant a variance for anything less than 29,000+ sf lots (which could have allowed R-1 or RP-1 zoning to proceed)
- Voluntary enforcement stipulation agreeable

Development Challenges

1. East boundary - 160-foot, 161,000 volt angled transmission line
   - Size and voltage can be increased in the future
   - Impact on development style and value
   - 8 out of 24 lots (33%) abut power line easement
2. West boundary - legacy homes developed since 1965
   - Large lots with septic systems
3. Narrow and irregular shaped parcel
   - Significant infrastructure costs
   - Single-loaded streets
   - Narrowest points are 237 feet (south) and 246 feet (north)
4. Vacant and undeveloped for the entire history of Leawood

Western Neighbors



Staff Report Concerns

Listed Concerns:

1. Density
2. RP-2 is not compatible next to R-1
3. Plan requires some deviations
4. "Leaps" over interim zoning categories
5. Comprehensive plan change

Criteria	R-1 Required	RP-1 Required	RP-2 Required	Application
Comprehensive Land Designation	Low Density Residential	Low Density Residential	Medium Density Residential	Medium Density Residential (with mandatory rezoning if not built)
Density	2.90 units/acre	3.63 units/acre	7.26 units/acre	1.78 units/acre
Lot Size	15,000 sf	12,000 sf	6,000 sf	15,000 sf
Lot Frontage	100'	100'	None	100' lot width along existing neighbors (except Lots 7 & 8)
Minimum Lot Depth	120'	120'	120'	120' along existing neighbors (except Lots 7 & 8)
Lot Depth Ratio	3:1	3:1	3:1	3:1
Front Setback	35'	35'	30'	26.5' on some lots per LDO
Side Setback	15'	12'	10'	12
Corner Lot Setback	30'	30'	20'	22.5
Rear Setback	30'	30'	20'	30' along existing neighbors

1. Is this application "too dense?"

- Compare R-1, RP-1 and RP-2
  - R-1 allows densities up to 2.9 units per acre
  - RP-1 allows densities up to 3.63 units per acre
  - RP-2 allows densities up to 7.26

- Proposed development has a density of 1.78 units per acre
  - 61% of the density allowed in R-1
  - 49% of the density allowed in RP-1
  - 24.5% of the density allowed in RP-2 (less than ¼ of RP-2 density)

- Proposed development is not "too dense"
  - It is consistent with or better than R-1 or RP-1 density standards

Character of the Neighborhood - Comparable Densities

• Pavilions (West)	~2.67/acre
• Mission Reserve (Southwest)	~2.5/acre
• Reserve at Ironhorse (South)	~1.26/acre
• Villas of Ironwoods (East)	~2.4/acre
• Hills of Leawood (East)	~1.7/acre
• **Hills of Leawood Villas**	**~1.78/acre**

2. Is this application "compatible" with R-1 neighbors?

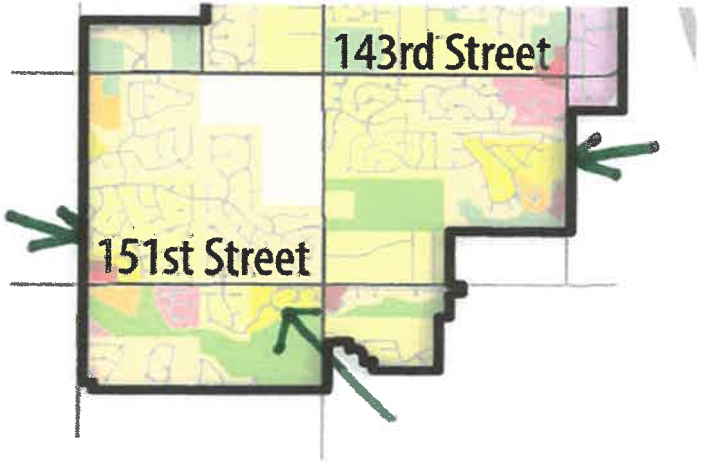
- Already **found compatible by Planning Commission** in August 2019
- Comprehensive Plan shows RP-2 abutting R-1 and RP-1, just not at this site but elsewhere in southern Leawood
  - Similarly situated RP-2 villa neighborhoods **have proven successful and compatible** with R-1 and RP-1 neighborhoods
- Comparisons in staff report ignore the binding restrictions of the Preliminary Development Plan and **new** Stipulation 2
  - Proposed stipulation to assure start of construction within definite time frame or petition for rezoning will occur
- Buffering and distances **exceed** typical standards for abutting residential neighborhoods
- What would R-1 or RP-1 homes look like next to these neighbors?
  - Same size lots as proposed site plan
  - Larger, taller, 2-story adjacent homes

2018 Comprehensive Plan

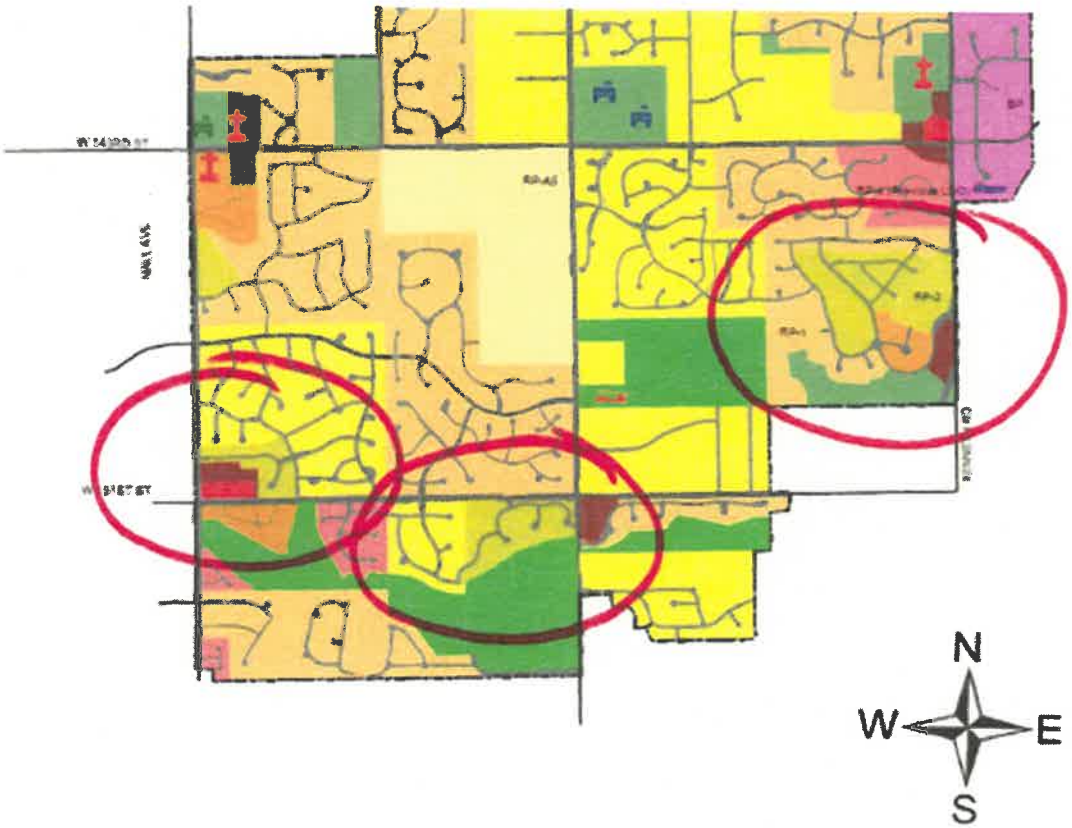
Table 1.1 Land Use Designation and Corresponding Zoning Districts

Low Density Residential	
AG	Agricultural
RP-A5	Planned Rural Density Single Family Residential
R-1	Planned Single Family Low-Density Residential
RP-1	Planned Single Family Residential

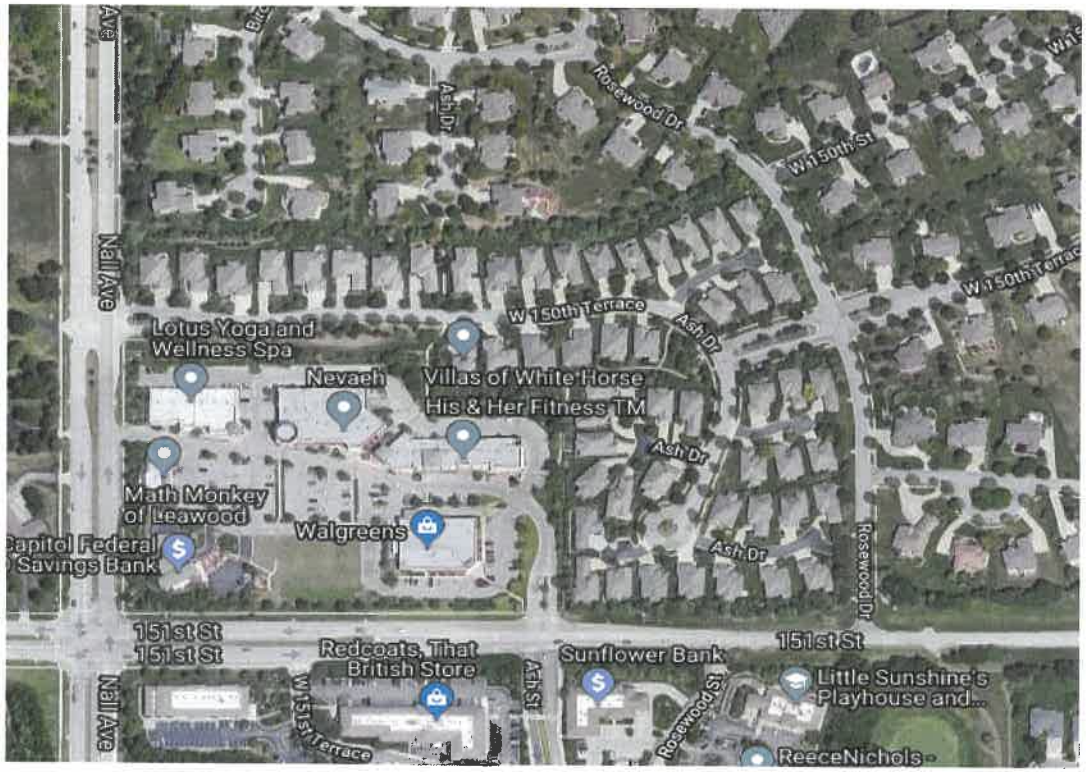
Medium Density Residential	
RP-2	Planned Cluster Detached Residential
RP-3	Planned Cluster Attached Residential



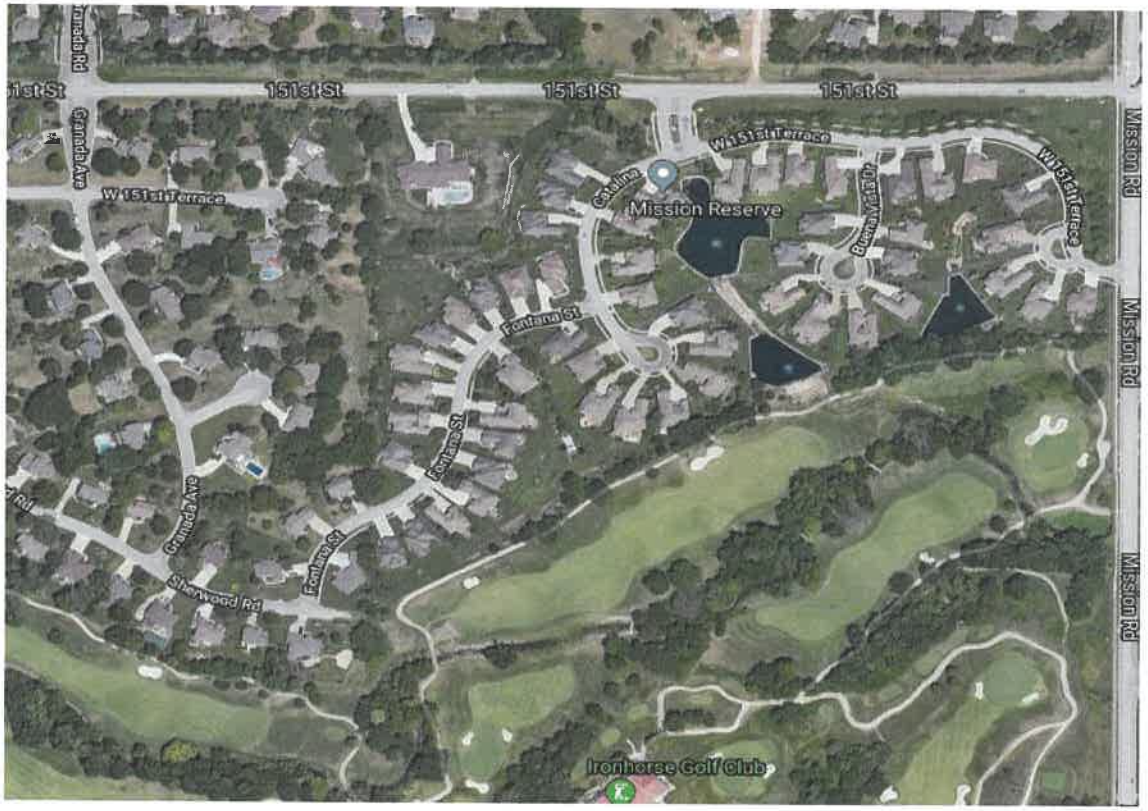
Existing and Abutting "Low Density" to RP-2



Villas of White Horse – 150th and Nall



Mission Reserve – 151st and Mission Road



Villas of Leawood – 145th and Kenneth

Other Compatibility Concerns

- LDO Lot Size minimum standards
  - R-1 minimum is 15,000 square feet
  - RP-1 minimum is 12,000 square feet
  - RP-2 minimum is 6,000 square feet

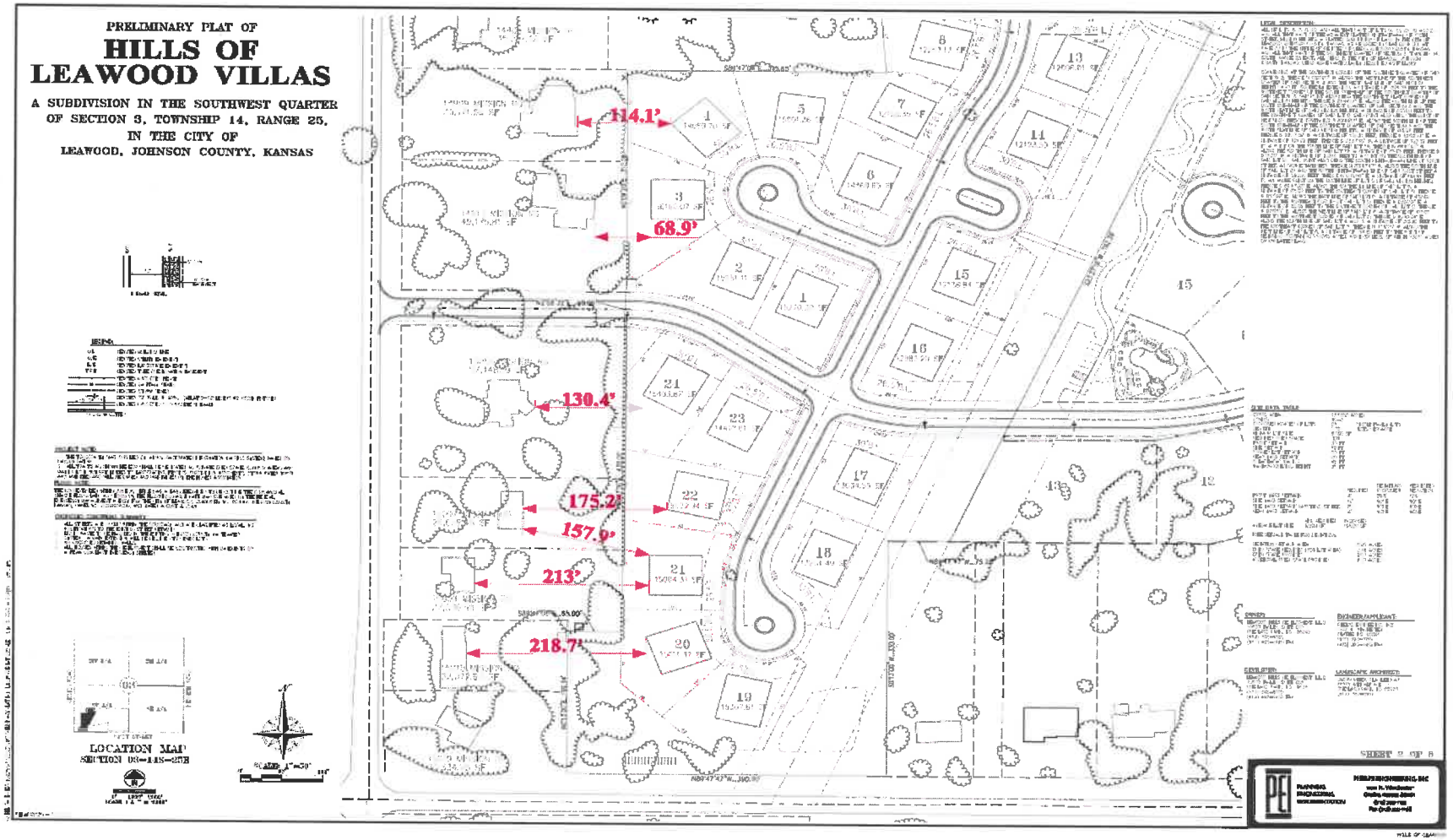
- Proposed development has an average square foot lot of 15,000 (v. 13,642 in previous plan)
  - 100% of the R-1 minimum
  - 125% larger than the RP-1 minimum
  - 250% larger than the RP-2 minimum

- Proposed development's smallest lot is 12,004 sf (v. 9,500 sf in previous plan)
  - 100% larger than the RP-2 minimum

- FYI: Height restrictions are the same in all three districts – 35 feet
  - All units to be built will be a main ground-level floor with a lower level; not "2-story" homes as allowed in R-1 or RP-1

- Distances between houses (see next slides)

Western Property Lines (distance house-to-house)



Comparative Distances in Leawood

- Per the LDO
  - R-1 60 feet house to house (30-foot rear setbacks for each)
  - RP-1 60 feet house to house (30-foot rear setbacks for each)
  - RP-2 40 feet house to house (20-foot rear setbacks for each)

- Other Successful Subdivisions
  - Pavilions of Leawood (across Mission Road) 70-85 feet between houses
  - Steeplechase (143rd and Mission Road) 55-65 feet between houses
  - Hallbrook (119th and State Line Road) 75-90 feet between houses

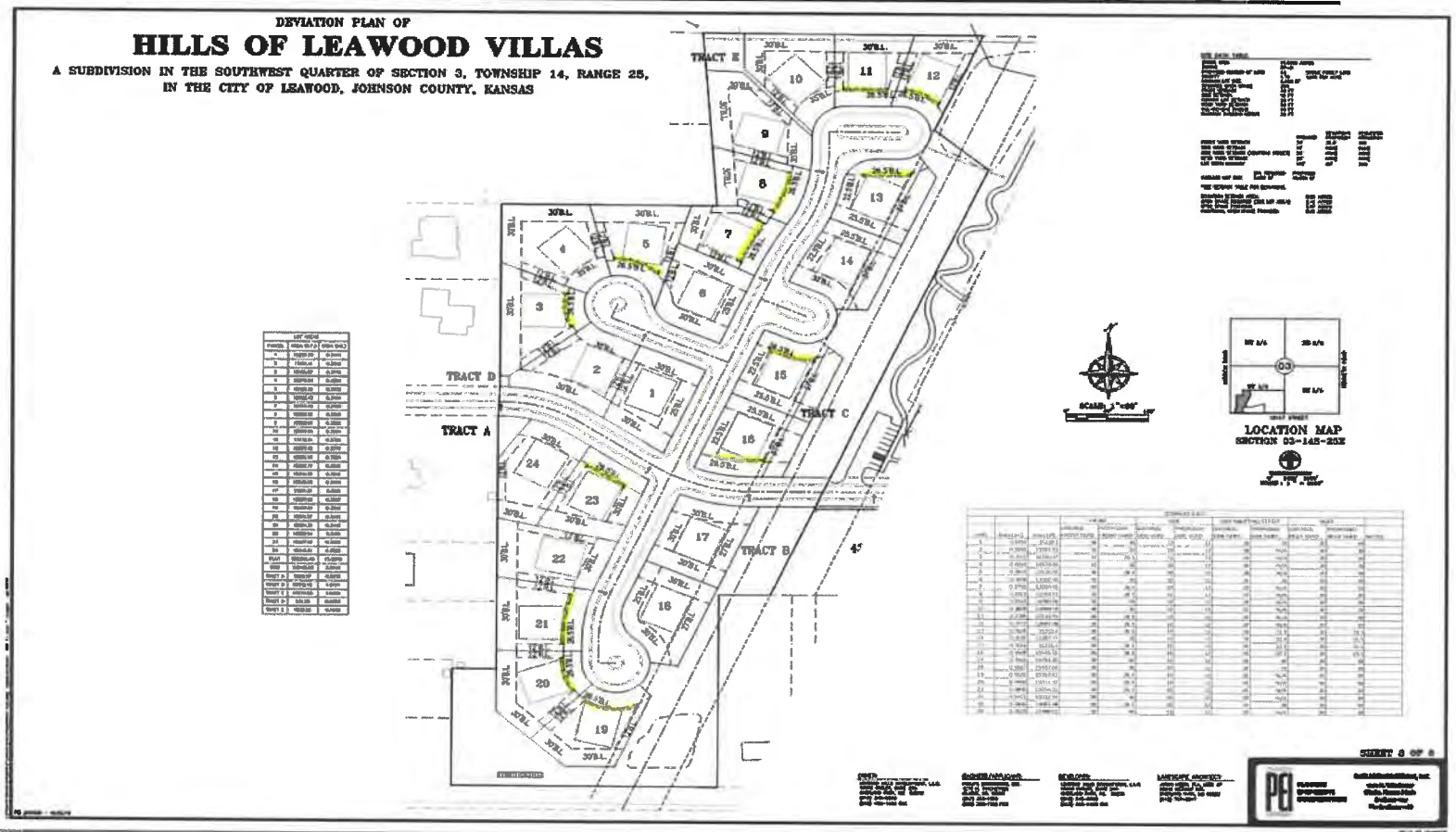
- Hills of Leawood Villas
  - 114-218 feet between houses
  - One "outlier" (Lot 3) with 69 feet between houses

3. What about the deviations?

- Previous approved plan:
  - Deviations on front and side setbacks were sought
  - All deviations were expressly allowable under the LDO
  - Planning Commission approved requested deviations
- Current proposed plan:
  - Front yard setback deviation is all that is requested (from 30 to 26.5 feet)

    A total of .07 acres affected (about 3,100 square feet or roughly the size of these chambers)
  - All internal to the project, affecting only homes in the development
  - All expressly allowable under the LDO (plan shows additional open space of .19 acres, nearly 3 times as much as the deviations requested)

Deviations Depicted on Plans – Lots Highlighted



4. "Leaping" and "Skipping"

- From R-1 to RP 2 but "leaping" over RP-1
  - R-1 and RP-1 requirements effective preclude development
    - Both require "new lots" to meet the average of square footage all lots within the City of Leawood and within 300 feet of the boundary (LDO 16-2-5.3.D and LDO 16-2-5.4.D)
      - As with the Hills of Leawood R-1 zoning to the east this would require a BZA variance
      - Otherwise required lot sizes would be over 2/3 acre in size (or nearly 30,000 sf versus the 15,000 sf required in R-1 or the 12,000 sf required in RP-1)
    - Both require 100-foot lot frontage and 35-foot front setback
  - Preliminary plan exceeds RP-2 requirements; expressly limits development
    - 6,000 sf minimum allowed; average lot size is 13,642 sf
    - 7.26 units/acre allowed; density sought is 1.78 units/acre
  - R-1 and RP-1 anticipate and lead to larger, 2-story units overlooking neighbors
    - Preliminary plan for single main floor villas; not a traditional "2-story"
    - Proposed plan is for 2,000-2,400 sf on main floor; 1,500 sf on "garden" walkout level

PDP Restrictions and Stipulation 2

- Staff: RP-2 rezoning is "skipping" a category (i.e., RP-1)
  - R-1 and RP-1 have similar requirements and are not feasible
  - If R-1 and RP-1 are not feasible, then rezoning to RP-2 is wholly appropriate

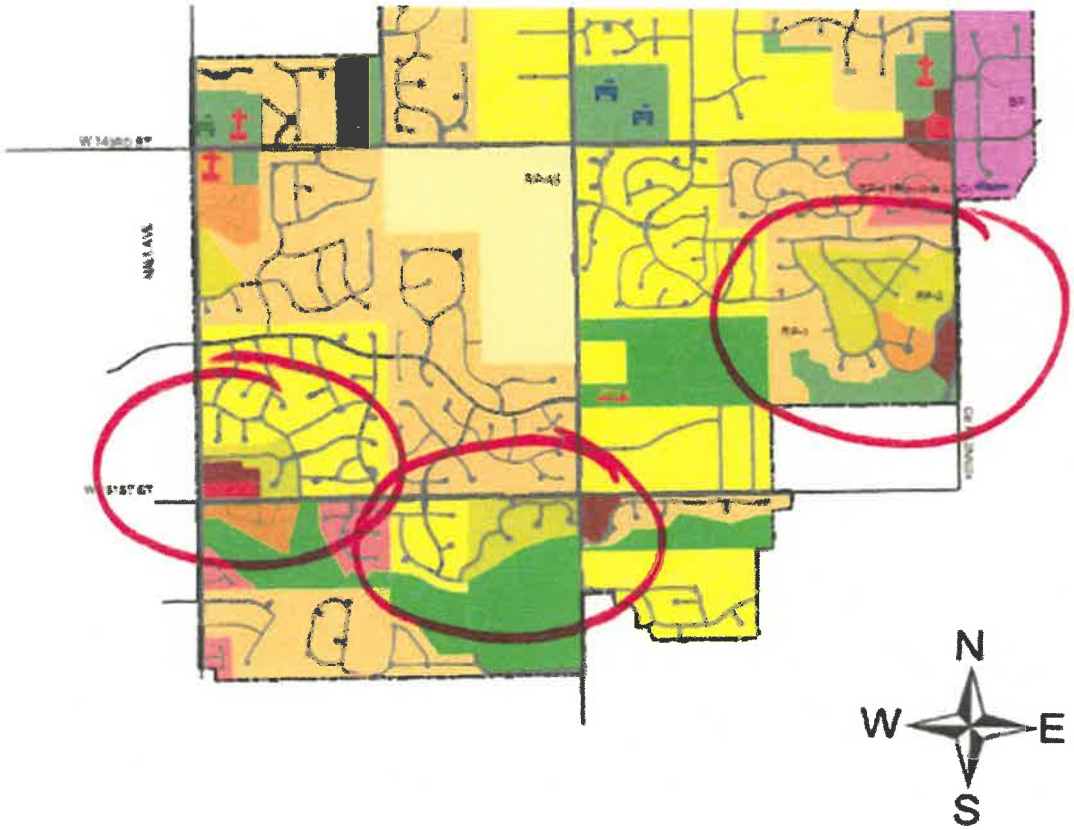
- Staff: RP-2 minimums will then "run with the land" regardless of this preliminary development plan
  - LDO explicitly addresses the binding effect of a preliminary development plan
  - Approval of a PDP "shall be considered an act of rezoning" (LDO 16-3-4)
    - Requires pre-application meeting with staff
    - Requires INTERACT meeting
    - Requires mail notice, sign posting, and public hearing
    - Subject to protest petition process
    - Subject to same approval criteria by both Planning Commission and Governing Body
      - "In considering any application for . . . preliminary development plan, . . . , the Planning Commission and the Governing Body shall give consideration in its recommendation to the following criteria that may be deemed applicable." (LDO 16-5-1.4)Staff: RP-2 minimums will then "run with the land" regardless of this preliminary development plan

- Staff: Stipulation 2 provides explicit enforcement and petition for rezoning
  - Belts, suspenders and duct tape

5. Comprehensive Plan

- Intended to "guide" the community's growth – not mandate it
- The future Leawood will be a sophisticated mix of prestigious residential and vibrant commercial areas accentuated by the special qualities, identified within this plan, that make Leawood unique among area cities. 2018 Comp Plan, Guide to Future Development.
- Encourage a diverse mixture of quality housing to meet the needs of the Citizens of Leawood. 2018 Comp Plan, Residential Goal No. 1.
  - "Ensure the creation of high quality single-family homes in the City of Leawood." 2018 Comp Plan, Residential Objective.
  - Ensure that residential growth patterns result in neighborhoods that have their own sense of place, yet are closely linked to the community as a whole." 2018 Comp Plan, Residential Objective.
  - Provide home ownership alternatives to the standard residential large lot subdivision. 2018 Comp Plan, Residential Objective.

