



Governing Body-Regular Session Meeting

Monday, October 20, 2025 - 7:00 PM

Council Chamber, 4800 Town Center Drive, Leawood, KS 66211

APPROVED MINUTES

The Governing Body-Regular Session of the City of Leawood was called to order on Monday, October 20, 2025, at 7:00 PM, in the Council Chamber, 4800 Town Center Drive, Leawood, KS 66211.

Governing Body Present: Marc Elkins, Mayor; Debra Filla, Councilmember - Ward 1; Alan Sunkel, Councilmember - Ward 1; Chuck Sipple, Councilmember - Ward 3; Lisa Harrison, Councilmember - Ward 3; Julie Cain, Councilmember - Ward 4; and Steven Kaster, Councilmember - Ward 4

Governing Body Absent: Mary Larson, Councilmember - Ward 2 and Sherrie Gayed, Councilmember - Ward 2

Mayor Elkins called the meeting to order at 7:00 p.m.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

Led by members of Troop No. 10

3. APPROVAL OF AGENDA

A motion to approve the agenda was made by Councilmember Kaster and seconded by Councilmember Sipple. The motion CARRIED by a vote of 6-0.

4. CITIZEN COMMENTS

Members of the public are welcome to use Citizen Comments to make comments about City matters that do not appear on the agenda, or about items on the Consent Agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters, or personnel issues. Comments should be limited to issues and items germane to the business of the Governing Body. The Governing Body will not discuss or debate these items, nor will the Governing Body make decisions on items presented during this time. Speakers are requested to keep their comments to 3 to 5 minutes. A total of 30 minutes per meeting is allocated for the Citizen Comment portion of the agenda.

5. PROCLAMATION

A. World Polio Day [October 24, 2025]

Rod Pemberton was present to accept the proclamation.

6. PRESENTATIONS/RECOGNITIONS – None

7. SPECIAL BUSINESS

- A. Referral of the flooding issues located along Indian Creek, including immediately north of I-435 in Leawood Estates, to the Stormwater Management Committee (PW)

David Ley, Director of Public Works, said staff recommends hiring Olson and Associates, who has the most recent floodplain model of this watershed and it is what FEMA updates their floodplain levels to be, so they're the best to utilize for this project. He identified seven projects with known flooding issues. On the map he showed, State Line Road floods approximately five feet in a hundred-year storm event, so at this point, it's flooding every two-three years for several hours, which pushes traffic to Roe or Wornall and impacts emergency vehicle access. The map indicated which properties in the floodplain. There is a commercial area also in the hundred-year floodplain. To the south, there are residential properties protected by a levee, but it's not FEMA-approved. They have issues with flooding because once the flap gate is closed on the levee, water can't get out and gets trapped on the other side. Further south is a minor issue, but it affects the City Park fields. In this area, they flood frequently, and it's a challenge for Parks to utilize that area.

He stated that on the north side of I-435, there is a depiction of the flooding resulting from a questionnaire sent out in 2017. There are about 12 properties on the north side that flood. Once Indian Creek starts rising, it pushes underneath I-435 and floods the area. To the south, Lee Boulevard is flooding annually. Also, Mission Road floods every five years and cuts another north/south route off.

Their proposal is to hire a consultant to come up with a solution and costs for the Governing Body to consider.

Mayor Elkins clarified that there are multiple causes to the flooding issues.

Councilmember Filla said the County has started looking at the bigger picture with watersheds, and she pointed out that Leawood has partnered well with them and applauded their efforts.

Councilmember Cain asked if they knew when they would hear this and how they would notify the residents.

Mr. Ley said they are looking at adding it to a November or January meeting for discussion, and they would potentially bring forward a contract with Olson and Associates for approval in early January or February.

Councilmember Cain asked if they would be speaking about all the referred areas in the initial discussion meeting.

Mr. Ley said during the initial meeting, he'd like to go over all the issues they have so the Stormwater Committee is aware.

A motion to refer the flooding issues along Indian Creek, including immediately north of I-435 in Leawood Estates, to the Stormwater

Management Committee was made by Councilmember Sunkel and seconded by Councilmember Filla. The motion CARRIED by a vote of 6-0.