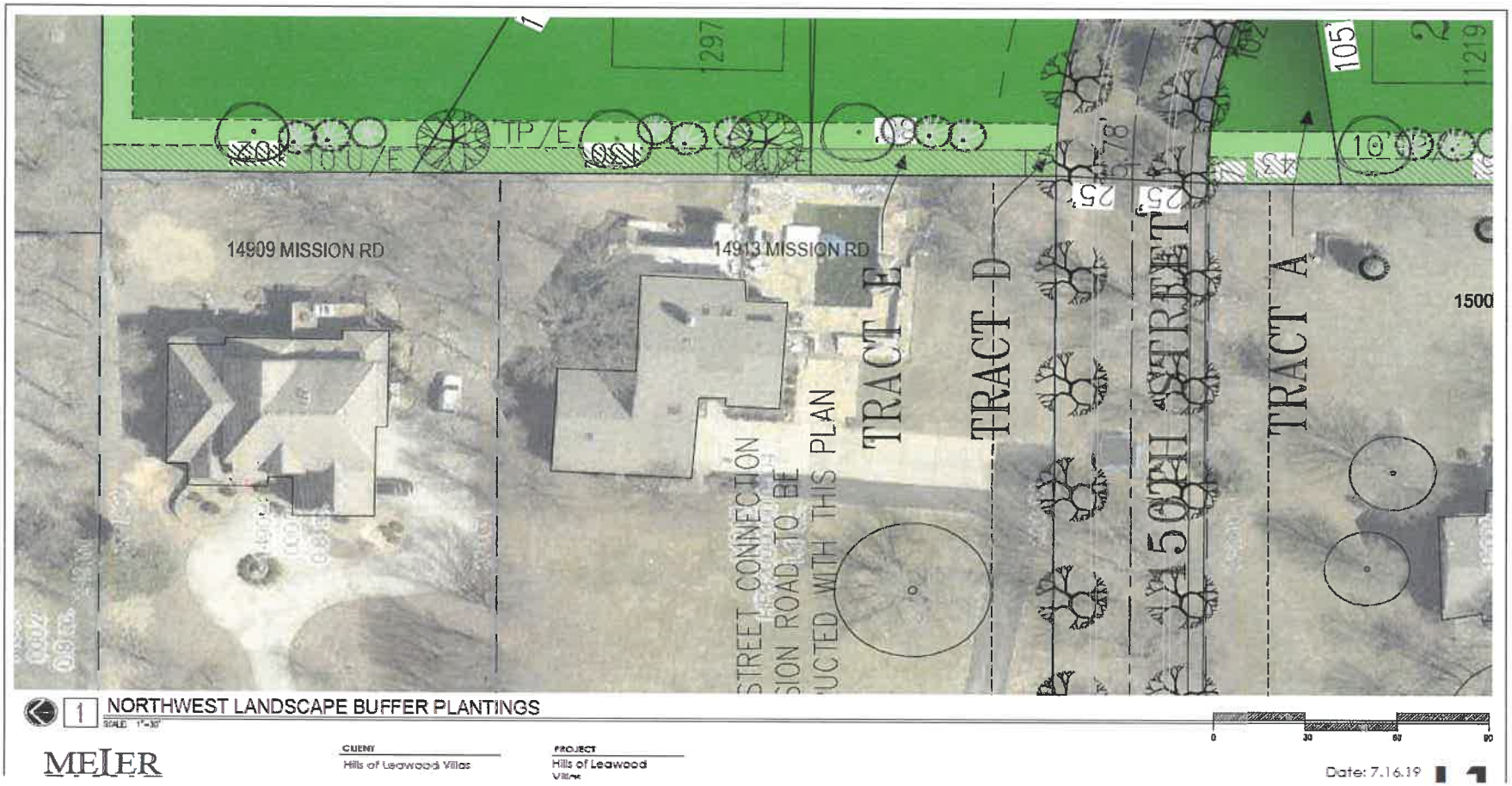
Existing and Abutting "Low Density" to RP-2



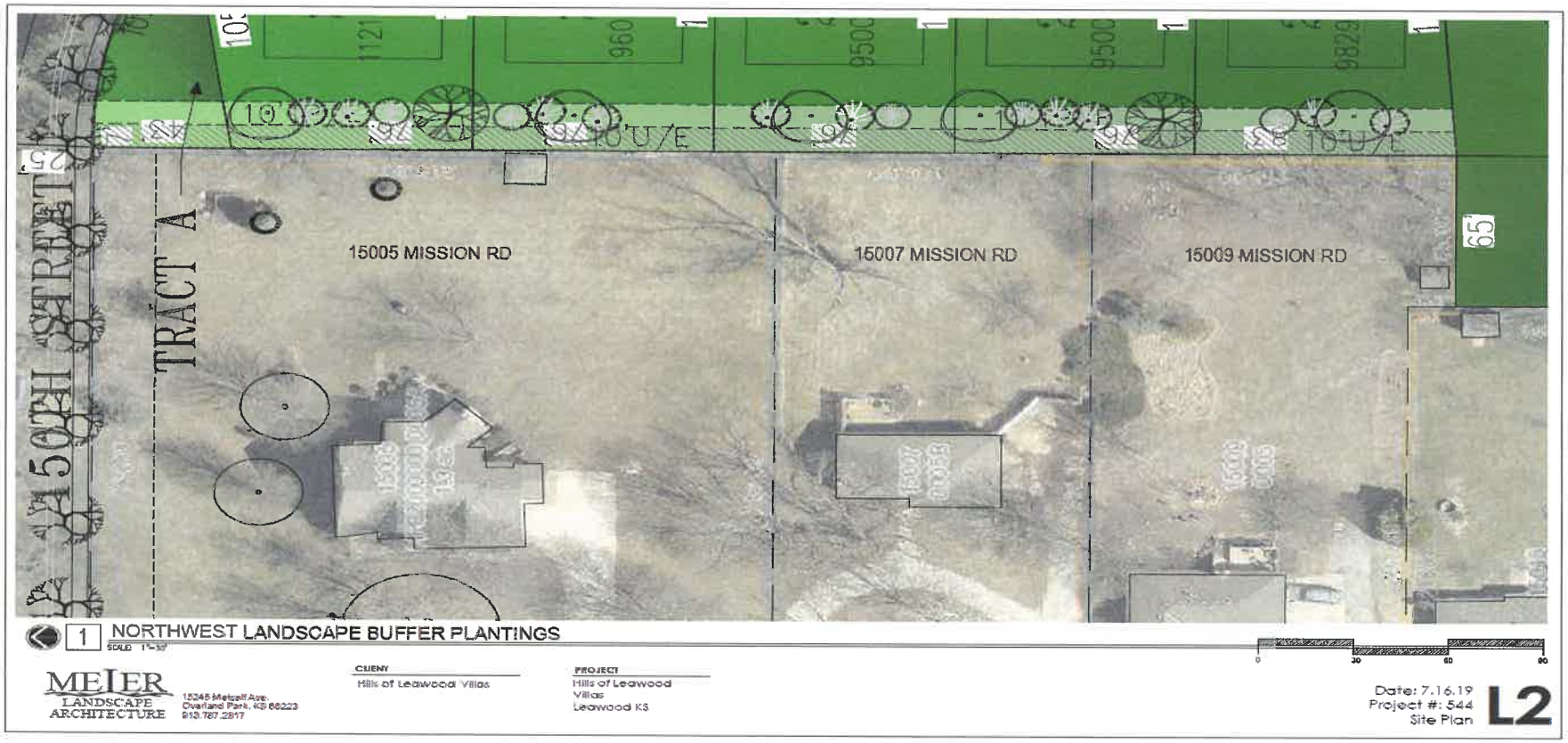
Efforts to Meet Neighbor Concerns

- INTERACT meetings (you have the minutes and the attendees)
- Additional meetings, individual and group
- Proposal for additional buffering via a tree-planting easement
- Proposal for additional buffering on 150th Street entrance
- City and applicant have explained limited traffic impact from residential; right of way in place for decades
- City and applicant have explained that all stormwater standards are met
- Never able to satisfy our western neighbors

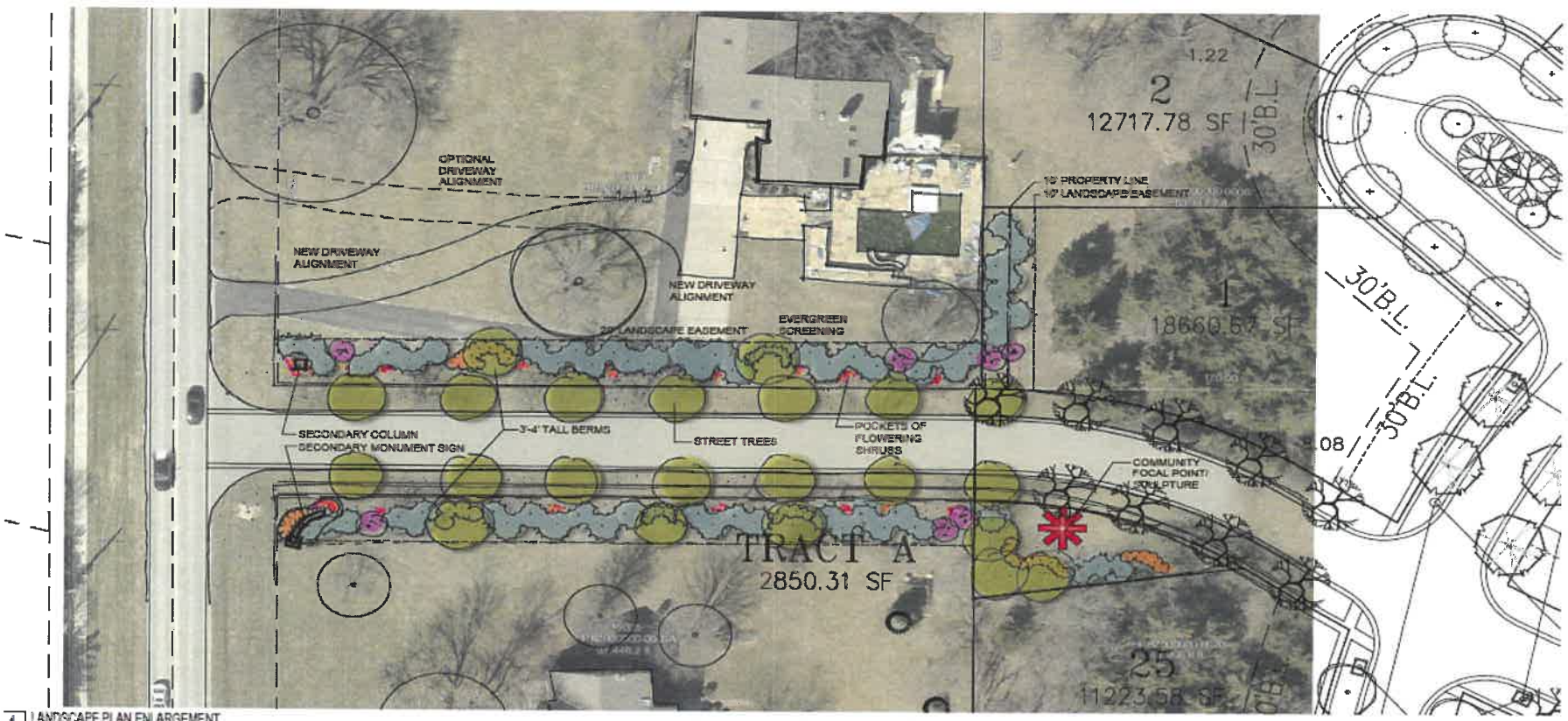
Western Property Line Buffering (north of 150th Street)



Western Property Line Buffering (south of 150th Street)



Mission Road Entrance at 150th Street Buffering/Landscape Plan
(Conceptual only at this time)



1 LANDSCAPE PLAN ENLARGEMENT

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2017

JASON M. MEIER LICENSED LANDSCAPE ARCHITECT

CLIENT
Hills of Leawood Villas

PROJECT
Hills of Leawood Villas
Leawood KS

Past Consistent Support of Surrounding Neighborhoods

- The Pavilions of Leawood
  - 350+ homes
  - Immediately west across Mission Road
- The Reserve at Ironhorse
  - 31 homes
  - Immediately south across 151st Street
- David Swartz (owner of two adjacent lots)
- The Villas of Ironwoods
  - 48 homes
  - East of the Hills of Leawood

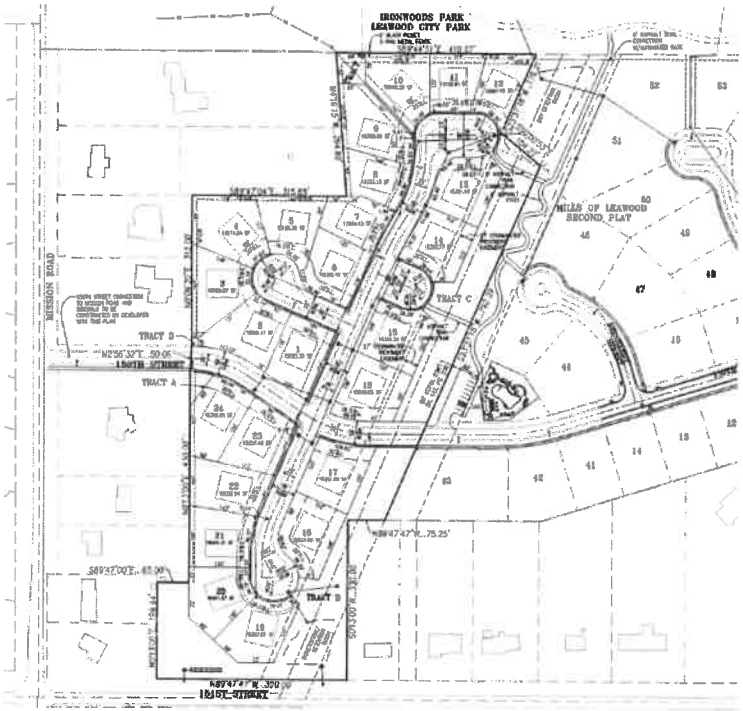
Stipulations

- All Stipulations as approved by the Planning Commission are acceptable as written with the following notation:
  - Stipulation 3 is unacceptable as written because it provides that "no deviations" may be approved.

Conclusion

- Vacant property that has remained vacant as zoned for decades
- This tract is difficult to develop and requires consideration of the hardship on the owner, Dr. Reddy
- Tract has proven it is not suitable for R-1 or RP-1 zoning, remaining vacant and undeveloped
- The proposed preliminary development plan exceeds in many ways existing R-1 or even RP-1 zoning in density, lot size, housing separation, buffering opportunities and building height
- RP-2 has existed "compatibly" with R-1 and RP-1 within short distances of this site for a years
- If this preliminary development plan is not beginning construction within 2 years an application for rezoning back to R-1 will be required
- Request approval of Case No. 23-2020, rezoning and preliminary development plan

Thank you.


IRONWOODS PARK
LEAWOOD CITY PARK
HILLS OF LEAWOOD
SECOND PLAT
TRACT C
TRACT D
TRACT A
MISSION ROAD
150TH STREET

City of Leawood
Planning Commission Meeting
August 27, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Belzer, Hoyt, Elkins, Coleman, Block, Stevens, Peterson. Absent: Elkins

APPROVAL OF THE AGENDA

Chairman Coleman: Chair will entertain a motion to approve the agenda.

A motion to approve the agenda was made by Hoyt; seconded by Block. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Block, Stevens, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the July 23, 2019 Planning Commission meeting.

Chairman Coleman: Are there any additions or comments?

Chairman Elkins joined the meeting

Chairman Elkins: My apologies for being late. Are there any revisions or amendments to the minutes?

A motion to approve the minutes from the July 23, 2019 Planning Commission meeting was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

CONSENT AGENDA:
CASE 75-19 – STONE LEDGE LOTS 1-3 REPLAT – Request for approval of a Revised Final Plat, located north of 154th Street and east of Nall Avenue.

CASE 84-19 – HALLBROOK EAST VILLAGE – FENCES AND WALLS – Request for approval of a Revised Final Plan, located south of 112th Terrace and west of State Line Road.

CASE 90-19 – EDGEWOOD SUBDIVISION – PRIVATE ART – Request for approval of a Final Plan – located north of Town Center Drive and west of Roe Avenue.

Chairman Elkins: Does anyone wish to pull any of these cases for consideration? Seeing none, is there a motion?

A motion to approve the Consent Agenda was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

NEW BUSINESS:

CASE 74-19 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Low Density Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan and Preliminary Plat – Located north of 151st Street and east of Mission Road. **PUBLIC HEARING**

Staff Presentation:

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 74-19 – The Hills of Leawood Villas – Request for approval of a Rezoning from R-1 to RP-2, Preliminary Plan, and Preliminary Plat. The property is located north of 151st Street and east of Mission Road. The application before you tonight proposes 25 single-family residential lots and five tracts on 13.5 acres for an average lot size of 13,642 square feet per lot. Fourteen of the lots would be located north of the proposed 150th Street with the remaining eleven single-family units located south of the proposed 150th Street. Along with this development, the applicant is proposing to construct the remainder of 151st Street from the terminus at its west side of the approved Hills of Leawood development over to Mission Road. The applicant is also proposing a 10' tree preservation easement along the northern common property line of the development to help continue the buffer between the development and the park to the north. Staff is recommending denial of the application due to a number of outstanding concerns with the project design. The City of Leawood Comprehensive Plan has shown this area to be Low Density Residential since at least the 1980s when the initial plan for this property was approved. The development being proposed tonight proposes a change in zoning from R-1 to RP-2, skipping over the RP-1 zoning district. R-1 and RP-1 are ow Density; RP-2 jumps to Medium Density Residential. The developments surrounding the perimeter of the proposed development are also Low Density Residential with average lot sizes larger than what is being proposed. Since the zoning runs with the land, any future developments would be able to use the minimum requirements of the zoning if they were to redevelop the area, including a minimum of 6,000 square feet for the average size of the lot. The developments surrounding the proposed development have lots larger than what is being proposed. Mission Heights has an average lot size close to 45, 500 square feet, and The Hills of Leawood subdivision has an average lot size of close to 19,500 square feet. This subdivision had to get approval from the Board of Zoning Appeals, where they were approved for an average lot size of 19,000 square feet. This development is below both of those developments with an average of 13,500 square feet

per lot. The applicant is requesting deviations from the Leawood Development Ordinance (LDO) regarding setbacks from the already reduced setbacks within an RP-2 area compared to Low Density Residential. Staff would like to clarify something in your packet. Within the Fire Department memo, it states that the Fire Department has an objection to the plan. It should be revised to say that the Fire Department has no objection. The Final Plat and Final Plan meet the regulations of the LDO if it is granted recommendation to rezone to RP-2 zoning district. If the project is not granted the rezoning, the current plan would not be in conformance with the Leawood Development Ordinance with any Low Density Residential use. Staff recommends denial of Case 74-19 with the stipulations listed in the Staff Report. We're happy to answer any questions.

Chairman Elkins: Thank you. Are there questions for staff?

Comm. Hoyt: In the packet, we have a statement from a group identified as the Mission Road Residents. Who are the actual signatories to that? I noticed there were names attached to the other materials submitted, but I couldn't tell how many and who were part of this. Maybe someone will be present to night to make a comment.

Mr. Klein: I think there are a number here to speak to this application. I think it is a number of residents from Mission Heights, but it also could include some other residents as well, including Reserve at Ironhorse.

Comm. Hoyt: I'm curious who sent this to you.

Mr. Sanchez: Many of the letters are sent through email. The actual person who sent it may not have an email that corresponds with the name. Often times, they will have a signature.

Comm. Hoyt: The one I'm looking at says, "Mission Road Residents Objections."

Mr. Klein: Many of those residents are the ones in Mission Heights, the larger lots around the periphery.

Comm. Hoyt: I figured that; I was just curious if there was a name attached. If there isn't, we can go on. I also wonder if you would want to react to a statement that was made during the Interact Meeting in Point No. 4. Resident Robert McClain asked where the amenity package would be and why the property could not be developed as R-1. The developer responded, "Due to unusual shape of land and restrictions, the R-1 land plan was not feasible." I would like to hear your reaction to that argument.

Mr. Klein: This developer also developed The Hills of Leawood to the east and a subdivision in Overland Park to the east of The Hills of Leawood, which is smaller lots. The Hills of Leawood took up that smaller portion that was pretty much up to the easement for the power lines, leaving a small area of land sandwiched between the Mission Heights subdivision along Mission Road and also 151st Street. The developer is making the argument that with R-1, it would not have enough lots to make a profit. The

applicant could probably speak to that more. R-1 and RP-1 have a requirement to meet the minimum lot size of 15,000 square feet per lot in R-1 and 12,000 square feet in RP-1 and also a requirement to meet the average lot size of all the lots within 300 feet up to a maximum of an acre. The Hills of Leawood also had R-1 zoning. They went to the Board of Zoning Appeals and received a variance; however, they wanted to make sure the lots were larger than the 15,000 square feet. They raised it to an average of 19,000 square feet for the lots in The Hills of Leawood. They do have some lots that are 15,000 square feet. They did not have to meet the lot average of the surrounding lots. That development is also adjacent to the subdivision located in Overland Park that has smaller lots.

Comm. Hoyt: I understand this proposal would have 25 dwellings. What is your assessment of how many dwellings would be part of this if it were not rezoned?

Mr. Klein: I think it definitely would end up with fewer lots with larger lot sizes and larger setbacks. I couldn't tell you the exact number.

Chairman Elkins: Thank you. Additional questions for staff?

Comm. Block: I thought one of the renderings we saw with the earlier plans for the development on the east side of this area did show houses with larger lots west of the power lines. I understand that wasn't part of the application, but I thought they were at least overlaid on the maps we saw.

Mr. Klein: I don't recall any within this area. I think they did show them developed in the Mission Heights subdivision along Mission Road.

Comm. Block: What is the map in color with the circles? What do the circles represent around this development?

Mr. Klein: Often times, we'll get plans with the 200' boundary and the 500' boundary. The 200' boundary is the area of required notification under state statute. The 500' boundary is from the City of Leawood to indicate who receives an invitation to an interact meeting.

Comm. Block: You think the 200' boundary is one of these smaller circles, and it goes to Mission maybe, and then the 500' boundary would go to the larger one that goes into The Pavilions.

Mr. Klein: Yes, and they may have included another one that was 1,000 feet. They have them labeled. The inner one is 200, and the next one out is 500 feet. That is who they send the interact notification to.

Comm. Block: The people who would have gotten this notice are in that first circle, and the second circle is the ones who were invited to the interact?

Mr. Klein: Correct.

Comm. Block: What is the third circle?

Mr. Sanchez: Staff usually likes to ask the applicant to send out mailings to HOA representatives up to 1,000 feet. That way, the entire HOAs surrounding the development will know about it, and they can reach out to their neighbors.

Mr. Klein: Staff also sends out to the HOAs as well.

Comm. Block: There is a letter here from The Pavilions. It just seems that the board member spoke on behalf of all the residents of The Pavilions and not having an objection to the project, and maybe only board members and no residents got a letter. Is that possible?

Mr. Klein: I think the letter I saw was from the HOA president. It could be that they had an HOA meeting and got input that way.

Comm. Block: If they're here, I'd like to understand how they spoke to their neighborhood. Thank you.

Chairman Elkins: Thank you. Additional questions for staff? I'd invited the applicant to come forward.

Applicant Presentation:
Greg Musil, Rouse Frets Law Firm, 5250 W. 116th Place, Suite 400, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Musil: Thank you for allowing us to present tonight. If you read the Staff Report, you might think we're putting high rise garden apartments next to some of these single-family homes, and I hope to disabuse you of that notion and demonstrate that these are high quality, single-family homes on relatively large lots that will be a benefit and an asset to the City of Leawood.

(*Begins slide show)* Those of you who were here when The Hills of Leawood was finally rezoned in 2018 would recall the view here. Dr. Ishwa Reddy has owned this property since the 1990s. Staff said it has been Low Density Residential since the 1980s and thinks we should keep it that way. The point I want to make tonight is that it's been Low Density since the 1980s. Dr. Reddy has owned it since the 1990s. It has been vacant for the history of the City of Leawood. That's part of the reason we're here tonight: to find something that fits and not just with respect to the RP-2 zoning district but with respect to the plan that is in front of you. I'll speak to that later, but it's not just RP-2 zoning; it's a development plan that you have a chance to approve. If the Governing Body approves it, we're bound by it. We can't just go in and reduce everything to the RP-2 minimums without coming back to you and City Council. Mark Simpson and Saul Ellis are the developers of this. They are developing The Hills of Leawood to the east. That subdivision is going well with Phase 1. Tim Tucker is here with civil engineering if you have stormwater or site plan questions beyond the capability of a lawyer. Jason Meyer

did our landscape plans. We want to review the Preliminary Plat and Plan, the stipulations, request your approval, and then answer any questions you have. You know about Mr. Simpson and Mr. Ellis. They have developed a number of successful subdivisions, including The Hills of Leawood to the east. It's important to look at the site and ask how it looks different from other sites that are developed. It is an interior site. It is bounded on the east by a 100' KCP&L high power transmission line. On the west, we have a little bit of jaggedness that makes it a bit more difficult, and 150th Street comes off Mission. The City of Leawood acquired that right-of-way decades ago. It's been there a long time as part of the Mission Heights Plat back in the '70s or '80s. To give you context of The Hills of Leawood, it only had development on the east side of the power lines. This site is different. It's narrower and jagged. The Hills of Leawood site is about 50+ acres on the east side, which gives a chance to design something that is a little easier to do and stay within the R-1 zoning category.

The 1970s plan shows what people thought might develop. There is no high-voltage transmission line shown on this plan. Obviously, that never developed as initially anticipated. The actual development occurred along the section line roads: Mission Road and 151st. We talked about it during The Hills of Leawood. Those don't require any infrastructure. That is why we have these legacy lots that are larger and that you'll hear from later. These folks are concerned about what is going to develop next to them, as they should be and as we want our neighbors to be. This is what happens when the interior of the piece is left to carry all the burden of development, including all of the interior roads, all of the sewer, and all of the electrical. That plays into this particular plan. In 2016, a gentleman said he could develop the entire area in R-1, and he had 51 total lots over the entire area, eight of which were located west of the power line. That plan could never be financed and was never undertaken. The western boundary of The Hills of Leawood honored the right-of-way of the power line. I want to talk about the Preliminary Plat and the development challenges. On the east boundary is 161,000-volt power line. This is not a distribution line like you see in your house; this is a high-power transmission line going cross-country. KCP&L bought these and took the rights to put up a transmission line in there. It wasn't limited to 161 kilovolts or H poles. It can be increased for whatever the needs of the power company are. That's important when looking at what lots could go next to these lines. Seven of the 25 lots will abut the power line with this plan of a total of 25. On the west boundary are the legacy homes that were developed since 1965, some as late as in the 2000s. You've seen the narrow and irregular shape. All of the infrastructure of this subdivision has to be born by these houses. All the roads and storm sewers have to be born by these homes. As you recall, there are two pinch points on this: one north of 150th Street and one south of 150th Street. They are 237 feet wide on the south and 246 feet on the north. We can't put a street in there and put houses on both sides because we don't have lot depth. That's a constraint on this. As I mentioned, it has been vacant and undeveloped for the entire history of the City of Leawood.

On the western side, the first house is from 1965; the most recent is 2000. The Staff Report can be boiled down to three issues. One is the density is too great. The second is that it's not compatible to put RP-2 next to R-1 in this situation, and it requires some deviations. I want to address all of those as quickly as I can. Is this application too dense? R-1 allows 2.9 units per acre; RP-1 allows 3.63; RP-2 allows 7.26. It sounds

pretty dramatic. The plan you have in front of you is 1.85 units per acre. It is only 63% of the minimum of R-1, which is lower than R-1. It is 50% of the density allowed in RP-1. If you think RP-1 ought to go there, you would be allowing more density. It is 25% of the density allowed in RP-2. I submit the proposal is not too dense. It is consistent with or better than R-1 or RP-1 zoning. The Pavilions is across Mission Road to the west, and it is at 2.67 units per acre. Mission Reserve to the southwest across the corner diagonally is also an RP-2 subdivision and is 2.5 pre acre. The Reserve at Ironhorse is south across 151st and is 1.26 per acre. The Villas of Ironwood to the east, admittedly an Overland Park subdivision, is 2.4 units per acre. The Hills of Leawood just across the power line is 1.7 units per acre. Are we out of line with those at 1.85 units per acre? I submit that 1.85 units per acre is not too dense generally and certainly on an irregular tract like this that is hard to develop and has to bear all the costs of the infrastructure.

Staff also talked about compatibility. We have R-1 neighbors to our west along Mission Road. I'm going to go through the Comprehensive Plan because we have had and have today RP-2 next to R-1, and we have RP-2 next to RP-1. We're not breaking some new ground to put this subdivision in. There are similarly situated RP-2 developments next to RP-1 and R-1. What is frustrating about the Staff Report is it never really addresses why this site is vacant 50 years as it was designated as Low-Density Residential as well as the restrictions that make this difficult to develop. Staff has said over and over again that this is suitable for its current zoning. No one has come in and made any serious attempt or been able to develop a plan that could be financed or sold to develop this for anything, which is why Dr. Reddy is ready to try to get something built. The buffering and the distances offered to our neighbors to the west exceed R-1 and RP-1. The 2018 Comprehensive Plan shows three subdivisions that are RP-2 next to R-1 and RP-1. The zoning map shows them. The subdivisions are The Villas at Whitehorse, Mission Reserve, and The Villas of Leawood. They all abut either R-1 or RP-1. We're not doing something weird. We're not trying to jam in something that hasn't been used elsewhere. There are other compatibility concerns, including lot size. R-1 is 15,000 feet; RP-1 is 12,000 feet; RP-2 drops all the way down to 6,000 square feet. It sounds dramatic to go to RP-2. Staff talks several times about us skipping a zoning category. That would be important if the plan didn't tell you that 13,500 square feet is our average lot size. Our average lot size is 91% of R-1. It's bigger than RP-1's minimum. It's almost twice as big as RP-2's minimum. Our lot size is consistent with single-family homes in R-1 or RP-1 developments. Our smallest lot is 9,500 square feet, which is almost 60% bigger than the minimum of RP-2. I touched on height restrictions because people don't want somebody to look down from a second story into their back yard. The height restrictions are the same in all three zoning districts at 35 feet. What is interesting is that in this development, these will be villas with a main floor and a lower level. RP-1 and R-1 will result, most likely, in two-story homes. This affects privacy, perception, and maybe reality differently than a one-story next door. Is RP-1 and R-1 a better neighbor than an RP-2 with villas?

Another compatibility issue was the distance between houses. North of 150th street, the closest home is 75 feet from the build line of the new villa to the back of the house just north of 150th Street. The one to the north is 131 feet. South of 150th Street are distances of 141 feet, 139, 153, 212, and 220. What does that mean in terms of our impact on these legacy neighbors? Look at your LDO and what you think is an acceptable

distance between houses. In R-1 and RP-1, houses can be 60 feet apart, and both need a 30' rear setback. In RP-2, it could go down to 40 feet. What does the plan require of us? We looked at some other subdivisions. The Pavilions subdivision has 70-85 feet between houses. Steeplechase has 55-65 feet. Hallbrook has 75-90 feet. The Hills of Leawood Villas are 131-220 feet between houses except for the one that is only 75 feet. This would put us a greater distance than Steeplechase, in the middle of The Pavilions, and at the bottom of Hallbrook. Are those distances so incompatible that you can't have a single-family neighbor back to you if you are in an R-1 subdivision?

Staff has expressed concerns in the report that if you zone it RP-2, it will run with the land. As I'm confident you're aware, in the LDO, you treat Preliminary Development Plans as Rezoning. If we get a development plan approved, we can't come back and go to 6,000 square feet per lot. We can't go back to seven units per acre unless we have a meeting, file an application, have an interact meeting, send notice to everybody within 200 feet as well as the HOAs, post a sign, come before the Planning Commission, go to City Council subject to protest petition options, just like a Rezoning. I listed your LDO requirements for the record so we have those. The Governing Body and Planning Commission shall give the same consideration to a Preliminary Development Plan that you do to a Rezoning. I know there is always a boogeyman out there that thinks if we rezone it to RP-2, someone will come in and want seven units per acre. We can't do seven units per acre here because we have a minimum frontage on our lots, and we still have a minimum lot size and a minimum setback. If you look at the development plan and plat we had earlier, you will see that it simply cannot be done. The fear that somehow going to RP-2 is going to open this site up for something dramatically different is simply not founded in fact or law.

When I saw the deviations, I thought we were screwed. Nobody likes to come in and ask for deviations. There are 25 lots, and five of them require deviations. A total of six deviations are requested out of hundreds when you consider rear, front, side and all the setbacks. These deviations affect about 2,000 square feet of land about the size of this chamber. They're all internal to the project. They're not cutting down distances to our neighbors; they're cutting down side yards and distances within this development. Lot 16 has a slight deviation along the street on the side of the house. Whoever buys those two houses will know where their property line is. On the righthand side, Lot 6 has a slightly smaller front setback. Then, Lots 12 and 13 have similar reductions. We're reducing in Lot 6 from 30 to 22.5 feet, and that's permitted by the LDO. On Lots 12, 13, and 16, we're reducing from 20 to 15 feet on the sides, and that's also permitted by the LDO. On Lots 16 and 17, there is a reduced side yard between the two houses from 10 feet to 8.5 feet. All those are permitted by the LDO, and we have to provide additional compensating open space of .05 acres, and we provided about .72. The percentage doesn't sound very impressive, but we meet what the LDO requires. We tried to find some consensus because our neighbors behind us are going to talk to you about their perceptions of this project. We had an interact meeting, and you have the minutes. The developer had additional meetings with the neighbors. We proposed additional tree planting and a buffer on the west side that I'll show you in a minute. We proposed additional easements for landscaping along 150th Street entrance so that the two houses on the south and north side would have more buffering, far more than a normal city street would have. On the western property line, we proposed a 10' utility easement, storm

drainage utilities on the back property line, then a 10' tree planting easement that would be planted and maintained by the HOA to create a buffer. On the entrance to the subdivision, as a benefit to the developer as well, we propose additional landscape easement on these two homeowners' properties that would be used solely for the plantings shown. The neighbors have not agreed to those, but we were willing to do those in an effort to meet the perception that we're too close or too dense.

You have in your packets support of surrounding neighborhoods. The Pavilions, as I understand it, circulated the plans to its homeowners, and the president of the HOA sent you a letter. The Reserve at Ironhorse immediately south across 151st sent a letter. David Swartz, who owns two lots adjacent to this sent a letter, and The Villas of Ironwoods to the east sent a letter. I also have an email from Carl Lavender in support of the project. He lives at 3400 W. 151st Street.

You know the criteria. What's in your LDO in Section 16-5-1.4 is what everyone refers to as The Golden Criteria because of the Golden vs. City of Overland Park case. I want to address those quickly because in the Staff Report, each of those elements was addressed in terms of density compatibility and that we don't want any deviations. The character of this neighborhood is, at best, mixed in terms of what kind of housing we have. What we do have everywhere is single-family homes. That's what we're going to build. The character of the neighborhood isn't necessarily 2/3-3-acre lots along Mission Road that developed because they could do septic tanks and had no infrastructure costs. The character of the neighborhood is more than just the abutting landowners. The character here is single family homes, which this meets. The second criterion is zoning and uses of property nearby, and we have the same argument. They're all zoned Residential. Within ½ mile, they're either zoned R-1, RP-1, or R-2, ironically – what we're asking for tonight. Regarding suitability of the property for the use restricted, I'll go back to the fact that it sits vacant today and has been vacant forever. It is not feasible to do R-1 with the lot restrictions and sizes and carry all the infrastructure costs that are necessary. Regarding the extent to which there is removal of the restrictions would detrimentally affect the neighbors weighed against the denial to the applicant, nearby doesn't just mean abutting. If you look at abutting properties, we have offered more buffering, more distance, less density than some of the nicest subdivisions in Leawood that might be R-1 or RP-1. If that is going to detrimentally affect the neighbors, then it affects every neighborhood in the City of Leawood. I don't think that's the case. Regarding relative gain to public health and safety, I don't know what the gain to overall general welfare, health, and safety is if this is denied. I do know that what it does to Dr. Reddy is tell him he's going to own this property for a while longer with nobody coming in to develop it. I will concede that the last two factors are recommendation of professional staff – which I've told you why we disagree with that – and compliance with the Master Plan. It doesn't comply with the 2018 Master Plan; however, you have three examples within a mile of RP-2 versus RP-1 and R-1 that do meet your Master Plan and demonstrate that it can work.

I'd like to highlight a couple stipulations. No. 2 is unacceptable because it says that we don't get any deviations. If we take out the six deviations for a total of .05 acres of setback changes, all of which are permitted by the LDO, we will lose lots because we can't meet the 10' setback on the two side yards; we can only meet 8 1/2 because of the narrowness of that portion of the property. No. 17 says that we have to build sidewalks

compatible with the city standards. We just want to make it clear that the city's right-of-way is 50 feet there. When we build a street and sidewalks, they may need to be within the 50' right-of-way unless we can obtain additional land from the neighbors, and we don't have that. No. 27 is acceptable, but we did want to make notice because there is a 10'x10' square on 150th Street off Mission where we were going to have a directional sign for the subdivision. It's a 10'x10' square. We have to have a 5' setback. That would mean a really skinny sign, so we intend to change that at Final Plan to 13'x13' so there is enough room to meet all the setbacks. Other than that, the rest of the stipulations, we accept.

My conclusion is the same points I've made: density is not a problem; compatibility is not a problem; deviations are exceedingly minor and all within the LDO. Thank you. We'd be happy to answer any questions.

Chairman Elkins: Thank you. Questions for Mr. Musil?

Comm. Block: For the record, you indicated that the letter from The Pavilions said that the letter had been sent out and they're all supportive, but that's not what his letter says. "Many notices have been sent to our residents. As of yet, we have not heard any concerns." That's not the same as sending a letter and getting 360 homeowners to approve it.

Mr. Musil: I overstated, and I apologize. We know how easy it is to have one out of those object. I was overconfident.

Comm. Block: On the same theme here, The Reserve at Ironhorse had numerous flyers. There was only one notice of this project, right? There were others in the past for different versions.

Mr. Musil: From the applicant, there is just the one notice.

Comm. Block: And Dave Swartz owns which lots?

Mr. Musil: They're at the northeast corner of 151st and Mission. They do abut the southern portion of the property.

Comm. Block: He lives in those homes or rents it?

Mr. Musil: I think they're both vacant.

Comm. Block: Does he intend to sell them to a developer?

Mr. Musil: Yes.

Chairman Elkins: Thank you. Other questions?

Comm. Hoyt: Could you tell us the minimum number of dwellings that would make this financially feasible? You were saying you can't accept Stipulation No. 2 because you'd have to lose lots and then the whole thing would fall apart. What is the magic number of lots needed in the opinions of the professionals who have looked at this?

Mr. Musil: In the opinion of the professionals who put their money into it, it is 25. Different people might have different abilities to finance and different willingness to take a risk, but 25 fits on here with .05 acres of deviation. To take 1-2 lots out, particularly those that would be affected by that, that would be interior, doesn't seem to benefit anybody with respect to public health and safety, and it doesn't' affect the neighbors to the west because they would be internal.

Comm. Hoyt: The argument that the staff makes that this goes from R-1 to RP-2 and bypasses RP-1, so how many fewer lots would there be if you went with the RP-1 plan?

Mr. Musil: We haven't drawn that out, but it would probably be about 15. We would have to have a single-loaded road along the power line easement and only have houses on the west. R-1 would be about 15; RP-1 would be about 18. I should make it clear that's what could fit on a plan; that's not necessarily what could be financed or built. That's the example of the 2016 plan that had a beautiful plan drawn that didn't work.

Comm. Hoyt: To clarify, if you were forced to go with Stipulation No. 2 and proceed with the plan, you feel that would involve the loss of two lots, so then we're to 23 more or less.

Mr. Musil: Right.

Chairman Elkins: Other questions for Mr. Musil?

Mr. Musil: Mr. Simpson would like to make a comment, but I'll take your question first.

Chairman Elkins: I'll let Mr. Simpson go first.

Mark Simpson, 15145 Windsor Circle, appeared before the Planning Commission and made the following comments:

Mr. Simpson: I have to say we've done 4,000 housing lots in Overland Park and Leawood. We've done probably 800 in Leawood. This is the most difficult tract we've ever attempted. At 25 lots, it takes 22 of them to get money back. That's selling the lots for $160,000 apiece and selling the villas starting at $800,000. That's the cheapest one here. The bargain basement price is $800,000 for an empty-nester villa. It's caused by the fact that you have high tension power lines on one side, and one out of three basically has to live with a little buzz next door, which is not highly desirable. There is a road the city never built but has a right-of-way off Mission that cost about $80,000 to build. That $80,000 has to be born by 25 houses. That's going to add $3,000-$4,000 to every house. We have offered the neighbors $50,000 worth of landscaping if they'll give us 20 feet

each from their side of the landscaping easement to build berms, landscaping, flowers, trees, and hedges to isolate their homes from that entry. It's not because we're generous but because we know that their privacy is important, and we think the entry into our community starting at $800,000 would be better coming off Mission Road if it had a pretty boulevard-type entry with berms, landscaping, and trees on both sides. It does end up costing about $50,000-$60,000 to create that feeling of arrival. One of the neighbors to the north has a driveway that comes into future 150th Street. We offered that neighbor to build a new driveway for him so he didn't have to have a break in that boulevard appearance. That's $10,000 for a new driveway. He built a pool 4 feet from the property line. We said, "This is going to be a problem, so we'll give you free 10 feet of land behind the pool that we are paying $2-something a square foot to buy, and we'll give it to you for a penny so you can put trees on it." There would be a 10' city-required easement for utilities, and then a 10' row of evergreens behind that. All these costs all have to go against these 25 little lots. If we end up with 22-23 lots absorbing all these extraordinary costs, it's a lot. It really takes 25 lots to make it economically feasible. If everything goes right, the last two lots will generate a profit of maybe $260,000 for an investment of $4.5 million worth of risk. It doesn't seem that unreasonable to get that kind of return for three years of effort. After doing 4,000 lots over 25 years, we've studied this thing to death. It is just a very difficult piece. If we don't get this, we'll just walk away. We can't do 15 R-1 lots on it because it makes no sense. To come out, the lots would have to be $400,000 apiece. No one is going to pay $400,000 to live next to a power line and then build a house. The house would have to be $3 million. Nobody is going to do that. We just have to understand the market realities here. I don't want to step on Greg's toes here. He's a great zoning lawyer, but I just want everybody here to appreciate that this is a very challenging tract of land. There's a reason that every developer in town has looked at this since 1995. We made offers to buy it in 1999. We offered multiple times since 1999 since we developed Ironhorse Golf Course. Finally, inflation has made it come around. We figured out how to do the east side because it has more flexibility, and things are going well with The Hills of Leawood. We'd like to do this, but we look at ourselves and see that it's a lot of risk to sell 23 lots to break even and hope the last two bring enough. I just wanted to lay out the realities of it. I appreciate the time, and I'm happy to answer any questions.

Chairman Elkins: Questions for Mr. Simpson? You mentioned a series of concessions and offers you've made to various neighbors. Have those offers been accepted?

Mr. Simpson: No; we took them over easements that said they would not lose their property and that it would strictly be a landscape easement. We said we would be happy to make any changes. We offered a drawing and said they could pick out the species of trees, flowers and bushes. We offered the decision of where the driveway would go. We offered to help find someone to transplant trees. I went by 2-3 times, and they wanted to hear at the Planning Commission what else we might give them.

Chairman Elkins: They haven't accepted, but they haven't declined, either.

Mr. Simpson: No, they want to see what else they can get here.

Comm. Peterson: What struck me from your presentation is I really appreciate the comparisons you did, especially with the difference between RP-1 and RP-2. In looking at the layout, I see you're correct. The square footage of each lot is significantly higher than the minimum for RP-2. After hearing Mr. Simpson, from an economic standpoint, the property needs 25 homes to support the development. At first, I had a feeling you were correct. If it isn't developed, it will sit there vacant forever. You're correct; who would spend $3 million for a home next to a power line? I am curious that there's only going to be 25 homes, and they're going to start at approximately $800,000 to $1 million. That's quite a bit. I find it interesting that a lot of the neighboring HOAs – not the entire HOA because we don't know who those letters represent – are in full support of it. I just wanted to mention that.

Mr. Musil: I'm up here sometimes with HOAs saying no to what I want. It seldom matters if the vote was 51% to 49%; if the HOA says no, it means no. To the extent I was overconfident, with an official officer of the HOA saying they support the application, I think it is important. I will tell you the economics don't drive me up here; they drive reality, but it's planning issues that I looked at. My presentation was about planning issues: density, distances, buffering, and deviation. I think that plays into the reality of whether you want this land vacant for another x number of years or something developed on it that is a benefit to the City of Leawood without being a detriment to the neighbors to the west.

Chairman Elkins: You've attempted to make the case that the plan will prime whatever the minimums are in the zoning, correct?

Mr. Musil: Correct.

Chairman Elkins: And you've attempted to make the case that the average lot sizes within the plan are beyond the RP-2 and are relatively close to RP-1. The reconciliation I'm having trouble making in my own mind is, given that, can you go into detail about why RP-1 is not feasible or practical. You've made the case that your case is pretty close to RP-1. I'm trying to figure out where the delta is and why RP-1 isn't feasible.

Mr. Musil: To go into detail, I'd probably call Mr. Tucker up here, but when you look at distances and lot depth, frontages, and layout, you see that you can't simply fit those in there as well in RP-1 as in RP-2. I understand what you're saying. We have bigger lots than RP-1 requires and lower density than RP-1 allows. The layout doesn't work in RP-1 because of the screwiness of the site. There are two pinch points north and south, and other elements that make it hard to get RP-1 lots of those sizes on the lots. I think it's doable, but we can't do it with the same number of units supporting the infrastructure.

Chairman Elkins: The RP-1 is doable?

Mr. Musil: We could design it to have that on there, but we can't fit the same number of lots.

Chairman Elkins: RP-1 would not accommodate 25 lots, and I believe Mr. Simpson said it would accommodate 18 lots.

Mr. Musil: That's what I understand.

Chairman Elkins: What I find interesting is that the difference, even though the average lot size is the same, ends up reducing the number of lots by 1/3, which is obviously pretty dramatic. You also attempted to make the case that the distance between houses is going to be maybe even greater than the minimum required by RP-2, but yet, you're also talking about the deviations that make the side yard setbacks 8.5 feet versus 10 feet. I'm trying to reconcile this concept of the statement that the houses are farther apart than necessary, but yet you need a deviation to make them 8.5 feet. I think that means 17 feet total difference in the distance between the houses.

Mr. Musil: My effort in showing distances was to respect our western neighbors. Within the subdivision, everybody is going to buy a lot that is staked out and defined. Between Lots 16 and 17, instead of a 20' side yard separation of buildings, they will have 17 feet. They're going to know that when they buy their house. The folks on Mission Road knew someday, something would develop to the east of them, but they didn't know what. My distances were to demonstrate from the build line on the western lots to the existing houses. It was to demonstrate that they were not, in my opinion, too small; in fact, they are larger than what we have in some of the most successful modern developments in the City of Leawood. Within the subdivision, we'll have one house that is 5 feet closer to the front of street than it should be. We'll have two houses that are 3 feet closer to each other than they would be without a deviation. Those are buyers' choices. We offered the landscape easement along the western boundary to recognize that whatever goes in new will somehow be detrimental. We're trying to recognize that perception. That's where we are.

Chairman Elkins: I've gotten a little lost in all the HOAs that are around. Clearly, you and your client have made great efforts to converse with the neighboring HOAs, if not individual homeowners. What I'm curious about is we have an unusually large number of supporting letters from HOAs, and as you mentioned, they are often here to argue against the development. Are there HOAs that did not object but opted not to write letters in support? If so, who are they?

Mr. Musil: The ones who would have been noticed are The Pavilions to the west, which is 350+ houses and you have their letter. Mission Reserve on the southwest corner of 151st and Mission would have received notice to their HOA. We haven't heard from them. I believe we heard support from The Hills of Leawood from Mission Reserve, although they didn't voice anything on this. The Reserves at Ironhorse are just to the south across 151st. They bound this entire southern boundary of us. Villas of Ironwoods to the east is the Overland Park subdivision. I don't think there's anyone else in the boundary of this that would have received actual notice. Nobody has come to us and said

they wanted to know more about it. We reached out to everybody within the immediate vicinity on the other side of the section line roads.

Chairman Elkins: Again, setting aside the question of whether the HOA actually represents all or the majority, are you telling us that there's essentially a consensus of approval among the HOAs that surround this property.

Mr. Musil: I'm nervous about how confident I get. I'm not aware of objections from any HOA. They act through their officers, and the officers that have acted have all indicated that the reason they supported The Hills of Leawood is they thought that would help their neighborhood and their home values as well as their connection to the park on the southern side. I think this subdivision does the same thing. It assists in filling out this area, giving more connections, more walking trails to benefit all of them. This interior one is not going to affect anybody west of Mission. I wouldn't expect them to object to it. The fact that they support it indicates that they think it's beneficial to their neighborhood in some fashion. I suspect it's because it brings more people, more activity, more houses, more market.

Chairman Elkins: Thank you.

Mr. Musil: I'd appreciate the opportunity to answer questions after the Public Hearing.

Chairman Elkins: Thank you. As Mr. Musil noted, this case requires a Public Hearing. There are a number of people in the audience. I suspect some of which are interested in speaking. Before we get to that, just a few ground rules. We'll have a maximum of four minutes per comment. You'll see a blinking light when you have about 30 seconds left. We would ask that you respect that. In addition, we would ask that the comments not be cumulative. We're interested in all aspects, but having a large number of people repeating the same comments is not terribly helpful to the deliberations. We would ask that you give your name and residential address, identifying the HOA you represent if you are doing so.

Public Hearing

Luanne Reeves, 15001 S. Quivira Rd, appeared before the Planning Commission and made the following comments:

Ms. Reeves: I own a lot east of Mission Road and north of 151st and just west of 3700 W. 151st Street. I have never stood up at a zoning meeting and been in favor of a development. I've often argued against them, but I really think in this case, this is a beautiful development that I think will increase the property values of the surrounding area. For that reason, I would be in favor of the development.

Michael Lynch, 3305 Ironhorse Court, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Lynch: I'm the HOA President for The Reserve at Ironhorse. Our neighborhood runs along 151st Street. We have 31 homes in our HOA. I have sent newsletters. Most of the people in our HOA got notification for the interact meeting. I can assure you that everyone in my HOA is very supportive of this development and eager to see it go in. That's all I'm going to say about that; I can give you my word, and that's it. The other thing I would like to add is that The Villas of Ironhorse developers had a bit of a problem when they got to connecting the water and electric. They had to come into our berm, and they tore up a lot of dirt in the berm. They've done a magnificent job of fixing it. It's more beautiful than it was before we started.

Chairman Elkins: Thank you. Is there anyone on the left side of the audience who wishes to be heard?

Theresa Entriken, 15009 Mission, appeared before the Planning Commission and made the following comments:

Ms. Entriken: My property sits directly west of the proposed development. Our house sits directly downhill from this proposed development, as do the houses at 15019, 15015, 15007, and 15005 with the proposed residences to be built just a few feet behind our property line. In the interact meeting, the developer claimed that rezoning from R-1 to RP-2 increases the number of proposed dwellings by only six. Tonight, I think he says it increases it by seven. My concern relates to some of the stormwater and drainage issues, with us being directly downhill from the proposed development. Every additional impervious surface that we add in the form of a driveway, foundation, roof, sidewalk will replace that luscious, absorptive soil and vegetation behind us. It will adversely impact not only the rainwater drainage but air quality, noise level, and the night sky. We do already experience some adverse stormwater drainage issues, and these will compound with every new surface constructed uphill from our properties. Additional dwellings will also adversely affect our health and the health of our future new neighbors as a result of additional air, noise, and light pollution. Leawood's motto is Growing with Distinction. I think the property is zoned as R-1. There has been a lot of talk about deviations and how the property isn't really appropriate. It's very difficult to develop. There are many constraints. I suggest that the biggest deviation would be for the Planning Commission to change the zoning from R-1. We've lived in this area since 1995. It was zoned as R-1 when we moved in. We knew it probably would be developed at some point. I think the property being zoned as R-1 would probably be developed. It's not distinctive to rezone in order to crowd even more dwellings into a Leawood residential development. The truly distinctive move would be to retain this land as the invaluable green space that it is. I realize a lot of people certainly feel that it's important to develop this property and put additional residences there for many reasons. Again, I feel it would be nice if the city would consider buying the land from Dr. Reddy and Mr. Swartz if at all possible to retain it as green space. Thank you.

Chairman Elkins: Thank you for your comments.

Cory Entriken, 15009 Mission Road, appeared before the Planning Commission and made the following comments:

Mr. Entriken: One thing I wanted to bring up is when we purchased the home in Leawood, we purchased it for the large yards, the spacious area, the green space. While we expected development at some point behind us, I think we expected a house on a property like ours. We live at the southwest end of this proposal, and instead of having one single residential home behind us, we'll have three of them behind our property, which is not what any of us expected when that property was going to be developed. I think we expected like homes, like properties in size at least. That's all.

Chairman Elkins: Thank you.

Bob McClain, 14901 Mission Road, appeared before the Planning Commission and made the following comments:

Mr. McClain: My property is in the northwest quadrant of the proposed plan. In the beginning, I'm very opposed to this plan. It's simply spot zoning to provide this development and the developer what he believes is appropriate. We relied on the Comprehensive Master Plan of this city when I purchased the home. I built my home on that lot, and shortly thereafter, Dr. Reddy bought the remaining property that constituted Mission Heights. He told me he was doing that for his retirement planning. All this time that has passed may not have been because it wasn't developable; it was the plan of Dr. Reddy for his retirement. In a situation of spot zoning, that's an anomaly of planning as I understand it. I rely on your Master Plan. Spot zoning says your Master Plan is incorrect. Throughout this, I began to question why a developer would come forth and try to tell this city that their master plan isn't correct and why we, as residents, were mistaken in our reliance on it. I finally got that answer at the interact meeting. Mr. Simpson calls this project and his plan the highest and best use of this piece of property. In the real estate industry, I know exactly what that means. It means the highest price and the best profit model. It has nothing to do with proper zoning. I heard him tonight say that he would expect to make maybe $250,000 on this project. If that's the case, he shouldn't be building it. It's not enough profit for this kind of a project. Maybe that's because the price that Mr. Reddy is willing to sell him this ground. If you're going to develop property, I expect you to make a profit, but if you're making a profit that makes me lose faith in your Maser Plan, then it shouldn't go forward. It's absolutely correct in their presentation that every development has to carry the burden of development. It's common sense. If it's five lots, ten lots or 150 lots, they have to carry the burden. If you can't make a profit, you walk away and leave the property the way it is. I want to also talk about density. The residents that live along Mission Road have nine houses on nine acres. It's pretty easy math with an average of an acre per house. The proposal and presentation today says that the density of this project is 1.85 houses per acre. I challenge that. The total footprint of their property is 13 ½ acres, 4 ½ acres of which can't be developed because it's the easement for the power lines that travel through it. That leaves them with nine acres on which they can put a lot. Now, it's 25 lots on nine acres. The power line easement property goes undisturbed. I don't have my map in front of me, but if you would look at

their proposed plan, Lots 21-24 are in a straight stretch that I call Rowhouse Lane. It's four houses, each with a lot size of less than 10,000 feet. That's four houses per acre. I don't accept unless the technical provisions of planning meant that I have to count the acreage that can't be used. I don't accept that it's 1.85; it's actually three. There is an example on Rowhouse Lane of four houses per acre. Again, as a layperson, transitional zoning that should really be called transitional development needs to be relatively transparent. The best way I can explain what I mean is to give an example.

Chairman Elkins: Mr. McClain, your time has expired. If you want to finish this thought, that would be great.

Mr. McClain: When you travel from subdivision from subdivision, you shouldn't recognize the border. If you get on 150th Street when they build this proposed plan, you're smooth sailing until you get to their pothole and you look up and see a massive density of houses. You pass through it and get into The Hills of Leawood, and it's recognizable, single-family dwellings. My final point is what do they bring to us in terms of enhancing our neighborhood? Nothing. They use our spacious lots as their buffer. They offer plantings on our property to create a buffer. Their plan is merely consumption of all the space. That's development by contrast. Thank you.

Chairman Elkins: Thank you.

Connie Kripco, 15005 Mission Road, appeared before the Planning Commission and made the following comments:

Ms. Kripco: My house is west of the development. I'm also one of the houses that will be affected by 150th Street being developed. My biggest concern and what I will put to Mr. Simpson as to why I would not agree to landscape easement right now is I'm very concerned about the value of my property. We bought an estate-sized lot in 1985 and built a house we're still in right now. I've never worried about the value of this in all these years. I've always felt like it's been a good investment. If he develops what he wants to develop, there will be almost 2 ½ houses that we'll be looking onto. I honestly question if anyone would want to buy our property that we're marketing as an estate-sized lot and they see what they would look at. I feel like that is totally devaluing what we have in an estate-sized lot. I also would like to offer a rebuttal to Mr. Musil's comparison on the zoning abutting up. I am familiar because I walk the Mission Reserves subdivision. I know where it does go into the R-1 zoning. I thought Mission Reserves was R-1, too, but maybe it's not. It is nothing like where the back of the houses are up against the villas. It is one villa next to one R-1 house because it all just goes down the street and then goes into another neighborhood. It's really not the same comparison at all in my opinion. The other two, I'm not familiar with and would not be able to speak on those. Those are my concerns. I appreciate you listening.

Chairman Elkins: Thank you.

Shannon Mays, 14913 Mission, appeared before the Planning Commission and made the following comments:

Ms. Mays: I live just north of the street with the pool. I have one concern, which is traffic. I don't think anyone has discussed the traffic pattern that will come down Mission. We have 70 houses going in right now with the other subdivision, and when this street connects to that one with 25 more houses, that's 100 homes with 2-4 cars each that will now go through 150th Street. Not only do you have the four-way stop, which now backs up since it's been fixed, but you also have 300 more cars going down there. I think it's unsafe. We don't allow our kids to ride their bikes because they can't cross the street safely. My son's been almost hit by a car getting off the bus. My daughter has been on a bus hit by a car at the four-way stop. I think a traffic plan needs to be developed or at least looked at before this is approved. I think it's going to be dangerous. The other comment I have is on the landscaping plan. Mark Simpson has stopped by our house probably six times and discussed with my husband verbally some offers with giving us some property behind us, which I don't know if that's even legal to transfer 10 feet of property to somebody. I believe he said 10 feet is what he wanted from us. He did give us the document that stated he would like to use 20 feet of our property for the berms. When he stopped by and asked if we looked at the document, I did say we wanted to see what happened at this meeting. He said if we didn't agree then that he couldn't offer it in the future. We're kind of at a standstill because the document had four blank exhibits, and it didn't talk about anything with the easements and the trees we could plant behind us legally, so we're not going to read a document that's not complete. I feel like that was falsified. Verbally, we have had some offers, and we do have a document about landscaping, but I don't believe that plan is true or that he can even hold to it in a mediocre document. Thank you.