8. 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, the item can be removed from the Consent Agenda for further consideration.

- A. Approve renewal of a Cereal Malt Beverage (CMB) CMB24-000003 License for Whole Harvest Kitchen, located at 4853 W 117th Street (CC)
- B. Accept the September 2025 Payments Report (FN)
- D. **Resolution No. 6425** consenting to assignment of amended and restated TDD Development Agreement [Park Place-Sales Tax] dated May 16, 2016, from KBSIII Park Place Village, LLC to Park Place Village Holdings LLC, and authorizing the Mayor to execute documents associated therewith (LG)
- F. **Resolution No. 6427** approving and authorizing the Mayor to execute the Addendum No. 1 to the Force Main Agreement between the City and the Board of County Commissioners of Johnson County, Kansas, dated October 31, 2024, pertaining to the Force Main Project (PW)
- G. **Resolution No. 6428** approving a Revised Final Plan for Blue Valley School District - Leawood Elementary School - Monument Sign, located north of 123rd Street and west of State Line Road (PC 100-25)
- H. **Resolution No. 6429** approving a Revised Final Plan for Blue Valley School District - Leawood Middle School - Monument Sign, located north of 123rd Street and west of State Line Road (PC 101-25)
- I. **Resolution No. 6430** approving a Revised Final Plan for Blue Valley School District - Mission Trail Elementary School - Monument Sign, located north of 133rd Street and west of Mission Road (PC 102-25)
- J. **Resolution No. 6431** approving a Revised Final Plan for Blue Valley School District - Prairie Star Elementary School - Monument Sign, located north of 143rd Street and east of Mission Road (PC 103-25)
- K. **Resolution No. 6432** approving a Revised Final Plan for Blue Valley School District - Prairie Star Middle School - Monument Sign, located north of 143rd Street and east of Mission Road (PC 104-25)
- L. **Resolution No. 6433** approving a Revised Final Plan for Leawood Town Center - Johnson County Pioneer Library - Wall Sign, located north of Town Center Drive and west of Roe Avenue (PC 105-25)
- M. **Resolution No. 6434** approving a Revised Final Plat for Hallbrook Farms, Lot 5 - 11209 Meadow Lane, located south of 112th Street and east of Meadow Lane (PC 107-25)
- N. Approve final payment in the amount of \$3,038.06 to PGAV (Peckham, Guyton, Albers & Viets, Inc.) for design of the Parks Maintenance Shop [PRA]

- O. Police Department Monthly Report
- P. Fire Department Monthly Report
- Q. Municipal Court Monthly Reports

A motion to approve Consent Agenda Items No. 8A-8B, 8D, and 8F-8Q was made by Councilmember Fillia and seconded by Councilmember Sipple. The motion CARRIED by a vote of 6-0.

ITEMS REMOVED FROM THE CONSENT AGENDA

- C. **Resolution No. 6424** calling and providing for the giving of notice of a public hearing on the advisability of creating a Transportation Development District in the City of Leawood, Kansas to be known as the East Village Transportation Development District and regarding the City's intent to consider the levy of a Transportation Development District Sales Tax within such district (LG)

Councilmember Cain said she understood this as a scheduling of the public hearing, and it does not approve the petition. She said she's glad the word is getting out to the public, but she's getting questions from citizens about the procedure and asked for elaboration.

Kevin Wempe with Gilmore and Bell, 2405 Grand Blvd., appeared via Zoom and said that taking up consideration of a Transportation Development District sales tax involves calling a public hearing by adopting a resolution. Should they choose to adopt it, the Clerk's office and Gilmore and Bell's staff would coordinate to provide the notices required by statute, which include mailing notices about the occurrence of the public hearing on November 17 to property owners, and there would also be publications in the paper. At the November 17 meeting, there would be a public meeting, and there would also be an ordinance to adopt to establish the district and impose the 1% requested TDD sales tax. Alongside that, they anticipate having a development agreement stating the terms of the incentives and construction of the projects for consideration.