Chairman Elkins: Thank you.

Diane Teal, 15015 Mission Road, appeared before the Planning Commission and made the following comments:

Ms. Teal: I've lived here for almost 30 years, and I've watched the development in South Leawood as far as The Pavilions, Ironhorse, and Steeplechase. I'm glad that Shannon brought up traffic; that was one of our concerns. I live close to the intersection of Mission and 151st Street, and the accidents even with the four-way stop are unbelievable. We do need that. Theresa is my neighbor, and she mentioned drainage. I just wanted to mention I've experienced much development over the years. Your Comprehensive Plan mentions three different types of soil in Leawood. All of them state certain development limitations, including groundwater problems, must be taken into account with this type of soil. That's the Kennebec Chase soil. The limitations of this soil include the bedrock depth of 20-48 inches and shrink-sell potential, which I experienced with just The Pavilions when they went in that year. Sharpsburg Osaka soil has a development limitation with the permeability. Depth problems are also possible with this soil type. Basically, what I'm saying is I object to changing the zoning from R-1 to RP-2 because I think it's really going to have an impact since we're downhill. I have seen what happened

with other subdivisions. You just have to drive up Mission Road after a lot of rain. Water just sits on the side of Mission Road by Steeplechase, and that was never there 30 years ago. That's all I really wanted to say. I didn't want to be redundant, but we do need a wastewater report or something that will do that and the traffic report. Thank you.

Chairman Elkins: Thank you.

Lori Hall, 15007 Mission Road, appeared before the Planning Commission and made the following comments:

Ms. Hall: My husband David and I bought our home in 1986. We've lived there for 33 years, and I'm extremely concerned, as my neighbors have stated. I'm here to concur that I support all their comments, and I'm very concerned about the issues they've brought up tonight. I have been to previous meetings before, and at one time, this development was proposed in three phases, with the third being this piece behind us between the power lines. At that time, the whole project was denied out of the spirit of fairness. Then, Mr. Simpson came back and got approval for the first two phases but left the third phase out. Now, I'm back here today with the Phase 3 being presented again. I ask that you please consider this out of the spirit of fairness, as this was denied previously. Thank you.

Chairman Elkins: Thank you.

Kenneth Murdoch, 15015 Mission Road, appeared before the Planning Commission and made the following comments:

Mr. Murdoch: I wholeheartedly concur with my neighbors and all the issues they brought up. I would admonish you to please not change the zoning from R-1 to RP-2. I think you should keep it as it was stated in the Master Plan. That's all I have to say.

Chairman Elkins: Thank you. Other members who wish to be heard on this application?

A motion to close the Public Hearing was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Stevens, and Peterson.

Chairman Elkins: Mr. Musil, do you care to respond?

Mr. Musil: Briefly, please. I didn't hear anything new. I think with respect to traffic, your staff knows when a traffic study is needed. This is 25 homes, and the traffic that will be occurring during AM and PM peaks will be negligible. Staff did not require it. We have presented a preliminary stormwater plan. I think it's in your packet. There will be a final plan as well. All of our water is going south along the western boundary. It will be designed so it does not go west. With respect to more impervious surface, RP-1 or R-1 will have the same amount of impervious surface. We have to take care of stormwater; your LDO requires that. The density and distance issues, I covered in my initial presentation. We hear the term "spot zoning" a lot. This is not spot zoning. Kansas

Supreme Court has defined spot zoning as incompatible, different uses on small pieces of property. This is a residential use in a residential area. This is not spot zoning. I'd be happy to discuss that further with Ms. Knight if I needed to. Regarding burden on infrastructure, every development has to carry that burden. I'm not going to criticize those developments that came down Mission and went on 151st, but they didn't bear any infrastructure costs because they didn't need sewers or roads; they just had a driveway onto Mission or 151st. Now, we are facing the issue of developing internally when none of that infrastructure was put in before, and we have that issue. The difficulty in these situations is that we have committed, passionate, interested neighbors, which is what every city wants, but we have a piece here that's a legacy problem. It's been a problem for years, and the development pattern has left it as a problem, and KCP&L didn't do us any favors when they put a diagonal power line across there. What will work and what works from a planning perspective is the plan that's in front of you. We'd ask for your support of that and your consideration of the changes to the stipulations I discussed earlier. I thank you for your time.

Chairman Elkins: Questions for Mr. Musil in his rebuttal? I'd be interested in hearing your thoughts on in greater depth is the request that you are making for us to move away from the Comprehensive Plan that was reviewed and approved just a year ago. Talk to us about your views on the justification for us going away from that. You've commented about the fact that it's been there for years, but the point is that it was reviewed and approved just a year ago.

Mr. Musil: The Master Plan has not focused on this parcel before. I don't remember any study area or other indication that the city considered what to do with this screwy piece of land. It's been carried forward as Low Density Residential since the 1960s. We're now forced to look at it and consider what we can actually do from a planning perspective. We are looking to rezone it to Medium Density Residential, but what is the impact? It's still 1.85 units per acre. Whether that includes the easement or not, we're following the calculations that the LDO requires. Although it will be a different color on the map, it will be developed as a Low Density, 1.85-unit-per-acre development with 13,500 sq. ft lots that is consistent with what is around. Substantively, it will be a Low Density Residential development. Procedurally, it will look like Mission Reserve on the map with the funny green. It will look like the villas to the north and west that are on your map now as RP-2 next to R-1 and RP-1. If your Comprehensive Plan had never contemplated or had any experience with this development, I would suggest that you ought to be concerned with it. I'm not suggesting you shouldn't be concerned about changing the Master Plan now, but you have experience in three places within a mile of this where it has worked. I always feel incumbent to say that the Master Plan conformance is one of the Golden Factors. We give it a lot of weight, and I don't think that's wrong, but it is still only one of the 16 factors. Those are the reasons I would say this is a time to reconsider what is proper under the Master Plan with respect to this Preliminary Plan.

Chairman Elkins: Thank you. Other questions for Mr. Musil? Thank you. I have a couple questions for staff. On the issue of the stormwater and drainage as a result of the additional impervious surfaces that will come as a result of this plan if it should be

approved by Governing Body, could you speak to what the LDO requirements are and your views as to whether this plan, as proposed, satisfies those requirements?

Mr. Scovill: The plan that's proposed does include a swale on the west side of the development within the development on the back of the existing properties along Mission. That will direct the water south of 150th to 151st Street. They are required to provide detention due to the additional impervious area. They also have a dry detention basin proposed at 151st. They have addressed the requirements of the LDO with respect to detention and impervious area. The stormwater study indicated those are required, and they show them in the plan. With respect to north of 150th, they also have a swale along the back of the property, on the west side of the property along the properties that front Mission. That directs water to the north, but with this area, the stormwater drainage area has actually been reduced by approximately 52%, not by area but by the 100-year storm event or the 1% event. They've reduced the amount of water for a 100-year event by 52% by directing the water with the road and the inlets and directing the water to another detention basin on the north end of the property that is actually being built with Phase 2 of Hills of Leawood. If we divide this project into two zones – the southern zone south of 150th and the northern zone north of 150th – both have adequately addressed the stormwater requirements within the LDO. They have provided a stormwater study and an amendment to the study recently to address my concerns with respect to drainage in the existing roadside ditches because some of this water will enter those ditches. Obviously, the roads on 151st and Mission haven't been approved yet, and we want to make sure those can handle the additional drainage.

Chairman Elkins: So, in your judgment, this plan, given its stormwater plan, should not adversely impact the surrounding homeowners. Is that correct?

Mr. Scovill: It does meet the requirements of the LDO as far as we have reviewed. As far as adversely impacting the adjacent property owners, that may be a matter of perspective. From staff's professional perspective, it doesn't adversely impact the properties, considering the requirements of the LDO.

Chairman Elkins: Thank you. Could you enlighten us a little bit on the circumstances under which a traffic study is required and when it is not required.

Mr. Scovill: In this case, we did not require a traffic study at the intersection of 150th and Mission Road. This road has always been planned for the future. The right-of-way is existing there now at Mission. Mission Road is planned to be improved in 2024, so we know improvements are coming down the line. The additional 25 homes will have a negligible impact to the arterial road that is there now in terms of average daily vehicles along that corridor.

Chairman Elkins: Arterial road being Mission or 150th?

Mr. Scovill: Actually both. The intersection does require an analysis of the sight triangles and safe stopping distance because we're introducing that turning movement for

cars leaving and entering Mission Road. That's usually done with the design phase as they present their construction plans. We already know that the sight triangles are adequate, but we still need to evaluate the safe stopping distance. If they don't meet the current standards that the city has adopted, the recourse is essentially to sign for the intersection. That is standard protocol and is in line with the Manual on Uniform Traffic Control, which is an industry standard. Often times, that looks like a reduced speed sign that is often yellow or some other advisory or warning sign. It is not a regulatory sign that is black and white.

Chairman Elkins: Thank you. Are there other questions for staff regarding the application, given what we've heard in the Public Hearing as well as from Mr. Musil and his client?

Comm. Hoyt: I come back to staff's concern that, "All future developments will be able to use the minimum requirements for the underlying zoning, which will run with the land, with a potential for an even denser development." Even though this plan calls for a considerably less-dense development than the typical guidelines for RP-2, what is your concern? Could you elaborate on that?

Mr. Klein: Mr. Musil is absolutely right about it going through rezoning with a plan that goes with it. However, the property may not develop for some reason. Mr. Simpson has an excellent record as far as developing property; we don't argue that at all. Staff has to consider the future and not count on certain things happening. If we had lots either developed or undeveloped and somebody wanted to come back and replat lots into more lots, they could with the proposed zoning. I want to make sure the Planning Commission understands that there is a big difference between R-1, RP-1, and RP-2. RP-1 and R-1 require a lot more as far as bulk regulations. It was called out with the rear yard setback as 30 feet. It is true that a basic R-1 lot has a rear yard setback of 30 feet, but if the lot is longer than 150 feet, it has a formula that comes into play that takes the depth of the lot minus 150, times .7, plus 30. It creates a much larger rear yard. Many of the lots that are adjacent to Mission Road are actually much longer than 150 feet and therefore have a requirement that the back yards are more. I don't know that it was called out as much. The other big consideration that wasn't discussed too much had to do with R-1 and RP-1 having a requirement that new lots must meet the average lot size within 300 feet. The applicant indicated 1.85 dwelling units per acre, which is lower than 2.94 that is allowed in R-1, but the R-1 also has that other component. If an R-1 moved into this and it was much lower than the 2.94, they wouldn't be able to go to the minimum requirements of R-1. They wouldn't be able to do a 2.94-density development next to this one because they have to meet the average lot size within 300 feet. The intent of that whole part of the ordinance was to ensure that anything that goes into an existing neighborhood matches the development within as closely as possible. If an R-1 development was .5 acres per lot and a new development comes in, it will be a lot more like the surrounding area than coming in with 15,000 sq. ft. lots. They could go to the Board of Zoning Appeals and get a variance for that. The applicant did that with Hills of Leawood. That's always a possibility. Even the Board of Zoning Appeals recognized that this shouldn't just go to the minimum and raise the standard. Some of the smaller lots are actually adjacent to the

larger lots along Mission Road, which creates more fence lines splitting the back lots along there. When they say that only six lots are asking for the deviation, we have to keep in mind that there are only 25 lots total. That means 32% of the lots are less than the RP-1 standard, and 68% are less than the R-1 standard. I also know there was discussion with regard to the HOAs. For transparency's sake, Hills of Leawood was mentioned, and I don't believe they have any houses in it at this point, so it is just the developer representing the HOA. I don't think the roads are even finished within that development. The zoning has also been discussed. The Comprehensive Plan gets updated every year, and we look at these things. I don't know that it's completely fair to say that we didn't look at this property. It's true that it hasn't developed for a long time, but actually, we've had more interest in the last five years than we have in the previous time before that. There are other lots that have power lines. Leabrooke has power lines that run through the entire property. They actually put some amenities under the power lines. It is true that the power lines and easement lower the density of that piece of property because they count the gross area of the lot, and then the dwelling units are the numerator divided by the denominator, so it comes out lower. Regarding planning, we look not only at the Comprehensive Plan but also using the density of the lots and the transition intensity of the lots to create transitions.

Chairman Elkins: That's a fairly long-winded answer to a short question. I'm going to have to give Mr. Musil an opportunity to rebut that, but go ahead.

Mr. Klein: (*Refers to Comprehensive Plan)* This shows highest to lowest intensity. I wanted to show it because a lot was discussed about Comprehensive Plan and different uses. Typically, we try to use a more intense use located at an intersection, and then it fades into a lower intensity. At the intersection of 151st Street, the Comprehensive Plan shows the Higher Density and Medium Density that goes into a Low Density to the east. That repeats in a number of areas. Commercial goes into Medium Density Residential, which goes into Low Density Residential. That is what we try to do generally.

Chairman Elkins: Thank you. Mr. Musil?

Mr. Musil; I appreciate the opportunity because we get a Staff Report, which is very long and detailed, and then we get a verbal report, and none of the stuff I just heard was discussed in either one of those. If we are going to require this to be at an intersection - anything other than R-1 or RP-1 – then nothing will develop here because we can't get to the intersection because we have seven houses on the west and houses on the south that developed as legacy homes. Again, we're an infill, screwy site. We can't do on vacant ground what other ones did that might have had a house or two on the intersection. Let's look at where the RP-2 is on the Master Plan: 151st and Nall, where RP-2 is not the intersection; it buffers between Commercial, then RP-2, then R-1. It is a transitional use. At 151st and Mission on the southwest corner, RP-2 is on the corner, but it extends all the way ¼ mile to the west and farther south. At 143rd and Kenneth Road, it is not an intersection at all; it is in the middle of the section line between 143rd and 151st. I don't think you can say there's a pattern that the City of Leawood has shown that RP-2 has to be at an intersection. We don't touch the intersection, but we touch ownership on 151st,

and we will be connected to Mission on existing public right-of-way. The reality is you have legacy homes here that keep us away from Mission Road. In a perfect world, we would take this all the way to Mission and 151st. There's no doubt that if we could plan from the start, the developer would do it. We can't transition this like we would on vacant land that doesn't have the seven houses.

Chairman Elkins: Thank you. We'll now go to discussion of the application. This is an interesting and challenging piece of property and application. I'll open the floor for comments.

Comm. Coleman: First of all, thanks to the public for coming out tonight. Thanks to the developer and his team. We've given a lot of feedback from all parties, and it's good for us to hear all the viewpoints. I appreciate them all. The Comprehensive Plan is a guideline for the city. It's reviewed annually; it has public input; we have public hearings on it. Based on that, I'm very hesitant to change the Comprehensive Plan when so much effort and detail and thought went into it. I agree that the property in question is difficult, but it is a residential area surrounded by R-1. With that, I am very hesitant to change the zoning from R-1 to anything else. I'm very interested to hear what my fellow commissioners have to say as well.

Comm. Hoyt: I feel similarly, I think, it's safe to say. It's a very thorny issue; that's for sure. I think historically, how we have arrived at this point is somewhat relevant. There were choices made of adjoining property to develop before this, so this is just what we're left with. There are good reasons why it wasn't developed previously because of the challenges. I'm very sympathetic to the landowner who wants to monetize his property, but by the same token, I have a hard time leaping from R-1 to RP-2. I could probably more sign on for RP-1. Of course, I'm not guaranteeing that would fly, either, but it does seem like it's more than just a formality that we're leaping over another density, and also, as Mark said, there are other regulations that go along with that, too. It's not even just strictly the lot size and density but other requirements that it conform more similarly to what surrounds it. I have a really hard time leaping to RP-2 with additional deviations. That's where I come down.

Comm. McGurren: I would agree with the commissioners and the statements made. I think it is an incredibly challenging tract of land. As I said before, I appreciate the input from everyone and the concerns that have been addressed. I would agree with both of the statements the commissioners have made.

Comm. Block: It's a difficult situation. I think most of the abutting homeowners have come to the realization that it's not realistic to leave this land unused or for the city to buy. I do think that the distance between the houses to the west is sufficient. I think there are developments that are probably higher value than either the homes to the west or the ones proposed in this development that have probably shorter distances between them. I don't see that as an issue here, especially with the easement and the trees. I think it's probably the best solution for this tract of land because of the quality of the project. Again, it's a difficult situation.

Comm. Peterson: This is definitely difficult. I agree with Commissioner Block. I personally see not many other options for the development of the property unless we change to RP-2. The visibility is negligible from Mission Road or from 151st Street. You'd have to actually enter the subdivision to see that the lots might be smaller and the houses closer together. I was impressed with the comments from various HOAs; though, we don't know how many people those represent. I personally think the project should move forward.

Chairman Elkins: Other comments or thoughts? Seeing none, I would entertain a motion.

A motion to deny CASE 74-19 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Low Density Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan and Preliminary Plat – Located north of 151st Street and east of Mission Road – was made by Coleman; seconded by Hoyt.

Chairman Elkins: Any further discussion on the pending motion? We'll move to a vote with a show of hands.

Motion did not carry with a vote of 5-4, including a negative vote from Chairman Elkins. For: Stevens, Coleman, Hoyt, and McGurren; Opposed: Peterson, Block, Belzer, Hunter, and Elkins.

Chairman Elkins: Given that, is there another motion?

A motion to recommend approval of Case 74-19 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Low Density Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan, and Preliminary Plat – Located north of 151st Street and east of Mission Road – with the stipulations included in the Staff Report, removing No. 2 – was made by Block; seconded by Belzer. Motion carried with a vote of 5-4, including an affirmative vote from Chairman Elkins. For: Peterson, Block, Belzer, Hunter, and Elkins. Opposed: Stevens, Coleman, Hoyt, and McGurren.

Chairman Elkins: Thank you to the public, to staff, and to the developer for the great attention that was given to this. For those in the audience, this matter will now go to City Council, and there will be additional opportunities there.

Comm. Coleman: I would request a five-minute recess

Commission recessed for five minutes

Chairman Elkins: We are resuming at 8:18.

Regular Meeting

THE LEAWOOD CITY COUNCIL

October 7, 2019

Minutes

DVD No. 449

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, 7:00 P.M. on Monday, October 7, 2019. Mayor Peggy Dunn presided.

Councilmembers Present: Chuck Sipple, James Azeltine, Julie Cain, Jim Rawlings, Mary Larson, Debra Filla, Andrew Osman and Lisa Harrison

Councilmembers Absent: None

Staff Present: Scott Lambers, City Administrator
David Ley, Public Works Director
Chris Claxton, Parks & Recreation Director
Mark Tepesch, Info. Services Specialist III
Nic Sanders, Human Resources Director
April Bishop, Cultural Arts Coordinator
Richard Coleman, Community Dev. Director
Debra Harper, City Clerk
Patty Bennett, City Attorney
Chief Troy Rettig, Police Department
Dawn Long, Finance Director
Ross Kurz, Info. Services Director
Chief Dave Williams, Fire Department
Mark Klein, Planning Official
Cindy Jacobus, Asst. City Clerk

Others Present: Kevin Jeffries, President, Chief Executive Officer and Director of Economic Development, Leawood Chamber of Commerce

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn stated the agenda had been amended to add an update on the Mission Road construction project by Public Works Director David Ley under Agenda Item 11., Staff Report.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 8-0.

The agenda was later amended to add update on sale of residence at 96th Street and Lee Boulevard by Mr. Lambers under Agenda Item 10., City Administrator Report.

3. CITIZEN COMMENTS

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

Rock in the southern phase created trouble for the utilities. Kansas City Power & Light took an extra three months, but all power lines are now buried, utility work is finished and contractor is installing storm sewers. It is hoped to have lanes of traffic open by end of October. Streetlights are scheduled to be installed by the end of December, and sidewalks and curbs in April 2020. Mill and overlay would happen in late April 2020, followed by pavement striping. The City is responsible for extra cost incurred in regard to the rock, so a change order, amount unknown at this time, is expected.

Mr. Ley confirmed to Councilmember Sipple that electric power lines are typically placed in the ground 3 ft. to 4 ft. deep, and LED streetlights would be installed on the west side of Mission Road north of 123rd Street and on the east side south of 123rd Street. The street is only three lanes and staggered LED streetlights would provide sufficient illumination.

Mr. Ley confirmed to Councilmember Cain that although the timeline was longer than anticipated because of the rock encountered in the southern phase of the project, coordinated overlapping phases significantly reduced overall timeline from 2 years to 1.25 years. Typically, power lines are buried the year prior and take 8 months. If this had been done on this project, periodic lane closures would have happened in 2018 and for six months in 2019. Councilmember Cain thanked Mr. Ley for the savings, which would have been even better if no rock had been encountered.

Councilmember Osman pointed out the City has a policy to bury power lines if possible. This was not done on the 103rd Street project several years ago. Anytime the City can do this it should be done. Lines buried in front of Ranch Mart from 92nd Street to 95th Street, and it makes a dramatic difference in appearance. LED streetlights are much better compared to old halogen/sodium streetlights north of 83rd Street. The front of Curé of Ars school looks wide open and area residents are extremely happy. He asked if spacing between utility boxes used in conjunction with buried lines could be extended or if the spacing is required by Kansas City Power & Light. The boxes are an eyesore and some are sizable, 5 ft. to 6 ft. tall, and box location near a traffic Stop sign can negatively impact visibility. Mr. Ley stated there are installation ranges that the City can work on with Kansas City Power & Light, and the City is attempting to have one box moved between a driveway and an intersection.

Mayor Dunn agreed with Councilmember Osman that the LED streetlights and elimination of visible pollution of wires and poles are fabulous.

Councilmember Rawlings asked for an update on Lee Boulevard, 103rd Street to 95th Street. Mr. Ley stated contractor continues to work on widening the road 2 ft. and curb installation. It is hoped to have open by mid-November, and work to start north of 95th Street in mid-April 2020.

Mayor Dunn thanked Mr. Ley for the report. Mr. Ley confirmed project updates are posted on the City's website every two weeks.

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[from the August 27, 2019 Planning Commission meeting]

A. Residential District] to RP-2 [Planned Cluster Detached Residential District], Preliminary Plan and Preliminary Plat for Hills of Leawood Villas, located north of 151st Street and east of Mission Road. (PC Case 74-19) [ROLL CALL VOTE]

<u>Staff Comment:</u> ***A valid protest petition was filed against this application. Passage of the ordinance approving this application requires a vote of 7 Governing Body members***

<u>City Administrator Comment</u>: ***The City Administrator recommends the Governing Body override the Planning Commission's recommendation of approval of this application for zoning and plan approval. RP-2 zoning provides for a more dense development than the surrounding areas. The proposed plan does not blend with the surrounding zoning. Additionally, once zoned, a developer could seek a revised preliminary plan allowing for only 6,000 square feet of lot area per dwelling unit as allowed under the LDO. Alternatively, if an override is not approved, a remand to the Planning Commission to consider zoning the property as RP-1 would be in order.***

Mayor Dunn stated a valid Protest Petition had been filed, making passage requiring seven votes in the affirmative and she pointed out the City Administrator's comment on the agenda. She stated the Governing Body process is applicant presentation, questions from Governing Body to applicant and Staff, then citizen comments before Governing Body action.

Mr. Greg Musil, Rouse Frets Law Firm, 5250 W. 116th Place, Suite 400, stated it was a pleasure to speak to the Governing Body and hear citizens in favor and against the proposed development. He stated some of his presentation would be a duplicate of that made to the Planning Commission, a copy of which had been included in the Governing Body meeting documentation. Other project team members present are developers Mr. Mark Simpson and Mr. Saul Ellis, engineer Mr. Tim Tucker with Phelps Engineering and landscape architect Mr. Jason Meier with Meir Landscape.

Mr. Musil stated about one year ago, property to the east was rezoned R-1 for the Hills of Leawood development, with variance for 19,000 sq. ft. lots. He gave an overview the proposed development that would consist of 25 high-quality garden/walk-out level villas, 1.85 units per acre, main floors of 2,000 sq. ft. to 2,200 sq. ft. and value of $800,000 and up. The property has some rarities and has been vacant for the history of the City of Leawood. There is a large power transmission line easement on the east edge and the property has a jagged west edge. He stated the project has credible proven developer, assuring high quality product that has much market demand. Development would eliminate a "mischief site", continue and complete a new neighborhood, and connect neighbors from safety and social aspects.

Mr. Mark Simpson, 15145 Windsor Circle, stated the proposed plans boils down to use of an unusual piece of land, which was studied for eight months and 15 different land plans generated. None of the plans were created to fit a zoning category. Seven homes were sided along the 160,000 volt power lines as buyers will not purchase with lines in the back. Maintenance would be provided. Mr. Simpson stated he stands on his record; 21 of 23 lots had been sold in Village of Leawood for $900,000 to $1.6 Million in nine months, and 44 of 48 lots sold in Villas of Ironwoods in four years, which are not in Leawood. Developments over the past 25 years such as Tuscany Reserve Villas and Whitehorse Villas are indicative of what would be done. They are an asset and many of you have been in one of these.

Mr. Simpson stated the Village of Ironhorse Home Owners Association President is here to speak tonight. The developers do just one quality level that stand the test of time. Mr. Ellis developed Brittany Court 40 years ago, and there are 340 families enjoying the lock-and-leave villa lifestyle in Leawood, adding a one-quarter of a billion in value. The development of all one-story homes would be an asset and bring value to the City. A stipulation prohibiting RP-2 6,000 sq. ft. lot size in the future would be agreeable.

Mr. Musil displayed aerial maps showing the odd-shape/size of the property, and the 1970s plan of the Mission Heights platted in 1961, and actual development was large estate lots with driveways and septic systems. He presented the history of the 2018 Hills of Leawood, zoned R-1 with variance for 19,000 sq. ft. lots. Per the LDO, 29,000 sq. ft. lots would have been required by the LDO. He stated the project team have taken many steps to address real or perceived concerns of nearby residents in regard to the proposed plan. To develop RP-1 or R-1 would require one-half acre lots because of surrounding large lots and design layout. The developer is committed to the proposed plan.

Mr. Musil stated development challenges are unrestricted 160 ft. wide easement, not 100 ft. wide as documentation states, for Kansas City Power & Light high voltage transmission lines on the east, large lot "legacy" homes with septic systems on the west, and the narrow and irregular shape of the property that has been vacant and undeveloped for the entire history of Leawood.

Mr. Musil stated his summary of Staff Report primary concerns as density, RP-2 zoning not compatible next to R-1 zoning, deviations required by the plan, "leaps" over interim zoning, and Comprehensive Plan change. He presented calculations on density for different zonings and comparison of densities to other developments, stating the proposed development density of 1.85 units per acre is smaller in density except for the Hills of Leawood to the east and Reserve at Ironhorse to the south. The average lot size is 13,642 sq. ft. and the smallest lot is 9,500 sq. ft. The plan is as close as possible to RP-1 zoning requirements, except for the number of lots which are needed to build all infrastructure. The City's Comprehensive Plan shows RP-2 zoning abutting R-1 and RP-1 zoning in three locations within one mile; the Villas of White Horse at 150th Street and Nall, Mission Reserve at 151st Street and Mission Road and Villas of Leawood at 145th Street and Kenneth Road. He displayed a map with these locations circled in red. In regard to distance between the proposed villas and legacy homes, the largest distance is 220 ft. and the smallest is 75 ft. He stated under the Leawood Development Ordinance [LDO], houses can be 60 ft. apart in R-1 and RP-1. All six requested deviations total 0.5 acres, 2,000 sq. ft. or roughly the size of the Council Chambers, all are minor internal to the development and all are expressly allowed under the LDO. A map with lot deviations highlighted in yellow was displayed. He stated villas would be one-story and two-story homes allowed in R-1 zoning and could be a privacy issue.

Mr. Musil stated the City's biggest concern is "skipping and leaping" to RP-2 zoning could allow 6,000 sq. ft. lots. He stated LDO Section 16-3-4 requires a revised Preliminary Plan to go through the same process as zoning, which provides the City control. A Preliminary Plan is good for 24 months. Applicant is agreeable to shorten this to one year, as assurance to residents and City that no one will come back one year from now with a request for 7,500 sq. ft. lots. He stated R-1 or RP-2 zoning would not provide a sufficient number of lots for development. The Comprehensive Plan is intended to guide community growth; it is not a mandate, especially in unique situations. When the prior three locations were rezoned, the Comprehensive Plan was likely revised to reflect.

In an effort to find consensus with neighbors, the plan includes dedication by deed of a 10 ft. of tree preservation easement buffering next to 10 ft. utility easement on the west property line. The area currently contains mature trees and a set of new trees planted between the villas and legacy homes. The development owns this land. Also proposed is a HOA-maintained buffering of berms and trees on both sides of the 150st Street entrance. This is good for neighbors and neighborhood. Those who have built in the area knew a street would be constructed with 50 ft. right-of-way.

Mr. Musil reviewed matters related to the Golden Criteria and stipulations. R-1 or RP-1 zoned development has never occurred. This is a difficult site. Lots placed one side would be narrow and fewer in number to bear infrastructure costs. Stipulation 16 is acceptable as long as it is known that sidewalks would be within the right-of-way for 150th Street. Stipulation 26 is agreeable with notice that a 10 ft. by 10 ft. area for the entry sign will increase to 13 ft. by 13 ft. for the monument sign. As previously stated, Stipulation 27 would change to state Preliminary Plan would lapse in one year rather than two years.

Councilmember Filla questioned why revision of Stipulation 27 from 24 months to 12 months gives greater assurance; a stipulation prohibiting a change in lot size could accomplishment the same thing. Mr. Musil stated revision of Stipulation 27 does not actually guarantee, but perhaps alleviate the feeling that the longer the development is not built, there is chance there will be RP-2 size lots. Square footage cannot be changed without going through the planning process.

Mr. Musil confirmed to Councilmember Filla the legacy lots have septic systems and the proposed development may make sanitary sewer connection available for some.

Ms. Bennett confirmed to Councilmember Osman that zoning runs with land, rather than plan.

Councilmember Cain asked if zoning designation would impact the possibility that current homes could connect to the sanitary sewer, likely at a reduced price, and if all of Mr. Musil's offerings were reflected in the proposed Preliminary Plan. Mr. Musil stated sanitary sewer tie-in is only an option if the property is developed. The tree easement may not be in the plan. Mr. Klein stated some landscaping along 150th Street as it extended to Mission Road that is on adjacent residential private property and not in the plan. Councilmember Cain stated stipulations would be needed to put these in the plan.

Mayor Dunn stated she had forwarded to Ms. Bennett forward communications between legacy lot owners and Mr. Simpson from over the entire Summer. She asked if items promised in writing by Mr. Simpson were included in the proposed plan. Mr. Musil stated Mr. Simpson had reached agreement with some neighbors to the south on storm drainage concerns, and only outstanding concern was sharing of cost or cost to only Mr. Simpson on berms and additional landscaping of swales with Hills of Leawood to the east. Mr. Simpson agreed to stand by all his statements.

Councilmember Harrison asked how long the power transmission lines had been there. Mr. Musil said the Mission Heights development of legacy lots had no power lines shown. This was platted in 1961 and Kansas City Power & Light easements were obtained in 1961 and 1964. It is not known when the lines were constructed, but they were present when Dr. Reddy purchased the land.

Councilmember Harrison noted the power transmission lines were not a surprise obstacle, it was known the property proposed for development was never part of the 2018 plan approved for Hills of Leawood to the east, and this property would be challenge. Mr. Musil confirmed to Councilmember Harrison the Hills of Leawood received a Board of Zoning variance for reduced lot size to 19,000 sq. ft. from LDO requirement of 27,000 sq. ft. to 28,000 sq. ft. That plan took 1.5 years. He pointed out if the proposed plan would be substantially changed for any reason including reduced lot size, that plan would need to go through the planning process, although this is not the same as zoning.

Councilmember Harrison asked if the people who built the legacy lot homes from 1965 to 2000 were advised if the property was zoned for large lots that homes would be built upon, and for the average frontage of the proposed 25 lots. Mr. Musil assumed legacy home owners would have seen large lots next to them and the frontage of the smallest lot is 74 ft. and the average frontage is 76 ft. Mr. Coleman provided correction that frontage of the smallest lot is 71 ft.

Mayor Dunn confirmed to Councilmember Harrison the property became part Leawood when the City annexed the golf course to 154th Street in 1994. Mr. Coleman stated prior to incorporation the property was part of County.

Councilmember Filla pointed out large lots are required to handle a septic system, and not a fashion statement. Councilmembers Filla and Cain requested the number of large lot owners that would be offered the option and/or be required to tie-in to sanitary sewer. After consultation with Mr. Tucker, Mr. Musil estimated four of the seven might be able to tie-in. Mr. Coleman stated based on City's discussions and meetings with Johnson County several years ago in regard to sewers, Johnson County makes the final decision. The LDO states tie-in is required within 200 ft. of a sewer main, but a couple of houses on 143rd Street were within 200 ft. and the owners went to the County. The County could require tie-in under their rules for their system. Councilmember Cain stated she did not want to impose the cost of tie-in.

Mayor Dunn asked those who had signed in to speak to keep their comments to five minutes or less, and to bring forth new information, avoiding duplication by indicating agreement with comments of another speaker.

Mr. Bob McQuain, 14901 Mission Road, located in the northwest quadrant of the proposed project, stated owners of the nine residences signed the Protest Petition, and five of those selected to speak for all. He distributed a two-page summary opinion letter addressed to the City Council dated September 17, 2019, signed by Mr. Peter Oppermann of Oppermann LandDesign, LLC. The property of these five directly abuts the proposed development; property of others may abut easements. The proposed plan is classic developer wanting the most lots to sell rather than sound planning, and an attempt to gloss over zoning laws. Leawood is a favored community because the zoning rules provide for visual seamlessness as you move through one area to the next. In the proposed plan, 25 houses would be built on a tract of land that would support 10 to 12 under R-1 zoning. He displayed a rendering of the layout prepared by their architect. He stated by simply moving the roadway slightly to the east and combining some lots, green space is created in the development that abuts their homes. Mr. McQuain pointed out the "Row House Lane" in the proposed plan that consists of five lots, averaging less than 9,900 sq. ft., and all abutting house lots an average of 43,000 sq. ft. He stated this part of the plan is a "rubber stamp" and designed to sell another lot. Mr. Musil has stated there would be buffering for the benefit of neighbors, while Mr. McQuain was told by Mr. Simpson that if a Protest Petition was filed the buffering would be rescinded. Not one of the three developments referred to by Mr. Musil is sandwiched between R-1 residential districts. There is significant separation from neighbors by either a street, commercial property or undevelopable green space, and none directly abut. He is not opposed to villas or development of the tract, but wants R-1 development as shown from the 1980s. There is no other place in the City, and likely the County, where there is such a development. If the abutting lots were commercial, which they are not, the proposed plan would make sense.

Ms. Connie Krupco, 15005 Mission Road, stated it was unfortunate Mr. Simpson had not included this property in the Hills of Leawood, self-creating challenges that have been given to the Governing Body. As stated in the architect's letter, the proposed plan circumvents lot size required within 300 ft. The 300 ft. rules ensures compatibility. This parcel has a four acre power line easement which was included in the plan's density calculation. It has been stated those nearby will need to live with a little buzz. R-1 zoning is on the Master Plan, last approved in April. Market values of property will be detrimentally effected, as well as the park. If the rezoning is approved, another developer could come in with 6,000 sq. ft. lots. The length of time the property has been vacant is subjective and will be addressed by Ms. Lori Hull. Hardship of too-dense RP-2 zoning will be addressed by Ms. Shannon Maize. Dr. Reddy has had several offers to sell. City Staff and City Administrator do not recommend the proposed plan. Economic impact on the developer is not a factor, and this falls outside of sound land planning.

Ms. Lori Hull, 15007 Mission Road, stated she and her spouse purchased one of the legacy lots in 1986. Hardship to Dr. Reddy and vacancy history of 50 years presented by the developer is misleading. She has reviewed various meeting documentation and project team statements. Dr. Reddy purchased the property only 25 years ago, and he sold the adjacent property to Mr. Simpson. In 1990, Mr. Simpson offered to purchase the proposed property and stated economic conditions have finally come around. Other offers were made for the property. R-1 zoning is not why the property has remained vacant. Mr. Musil stated the City did not look at this parcel in the Comprehensive Plan; Mr. Klein states the City did. When the Hills of Leawood PC Case 129-17 was approved in 2018, Mr. Musil stated they were consistent with low density development and LDO, and 19,000 sq. ft. lots were required due to surrounding property. Legacy lot owners were considered part of the equation in 2018. Why did we not matter when we were not abutting and now do not, being referred to as a legacy problem. Staff recommendation should be important in regard to the Golden Criteria.

Ms. Theresa Entriken, 15009 Mission Road, stated her property directly abuts the proposed development. Her estate lot is just over 26,000 sq. ft., and proposed lots behind her of 9,500 sq. ft. and 9,800 sq. ft. would not be compatible. At the August 27, 2019 Planning Commission meeting, the Commission considered letters and comments from residents and HOAs. HOA support shown in correspondence on Pages 213 to 216 of meeting documentation should be questioned. The HOAs included Villas of Ironwoods, Mr. Simpson's Hills of Leawood, Reserve at Ironwoods and the Pavilions. Most of these are not in sight of the proposed development. In addition, the letter of support from Pavilions HOA Vice President mentions Hills of Leawood rather than villas and rezoning for villas. The author of the correspondence on Page 214 who supports lives south of RP-1, and does not abut nor would see the proposed development. The author of correspondence on Page 215 who supports, owns property to be sold to the developer and does not live nearby. Ms. Luanne Reeves, who spoke in support of the proposed plan at the Planning Commission meeting, documented on Page 274, does not live near the proposed development. On Page 285, Planning Commission Peterson, for voted in favor of rezoning, stated visibility is negligible from Mission Road or 151st Street. As shown on a map of the area, green space allotted to the west towards the Hills of Leawood demonstrates the developer favors the Hills. The developers map on Pages 243 and 244 shows that Mission Road provides a majority of distance house-to-house in comparison of villas and their homes. She supports the recommendation of the City Staff and City Administrator, and shared the concern that future Preliminary Plans could seek 6,000 sq. ft. lots.

Mr. Karl Lavender, 3400 W. 151st Street, was aware of septic system and County requirement of two acres for septic tank and lateral field when he brought his property in 1984. Tie-ins are not required and septic systems typically last about 26 years and are a maintenance nightmare. His system is 28 years old and he is looking forward to tie-in. He contacted the County in regard to cost, which would be $5,400 fee to tie in if under age 62 and $2,600 fee for 62 and over, and cost to extend. He is a proponent of the development though he will have seven new neighbors, and thinks the development enhance and bring value to an area which has a scrub field. His home on the far southeast section of the property. When he built his home in 1991, he knew the property behind would be developed and is excited. He stated the Kroh Brothers were the original owners of the land and they donated to the Kansas City Art Institute as a tax incentive. Another property that developed was the golf course. Mr. Ellis and Mr. Simpson have an excellent reputation. He has spoken with Mr. Simpson about his concerns and some screening. They have been working together and all is in writing. He is confident in Mr. Simpson's track record and reputation. He asked if an additional egress for emergency vehicles had been considered. There is only one road in and out for 72 homes and it is difficult to turn left out of his property. Finding villa housing is a challenge and there are not many in Leawood. If not development, the site could continue to sit idle. He is looking to the good of all the community, not just five residents.

Mayor Dunn stated for the record the golf course land was donated by Mr. Don Bell and then voters approved building the golf course.

Major General Michael Lynch, Reserves of Ironhorse HOA President, 3305 Ironhorse Court, power lines come across their development. He cautioned the five houses in regard to possibility of two-story houses rather than the proposed single-story villas. He is a friend and neighbor of Mr. Simpson and supports the proposed plan. Mr. Simpson is trustworthy, and has done many things for his HOA and the neighborhood. HOA members were canvassed and all were in favor.

Ms. Shannon Maize, 14913 Mission Road, stated she lived on the west side of the proposed development next to the street. She has been a Leawood resident for 30 years, moving from old Leawood to south Leawood in 2010. The beautiful trees and 36 lots outweighed the potential danger of having a street parallel to driveway. Mr. Tim Cunningham received approval to develop 51 homes, 20 more homes than planned, with additional trees along street and border. When Mr. Simpson took over he received approval for 70 homes and now he wants 25 more; total 100 homes. She displayed a picture depicting 35 ft. property line from her fence, stating this would be 15 ft. farther than two abutting proposed homes. Increased traffic is also a concern. Her young daughter and son have been involved in vehicle accidents and near-miss accidents. There is no biking to school. She asked if a traffic study would be done, stating research data from the Community & Environmental Defense Services indicates an increase in the number of access points increases the number of accidents. At the Planning Commission meeting, two persons spoke about the hardship of Dr. Reddy. Dr. Reddy paid $300,000 for all and if he cannot sell that is a just a bad investment. Mr. Simpson purchased the property for the Hills of Leawood for $3.4 Million. Mr. Simpson has already stated he could go with RP-1 zoning.

Ms. Maize confirmed to Mayor Dunn that Dr. Mark Maize was not present to speak.

Mr. Jeff Rosen, 15224 Linden Street, Villas of Ironhorse HOA President, stated he does not live adjacent; he lives right on the golf course. Living in a villa is wonderful, especially with an aging society, and there are not enough villas available. Mr. Simpson and Mr. Ellis do outstanding quality work, doing what they say they will do, throughout the community. The new development would enhance values. In his development, 151st Terrace cuts through residential to the east; villas back up to residential. He supports the proposed plan.

Ms. Luanne Reeves, 15001 Quivira Road, Olathe, stated she owns property that abuts the developoment to the east. Scrub lot mentioned earlier is hers. Someone said she had a contract with Mr. Simpson to sell. She does not, but would be happy to do so. She is a real estate agent and has attended many contentious zoning meetings as Quivira Road has developed. Change is difficult. Be careful what you wish for and cautious of what you oppose, as much worse could come along later. Two-story homes in the area would not fit, and character is the first Golden Criteria. The legacy homes are contrary and out of character for what is going on in the area. $800,000 to $1 Million villas would likely not negatively impact the value of her 1.4 acre lot, which she has tried to sell, but been unable to do so. If she would to build, it would be a single-family spec home and require a variance for septic system offered by the City. Twelve RP-1 lots is not economically feasible, and if the opportunity is missed the property will just sit. She has seen the quality work of Mr. Simpson and this would be an opportunity for a beautiful development. Legacy homes actual location on Mission Road will negatively impact the values of those homes more than villas behind.

Mr. Gene Baldwin, 15037 Chadwick, stated he lives in the Villas of Ironwoods, which is not adjacent. He and wife are empty-nesters and like villas. He is very much in favor the proposed development of 25 lots rather than 10 or 12 lots, as that is what is economically feasible and would enhance values in the area. Mr. Simpson is abutting his own Hills of Leawood development and his 45-lot Villas of Ironwood to $800,000 villas. Mr. Simpson and Mr. Ellis have been responsive and responsible.

Mayor Dunn thanked all for their attendance and comments.

Mr. Musil once again displayed the map of red-circled developments, stating the City has put R-1 next to RP-2 twice, and RP-1 next to RP-2 within one mile of the site and all have worked in practice. Mr. McQuain's hand-drawn plan with houses all on one side is not feasible. The proposed plan is not spot zoning, but placing residential use next to residential use. He stated Ms. Reeves has a valid point; legacy homes do not define the character of the neighborhood. The broader community tells what needs to develop if the legacy homes were not present. To develop this land, a proposed plan of 25 lots of average 13,000 sq. and 1.85 unit/acre density has been submitted. A pure RP-1 plan will not work. Two changes in the list of stipulations are agreeable; addition of a 10 ft. tree preservation easement and revision of Stipulation 26 from two years to one year.

Mayor Dunn questioned the comment about need for additional egress and a traffic study. Mr. Coleman stated there would be egress on 151st Street and on Mission Road. The main entrance of the Hills of Leawood is on 151st Street, which would connect through the villas to Mission Road. Mr. Ley stated a traffic study is not required, but the City does require the developer to pay for appropriate street signage.

Mayor Dunn asked about the 10 ft. tree preservation area. Mr. Coleman stated with a 20 ft. setback, the proposed villas would only have a 10 ft. backyard.

Mr. Coleman confirmed to Councilmember Cain that he is not aware of a fence on west side with the proposed plan, that nothing could be placed in the easement, and that potential villas and change of zoning was never stated when the Hills of Leawood estates and manors were discussed. Hills of Leawood received a variance for smaller 19,000 sq. ft. lots.

Mr. Coleman confirmed to Councilmember Sipple that 150th Street will not connect to the Hills of Leawood until this parcel is developed.

Councilmember Sipple asked clarification of statements regarding RP-2 zoning next to RP-1 or R-1 properties. Mr. Coleman stated RP-2 zoning was devised as a transition from higher commercial use and lower use single-family RP-1 and R-1 zoning. There is commercial on the corner of 151st Street and Nall, and on the south side of 151st Street on Hole 16/17 Tee-Box of the Ironhorse Golf Course; the Villas of Ironhorse are transitional. There is commercial at 143rd and Kenneth Road. The proposed plan has RP-2 between two single-family properties.

Councilmember Filla inquired if there was a plan for RP-1 and how many RP-1 homes would be in the plan. Mr. Coleman stated the plan for R-1, not RP-1, was 12 lots. Staff indicated for RP-1 you may have 21 lots. R-1 lot minimum lot size is 15,000 sq. ft. and RP-1 minimum lot size is 12,000 sq. ft. Setbacks are slightly difference, especially for sides. R-1 side setback is 15 ft. and RP-1 side setback is 12 ft.

Councilmember Filla pointed out the green space that facilitates the proposed plan is the power line easement and the openness that comes from the legacy homes. She asked about the size of the power lines. Mr. Coleman stated that an aerial view of the area shows the largest green space area the legacy home backyards, power line easement and park to the north. The power transmission lines go through the park. Councilmember Filla stated she would not want to live near the lines because of higher potential health risk. Mr. Coleman stated easement is similar to the one on 91st Street in Prairie Village, Overland Park, and Leabrooke, which is used for gardens and storage.

Mr. Coleman confirmed to Councilmember Azeltine this type of plan has never been proposed to the City before.

Councilmember Cain questioned if it would be possible to approve a zoning change for just this development plan for one year. Ms. Bennett stated zoning would remain and could not automatically revert. She postulated that Mr. Musil would be the first to say they could meet a 6,000 sq. ft. lot plan, if the proposed lots did not sell.

Mr. Coleman confirmed to Councilmember Cain the property could be planned RP-1 with 21 lots and a few deviations.

Mr. Simpson stated the team had evaluated 12 to 15 different land plans for quality lots without any consideration of zoning. RP-1 was 18 lots with several variances. RP-2 was 25 lots with six variances. The $75,000 cost to construct the access road of Mission Road has to be spread out between lot owners. There is a large amount of extraordinary costs against 13 or 14 acres. Screening at cost of $30,000 to $40,000 has been offered to two property owners on 150th Street. Street construction would not be budgeted against the Hills of Leawood which will be complete, but to the villas. If the villas are not built, there will be no road connection.

Councilmember Rawlings questioned if Mr. Simpson had looked at the feasibility of maximum 12 lots for R-1, and if these would be close to the power lines or all to the west side of the property. Mr. Simpson stated a house, not a lot is being sold. Standard city lot frontage is 100 ft., like the manor lots in Hills of Leawood. Garages would be next to power lines and lots would need to be sold at a discounted price. Cost of building a road would need to be bore by 12 houses. The economics on the villas are not wonderful; just doing to not leave a “hole in the donut”. The property is a scrub, nuisance piece of land. The proposed plan is for a quality development and would add value, with two ways in and out. Pine and evergreen trees, maintained by the HOA, would be added as a buffer, and a $1 Million amenity in the future. We are shovel-ready.

Mayor Dunn reiterated it would take seven affirmative votes for passage due to the Protest Petition.

Mayor Dunn asked Mr. Simpson if he would be agreeable to a legal agreement, similar to a development agreement, drafted by the City's Legal Staff that would revert zoning. Ms. Bennett stated the City cannot enter into a private agreement to revert, but the City could enter into an agreement with developer/owner to petition to revert back to R-1 zoning. Mr. Musil stated this would be a reasonable resolution and he would have to speak with Dr. Reddy as he would need to be the petitioner for rezoning.

Mayor Dunn suggested continuance of the item and Mr. Lambers recommended the November 4, 2019 Governing Body meeting, to provide sufficient time for review and additional work.

Councilmember Filla pointed out that old Leawood lost a large amount of green space when an economic recession hit and cautioned the same could happen again. North Leawood does not have a seamless look as a result. She questioned why $75,000 road cost is too much for single-family homes to carry, as this equates to less than $6,500 per approximately $1 Million home. The City approved the Comprehensive Plan less than one year ago. She is generally opposed to the submitted plan.

Councilmember Larson was troubled that the legacy home owners are not onboard with the proposed development and concerns, on both sides, should be mediated in good faith. The legacy home owners should be able to feel good about what abuts their property. It is tremendously important their voices to be heard. She was concerned to hear the developer would not work because of the Protest Petition. Legacy owners need to be taken care of should this proposal pass.

Mr. Lambers agreed with Councilmember Filla in regard to the road cost, stating $7,000 would be just 1% of an $800,000 to $1 Million home, and the Hills of Leawood is going to use the road and cost should be apportioned, reducing individual cost. In regard to Councilmember Larson comments, perhaps the size/number of lots abutting legacy could be revised to reduce the impact on the legacy homes.

Councilmember Osman stated altered zoning that runs with the land would not be acceptable.. In Ward One, the creek, tree line and commercial provide a buffer to State Line Road for the Simpson/Ellis development near the Country Club of Leawood. That development required extensive negotiations, including the number of lots, with citizens and the City. It has been only 18 to 24 months since Hills of Leawood was approved. Irrespective of where, there is a need for villas and maintenance-free homes due to downsizing and for aging parents.

A motion to continue Agenda Item 12.A. to the November 4, 2019 Governing Body meeting was made by Councilmember Azeltine; seconded by Councilmember Larson. The motion was approved by a unanimous vote of 8-0.

Mayor Dunn reminded the Protest Petition remains in place.

12.B. Resolution approving a Revised Final Sign Plan for Ranch Mart Shopping Center – Revised Sign Criteria, located north of 95th Street and east of Mission Road. (PC Case 76-19) ***–CONTINUED TO THE OCTOBER 21, 2019 GOVERNING BODY MEETING***

13. OLD BUSINESS – None

City of Leawood
Planning Commission Meeting
May 26, 2020
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block, Elkins. Absent: none

APPROVAL TO SUSPEND CERTAIN RULES OF PLANNING COMMISSION DUE TO PANDEMIC:

A motion to suspend rules of remote attendance by commissioners and others that could limit the ability to hear business was made by Coleman; seconded by Hunter. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

MEETING STATEMENT:

Chairman Elkins: To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Planning Commission is being conducted using the Zoom media format, with some of the commissioners appearing remotely. The meeting is being livestreamed on YouTube and the public can access the livestream by going to www.leawood.org for the live link. The public is strongly encouraged to access this meeting electronically; however, if you wish to comment on a public hearing item, please contact the Community Development Department to make arrangements.

Public comments will only be accepted during the public hearing portion of each agenda item where a public hearing is required. The City encourages the public to submit comments in writing prior to the public hearing by emailing comments to planning@leawood.org. Written public comments received at least 24 hours prior to the meeting will be distributed to members of the Planning Commission. Individuals who contacted the Planning Department in advance to provide public comments will be called upon by name.

Electronic copies of tonight's agenda are available on the City's website at www.Leawood.org under Government / Planning Commission / Agendas & Minutes. Because this meeting is being live-streamed, all parties must state their name and title each time they speak. This will ensure an accurate record and make it clear for those listening only. This applies to all commissioners, staff, applicants and members of the public who may speak. All motions must be stated clearly. After each motion is made and

Comm. McGurren: In this case, is it fair to say that Lot 1 and Lot 2, as previously existed within Whitehorse, are going to be combined into Lot 1? I'm curious what the plan after that is.

Mr. Lang: There is currently a residential house on the lot line. The applicant came to us wanting to put in a swimming pool, which necessitated a request to combine the lots.

Comm. McGurren: Do they intend to tear down the house that is currently on Lot 2?

Mr. Lang: No, this is more of a clerical issue. When the subdivision was first built, the house was built on the lot lines. This is cleaning up the parcels to reflect one lot.

Ms. Knight: Harold Phelps is on the Zoom call if anyone has questions for him as well.

Chairman Elkins: Questions for Mr. Phelps? Seeing none, do I hear a motion?

A motion to recommend approval of CASE 38-20 – WHITEHORSE RESIDENTIAL SUBDIVISION, LOTS 1 & 2 – Request for approval of a Revised Final Plat, located north of 148th Street and east of Nall Avenue – was made by Hoyt; seconded by Block. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

NEW BUSINESS:
CASE 23-20 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan, and Preliminary Plat, located north of 151st Street and east of Mission Road. **PUBLIC HEARING**

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: Staff would like to make one small change to the Staff Report. Under the Requested Deviations portion on Page 6 of the Staff Report, the applicant is asking for deviations to the front yard setback for 13 lots, and the Staff Report refers to a single lot. This is Case 23-20 – The Hills of Leawood Villas – Request for approval of a Preliminary Plan, Preliminary Plat, and Rezoning. The project is on the northeast corner of 151st and Mission Road. This project was presented and recommended for approval by the Planning Commission on August 27, 2019 with Case 74-19. The case was then withdrawn by the applicant and not acted upon by the Governing Body. The applicant then applied to the Board of Zoning Appeals for a variance to the Bulk Regulations, which requires lot areas for new lots to be the greater of 12,000 square feet or the average, up to a maximum of one acre, of all lot sizes within 300 feet of any lot line. The Board of Zoning Appeals denied the request. Since the first application was withdrawn, the applicant needed to reapply, which is why this is a new case. I'll review some differences with the new proposal. The total number of lots was reduced from 25 to 24. The density was also reduced from 1.85 to 1.78 lots per acre. The number of total

deviations were reduced, and the average lot size increased. Now, all lots are over 12,000 square feet. The applicant is still proposing to construct the 150th Street connection from the second phase of The Hills of Leawood over to Mission Road. The applicant is also still proposing a 10' tree preservation easement on the northern property line shared by the park. Deviations are still requested for 13 lots. Staff's major concern with the application is that it is still proposed to be rezoned to RP-2 [Medium Density Residential]. This contradicts the City of Leawood 2019 Comprehensive Plan, as it is shown as Low Density Residential. The applicant is willing to enter an agreement with City of Leawood with regard to rezoning the property back to R-1 if they do not make an attempt to move forward with the project. The applicant may be able to talk more about this agreement. The application will meet the requirements per the LDO if the project is approved with the RP-2 zoning. Staff is recommending denial of Case 23-20- with the stipulations listed in the Staff Report. I'd be happy to answer any questions.

Chairman Elkins: Thank you. Questions for Mr. Sanchez?

Comm. Coleman: Do you have a map of that where we can see the different zoning currently in place?

Mr. Sanchez: (*displays map)* To the east of the development is The Hills of Leawood, Phase 2; to the west is Mission Heights. There are portions to the south, also.

Comm. Coleman: Specifically, what is the current zoning for those other neighbors?

Mr. Sanchez: It is currently zoned R-1.

Comm. Coleman: How far does that zoning extend?

Mr. Sanchez: The park and Fire Station are Agricultural, I believe. The neighborhoods are R-1. On the other side of Mission, I would assume it's a residential development but would need to confirm that.

Comm. Coleman: Is any part of the general area RP-2 or even RP-1?

Mr. Sanchez: I believe The Hills of Leawood are RP-1.

Comm. Coleman: Is there anything close by that is RP-2?

Mr. Sanchez: Not to my knowledge.

Comm. Block: They were asking for the variance as RP-1?

Mr. Sanchez: I believe they went to the Board of Zoning Appeals as R-1. Single-Family Low-Density Residential developments require a buffer at a measure of 300 feet, and the lot sizes in that area are considered. They were granted that with The Hills of Leawood, so they were asking for the same consideration with this development.

Comm. Block: They weren't asking for the variance from R-1; they were asking from RP-1?

Mr. Sanchez: I believe they were asking for any Low Density Residential. The applicant may be able to better answer the question.

Comm. Block: I just was wondering which zoning the Board of Zoning Appeals based their denial on.

Mr. Sanchez: The minimum lot size in R-1 is 15,000 square feet per lot. Because their lots are 12,000 square feet, I believe they are considering RP-1.

Comm. Block: On Page 6, it reads, "A deviation may be granted only if compensating common space . . ." Has that been met?

Mr. Sanchez: Anywhere the developer allows for additional open space can be counted toward that area, so Tracts A-E will count toward that.

Comm. Block: Those are deviations under the RP-2 zoning?

Mr. Sanchez: They are for all zoning districts.

Comm. Peterson: On Page 1, it indicates the applicant is requesting approval for a Rezoning from R-1 to RP-2. Yet, Page 5 states, "The current application would meet any of the Leawood Development Ordinance Bulk Regulations within an RP-1 zoning other than the regulations stating the lot areas for the new lots shall be greater than 12,000 square feet or the average, up to a maximum of 1 acre, of all lot sizes within 300 feet of any lot line." I did a comparison of the August 27th documents from Phelps Engineering, submitted with the prior application, to the documents submitted on January 30th with the current application. In Sheet 1 on each of the submissions, the lot areas are broken down. In comparing all the lot sizes, they went from 25 lots to 24. On the original application, the average lot size was 14,145 square feet. On the current application, it is 15,000 square feet. On the prior application, of the 25 lots, there were 17 lots which were under the average of the 14,000 square feet. In the current application with the reconfiguration, only 4 of the 24 lots are under the average, which is now 15,000 square feet. In RP-1, the minimum lot size is 12,000 square feet. In the current application, the smallest lot is 12,004 square feet, and the largest is 18,575 square feet. They are clearly within the requirements of RP-1. Is the applicant requesting to move to RP-2 or RP-1?

Mr. Sanchez: This goes back to the deviation that they requested. With the Low-Density Residential R-1 and RP-1, they have to meet the 300' boundary rule; in RP-2, they do not.

Comm. Peterson: They clearly meet all the density requirements on the current application. We're really talking about one item; is that correct?