Councilmember Cain said they just went through a Leawood Strategic Plan effort, and one of their pillars is transparency and further enhancing communication to residents and businesses, so she was pleased the word was already getting out. She said that one of the emails she received asked her to deny this resolution tonight, which is merely the scheduling of the public hearing, but she didn't think that was possible and didn't think canceling a public hearing was a good idea.

Mr. Wempe clarified that it's up to the Governing Body whether to approve the resolution. The statute requires an adoption of a resolution to set the public hearing, which is subject to the Governing Body's vote tonight.

Councilmember Cain asked if denying the public hearing would halt the request for the TDD sales tax.

Mr. Wempe said depending on what happens tonight, on November 17, the public hearing may or may not happen, but afterward, the Governing Body will be asked to decide on the proposal as it stands. Nothing about their vote on tonight's resolution would foreclose the possibility that a similar or different request would arise, which would go through Staff and be formulated for consideration if/when appropriate.

Councilmember Harrison asked if they would be able to negotiate the terms of the sales tax.

Mr. Wempe said that it's their discretion to grant some, all, or none of the requested incentives. They would take negotiation input tonight, which would be coordinated with Staff and the developer between now and the November 17 meeting, and it would be in their packet for that meeting.

Mayor Elkins said he didn't think they were prepared to consider the merits of the proposal tonight, and his suggestion was to discuss that following the public hearing on the November 17 meeting.

A motion to approve Item 8C was made by Councilmember Sunkel and seconded by Councilmember Sipple. The motion CARRIED by a vote of 4-2 with Councilmember Harrison and Councilmember Kaster voting no.

- E. **Resolution No. 6426** approving and authorizing the Mayor to execute a Right-of-Way Maintenance Agreement between the City and the Hazelwood Homeowners Association (PD)

Councilmember Cain gave kudos for the new program they instituted, where they now have a neighborhood license plate reader program, and they have two HOAs that have partnered with them; Hallbrook was the first and Hazelwood is the second.

Councilmember Harrison asked if this was a gated community already. She also asked if they anticipated seeing more of these come through.

Police Chief Brad Robbins replied that Hazelwood is a non-gated community. He said they have one other neighborhood that has inquired, but there has been no request for an agreement yet.

Councilmember Sipple asked if having these available has enabled the Police to solve any property crimes in those neighborhoods.

Chief Robbins said right now, they only have one up in Hallbrook, but it has provided leads for them regarding suspect vehicles.

A motion to approve Item 8E was made by Councilmember Cain and seconded by Councilmember Sunkel. The motion CARRIED by a vote of 6-0.

9. MAYOR'S REPORT

- A. A week ago today, the City was privileged to host an Investor's Conference for Federal Realty, which is the new owner of Town Center Plaza and Town Center Crossing. They invited several of their institutional investors, as well as Wall Street analysts, who considered recommendations to investors as to whether to invest in Federal Realty. My gratitude goes to Mr. Powell and Ms. Stromberg for their work reconfiguring the Governing Body's chambers on short notice to host this event. Mr. Powell and I had the opportunity to address the group about the City and the importance of Town Center Crossing and Plaza to the City of Leawood.
- B. On Friday afternoon and Saturday morning, the Lion's Club hosted a pancake feed for Leawood.

10. COUNCILMEMBER REPORTS

- A. Leawood For the Goal - FIFA Planning Update (Councilmembers Cain and Harrison)

Councilmember Cain said they have not officially kicked anything off, but they are well underway. She showed an example of their new letterhead, as developed by their Communications department. They take their nod to the "For the Goal" statue in City Park, and from that, Beth Brittenstein, Communications Director, developed the shield that will appear on their jerseys. They also have pins coming that will match the statue, and they are beginning to make presentations.

The launch part of this will happen comprehensively. Many of their strategic plans include broader communication. So, when they launch, they will be reaching out to everyone possible in Leawood, and are all welcome.