Mr. Sanchez: Yes, they would have to meet the 300' boundary requirement. The density and average lot size would increase as well.

Comm. Peterson: The applicant has agreed to revert back to R-1 if construction is not complete.

Mr. Sanchez: That is correct.

Comm. Hoyt: As a point of clarification, if this property were to be rezoned as RP-1, since the Board of Zoning Appeals turned down the Variance request, does it mean that the 300' boundary can't be worked with under any circumstances within the RP-1 classification?

Mr. Sanchez: That is correct; they would have to meet that buffer. The applicant could go back to the Board of Zoning appeals with a new request if they chose to do so.

Comm. Hoyt: Would that happen before or after this goes to Governing Body for consideration?

Mr. Sanchez: I believe they would want to go through Governing Body first, just as with the previous application.

Comm. Stevens: I'd like to go back to Commissioner Coleman's question about zoning. There is description on some of the properties beyond this area. R-1 surrounds the site, including The Hills of Leawood. Across Mission Road is RP-1 to the west. To the south, R-1 is north of 151st Street, but south of that is an RP-1 district, which is Reserve at Ironhorse. At the corner of Mission and 151st Street is a retail development. West of Mission is an RP-2 district called Mission Reserve. There is an RP-2 development nearby. I recall the Planning Commission approving the prior plan with a close decision to RP-2 with similar lot sizes but a bit denser. Then, I noticed in the history, part of the reason the project was pulled was a protest. Could you give us more background on that?

Mr. Sanchez: A protest petition was filed with the surrounding neighbors, who are able to do so within 15 days of the Public Hearing. That was filed with the city, and it requires Governing Body to have a ¾ majority vote to approve the plan.

Comm. Stevens: To recap, we're looking at the same rezoning to RP-2, one less unit, a larger lot size to 15,000, and fewer overall deviations.

Chairman Elkins: Thank you. Mr. Coleman, did you have a comment?

Mr. Coleman: No.

Chairman Elkins: I want to make sure I understand correctly. On Page 5, the bullet point Commissioner Peterson referenced stated the current application would meet any of the

LDO Bulk Regulations. Is that a different way to say that they would meet all of them with the exception of the one noted here?

Mr. Sanchez: Staff should clarify that the entire development, with a Rezoning to R-1, would meet all the Bulk Regulations. Setbacks would still need to be adjusted because the Bulk Regulations change in different zoning districts. With the current plan, everything is met with the exception of the 300' buffer.

Chairman Elkins: Thank you. If there are no other questions, I would invite the applicant to step forward.

Applicant Presentation:
Greg Musil, Rouse Frets Law Firm, 5250 W. 116th Place, Suite 400, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Musil: I'm appearing on behalf of The Hills of Leawood Villas. Mr. Mark Simpson is in the audience. Saul Ellis is appearing by Zoom. Tim Tucker, Civil Engineer, is also appearing by Zoom if you have questions. You are already prepared for this. Before I jump into my presentation, I'll answer some questions. I appreciate what Mr. Sanchez said because we would not be here with a Rezoning request if the Board of Zoning appeals had granted the deviation from the requirement that the lot size be the average of all lots within 300 feet of the development. We pulled the last application to work with the neighbors and go to the BZA to get the deviation. Under the current Bulk Regulations for R-1 or RP-1, our average lot size would have to be 29,632 feet. This development, with all the streets, sidewalks, and sanitary issues, cannot do that with 30,000 sq. ft. lots. We are here tonight asking for RP-2, which is Medium-Density Residential. All of our lost sizes meet RP-1 standards, but we can't do that because we didn't get a deviation from the BZA to go below 30,000 square feet per lot. When we went to City Council for approval last August, City Council was concerned about a Rezoning to RP-2 because it runs with the land, and somebody could come in and change the plan to smaller lots with higher density. I understand there is skepticism, so we worked with the legal and planning department to get to Stipulation No. 2. We will have a written agreement with the City of Leawood before Governing Body consideration that says if we do not start building this plan, presumably within two years from approval, the owner and the applicant will be legally required to rezone back to R-1 to alleviate concerns. We have reduced the number of lots, increased lot sizes, and agreed to the enforcement mechanism if it is not built. The lots on the western boundary with driveways onto Mission Road were concerned because our lots backing up to them in the last plan were not full R-1-size lots. This plan has full R-1-size lots backing up to those neighbors. They have other concerns as well, and I'm sure you'll hear those tonight. It has been a civil relationship, if a disagreeable one because we haven't been able to reach consensus. We're down to 1.78 homes per acre, which is pretty low density. We know the quality of the development is high. The villas they have built already have added significant value to Leawood. The entrance of 150th Street was platted as a public street with designated right-of-way in 1961 when the Mission Heights subdivision, under which these homes developed, was platted. The most important visual is the side-by-side on the west side. Mr. McClain

DRAFT

eloquently called it Rowhouse Lane because of the piano key lots along the neighbors' boundary. All of those lots are now full-sized R-1 lots. There are now 3.1 lots next to them instead of five in response to concerns. We've talked about development challenges on this lot. We have 160' high-power transmission line easement along the angle on the east side. As I pointed out last August, that easement doesn't limit KCP&L to 160 KV lines. It is an easement from back in the 1960s. They can add to that line, put more poles in, and put higher voltage transmissions. That creates another development challenge. The Staff Report lists the same concerns as it did in the past. Commissioner Stevens mentioned 1.7 units per acre in the righthand column, which is less than 2.9 units per acre in R-1, way less than 3.63 of RP-1, and certainly less than RP-2. We match the lot size of 15,000 square feet of R-1. Our lots have 100' width in the back. They may not be that in the front because of the pie shape of the lots. The depths are 120 feet along the western side. We are asking to go from a 30' setback to 26.5' setbacks, and I appreciated the question about whether that matches the LDO, which it does. We are asking for deviations of .07 acres, and we have additional green space of .19 acres, which is almost three times as much additional green space as we need under the LDO to qualify for the deviations, all of which are internal to the subdivision. They will be on lots purchased by people who know it will have a slightly shorter front setback to their building. We talked about density. We have beautiful neighborhoods around us, and our density will fit right about in the middle of those. It is lower than three of them, about equal to The Hills of Leawood, and higher than Reserve at Ironhorse to the south. The Planning Commission found compatibility last August. We have added Stipulation No. 2 to make sure the compatibility is followed. This is a villa development. If it has R-1 or RP-1, it will have two-story houses with the same setback, which will be more imposing. (*shows examples of RP-1 adjacent to RP-2)* Villas of Whitehorse at 150th and Nall is just north of the shopping center and is really a buffer to the R-1 to the north and east of it. Mission Reserve at 151st and Mission Road is separated by the homes along Mission running on septic tanks, but it is immediately adjacent. Villas of Leawood at 145th and Kenneth are adjacent to lower-density developments. We showed distances between the houses last time between the houses. The distances between our houses and the ones to the west, south of 150th Street, range from 114-218 feet. One house north of 150th Street is 69 feet house-to-house because it lays back further on the lot. We have a greater distance between houses than the LDO requires. Pavilion of Leawood is 70-85 feet; Steeplechase is 55-65 feet; Hallbrook is 75-90 feet. We have some deviations that I want to highlight. They are all front yard setbacks in order to fit the lots onto the site. We wouldn't be skipping here if we didn't have the 300' lot average that we had to do. The only alternative after the BZA turned us down was to come back here with RP-2 and explain what protections we're willing to put in place for Leawood. The Comprehensive Plan is a guide, and there are places where similar zoning has worked. There is no situation like this with legacy lots surrounding the development. If we went all the way to Mission and all the way to 151st, I don't think staff would have an issue with RP-2. The problem is this legacy center infill that cannot be developed any other way than RP-2. We've had an Interact Meeting on this application and on the other ones. Mr. Simpson has met with the neighbors as individuals and as groups. We proposed additional buffering with a 10' tree preservation and tree-planting easement. Residents have expressed concerns about traffic and how 150th Street is going to cause traffic problems on Mission Road. Staff has

reviewed that and does not believe it will. There was concern about stormwater, and our plan has been submitted. If staff doesn't agree that we have proposed a plan to take water away from the neighbors, we won't get approved by Public Works. We have not been able to satisfy our neighbors on the west. We do not have easements with the neighbors to the north and south of 150th Street to implement the buffering plan. I'd like to talk about Stipulation No. 3, which says that there will be no deviations. We've obviously requested deviations to meet the LDO. The same thing was included in the stipulations last August, and you removed it in the motion that passed. We would request that it be stricken. The rest of the stipulations are all acceptable.

I'd like to go through the history. We were here in August and went to City Council in October, where there was concern about RP-2 instead of RP-1. They asked us to work more with the neighbors, which we did. We also withdrew the application because we realized we could probably get RP-1 zoning if we received a variance from the BZA, but they turned it down. Staff recommended the variance, but it was not granted, so we have brought another application to you. We think we've met the concerns of the neighbors. With that, we would ask for your approval tonight. This is a better plan for the neighbors and a better plan for Leawood.

Chairman Elkins: Thank you. Questions for Mr. Musil?

Comm. Block: On Stipulation No. 3, you still need the areas highlighted in yellow on the front setbacks?

Mr. Musil: That is correct; those are the deviations we need.

Comm. Block: Can you offer information on why the BZA decided not to approve your request?

Mr. Musil: The BZA is an interesting animal. There are five criteria for granting a variance: Uniqueness, Hardship, Public Safety and General Welfare, Rights of Adjacent Property Owners, and Spirit and Intent of the LDO. When we took The Hills of Leawood through, we were granted a deviation. The BZA votes on all five of the criteria. There were four people there that night. On two of the items, we tied 2-2, which means we lose. On two of the items, we won 3-1. One of the items, we lost 3-1. They had concerns about whether that kind of variance was appropriate. The only appeal from them is the District Court, and we didn't want to do that, so we came back to you.

Comm. Block: You're saying staff recommended approval of that?

Mr. Musil: Staff supported the variance.

Mr. Sanchez: I was not at the meeting. I would have to refer back to city staff that was.

Mr. Coleman: I can vouch for that. Staff supported the variance.

Comm. Coleman: When was the BZA meeting held?

Mr. Musil: December.

Comm. Coleman: You stated if BZA approved the variance, you wouldn't be here.

Mr. Musil: We would be here with an RP-1 zoning because we would then meet all the criteria for RP-1. We're asking for a deviation for the one thing we can't meet, which is the average lot size within 300 feet.

Comm. Coleman: With regard to the March 10th interact meeting, the minutes state that the developer advised the neighbors the principle reason they were continuing to try to develop this 14 acres was to avoid a small, neglected parcel from becoming a legal dumping ground for unwanted waste, a convenient party site for high schoolers, and to provide a western access point to Mission Road for the residents of the The Hills of Leawood community. Is that correct?

Mr. Musil: I wasn't there; Mr. Simpson was and could speak to those. I don't know if they're in priority order, but this gives a second entrance for The Hills of Leawood. It eliminates a vacant area that will be accessible by streets from The Hills of Leawood, and it completes the neighborhood.

Comm. Stevens: To clarify, you mentioned you could meet all the requirements of RP-1 if that one rear setback requirement were not in place. You do have a much better plan, and is a very difficult site to work in, as you mentioned. I think you would also have trouble meeting the setback requirements of the RP-1. A benefit of going to RP-2 is you're in compliance with all the setbacks except these front yards that are slightly altered from 30 feet

Mr. Musil: There would be other deviations required. What we cannot meet is the overall lot size, not the rear setback.

Comm. Stevens: The front and side yards grow, so it's a domino effect on every unit.

Comm. Hoyt: I'm not sure if this is a question exclusively for the applicant, so staff can jump in, too. Can you outline the process that would occur relative to Stipulation No. 2? If the property is not developed within the time frame, how does it work that the developer/owner rezones the property back to R-1.

Mr. Musil: The preliminary discussions I've had with City Attorney Patty Bennett have suggested that we would provide an already signed application for Rezoning that, under contract, would be filed under the 365x2+1 day so that it would be a contractual obligation. Instead of the city having to sue to enforce the agreement, we would provide an escrow signed by the landowner and the applicant. That would automatically happen and be filed by the City Attorney and come back to this body. I don't know of anybody who would consider opposing that. It would be our commitment to do that, so we certainly wouldn't.

Ms. Knight: That is my understanding as well. The agreement has yet to be finalized, but it will be, prior to submission to Governing Body.

Comm. Hoyt: Once the 365x2+1 occurs, that petition goes to which body?

Mr. Musil: My understanding is it would come back to the Planning Commission as a normal application for a Rezoning.

Comm. Belzer: Is there a process for appealing a BZA decision?

Mr. Musil: The BZA is a separate statutory body, and it would be appealed to the District Court of Johnson County. There is no appeal otherwise. We would have to file a petition for judicial review, and that is not something anybody does lightly. It was unlikely to get us where we needed to be, which was in RP-1-consistent zoning in an RP-2 application.

Ms. Knight: Mr. Musil is correct; it would go to District Court. The standard of review is whether the Board of Zoning Appeal's action was reasonable. It's a difficult standard to overturn.

Comm. McGurren: I'd like to follow up on what Commissioner Hoyt had to say. I'd like to know about the entity that starts this process, having already received the signed documentation in escrow. Is that the City of Leawood?

Mr. Musil: The City of Leawood would be a party to the agreement, along with the current owner of the property, because the owner has to agree. Mr. Simpson and Mr. Ellis would represent the development entity.

Comm. McGurren: Did I understand correctly that everybody but the City of Leawood would have already signed the document before Governing Body approval if the Planning Commission were to approve this? There would be no additional approval needed at that time by the developer or the owner? The City of Leawood would have the right to take it back to R-1?

Mr. Musil: I don't want to speak for City Attorney Bennett, but we will have to have an agreement before the Governing Body acts. I assume the written agreement will include an application form that is fully executed and ready to file 365x2+1 days later.

Comm. McGurren: I would think for this to proceed in the way you're intending, there would be no further approval needed by the developer or owner. They would have given the approval before Governing Body votes. In my opinion, it would reference that the property is not constructed in accordance with the submitted plan. It's not just that the property doesn't start, but it doesn't start and finish according to the plan. Is that a fair assessment?

DRAFT

Mr. Musil: Absolutely.

Chairman Elkins: I'm not trying to challenge your integrity, but I'm thinking of possible outcomes that could derail this agreement. It's creative, and I like the approach. In the unlikely event that the owner would sell the property before the expiration of 365x2+1, how would that impact the enforceability of this agreement?

Mr. Musil: I should mention there are owners other than just Dr. Reddy. He owns the bulk of it, but all of the owners with real property would have to sign that agreement. It would be binding on all successors and transferees. I assume it would probably be recorded. I know how diligent and careful your attorneys are. We expect to be building and moving dirt well before a year, let alone two years.

Comm. Block: Is it possible to sunset the decision and it would revert on its own without having to deal with the agreement?

Ms. Knight: My understanding is once it's approved by Governing Body, those rights would vest. It doesn't just revert if a condition is not met.

Comm. Block: We couldn't place that condition on it to make it revert?

Ms. Knight: Correct.

Mr. Musil: I agree with Ms. Knight. The zoning will run with the land. The Preliminary Plan will die after two years, but the zoning will continue. The concern is if we don't build this plan, someone will come in with a different RP-2 plan. We don't want medium density next to our The Hills of Leawood, but we also recognize we have a weird parcel next to a transmission line. This is the development that makes the most sense.

Chairman Elkins: Thank you. Mr. Musil, you'll have an opportunity to reply once the Public Hearing is closed. As I open the Public Hearing, I'd like to go over a few ground rules. We've had a number of individuals who have shown an interest to be heard, both in person and participating through Zoom. The period for each individual's comments shall be four minutes. For those participating through Zoom, please pardon me, but I will interrupt to let you know when you have a minute left to let you know. I'll look to those who are participating by Zoom first. Have there been additional people who are not on my list now?

Mr. Sanchez: No additional people have contacted staff or have entered City Hall since the beginning of the meeting.

Chairman Elkins: Thank you.

Public Hearing

DRAFT

Connie Krupko, 15005 Mission Road, Leawood, appeared before the Planning Commission via Zoom and made the following comments:

Ms. Krupko: I'm one of the existing adjoining homes to the west of the proposed development. For the purposes of this presentation, I will refer to the nine homeowners located west of the proposed development as the Mission Heights residents, and my comments speak for those nine homeowners. I'd like to address a couple of the criteria you're required to consider in connection with the rezoning request. The first factor is the character of the neighborhood. As you know, the developer is requesting approval of a Rezoning from R-1 to RP-2. The Mission Heights neighborhood has been zoned R-1 since its creation. The Master Plan and suitability of the R-1 zoning has been reviewed and approved annually by the city. If this rezoning is approved as RP-2, the minimum lot size requirement would be 6,000 square feet, as we've talked about. To put this in perspective, the average lot size of the Mission Heights residences is 45,691 square feet. My lot is 57,448 square feet. The three lots that are proposed to be developed behind me and adjoining me could all three fit on my lot and still have over 12,000 square feet left. Further, on the east side of the proposed development is The Hills of Leawood, which was approved for development by the city with an average lot size of 19,000 square feet. The low-density makeup of the surrounding neighborhoods is truly what defines the character of the neighborhood. It is unreasonable and unfair to define our surrounding neighborhood as a legacy problem. Consequently, the requested rezoning proposal fails the neighborhood character factor. The next factor is the extent to which zoning would detrimentally affect nearby properties. I believe common sense tells you that when you change the density and compatibility of adjoining property this dramatically, the market value of the existing homes will be detrimentally affected. The rezoning proposal before you is nothing more than the developer's attempt to circumvent the 300' rule. I believe this rule is in existence homeowners like us that are situated on low-density lots from having lots developed adjacent to them that are proportionately smaller. In addition, the RP-2 zoning reduces the rear setback requirements from 30 feet to 20 feet. Behind me, they haven't included any kind of landscaping to buffer between our adjoining properties. As we've talked about, the biggest concern is the RP-2 zoning running with the land and possibly staying in effect for another developer wanting to come in and develop lots as small as 6,000 square feet. Based on these factors, it is clear that this rezoning would detrimentally affect nearby properties. Lastly, this developer has argued that one of the main reasons he is not able to (*connection dropped).*

Chairman Elkins: I just lost the entire Zoom off my device.

Connection regained

Ms. Krupko: Lastly, the developer has argued that the main reason he is not able to maintain the R-1 zoning is that it is not financially feasible. This was repeated to us at the three interact meetings attended by the Mission Heights residents. This is a highly subjective argument by the developer. More to the point, the economic impact on the developer or how good or bad his return on investment would be should not be a factor. Because of that, this developer's unsubstantiated financial hardship should be irrelevant

DRAFT

in your consideration of this proposal. I want to thank you for upholding the criteria defined in these factors, along with the high standards of the LDO and the Master Plan that have all been put in place to protect our neighborhoods. The Mission Heights residents ask that you deny this application.

Lori Hull, 15007 Mission Road, Leawood, appeared before the Planning Commission via Zoom and made the following comments:

Ms. Hull: We are also one of the Mission Heights residents group that are opposed to this rezoning. Our property directly abuts the proposed development to the west. First, I would like to address the vacant history saga that has continued since we last met with you for this property. Dr. Reddy purchased this property 25 years ago and has shared with some of my neighbors that he purchased this land as a retirement investment. Mr. Simpson stated he has tried to purchase this land since 1999 and several times since then over the last 20 years. The city staff has also commented that they have had multiple inquiries as well. I believe that explains the vacant history factor. In fact, the developer did purchase The Hills of Leawood property from Dr. Reddy in 2017 but left this parcel out of his initial plan to develop it all. Therefore, any hardship was self-created in 2017, which will be further discussed from another member of the Mission Heights group. Also, I would like to speak briefly about the power lines. First of all, the power lines were there when Dr. Reddy bought this property. Secondly, the developer claims he cannot sell these lots for million-dollar homes because of the sight and buzzing sounds of the power lines. In fact, the same exact power lines run through Reserve at Ironhorse, for which Mr. Simpson himself was the developer. These lines cross this development street so close in front of two of these big, beautiful homes, that they go over the curb of their front yards, and a half dozen look directly at these power lines. These million-dollar homes do exist under equal circumstances. I believe it goes to show that where there's a will, there's a way. I would also like to address the Landscape Plan. It shows substantial landscaping along the developed streets but no planting at all on the common, abutting property lines; although, in previous meetings, it existed. In fact, the developer threatened to strip the buffer if we opposed his zoning. This exact subject was discussed at a previous meeting with the Governing Body. I believe it was definitely frowned upon. I also believe the 20' setback prohibits them from even making the buffer that they offered originally anyway. Over 100 feet of what they're talking about is my property. What would happen if I sell my home someday? I've lived here since 1986. We love our little ranch home. We searched for months to find something where we would not be in a cookie cutter neighborhood. If I sell my home, it could get torn down because it's just not big enough or new enough. Then, all of a sudden, there's no back yard if someone builds a large home on my acreage. They would have villas 20 feet on the other side of my property. I don't think that seems fair. I've paid taxes on time every six months since 1986. This is my life investment. I don't think it's fair that the developer should get to use my property as his green space. A lot of times when I prepare for these minutes, I review minutes. The BZA minutes from December, 2019 are still not reported for public record. I know my fellow Mission Heights neighbors have more to say, so I will turn that over to them. Thank you for your consideration.

DRAFT

Chairman Elkins: Thank you.

Paul Klehn, 14905 Mission Road, Leawood, appeared before the Planning Commission via Zoom and made the following comments:

Mr. Klehn: I have three points and one question. Primarily, my concerns about this development all along have been about traffic and safety. If you are aware, Mission Road itself frequently has a lot of bicycle traffic on the road itself. It's a two-lane road currently, as is 151st. There's also a lot of pedestrian traffic and a signal crosswalk over to Ironwoods Park, which is not marked well. It's dark at night. Then the third safety issue is all of these properties currently back up to Mission Road itself, so getting in and out of those driveways on our own properties is getting increasingly difficult as development continues. One of the things about the history that has not been addressed is there was an original plat and approved plan from back in 2016, all R-1, including both the west and east side of the power lines. That was not very much opposed. There was some opposition, but it fell within the city ordinances at that time; therefore, it was approved. It wasn't until the developer decided that he could not sell it at a particular profit level, whatever that may be, whatever the market was at that time, but they then decided to split that property, pull their application, and only develop the west side under another zoning ordinance level. It is higher density than what was originally proposed. At the time, during the Board of Zoning Appeals meeting, I had commented that it seems to me that without having a plan in place for the west side of those power lines, we were leaving ourselves open to even more BZA requirements and approvals to develop it for even smaller pieces of property. The density of housing, over the last several years, has continued to increase with every time that this developer has approached the Planning Commission and the BZA. That is quite concerning to me from a safety standpoint and the volume of traffic out there. I do not believe there has been a traffic study done on Mission Road or 151st recently. It may be difficult to do now, given the construction going on and road closure of Kenneth Road and 143rd because there are a lot of detoured traffic. That is probably my primary concern with this development. I had a question for Mr. Musil. One of his comments was about the density level and that it is higher than most developments in the area. My question to him is in that calculation of density, does it include the area of property that is actually the easement for the electrical company? If it does, it is a very misleading number. If it does not, I appreciate having that number and that reference. It is somewhat comforting to me that we have similar developments in the area. For the Planning Commission, my final point is that if, in the future, these legacy homes as they have been designated do become pieces of property that someone may want to sell or redevelop a larger home on it, it is limited because it is on septic. Through the county, we would not be able to develop a larger home because we would not be able to get approval for a larger septic system on that property. That has not been addressed at all; although, during the initial plans, there was a lot of conversation around providing septic access to all the property owners along 151st an Mission Road. That particular topic has since dropped. Those are my comments. I appreciate what the developer has done to try to increase the size of those lots, but I do also agree with my neighbors about the buffering and the density of the housing. That is a concern for me, so that's why I

DRAFT

agree with our homeowners and request that this plan be denied, as recommended by the staff.

Bob McClain, 14901 Mission Road, Leawood, appeared before the Planning Commission and made the following comments:

Mr. McClain: I'm part of the Mission Road group. For further clarification, you need to know that the nine houses along Mission Road represent 100% of the pieces of property that have abutting and adjoining property lines, and 100% of those homes oppose this plan. I want to talk about three things this evening. The first is density. That's where most of the conflict comes in this application. The second is the aftermath of the City Council hearing on this matter when previously presented. Lastly, I want to go through the results of the BZA meeting on a similar plan request. I believe that you have a map of the plan in front of you. I know that you know that the power line easement is on the east side. It's a considerable tract of property, and because of the rules, you can use that undevelopable property to calculate the density. The actual number of acres being developed under this plan are nine. If you divide that by 24, that's 2.66 houses per acre. If you further look at that plan, what we see as the Mission Heights resides is a row of houses – not Rowhouse Lane – a row of houses that have a density of 3 per acre. We don't see the street. We certainly don't see the power line easement. Adding up all of those houses that meander and border our properties is 3 houses per acre. Our property, which Mr. Musil left off his comparison, is .8 houses per acre. The distinct difference is their density is three times the density of our residential properties. My second point is when we were here before, we protested the determination of this body and took it to Governing Body for a hearing. At the Governing Body hearing, before they voted, they recommended that the developer and the Mission Heights residents sit down and try to solve their differences. I took it upon myself to make that request of the developer, and it was rejected. There were no discussions. The next word we heard from the developer was the application before the Board of Zoning Appeals to grant a variance on a 24-lot plan that was not this plan but very similar. The minutes of that meeting are not yet available, even though it was held in December. Consulting with my neighbors who were there and confirming with Wade Thompson, the liaison for the Board of Zoning Appeals, the applicant failed substantially on four of the five points requested in their variance. I'm sure you already know these five characteristics that are required, but I'm going to condense them and read them again. One is that the property is so unique that it won't fit the zoning or that it was not created by the act of the developer. They lost. They were not able to convince the BZA that this property was unique and had to be developed in this fashion. In fact, the report from the staff indicated that this property could be developed with eight houses. They also failed in that the BZA said their development would adversely affect our properties. They also failed to show that there would be undue hardship to the property owner or the developer if their plan was not approved. Lastly, they lost because their plan would be opposed to the general spirit and intent of the ordinance. In conclusion, you've already heard that this development and the common boundary line that it shares with our houses has no buffer. There's no natural separation, no manmade separation. I'm going to issue a challenge to the developer to find me, in the City of Leawood, anyplace where the

DRAFT

transition of the residential density goes from .8 to 3 with no buffer of any type. You can't find it because this city doesn't permit that.

Shannon Maize, 14913 Mission Road, Leawood, appeared before the Planning Commission and made the following comments:

Ms. Maize: Thank you for listening. Like everyone else, I have a couple things that I want to talk about. Mostly, it's just about the Comprehensive Plan, some financial items, uniqueness of the property, and safety of our children and neighbors. Leawood has already amended the lot size requirements on Mark Simpson's other development The Hills of Leawood. Leawood allowed the neighboring Overland Park Villas to factor in the lot size requirement, which is one reason the variance got reviewed and they could put smaller homes in there. The Comprehensive Plan has this property designed as R-1. We bought our house with the thought that 36 homes would be built behind us. The number of homes being built has changed, but the current development is still R-1. The Leawood Development Ordinance on Page 1, 16-1-2.1 states, "The zoning regulations and districts have been designed and developed to lessen congestion in the streets, prevent the overcrowding of land, and to avoid undue concentration of population." This also discusses the intent to minimize auto travel, conserve land and resources. This development plan is to encourage the most appropriate use of land throughout the community in accordance with the city's Comprehensive Plan. The plan is set. Rezoning to RP-2 allows concentration of population. It will add to the already busy Mission Road and the four-way stop sign that is just down the street. At the last Board of Zoning Appeals meeting, the lawyer said that the land goes with the zoning, not the approved development plan. If this gets rezoned, this land is 100% zoned for 6,000 sq. ft. lots at a minimum. I know you're trying to work out something, but it's not even worked out before you vote today. I don't see how anything can be in writing where the developer can't back out and a new developer comes in. The current owner probably has a line of people wanting 6,000 sq. ft. lots. Also, with RP-2, there are more accessory uses than R-1, such as more parking areas, tenant-use minor buildings, trash collection containers, vending machines. If this gets redeveloped into 6,000 sq. ft. homes, it would be like an apartment complex behind us. I'm very leery of living behind an apartment complex. This property is only unique because Mark and his lawyer state so. This property was one large unit broken into two by Mark Simpson. The land, prior to development, was purchased by Dr. Reddy. Last time around, you voted for it. There was a big discussion on the owner and how he won't get his money out of it if we don't let Mark Simpson develop it. Dr. Reddy has held it for Mark for many years. We don't even know who would like to take a crack at that land. Hayward's property was sold for $3 million and torn down. I bet Dr. Reddy could make more money selling it to two people than having Mark Simpson develop it. The property that Dr. Reddy bought, he bought for $300,000. He sold his property to the current development for over $3 million. I would say there's no hardship on Dr. Reddy. Last time the Zoning Committee voted, that was a big discussion, but we were unaware of the financial impact already made to Dr. Reddy. Selling or not, this group should not be concerned about the person who owns the property. That was his investment when he purchased it in whatever year. This property has been called unique multiple times. Unique is in the eye of the beholder. It's unique

because it was carved out when they revised the plan. Mark and my husband have been talking about property because we would like to extend our back yard. We're the lot with the pool. Mark Simpson said in an email that the property he wants to buy is 9 acres. One of the last meetings, it was 13 acres, and today, I heard the lawyer talk about 14 acres. This property keeps getting larger when, really, it's 9 acres. Bob was correct at 2.7 houses per acre, not 1.7. Lastly, I value being outdoors like all of us. The sidewalk on Mission Road is already poor. You have to cut back and forth three times. No one can ride a bike to Prairie Star; it's very unsafe. The road is busy. What we're not really realizing is there are 73 homes behind us already. When that street goes in with 24 more homes, that's almost 100 homes with 300 cars probably going down a residential street, trying to pull left or right onto Mission. That is dangerous. There are studies out there. Community and Environmental Defense Services organization likes to help neighborhoods design their streets. Poorly managed growth equals accidents, which is the leading cause of death. Poorly planned growth exacerbates accident rates by increasing congestion, causing more drivers to speed up and take more risks. Is there even a public facility law that states what types of streets and intersections we should have and how four-way stops should be managed? That's a lot of cars coming forth, and I don't believe any study has really been done; it's just been, "Oh, it's okay." There's entry points. There's a study that states going from ten access points to 60 access points per mile triples the accident rate. Now, we're adding 73 new access points, plus 24 possibly. What type of accident rate might we have with this street now coming onto Mission Road? I don't know if anyone has considered that. The last thing I wanted to say is that Mark Simpson's plan with the landscape by the street that would come in between our property lines was a verbal stop-by that he offered us. There was nothing in writing, nothing official. We would have to give up some of our property to make that happen. When we said we weren't sure, he said if we didn't agree then, he'd take it away and never offer it again. When he referenced that in the proposal, that hasn't been discussed in over a year. I don't know where that came from. All of us neighbors are just concerned that you're jamming some houses back there with no landscape plan. We don't know the street width or plan for sidewalks. We oppose this development until there's a better plan in place for all of us to be happy. Thank you.

Chairman Elkins: Thank you for your comments.

Mark Maize, 14913 Mission Road, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Maize: (*refers to the plan diagram throughout)* My wife hit on some of the points. I've been dealing with Mark Simpson now for six years, maybe, or seven. He knew our lot was set back farther than anyone else's lot. He knows I've always wanted a back yard, and I've tried to either purchase it or work out an agreement with him. In addition to the email, he's also verbally told me that he did not want me to oppose this development here because there was a misunderstanding. The area behind us, we thought was going to be villas. He basically just took those out. We were all going to protest the variance for the lot sizes of the R-1. He did not want me to go to that meeting and protest it. I said I would not go because I didn't want villas behind me. I misunderstood that you were going to put

villas behind me. Five of the neighbors came, and we didn't say anything. We let that get approved, just like our neighbor Paul mentioned to you. None of us contested it, and it was approved. Now, here we are, back once again. He wants my driveway now only to give us a buffer behind us. He verbally told me in a phone call that he would sell me "75 feet, probably; 150 feet, probably; 300 feet, no." I said I wouldn't go to the meeting and we could work out something. Maybe we could have something in our driveway. We never got there. He knows I'm just going to leave the buffer. It is 25 feet behind me, and basically, a house could be built where the first tree is. We still don't know anything like that. We don't really want to give up any of our property. We also have septic. I don't know how it would possibly work. Basically, we deserve better than another development 20 feet away. They could build a development 20 feet from basically my house. My house sits next to our pool. We'd love to work something out. We just feel like we deserve better than having another development 20 feet away from our homes. I'm a real estate professional; it's all I do. We moved from 9510 Lee Boulevard, which I still own and rent. We know that trees are selling very well in Leawood. They conserve the environment, air quality, and noise pollution. We're already hearing the development behind us loud and clear. We can hear the train a lot more already. I don't do any air quality studies, so I can't tell you about that, but I do know from reading. The current traffic is getting more and more congested, as we've talked about. I don't know what they're talking about with people behind our yard; there's nobody there. They can't even get there (*shows a picture)*. I can barely get out of my driveway as it is. They also failed to mention at the last meeting that there are also homes being torn down. My buddy bought one just down the street from Prairie Star. They're all over 1-acre lots. That's what I thought was going to be behind me when I bought out here. He bought it for $350,000, blew it down, and built a $1 million house. There's a house right across from us just down the street as well that is for sale on five acres for $800,000. They built a $1.5-$2 million house as well as one on 143rd Terrace. There shouldn't be any hardship now that Dr. Reddy was paid. It's just never been marketed, so no one knows about it. There's plenty to do right behind our back yard and not just this by slamming all these little houses behind us, which is not what I bought or was told was going to be developed when I spoke with the agent who was listing his house who was also a homeowner/agent. Thank you very much for listening.

Chairman Elkins: Thank you.

Theresa Entrekin, 15009 Mission Road, Leawood, appeared before the Planning Commission and made the following comments:

Ms. Entrekin: We live directly west of and next to the proposed development. My husband Corey is here as well. I'll speak for both of us, so if I go a little over time, I appreciate your patience. While we appreciate the developer's attempt to redesign the lots to be minimally larger than the lots in their initial plan of August, 2019, the lots in this proposed plan are still only 1/3 the size required by the existing R-1 zoning and LDO. We aren't opposed to the size or style of the beautiful houses the developers are known to build. We are opposed to the large number of houses and the small lots proposed for the land. By omitting this tract from their initial Hills of Leawood plan, the developer self-

created their design and density problem in this so-called weird parcel, and therein the landowner's purported financial constraints. If it isn't sufficiently profitable for this developer to build, nor for the landowners to sell unless rezoning is approved, the onus should be on the landowners and developers to consider price reductions and find other financially feasible alternatives rather than transfer the adverse consequences of rezoning to us nine adjacent property owners. It is logical to retain the existing zoning because in R-1, low-density residential development will also bring high-value, high-quality, detached, single-family homes and enhance our and the surrounding neighborhood's property values and the city's tax base as much, or more than a higher density RP-2 development will. To say that this proposed rezoning will be good for us and for the surrounding neighborhoods and that we won't get anything better is presumptuous. As for the HOA presidents of the nearby neighborhoods such as Reserve at Ironhorse and Villas of Ironhorse and the Olathe realtor that are in favor of rezoning, the residents of these communities don't directly border the development, and most of their residents will not even see it. They may not have thoughtfully considered the adverse impacts a higher-density development will ultimately have. To tell us there will never be another opportunity for a better development employs fortune telling, condescension, and fear tactics. To say that this tract of land will instead become a construction dumping site and a partying place employs the same fear tactics. In all the years we've lived here since 1995, those things have not been concerns, and they may never be. Rezoning the land as a prophylactic measure to these things would an excessive and unnecessary move. As we've discussed, if zoning is changed, you also open up the prospect of this developer or another coming back to claim that the design still isn't feasible and to request even higher residential density, which RP-2 zoning would readily allow. A proposed mere stipulation that the developer agrees to rezone as R-1 if the property isn't built according to their submitted plan does not provide sufficient assurance because there is no guarantee that this would be enforced or even enforceable and may even be forgotten. We Mission Road residents adore the homes and large lots that we purchased between the 1980s and up to a few years ago. These homes on large lots are one of the primary factors that drew us to Leawood, as was the assurance from the city's Master Plan, which is regularly reviewed and reapproved, that the property behind us would be developed as R-1 [Low Density Residential] and in accord with the LDO. To the developers and to others whom we've heard condescendingly state that our Mission Road properties are out of character or do not fit with the surrounding neighborhoods or with the proposed development, we say, "You're welcome" because each of you directly benefit from our large properties. The fewer number of our houses per acre, the fewer number of our driveways, the fewer number of our cars, the vast amounts of green space and mature trees, the improved air quality these trees provide you, and the less traffic and less noise, air, and light pollution that our homes and large lot properties afford you. You may not recognize it, but all of these factors contribute to enhancing our and your daily quality of life. The developers benefit additionally from our large lots, as they've consistently cited our lot measurements and our large amount of green space to their advantage when they describe the buffering and green distances between their proposed houses and ours. For example, stating that there's 150 feet between my house and the houses to be built behind us doesn't portray a fair and complete picture. The developer's own proposed landscape buffering is minimal, and we do often leave the interior of our home to fully use and

enjoy our large yard. We will suffer tangible adverse effects and incur additional costs if the zoning is changed to allow higher-density construction. We trust in and expect the City of Leawood officials to uphold the existing zoning and its requirements for us long-time Leawood residents and to respect our support of this community and the investments we have made in it and to not discount or dismiss the short- and long-term adverse consequences of this proposed higher-density rezoning on our daily quality of living and our future potential. Thank you.

Chairman Elkins: Thank you. Is there anyone else in the public who wishes to be heard on this case?

A motion to close the Public Hearing was made by Coleman; seconded by Block. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

Chairman Elkins: I would invite the applicant to step forward and please respond as you see fit.

Mr. Musil: Thank you. What's frustrating for an applicant or his attorney is that, at every stage of this process, including seeking the deviation with the BZA, we have faced the opposition of the neighbors. When they get up here and say we don't oppose development of this site, what they're saying is they don't oppose development of 30,000 sq. ft. lots behind them. When we talk about character of the neighborhood, there are 500 homes within a ½-mile radius of their homes that are on lots the size of these lots: 15,000 square feet or 12,000 square feet. In terms of Mission Reserve on the southwest corner, the lots are down to 6,000 square feet. You need to determine what is the real character of this neighborhood. The character has been developed over the last 20, 10, 5 years. I like the fact that Dr. Reddy has been brought up because you owe an obligation to the owner of the property that is being rezoned as well as to the neighbors, and Dr. Reddy has also been a resident of Leawood and an investor in Leawood for 40 years. We keep hearing about higher density. Let's take Mr. McClain's argument that you don't get to count the easement area for the KCP&L easement. First of all, your LDO allows you to count that. Just like every other development along that entire 160' corridor got to count that easement as part of its density calculation. If you assume, then we don't get to count it. We should only get to count 9 acres. Mr. McClain's calculations said we were at 2.66 units per acre. If we're at 2.66, are we out of character for the neighborhood? We're equivalent to The Pavilions, Mission Reserve, and Villas of Ironwood. We're still within the range of reasonable. That would be cheating us out of the ability to count our density the same way every other development in the City of Leawood gets to count its development. I heard concern because they want high-value, high-quality, detached, single-family homes. We're going to get 15,000 sq. ft. lots, which is exactly what R-1 allows next to them, with a 30' setback, which is exactly what R-1 allows behind them, valued at $800,000 and about 3,500-4,000 square feet. These aren't little homes being slammed in next to the neighbors. I understand that the change is difficult, but this is the only way this gets developed. We can put a plan on there that might be zoned RP-2, but it's planned R-1. It will be developed R-1, or it will go back to R-1. Unfortunately, the

only way to do that is the way we're doing it today. Otherwise, you would have a simple planning decision about whether this should be RP-1 or R-1 if we didn't have the Bulk Regulations. I don't think that would be a difficult decision. The distances between houses is important because the neighbors in the first meeting brought it up and said we'd be too close to the houses. I said we could be 30 feet on one side and 30 feet on the other with R-1 zoning, so they can be 60 feet apart. We felt it incumbent upon us to give you the data that shows 114 feet to 230 feet as the distances between the homes. We have support of the HOAs in the area because they believe this would be beneficial to the neighborhood. You can use your own judgment because you've been doing this for quite a while. Does having a very nice, high-quality development next to you hurt or help your property values? This plan deserves to be advanced to City Council with a favorable recommendation. It meets all the criteria, save one, and that one is taken care of by the stipulation and the qualifying agreement that will follow it and be in place before Governing Body consideration. The stipulation itself carries legal weight, as Ms. Knight will tell you. I'd be happy to answer any additional questions, but I'd ask for your support of this very reasonable plan.

Chairman Elkins: Thank you.

Comm. Hoyt: Mr. Musil, maybe you can address this issue. Several mentioned in their comments that City Council requested that the applicant work closely with the Mission Heights residents to work out their differences, and at least one or two of them mentioned that they were not able to engage with you on this. Can you comment on that?

Mr. Musil: I'd be pleased to let Mr. Simpson comment because he had the discussions and contacts, but I think it would be unfair to say there weren't efforts to communicate with the neighbors. What we know is we've never been able to resolve anything, including at the BZA, other than that we must develop 30,000 sq. ft. lots behind.

Mark Simpson, 15145 Windsor Circle, appeared before the Planning Commission and made the following comments:

Mr. Simpson: We did meet at Mr. McClain's house at his request. We spent time speaking with him about what could be done, and he said that we could develop estate homes in this area. We tried to explain that this was an impossibility and would never work, that people would not invest over $1 million in estate homes to be next to 160,000-volt power lines. There are no buyers for that lot. We developed 4,500 lots, including Lionsgate and Hallbrook. We had pretty deep experience in this, and it was not a saleable plan. We offered to make every single lot backing up to their house an R-1 lot, which is exactly what it was when they bought their house. They said they didn't want any lots behind that were of any size, particularly that weren't estate sized. We explained that the houses were all built on septic tanks and served by existing water line, that the houses average 1,600-1,700 square feet. Our houses would be 3,500 square feet, which is about double the size. The houses would start in the $700,000 range. Their houses appraise, according to the county, between $225,000 and $350,000. We didn't see any way that our houses, at double the value, would do anything to depreciate the value of their houses and

that this should be a welcome addition for them. They just didn't want to hear any of that. We left the meeting agreeing to disagree. I've had multiple meetings with the Maize family. We've had multiple meetings, so it's not for lack of effort; the parties just don't seem to see eye-to-eye. We're never going to build houses with septic tanks. We're never going to build 1,600 sq. ft. ranches that are consistent. This is nine homes in a sea of 500 homes that are sure that they are representative of the area, but I don't believe the city will ever approve another septic tank-served home again. These are outliers that I'm sure will sell for a lot of money. I'm sure no one will ever do anything other than to take these houses and build a bigger house on them and hook into sanitary, which we will provide for every home in the area. In fact, if they tried to go in and remodel their septic tank system, the county will tell them that they have to hook up with sanitary, which will probably cost less money than redoing their septic system. We will provide a financial benefit in this regard. As far as traffic, I can't tell you how many they have, but the public right-of-way was dedicated in 1961, and that was always going to be a public road. It's going to be a public road one way or another. I think the traffic demands of the 70-some houses in The Hills will one day call for the city, at their expense of about $100,000, to build that road just to The Villas and another maybe $40,000 to build it into The Hills. City of Leawood will be spending $140,000 of their money if this development doesn't go through to address those demands. As one of the neighbors to the south who owns two properties noted, "I'm not looking forward to 72 homes coming out exclusively onto 151st Street." I don't think the split between those houses coming out on Mission Road is going to add much to the 5,200 cars currently on Mission Road. To add 24 houses to that is in the single-digit percentage that we'll add on. I'd be happy to let city staff evaluate it. Right now, they've asked for sight distance, and we think we have good sight distances. We've tried to work with the neighbors. We've had numerous meetings with them, and we're just unable to come to an agreement with them. I can't develop 1,600 sq. ft. houses on septic tanks.

Comm. Hoyt: The other concern that was raised was the lack of meaningful landscape buffer between the lot lines. The impression was given by several neighbors that, if this plan does go through, they would like at least some meaningful landscape buffer. Is that being addressed by anybody at any place?

Mr. Simpson: Yes, there is a 10' landscape buffer all the way along, which will be planted at the expense of the development. It will be an easement to the HOA, maintained in perpetuity by the HOA. It will be a combination of evergreen, conifers, and pines so they maintain their leaves year-round. That will be done to screen the 150'-200' differential between the backs of each of the homes for the benefit of the new villa owners and the existing homeowners. We have offered both the homeowners on the north and south side, if they will provide an easement, to do a heavy landscape area on the north and south sides of 150th Street that would be a combination of berms, landscaping, and trees that would be irrigated. The cost for that would be paid by the HOA. That would provide a blockage of headlights, traffic, and noise to their homes. On the Maize's side, it would be necessary to make that a total screening. We've offered to relocate their driveway at our expense to make that screening effective. If their driveway enters in the middle of 150th Street, the screening would not be very effective. We've asked them to

figure out where they'd like their driveway to go on Mission Road, and we will have that done. We've dealt with landscaping 100% across all the western neighbors. These nine houses out of the 500 that are within .5 mile from us were put there in the '60s and '70s. We've said each will have a thick landscape barrier. It will be built at the time the houses are done. They won't have to worry about residents not replacing trees that die because it is the responsibility of the HOA. For those who live off 150th Street, if we are granted the easement, we will do berming, landscaping, and irrigating. We don't have enough room in the city right-of-way, nor do I think the city would even let us do an extensive berming, landscaping, irrigation plan.

Chairman Elkins: Thank you. Other questions for the applicant? Mr. Musil, to cover it again, how do the density and the lot sizes proposed here compare to The Hills of Leawood?

Mr. Musil: The Hills of Leawood, by our deviation, have a minimum lot size of a little over 19,000 square feet. There's an estate development with larger lots and then a manor development on the western side with smaller lots next to the power line. The minimum lot size was 19,000. The manors are 15,000. These would be consistent with the manor on the east side.

Chairman Elkins: Refresh me on what the average size of these lots is.

Mr. Musil: The average is 15,000; the smallest one is 12,004. All of them are over 15,000 except four.

Chairman Elkins: How would you respond to the suggestion by a number of the witnesses that this challenge that Mr. Simpson has with this part of the property is really a challenge of his own making because of the way he chose to split up The Hills of Leawood versus The Hills of Leawood Villas.

Mr. Musil: I think there are two ways to respond. First, they are now separate tracts. This was always the harder piece because it was 13.5 acres, 9 of which are bounded by a jagged line on part of the west and the power lines; whereas, The Hills of Leawood was a large, 40-acre tract that could be developed. There are different development challenges there. The second part is that we end up with something very similar to what is on the east side because the lot sizes are equivalent to the manor lots along the east side of the power line. Could he have done it at that same time? We would have ended up the same place we are here today with neighbors opposing anything less than a 30,000 sq. ft. lot and believing that an R-1 lot behind them with all of the qualifications of setbacks being met was not something that they would accept. I've done it either way, but you end up pretty much at the same point.

Chairman Elkins: So, you would take exception to the idea that there was essentially cherry-picking going on here where the applicant dealt with the easy part first and then kind of left all of us to figure out what to do with the hard part?

Mr. Musil: I don't think there's any doubt that a developer ought to take the easy part first, the larger part with more ability to plan. If he had done it all at once, he would still get the credit for the 160' power line easement that goes for half a mile, so the density calculation would still have been distorted, according to what the neighbors believe, but not distorted according to what the LDO is. Cherry-picking is probably in the eye of the beholder, but when you end up trying to get to the same place with the same size lots and the neighbors are still opposed to it, I don't know where we could have gone to avoid placing you in a position of having a difficult decision to make and the same with City Council.

Chairman Elkins: Thank you. Other questions? Seeing none, we'll move to discussion of the application.

Comm. Hoyt: First of all, let me say that I think this is a greatly improved plan, in my opinion, than the first one we saw. It's a matter of public record that I voted against the plan the first time. I'm disappointed that we're not looking at RP-1, and that seems to be a function of what the BZA decided. I would have a really easy time, as Mr. Musil suggested, going for this if it were RP-1. I am somewhat encouraged that the landscaping that the homeowners want seems to be coming along; although, I'm a little confused because they didn't seem like they were fully aware of what that landscaping was that was being planned. Maybe that was just a miscommunication. I am inclined to vote in favor of this plan on the absolutely ironclad guarantee that this proposed Stipulation No. 2 has sufficient legal clout and teeth so that there is absolutely no way that this plan can be executed in any other way than keeping with what aligns with R-1 as well as with RP-1 and that there won't be any issue if this plan goes forward in the zoning going back to R-1. I guess we've received assurances from the legal folk that it wouldn't be a problem, but it is a little unnerving to go forward with No. 2 reading that it will be worked out.

Comm. Belzer: I agree with Commissioner Hoyt. I also am comforted and feel different in that the assurances are there that it will revert to R-1. I'm also a little confused and do have a concern about the disconnect in hearing from so many residents that they don't feel comfortable and confident in the landscaping and buffering of their property. I'm hearing from the developer that it's all there and that they've listed many improvements, including the septic and sewer lines. What they're offering sounds great. I'm just not sure why there is this disconnect and why the residents don't feel that they have that assurance and that they will see that buffering and landscaping. I would really like to see some compromises. It's concerning to hear from resident upon resident that they don't feel comfortable.

Comm. Peterson: I must say that when I first received the packet, I went back to the original packet from August, and I was incredibly impressed with the work that Phelps Engineering did in the redesign to go from 25 to 24 lots. It really stands out if you compare the actual documents. More importantly, comparing the lot areas, they went to considerable amount of work redoing those lot sizes. I spent quite a bit of time comparing the two, and I was very impressed. I am actually very comfortable with the city's ability to work out an agreement to make sure Stipulation No. 2 has significant teeth. I would

agree that it would have been nicer if we would qualify for RP-1 versus RP-2. However, I think there is a significant advantage to developing this property because, frankly, I can't see any way in the near future it will ever be developed. I'm fully in support of approving this.

Comm. McGurren: I would agree with what each of the three previous commissioners said. I won't repeat everything, but I think the change from what we saw before is significant. I kept the original plan and compared the two. As a person who has a lot that's ¾ of an acre and the people that back up to me having substantially smaller lots, I think it is a huge advantage for Lots 24, 25, 23, 22, and 21 to become 24-20 on the new plan and not be laid out like piano keys, but for them to have fewer of their lots backing up to the legacy lots. I think that's a huge improvement. I think there's a variety of things here. I, too, would have preferred to see a scenario where there was a way to make this R-1. I would have preferred a scenario with more resolution between the developer and the existing owners to the west. I do also believe that this plan is dramatically improved. It is worthy of our consideration, and Stipulation No. 2 is the key. If somebody sat here today and said that this stipulation was in the hands of the developer and not the city, I would have a differing opinion. I assume that our legal group and staff will create the appropriate documentation for Governing Body, and I also was someone who voted nay the last time and will vote for this time.

Comm. Stevens: I have very similar thoughts. I was one of the four who voted against it initially. I think it's greatly improved in the design and layout. Even though it is requesting higher density, it is compatible with The Hills of Leawood. It is very similar in lot size and layout, and there is precedent around this overall neighborhood to go to the higher density housing layout. Even its proximity dividing the older Mission neighborhood feels natural. Then, even saying that, it is very compatible to the Mission housing that was approved with The Hills of Leawood. I considered a worst-case scenario with it being redeveloped, and the 6,000 sq. ft. lot size would be roughly like dividing each of these lots in half. With the setback requirements of the zoning, it would be difficult to change or increase the number of units within the same configuration, even if it were broken into 6,000 sq. ft. lots. It couldn't meet setbacks. I think there is comfort in knowing it would be unrealistic to make this denser than what is being proposed. I feel much better about it this go-around and would support approval.

Chairman Elkins: Thank you. Under our bylaws, our meeting is scheduled to end at 9:00 p.m. We're coming close to that time, so if there is interest in continuing this discussion, I would entertain a motion.

A motion to extend the meeting for a period of 30 minutes was made by Coleman; seconded by Peterson. Motion carried with a unanimous roll-call vote of 8-0. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, Coleman, Block.

Comm. Hunter: I approved this the last time, and now you're in front of us with an approved plan. I intend to support it again. I'm also comfortable with Stipulation No. 2 because the city is comfortable with it.

DRAFT

Comm. Coleman: I'd just like to ask staff in the future to include the BZA minutes to see what transpired. I don't know if they're available.

Mr. Sanchez: The issue with the Board of Zoning Appeals minutes not being available is there has not been a BZA meeting since that meeting, so they have not been able to approve the minutes to make them finalized. I believe their next meeting is in June, and they will approve the minutes then.

Comm. Coleman: Thank you for the explanation. I know in the past, there have been draft minutes. I know City Council sometimes gets ours before we approve them. I'm sure there's something out there that we could have seen.

Mr. Sanchez: The Planning Commission minutes are a bit different because they get approved by the Planning Commission after the fact. The timing for this just did not work out.

Comm. Coleman: Thank you. I would also like to commend the public. They've done a lot of research on this and really delved into our statutes and Comprehensive Plan. When I looked at this application, I did not go back to our August meeting. I have no idea how I voted. I really wanted to look at this with fresh eyes and not be influenced by my thought process back then. With that said, my concern in the beginning and my concern now is still that this is a development surrounded by R-1. To move to an RP-2 would be a dramatic change on paper for this land that we're considering. With that, it does not meet our Comprehensive Plan, and I do have a problem with switching from the Comprehensive Plan to another zoning category. It's a big jump, especially with going to RP-2, no matter the merits of the development. Finally, Stipulation No. 2 concerns me because I see the court system nowadays, and things get so overturned that you wouldn't think would. I constantly see agreements that the courts overturn. I think that the neighbors are concerned that, even if we do put something in writing with the developer and the city, while it may not be that great of a chance, it's still a potential that it could be overturned and we could be stuck with RP-2. With that, I will be voting no on this proposal.

Comm. Block: I don't know that I really have anything to add. I do think the improvements on the west side were positive. I don't like the precedent of moving from R-1 to RP-2, but all in all, I think it's probably the best development for this space.

Chairman Elkins: I've got a number of conflicting thoughts here. I, too, am concerned about changing the Comprehensive Plan. As has been pointed out by the public, the Comprehensive Plan is reviewed every year. There was a review of it this year. Public notice went out about it. It's not unusual that the public does not appear, but there was an opportunity to modify the Comprehensive Plan on all the same grounds that the applicant is here on today. For whatever reason, the applicant did not choose to participate in that particular process. This heightens my concern about changing the Comprehensive Plan. If we were just a year in and were just getting ready to review it again, it would be different,

but it was recent. I'm also troubled by the BZA decision. They had an opportunity to examine the very issue that has us here today. This is effectively a different way to avoid the Bulk Regulation issue. There's nothing wrong with it. I'm not taking issue with the fact that the applicant has come to us, but I do pay some deference to the decision-making process of the BZA, where the issue is basically the issue this decision is turning on as well. That has caused me concern. On the other hand, I am struck by the fact that the lot sizes planned here are the lot sizes that are required by R-1. I appreciate and commend the efforts by the applicant to do that. Essentially, what I think they're telling us is even though they're getting RP-2 zoning, they're building a development that is consistent with all but one of the requirements of an R-1 zoning, acknowledging that the one is not insignificant. I was concerned after our last hearing that we didn't have teeth and what might happen if this doesn't go the way the applicant wants it to and would be forced maybe because of something unforeseen to walk away from this. I think Stipulation No. 2 has gone a long way in that direction. That said, my third concern is the bulk density and the idea that the lots ought to be based on the average of the lots within 300 feet. That regulation, frankly, was designed to protect the homeowners that were before us today. Yes, the adjacent lots are consistent with R-1, but the idea that you have to be consistent with the average of the lots next to them provides for a gradual change. Those are the things that trouble me here. At the end of the day, I'm still persuaded by this question of what better use of this property there is. The question of the character of the neighborhood has to be something beyond the nine homes, though not insignificant. On balance, I would probably be supportive. Frankly, it's a closer call for me now than it was back in August because of the thought and analysis that went into the BZA decision. I am disappointed that we don't have the BZA minutes in front of us to understand better what was said. I think Mr. Musil was forthright with us in terms of how the voting went, but the minutes would have been helpful to understand more of the color, and it wouldn't have been fair to ask Mr. Musil to provide that color; he's an advocate for his client. Those are my observations with respect to the application. Are there other comments?

Mr. Sanchez: Staff would like to add a stipulation after talking to the applicant to add a western boundary buffer, a tree preservation easement, along the western common boundary of the proposed development. As it stands, the tree preservation easement is not shown. The applicant would like to add them to it, so a stipulation could state, "By the time of Governing Body consideration, the tree preservation will be added to the Preliminary Plan and Preliminary Plat."

Chairman Elkins: Just for clarification, that easement would be all on the applicant's property.

Mr. Musil: That is correct. We would incorporate the 10' utility and 10' tree preservation into the stipulation for those lots.

Chairman Elkins: I guess the other issue we haven't really addressed here is Mr. Musil also noted that the third stipulation seemed to be inconsistent with the application. Does staff have an objection to striking that prohibition on deviations?

Mr. Sanchez: Staff feels if the applicant is able to meet many of the Bulk Regulations of R-1, they should be able to meet those of RP-2. The applicant is asking for it to be removed.

Chairman Elkins: No. 3 talks about deviations rather than rezoning. I think Mr. Musil pointed out some setback deviations that I haven't heard staff objecting to.

Mr. Sanchez: I think we would be okay with the removal of the stipulation.

Chairman Elkins: Any other comments or questions? If not, is there someone who would like to make a motion?

A motion to recommend approval of CASE 23-20 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Rezoning from R-1 (Planned Single Family Residential) to RP-2 (Planned Cluster Residential Detached), Preliminary Plan, and Preliminary Plat, located north of 151st Street and east of Mission Road – with the removal of Stipulation No. 3 and adding a stipulation to require a tree preservation easement on the western boundary, to be provided before Governing Body Consideration - was made by Peterson; seconded by Hoyt. Motion carried with a roll-call vote of 7-1. For: McGurren, Belzer, Hoyt, Peterson, Stevens, Hunter, and Block Opposed: Coleman

CASE 37-20 – TOWN CENTER CROSSING – PELOTON (RETAIL: FITNESS) – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space, located south of 119th Street and east of Roe Avenue.