Another component of this is the Small Business grant. That committee will be making decisions and coming forward to the Governing Body in January 2026. There will also be a City-wide cleanup event in May/June to prepare for this. On June 13 and 14, there will be a three-on-three soccer tournament. They got a \$10,000 sponsorship for the tournament last week during their first meeting. Also, there are at least three Sporting KC players that expressed desire to play. Additionally, she contacted Kansas City Current last week, and they have committed to playing on the Leawood team for the three-on-three tournament and coming to their watch parties. They also said they would bring a few experiential pop-up Kansas City Current events, but they weren't sure what they were just yet. There will be watch parties at Park Place and Town Center proper. They are still unsure as to the cost of the transportation arm or viewing rights. She said they are also trying to organize a local coupon book. There will also be a parade on July 4th honoring the 250th anniversary of the holiday.

Councilmember Harrison urged the community to get the word out and volunteer, as they need a lot of help.

11. CITY ADMINISTRATOR'S REPORT

A. Enterprise Permitting & Licensing Update

Assistant City Administrator, Stephen Powell said that the first update was for the Enterprise Permitting and Licensing System, as they are almost at the end of implementation. The new platform is designed to enhance efficiency, collaboration, and communication. It will be an online portal where businesses can apply for permit, submit plans, and get business licenses; it's meant to be a one-stop-shop for the business community. The residents are also able to use it to apply for animal permits, building permits, and whatever else they may need from a planning, permitting, and licensing standpoint. They will also be able to make payments directly through the portal, and the new system will tie into the new finance software, which will streamline transactions. People can also do online inspection scheduling through the new system. There is also real-time tracking for applications and inspections, and it will increase transparency for people concerned with permits and licenses. He thanked Travis Torrez, City Engineer, for his direction with this. They're hopeful they can go live during the first week in December 2025.

Councilmember Sipple asked if people would be able to buy tickets for events through the system.

Mr. Powell said they can currently do that through the Parks and Recreation system, but this system won't allow that.

Councilmember Sipple said there have been numerous complaints about the effectiveness of that system.

Mayor Elkins said the Parks department has created a focus group and task force to address the issues with their system.

Mr. Powell gave an update on the Business License fees. They currently have over 53 different license categories. They have narrowed it down to 27 categories to ease confusion. Not all the fees with the 53 types of licensing are the same, so they have made a few adjustments so that all financial institutions pay a flat fee. They made minor adjustments to their Fee Schedule to accommodate the new software and the restructuring. Those will be effective as soon as they go live with the new software; they've already accommodated the updated fees.

When they do their annual Fee Schedule update, which will likely come before the Governing Body in December, they will see them in the official Fee Schedule. Lastly, Mr. Torrez will need to make a few code modifications for five different permit categories related to expiration days for permits. There are minor changes to make the software more streamlined, and Mr. Torrez hopes to bring those back to the Governing Body before they go live with the software.

B. Strategic Plan Quarterly Update

Mr. Powell said that they are just about ready to implement their new tracking software, so going forward, this will be a dashboard on the City's website. They will have a custom report they present quarterly that will have a lot more detail on the metrics and how they're tracking things.

Councilmember Filla complimented the work behind this. She also liked how they created an on and off-boarding program. She was excited about the monarch gateway and pollinator garden aspect, and she asked about FCIP LED lights and if they were going to have a standard for the new lighting.

Mr. Ley said they plan on setting up two cul-de-sacs, one up north and one down south, with what they're proposing, and they'll send out information to the public for them to examine and give feedback. They are proposing to use the same colored-lights, 4,000 Kelvin on the arterials and residential areas. He said they are still trying to pick out the fixture, so it'll be late this year or early next year. They are switching to a wider, oval pattern, or Type 3.

Councilmember Harrison asked if there was a way for the lights to dim at a certain time of night, when activity dies down on the roads.

Mr. Ley said it would be easier to do if their lights were all controller-fed, but more than half of them are directly fed by Evergy. Communicating to all those fixtures would be more expensive.

12. COMMITTEE RECOMMENDATIONS – None

13. OLD BUSINESS – None

14. NEW BUSINESS – None

15. ADJOURNMENT

A motion to adjourn the meeting was made by Councilmember Filla and seconded by Councilmember Sipple. The motion CARRIED by a vote of 6-0.

The meeting was adjourned at 8:07 p.m.

Minutes transcribed by Lydia Heintzelman.