Staff Presentation:
Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 37-20 – Town Center Crossing – Peloton – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space. The applicant is proposing to change out the mullions and add a black surround around the storefront itself with two lighted bands. Outside of that, they will have an addition of a composite panel that will also surround the storefront. Outside of that, they would like to paint the brick an iron grey color. Staff is recommending that this application be continued to allow us to continue to talk with the applicant. We have been working with the applicant throughout the process. The reason staff has concerns is the Design Guidelines for Town Center Crossing were approved and specifically state in several areas that the bulkhead and neutral piers are not to be modified. Staff will be happy to answer any questions.

Chairman Elkins: Questions for Mr. Klein?

Comm. Hoyt: You're recommending to continue the case. What have your discussions with the applicant along those lines been? Have you all talked about continuing it?

Ordinance Published on ____/____/____

ORDINANCE NO._____

ORDINANCE APPROVING A REZONING FROM R-1 [PLANNED SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT] TO RP-2 [PLANNED CLUSTER DETACHED RESIDENTIAL DISTRICT], PRELIMINARY PLAN AND PRELIMINARY PLAT FOR HILLS OF LEAWOOD VILLAS, LOCATED NORTH OF 151ST SREET AND EAST OF MISSION ROAD [PC CASE # 23-20]

WHEREAS, the applicant submitted a request for approval of a Rezoning to RP-2 [Planned Cluster Detached Residential District], Preliminary Plan and Preliminary Plat for Hills of Leawood Villas;

WHEREAS, the Planning Commission reviewed the application on May 26, 2020 and recommends approval of Case 23-20 with certain stipulations; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on June 15, 2020.

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

SECTION 1. ZONING. That the real estate described below is hereby rezoned to RP-2 (Planned Cluster Detached Residential):

Legal Description:

All of Lots 6, 7, 8, 20, and all that part of Lots 9, 10, 18, 19 and 21, and all that part of the adjacent platted right-of-way of 150th Street, MISSION HEIGHTS, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, as recorded in plat book 23, at page 37 in the Office of Register of Deeds, Johnson County, Kansas and all that part of the Southwest Quarter of Section 3, Township 14, South, Range 25 East, all being in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 3; thence N 0°00'25" W, along the West line of the Southwest Quarter of said Section 3 and the West plat line of said MISSION HEIGHTS and its Southerly extension, a distance of 1326.38 feet to the Northwest corner of the South One-half of the Southwest Quarter of said Section 3, said point also being the Northwest plat corner of said MISSION HEIGHTS; thence S 89°44'51" E, along the North line of the South One-half of the Southwest Quarter of said Section 3 and the North plat line of said MISSION HEIGHTS, a distance of 605.00 feet to the Northwest corner of said Lot 8, said point also being the point of beginning; thence continuing S 89°44'51" E, along the North line of the South One-half of the Southwest Quarter of said Section 3 and the North plat line of said MISSION HEIGHTS, a distance of 410.07 feet; thence S 23°37'18" W, a distance of 176.21 feet; thence S 50°00'53" E, a distance of 104.22 feet; thence S 23°37'18" W, a distance of 792.39 feet to a point on the South line of said Lot 19; thence N 89°47'47" W,

along the South line of said Lot 19, a distance of 75.25 feet; thence S 0°13'00" W, a distance of 330.00 feet to a point on the South line of said Lot 21, said point also being the North right-of-way line of 151st Street, as now established; thence N 89°47'47" W, along the South line of said Lot 21 and the North right-of-way line of said 151st Street a distance of 390.00 feet; thence N 0°13'00" E, a distance of 199.94 feet to an angle point on the South line of Lot 5 of said MISSION HEIGHTS; thence S 89°47'00" E, along the Southerly line of said Lot 5, a distance of 65.00 feet to the Southeast corner of said Lot 5; thence N 0°13'00" E, along the East line of said Lot 5, a distance of 430.00 feet to the Northeast corner of said Lot 5; thence N 2°56'32" E, a distance of 50.06 feet to the Southwest corner of said Lot 6; thence N 0°09'20" E, along the West line of said Lot 6, a distance of 312.00 feet to the Northwest corner of said Lot 6; thence S 89°47'04" E, along the North line of said Lot 6 and 7, a distance of 315.85 feet to the Northeast corner of said Lot 7; thence N 4°16'15" W, along the West line of said Lot 8, a distance of 294.89 feet to the point of beginning, containing 13.5086 acres, more or less, of which 1.3210 acres is unplatted land.

SECTION 2. OFFICIAL ZONING MAP AMENDED. That the Director of Community Development is hereby directed to amend the Official Zoning Map of the City of Leawood, Kansas, as provided for and adopted pursuant to the provisions contained within the 'Leawood Development Ordinance.'

SECTION 3. REINCORPORATION OF OFFICIAL ZONING MAP AS AMENDED. That the Official Zoning Map of the City, as amended by the provisions of this ordinance is hereby reincorporated and declared to be the official zoning map of the City of Leawood, Kansas, as provided for and adopted pursuant the provisions contained within the 'Leawood Development Ordinance.'

SECTION 4. APPROVAL OF PRELIMINARY PLAN AND PRELIMINARY PLAT GRANTED. Pursuant to Sections 16-3-10 and 16-8-2.2 of the Leawood Development Ordinance, the preliminary plat is approved, and permission is hereby granted to use the above described property, in the manner set forth in the Preliminary Plan on file with the Leawood Planning Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.5 of the Leawood Development Ordinance, subject to all other laws and regulations, and subject to the stipulations recommended by the Planning Commission set forth below.

SECTION 5. CONDITIONS AND STIPULATIONS. Approvals of the rezoning, preliminary plan, and preliminary plat granted herein, are hereby approved and adopted subject to the following conditions and stipulations:

1. The project shall be limited to 24 lots and five tracts on 13.5 acres for a residential density of 1.78 units per acre.
2. The developer/owner will agree to rezone the property back to R-1 if the property is not constructed in accordance with this submitted plan. The developer/owner will work with staff to develop the appropriate documentation to support this stipulation prior to Governing Body review.
3. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be

done prior to final occupancy of any building within the project. This does not include existing high voltage overhead power transmission lines on the western edge of the development.

4. Per the Leawood Development Ordinance, all above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical or appropriate, as determined by the City Engineer, then such facilities shall be at least 25' behind the right-of-way.
5. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than the 15 square feet in area, or a pad footprint of equal or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
6. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area shall be authorized only by approval of a Special Use Permit prior to construction.
7. The applicant shall be responsible for the following impact fees:
   a. A Park Impact Fee in the amount of $400.00 per dwelling unit prior to the recording of the Final plat. This amount is subject to change by Ordinance.
   b. A South Leawood Transportation Impact Fee prior to the recording of the Final Plat at a rate of $625 x gross acres platted x miles from 135th Street. This amount is subject to change by Ordinance.
   c. The applicant shall be responsible for a Street Fee of $391.50 per linear foot of frontage along 151st Street. This amount is subject to change by Ordinance.
8. The applicant shall provide a 10' Tree Preservation Easement along the north property line of the development adjacent to Ironwoods Park. This Tree Preservation Easement shall address the protection of existing trees, removal of dead or damaged vegetation, and the replacement of vegetation that is removed. A 5' tall, black wrought iron style, fence matching that of the Hills of Leawood shall be constructed along the south boundary of the Tree Preservation Easement, adjacent to Ironwoods Park.
9. At the time of Final Plat and Final Plan application, the Tree Preservation Easement shall be clearly defined on the plat with appropriate text describing the easement and tree maintenance, removal, and replacement.
10. The trail connections within Tract C on the most eastward portion of the development shall extend to connect to the trails within the Hills of Leawood that provide access to the to the amenity area within the Hills of Leawood development. These trails shall be a minimum of 8' in width and constructed of asphalt.
11. Prior to land disturbance (including within Ironwoods Park), the applicant shall work with the Superintendent of Parks identifying any necessary trees which shall be necessary to be removed.
12. All landscaped common areas shall be irrigated, including cul-de-sac medians.
13. Sidewalks shall be minimum of 10' from the back of curb to allow sufficient width for street trees to be planted.
14. Per the Leawood City Code street trees shall be planted a minimum of 5' from the back of curb and adjacent sidewalks.
15. All pedestrian connections, including sidewalks and trails, shall comply with the Americans with Disabilities Act.
16. At the time of Final Plan application, a tree inventory plan shall be provided that shows the location of all trees, 6 inch caliper or larger, measured at 6 inches above ground level, that are proposed for removal within the Tree Preservation Easements.

17. Prior to building permit, the applicant shall be responsible for constructing 150th Street from Mission Road to the terminus of 150th Street within the Hills of Leawood development to the east of the proposed development, to meet all City street construction standards, including but not limited to curbs, sidewalks, storm drainage, lighting, and street trees.
18. The completion of the design and construction of all public streets approved with this application shall be under a single set of construction plans.
19. At the time of Final Plan, the applicant shall provide City staff with a copy of the covenants and restrictions proposed for the development.
20. At the time of Final Plat, the applicant shall provide additional language on the Plat describing the Tracts within the development including maintenance and responsibilities.
21. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo on file with the City of Leawood Planning and Development Department, prior to recording of the Final Plat.
22. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Planning and Development Department, prior to Final Plat.
23. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
24. All sidewalks shall be installed as per street construction standards.
25. All streets within the subdivision shall be public. The developer or Homes Association shall maintain any planting or statuary within the street right of way. The developer shall execute a right-of-way maintenance agreement with the Public Works Department for any planting or statuary improvements within the public right-of-way.
26. All monument signs shall be placed within a common area designated as a separate tract of land to be maintained by the homes association.
27. All monument signs shall be located outside of all sight triangles, and shall be a minimum of 5' from all property lines and sidewalks.
28. The Preliminary Plan approval shall lapse in two years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant one such extension for a maximum of 12 months for good cause shown by the developer.
29. Prior to Governing Body consideration, the tree preservation easement along the western common property of the Hills of Leawood Villas will be added to the Preliminary Plan and Preliminary Plat.
30. In addition to the stipulations listed in the report, the developer/applicant agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted and to execute a statement acknowledging in writing that they agree to stipulations one through Thirty.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its publication as required by law.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

(SEAL)

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Marcia L. Knight, Assistant City Attorney

City of Leawood
Planning Services

13 B

Memo

To:	Mayor and City Council
From:	Ricky Sanchez, Planner II
CC:	Richard Coleman, Director of Community Development Mark Klein, Planning Official
Date of Meeting:	June 15, 2020
Date of Memo:	June 4, 2020
Re:	The Planning Commission recommends approval unanimously (7-0) Case 19-20, Leawood Development Ordinance Amendment to Section 16-2-10.3, Materials and Colors, pertaining the use of asphalt shingles on non-residential buildings.

The amendment proposes to clarify the restriction of asphalt shingles, along with other roofing materials, from properties within a residentially zoned area that are not considered single family residential structures.

Currently, the Leawood Development Ordinance differentiates roofing materials into two categories, (1) Roof Materials For All Buildings, Except Single Family Residential, and (2) Roof Materials in Single Family Residential Districts. The current ordinance creates a conflict for non-residential structures constructed in residential zoning districts (i.e. churches, schools).

The proposed amendment will clarify the allowed roofing material for single and non-single family residential structures in residential zoning districts.

CHANGES MADE BY THE PLANNING COMMISSION:

- None

ed of metal, canvas, and/or glass and shall be integrated into the overall design of the facade. No plastic awnings shall be allowed.

16-2-10.3 Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of high quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

A) Permitted exterior building materials include, but are not limited to, the following:

1) Natural Stone

2) Manufactured Stone. Any manufactured stone products used in the City of Leawood shall meet the following requirements:

a. Masonry Veneer Manufacturers Association (MVMA's) Installation Guide and Detailing Options for Compliance with the most current ASTM Standard for Adhered Manufactured Stone Veneer and the National Concrete Masonry Association's (NCMA's) TEK 20-1 (2014), Key Installation Checkpoints for Manufactured Stone Veneer. Shall also comply with the most current ASTM Standard Specification for Adhered Manufactured Stone Masonry Veneer Units, most current Standard Practice for Installation Methods for Adhered Manufactured Stone Masonry Veneer. All units must have an (ICC-ESR) International Code Council Evaluation Service Report.

b. Masonry joints are to be full bed with a smooth tooled joint in accordance with the latest NCMA standards

c. All installation shall be monitored by a third party inspector licensed in the State of Kansas who is knowledgeable of the specification pertaining to the installation of manufactured stone. After each phase of work is completed as outlined, the third party inspector of record shall submit a report to the City of Leawood Codes Administration Division, which includes the following information:

i. A brief summary of the work performed during the reporting time frame.

ii. Changes and/or discrepancies with the City of Leawood approved drawings or specifications that were observed during the reporting period.

iii. Discrepancies that were resolved or corrected.

iv. A list of nonconforming items requiring resolution.

When the work requiring special inspections is completed and all non-conforming items have been resolved, the third party inspector of record shall submit a Final Special Inspections Report to the City of Leawood Codes Administration Division, the design professional in responsible charge, and the general contractor. A Cer-

tificate of Occupancy will not be issued until the final report has been reviewed and approved by the City of Leawood.

3) Clay-fired Brick

4) Architectural Cast Stone (meeting all Architectural Cast Stone Institutes standards and used for detailing only)

5) EIFS for detailing only

6) Finished Concrete

7) Copper

8) Zinc

9) Stainless Steel

10) Composite panels including, painted aluminum, zinc, natural stone, and phenolic wood veneer

11) Corrugated metal for detailing only

12) Plaster/Cementitious Stucco

13) Clear Glass

14) Spandrel glass for detailing and screening only

15) Metal for Detailing and Awnings

16) Wood

17) Vinyl soffits. Vinyl products must have an approved evaluation report in conformance with the currently approved City Building Code.

18) Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

B) Prohibited exterior building materials (for both commercial and residential, unless otherwise noted), include but are not limited to, the following:

1) Vinyl siding and details (including downspouts)

2) Plastic Columns or other Ornamentation. *allowed for single family residential uses.

3) Aluminum sheet siding

4) Exposed CMU (concrete masonry units)* allowed for single family residential landscape purposes

5) Corrugated Metal* allowed for detailing only.

6) Reflective or Mirror Glass. * allowed for single family residential

7) Steel sheet siding

C) Roof Materials For All Buildings, Except Single-Family Residential Structures:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

a. An approved evaluation report in conformance with the currently approved City Building Code.

b. A Master Spec specification.

c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.

d. Installation specifications provided by the manufacturer of the product.

e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

f. A list of the manufacturers of the requested product.

g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

a. Slate

b. Clay Tile

c. Concrete Tile

d. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

v. Must have a minimum U.L. Class B fire rating

e. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

vi. Must have a minimum U.L. Class B fire rating.

f. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

g. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles in a RP-4 (Planned Apartment Residential District) provided that they are (1) approved in a Development's Final Plan on or before September 1, 2010 and (2) meet the following requirements:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum of 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

D) Roof Materials for~~in~~ Single-Family Residential Structures~~Districts~~:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

a. An approved evaluation report in conformance with the currently approved City Building Code.

b. A Master Spec specification.

c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.

d. Installation specifications provided by the manufacturer of the product.

e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

f. A list of the manufacturers of the requested product.

g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile. Each roof installed on a single-family residence shall be comprised of a single material selected from the City's approved roofing materials and associated permitted colors list as referenced in Paragraph 3 of this Subsection. The Director of Community Development shall have the ability to administratively grant an exception to allow for the use of more than one roofing material on a single-family residence when the request is made for a second roofing material to be used with such architectural details, including but not limited to, bay windows, bow windows, dormers, shed dormers, shed roofs and flat roofs.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

a. Wood Shingles:

i. Number 1 or 2 grade

b. Wood Shakes:

i. Number 1 or 2 grade

ii. Minimum ½ inch thickness measured at butt

c. Slate

d. Clay Tile

e. Concrete Tile

f. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating

g. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

vi. Must have a minimum U.L. Class B fire rating.

h. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

i. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

j. Laminated Composition Shingles meeting the following standards:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

k. Class 4 Impact Rated Laminated Composition Shingles:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 265 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

A) Colors

1) Building colors shall be selected from an approved range of colors approved by the City. Generally, façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Color patterns shall have subtle color range.

2) All buildings and structures that have had the paint colors approved by plan shall maintain the approved paint color. Any owner seeking to modify paint colors from the original approved colors must obtain approval of a final development plan application for color change prior to proceeding with the work.

(Ord. 2031, 10-20-03)
(Ord. 2035, 11-17-03)
(Ord. 2085, 09-27-04)
(Ord. 2430, 01-12-10)
(Ord. 2454, 07-27-10)
(Ord. 2999, 06-01-20)

16-2-10.4 Accessibility

A) All buildings shall conform to the ADA (Americans with Disabilities Act) Standards for accessibility according to the terms of that Act.

B) Accessible entries shall be integrated into the design of the building and not separated from main building entries.

(Ord. 2413, 09-29-09[p1])

16-2-11 TYPE OF CONSTRUCTION -- MANUFACTURED HOMES

16-2-11.1 Exterior Walls/Siding

Exterior walls and siding of all residential design manufactured homes shall be as required for all other homes, except as may be required by law. Non-masonry siding material shall extend below the top of the exterior foundation or curtain wall and the joint shall be flashed in accordance with the building codes.

16-2-11.2 Minimum Floor Area

All residential design manufactured homes shall have a minimum of 1200 square feet of main floor area, excluding any attached garage or porch, and the longest exterior dimension of the body shall be not more than 2 ½ times the shortest exterior dimension.

16-2-11.3 Foundation

All residential design manufactured homes shall be installed in accordance with the recommended installation procedures of the manufacturer and city building codes. The running gear, tongue,

City of Leawood
Planning Commission Meeting
February 25, 2020
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Belzer, Hoyt, Elkins, Coleman, Block, and Peterson. Absent: Stevens

APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the January 28, 2020 Planning Commission meeting.

Comm. Coleman: On Page 19, under my comments, the sixth line down should read "grave" rather than "brave."

Comm. McGurren: On Page 19, under my comments, it should read "short-term."

Comm. Peterson: On Page 2, it should be "Peterson."

A motion to approve the corrected minutes from the January 28, 2020 Planning Commission meeting was made by Belzer; seconded by McGurren. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CONTINUED TO THE MARCH 25, 2020 PLANNING COMMISSION MEETING: CASE 01-20 – CORNERSTONE OF LEAWOOD – ONSPRING HEADQUARTERS – Request for approval of a Preliminary Plan, located south of 135th Street and east of Nall Avenue. **PUBLIC HEARING**

CONSENT AGENDA:
None

NEW BUSINESS:

Chairman Elkins: Thank you. Other questions? Mr. Goldman, do I understand that, with respect to the rest of the stipulations, you have no objection?

Mr. Goldman: No objections.

Chairman Elkins: With that, do any commissioners wish to be heard on the application?

Comm. Coleman: I do have concerns with that area by the first pump, but the applicant says that it can be done and we have a study saying that cars and trucks can move through there. I agree with Commissioner McGurren that it is tight now. Pushing that island out is going to make it even tighter. I can see a car getting caught in there and not being able to get out until someone leaves that first pump. That's my only concern with this, but it seems that the applicant is comfortable with it.

Mr. Sanchez: Since they are going to be providing staff with a different photometric study, it is possible to add a stipulation to have them provide an additional vehicle circulation study that can show two cars moving past each other.

Comm. Coleman: I think that would be a good idea, just to give Governing Body more information before they approve the project.

Mr. Goldman: That would be fine.

Chairman Elkins: Other comments? Mr. Coleman, would you like to make a motion?

A motion to recommend approval of CASE 11-20 – CAMELOT COURT – WATERWAY GAS AND WASH COMPANY - Request for approval of a Revised Final Plan, located north of 119th Street and west of Tomahawk Creek Parkway – with the addition of Stipulation No. 14, requiring the applicant to provide an updated vehicle circulation study to address the circulation between the new island and the first row of pumps – was made by Coleman; seconded by McGurren. Motion carried with a unanimous vote of 6-1. For: McGurren, Belzer, Hoyt, Coleman, Block, Peterson. Opposed: Hunter.

CASE 19-20 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-10.3, MATERIALS AND COLORS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the use of asphalt shingles on non-residential buildings. **PUBLIC HEARING**

Staff Presentation:
Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 19-20 – Leawood Development Ordinance Amendment to Section 16-2-10.3, Materials and Colors. This amendment specifically addresses an incongruence between two sections that talked about roofing material. One section refers

to everything except single-family, and the next section refers to everything allowed within single-family that has districts associated with it. In the first section that applies to allowed roofing material for non-single-family, it referred to single-family as a use. The second section referred to single-family districts. We've run into problems with that situation because in single-family districts, many other uses are allowed with a Special Use Permit, including schools, churches, independent living facilities, and assisted living facilities. Many of these wouldn't fit with the residential style. We would like to clarify the intent of the ordinance, which is to allow single-family homes to have asphalt shingles. The other uses would have to follow the guidelines for commercial buildings. That is typically how we have applied it; we are merely trying to correct the incongruence in the ordinance. Staff is recommending approval, and I'd be happy to answer any questions.

Chairman Elkins: Thank you. Questions for Mr. Klein? I was struggling a bit with this. Do we achieve all that you described simply by changing the caption for Section D? I haven't read it with great detail, but this surprises me.

Mr. Klein: In this case, we think it does. We looked at the rest of the ordinance. This would allow single-family homes in mixed-use districts to have asphalt shingles, which staff thinks is appropriate. We have incurred instances with an applicant wanting asphalt shingles on buildings that have parking lots and light fixtures and act more like a commercial building. That is the reason for the clarification.

Chairman Elkins: Thank you. Other questions? Because this is an amendment to the LDO, a Public Hearing is in order.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

Chairman Elkins: That takes us to discussion. Are there comments? If not, is there a motion?

A motion to recommend approval of CASE 19-20 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-10.3, MATERIALS AND COLORS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the use of asphalt shingles on non-residential buildings – was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CASE 20-20 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-5.4, REQUIRED PARKING RATIOS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to covered parking requirements in Mixed Use zoned areas. **PUBLIC HEARING**

Ordinance Published on ____/____/____

ORDINANCE NO. _____

ORDINANCE AMENDING SECTION 16-2-10.3 OF THE LEAWOOD DEVELOPMENT ORDINANCE ENTITLED "MATERIALS AND COLORS" PERTAINING TO ROOFING MATERIALS FOR SINGLE FAMILY STRUCTURES, AND REPEALING EXISTING SECTION 16-2-10.3 AND OTHER SECTIONS IN CONFLICT HEREWITH. (PC 19-20)

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

SECTION ONE: Section 16-2-10.3 of the Leawood Development Ordinance is hereby amended to read as follows:

16-2-10.3 Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of high quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

A) Permitted exterior building materials include, but are not limited to, the following:

1) Natural Stone

2) Manufactured Stone. Any manufactured stone products used in the City of Leawood shall meet the following requirements;

a. Masonry Veneer Manufacturers Association (MVMA's) Installation Guide and Detailing Options for Compliance with the most current ASTM Standard for Adhered Manufactured Stone Veneer and the National Concrete Masonry Association's (NCMA's) TEK 20-1 (2014), Key Installation Checkpoints for Manufactured Stone Veneer. Shall also comply with the most current ASTM Standard Specification for Adhered Manufactured Stone Masonry Veneer Units, most current Standard Practice for Installation Methods for Adhered Manufactured Stone Masonry Veneer. All units must have an (ICC-ESR) International Code Council Evaluation Service Report.

b. Masonry joints are to be full bed with a smooth tooled joint in accordance with the latest NCMA standards.

c. All installation shall be monitored by a third party inspector licensed in the State of Kansas who is knowledgeable of the specification pertaining to the installation of manufactured stone. After each phase of work is completed as outlined, the third party inspector of record shall submit a report to the City of Leawood Codes Administration Division, which includes the following information:

i. A brief summary of the work performed during the reporting time frame.

ii. Changes and/or discrepancies with the City of Leawood approved drawings or specifications that were observed during the reporting period.

iii. Discrepancies that were resolved or corrected.

iv. A list of nonconforming items requiring resolution.

When the work requiring special inspections is completed and all non-conforming items have been resolved, the third party inspector of record shall submit a Final Special Inspections Report to the City of Leawood Codes Administration Division, the design professional in responsible charge, and the general contractor. A Certificate of Occupancy will not be issued until the final report has been reviewed and approved by the City of Leawood.

3) Clay-fired Brick

4) Architectural Cast Stone (meeting all Architectural Cast Stone Institute standards and used for detailing only)

5) EIFS for detailing only

6) Finished Concrete

7) Copper

8) Zinc

9) Stainless Steel

10) Composite panels including painted aluminum, zinc, natural stone, and phenolic wood veneer

11) Corrugated metal for detailing only

12) Plaster/Cementitious Stucco

13) Clear Glass

14) Spandrel glass for detailing and screening only

15) Metal for Detailing and Awnings

16) Wood

17) Vinyl soffits. Vinyl products must have an approved evaluation report in conformance with the currently approved City Building Code.

18) Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

B) Prohibited exterior building materials (for both commercial and residential, unless otherwise noted), include but are not limited to, the following:

1) Vinyl siding and details (including downspouts)

2) Plastic Columns or other Ornamentation. *allowed for single family residential uses.

3) Aluminum sheet siding

4) Exposed CMU (concrete masonry units) *allowed for single family residential landscape purposes

5) Corrugated Metal. *allowed for detailing only.

6) Reflective or Mirror Glass. *allowed for single family residential

7) Steel sheet siding.

C) Roof Materials For All Buildings, Except Single-Family Residential Structures:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

   a. An approved evaluation report in conformance with the currently approved City Building Code.

   b. A Master Spec specification.

   c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.

   d. Installation specifications provided by the manufacturer of the product.

   e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

   f. A list of the manufacturers of the requested product.

   g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

   a. Slate

   b. Clay Tile

   c. Concrete Tile

   d. Synthetic Slate:

      i. Must be within a similar color range of slate, clay tile or concrete tile; and

      ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

      iii. Required to be installed with sheet metal valleys and flashings; and

      iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

      v. Must have a minimum U.L. Class B fire rating

   e. Synthetic Shingles:

      i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

      ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

      iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

      iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

vi. Must have a minimum U.L. Class B fire rating.

f. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

g. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles in a RP-4 (Planned Apartment Residential District) provided that they are (1) approved in a Development's Final Plan on or before September 1, 2010 and (2) meet the following requirements:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum of 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

D) Roof Materials for Single-Family Residential Structures:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

   a. An approved evaluation report in conformance with the currently approved City Building Code.

   b. A Master Spec specification.

   c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.

   d. Installation specifications provided by the manufacturer of the product.

   e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

   f. A list of the manufacturers of the requested product.

   g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile. Each roof installed on a single-family residence shall be comprised of a single material selected from the City's approved roofing materials and associated permitted colors list as referenced in Paragraph 3 of this

Subsection. The Director of Community Development shall have the ability to administratively grant an exception to allow for the use of more than one roofing material on a single-family residence when the request is made for a second roofing material to be used with such architectural details, including but not limited to, bay windows, bow windows, dormers, shed dormers, shed roofs and flat roofs.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

a. Wood Shingles:

i. Number 1 or 2 grade

b. Wood Shakes:

i. Number 1 or 2 grade

ii. Minimum ½ inch thickness measured at butt

c. Slate

d. Clay Tile

e. Concrete Tile

f. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating

g. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

vi. Must have a minimum U.L. Class B fire rating.

h. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

i. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

j. Laminated Composition Shingles meeting the following standards:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

k. Class 4 Impact Rated Laminated Composition Shingles:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 265 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

E) Colors

1) Building colors shall be selected from an approved range of colors approved by the City. Generally, façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Color patterns shall have subtle color range.

2) All buildings and structures that have had the paint colors approved by plan shall maintain the approved paint color. Any owner seeking to modify paint colors from the original approved colors must obtain approval of a final development plan application for color change prior to proceeding with the work.

(Ord. 2031, 10-20-03)
(Ord. 2035, 11-17-03)
(Ord. 2085, 09-27-04)
(Ord. 2430, 01-12-10)
(Ord. 2454, 07-27-10)
(Ord. 2999, 06-01-20)

SECTION TWO: This ordinance shall be construed as follows:

A. Liberal Construction. The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. Savings Clause. The repeal of Ordinance sections, as provided herein below shall not affect any rights acquired, fees, fines, penalties, forfeitures or liabilities incurred there under, or actions involving any of the provisions of said Ordinances or parts thereof. Said Ordinance repealed is hereby continued in force and effect after the passage, approval, and publications of

this Ordinance for the purposes of such rights, fees, fines, penalties, forfeitures, liabilities and actions therefore.

C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion or part of this proposed Ordinance set out herein, or the application thereof to any person or circumstances is declared to be unconstitutional or invalid, such decision will not affect the validity of the portions of this Code or other Ordinances.

SECTION THREE: That existing LDO Section 16-2-10.3 and other provisions in conflict herewith are hereby repealed.

SECTION FOUR: This ordinance shall take effect and be in force from and after publication in accordance with law.

PASSED by the Governing Body this 15th day of June, 2020.

APPROVED by the Mayor this 15th day of June, 2020.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Kelly L. Varner, City Clerk

APPROVED AS TO FORM:

_____
Marcia L. Knight, Assistant City Attorney