



Governing Body-Regular Session Meeting

Monday, October 20, 2025 - 7:00 PM

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

Mayor Marc E. Elkins			
Ward One Councilmembers	Ward Two Councilmembers	Ward Three Councilmembers	Ward Four Councilmembers
Debra Filla Alan Sunkel	Mary Larson Sherrie Gayed	Chuck Sipple Lisa Harrison	Julie Cain Steven Kaster

Citizen Participation

Persons wanting to speak during the meeting must sign in and indicate the agenda item they wish to address.

Public Accommodation

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at (913) 339-6700 or email at cyclerk@leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

AGENDA

This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body.

[**Contact**](#) the City Clerk's Office to request Zoom details. This will allow you to attend the meeting virtually.

Page

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 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]
[Supporting Documentation - Pdf](#)
- 6. PRESENTATIONS/RECOGNITIONS**

7 - 8

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) 9
[Supporting Documentation - Pdf](#)

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) 11
[Supporting Documentation - Pdf](#)
- B. Accept the September 2025 Payments Report (FN) 13 - 31
[Supporting Documentation - Pdf](#)
- C. Resolution 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) 33 - 45
[Supporting Documentation - Pdf](#)
- D. Resolution 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) 47 - 55
[Supporting Documentation - Pdf](#)
- E. Resolution approving and authorizing the Mayor to execute a Right-of-Way Maintenance Agreement between the City and the Hazelwood Homeowners Association (PD) 57 - 68
[Supporting Documentation - Pdf](#)
- F. Resolution 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) 69 - 78
[Supporting Documentation - Pdf](#)
- G. Resolution 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) 79 - 93
[Supporting Documentation - Pdf](#)

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|------------|---|-----------|
| H. | Resolution 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) | 95 - 109 |
| | Supporting Documentation - Pdf | |
| I. | Resolution 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) | 111 - 125 |
| | Supporting Documentation - Pdf | |
| J. | Resolution 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) | 127 - 141 |
| | Supporting Documentation - Pdf | |
| K. | Resolution 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) | 143 - 157 |
| | Supporting Documentation - Pdf | |
| L. | Resolution 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) | 159 - 169 |
| | Supporting Documentation - Pdf | |
| M. | Resolution 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) | 171 - 178 |
| | Supporting Documentation - Pdf | |
| 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] | 179 |
| | Supporting Documentation - Pdf | |
| O. | Police Department Monthly Report | 181 - 183 |
| | Supporting Documentation - Pdf | |
| P. | Fire Department Monthly Report | 185 - 187 |
| | Supporting Documentation - Pdf | |
| Q. | Municipal Court Monthly Reports | 189 - 191 |
| | Supporting Documentation - Pdf | |
| 9. | MAYOR'S REPORT | |
| 10. | COUNCILMEMBER REPORTS | |
| A. | Leawood For the Goal - FIFA Planning Update (Councilmembers Cain and Harrison) | 193 - 209 |

[Supporting Documentation - Pdf](#)**11. CITY ADMINISTRATOR'S REPORT**

- | | |
|--|-----------|
| A. Enterprise Permitting & Licensing Update
<u>Supporting Documentation - Pdf</u> | 211 - 237 |
| B. Strategic Plan Quarterly Update
<u>Supporting Documentation - Pdf</u> | 239 - 274 |

12. COMMITTEE RECOMMENDATIONS**13. OLD BUSINESS****14. NEW BUSINESS****15. ADJOURNMENT****Upcoming Meetings**

Monday, November 3, 2025

- 7:00 p.m. - Governing Body meeting at City Hall, Council Chamber

Monday, November 17, 2025

- 6:00 p.m. - Mayor's Holiday Lighting, City Hall
- 7:00 p.m. - Governing Body meeting at City Hall, Council Chamber

Monday, December 1, 2025

- 7:00 p.m. - Governing Body meeting at City Hall, Council Chamber

Tuesday, December 2, 2025

- 4:00 - 6:00 p.m. - Outgoing Elected Officials Retirement Reception, Vista 154

Monday, December 15, 2025

- 7:00 p.m. - Governing Body meeting at City Hall, Council Chamber

Leawood Governing Body

Leawood operates under a Council/Mayor form of government, with a separately elected mayor and eight councilmembers. Councilmembers are elected on a non-partisan basis from four wards. The Council develops policies and provides direction for the professional city administration. Regular meetings of the Leawood City Council are held on 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 and online at www.leawood.org/agendas.

Open Meetings

This meeting is open to the public. The meeting will also be livestreamed via YouTube. The link to the meeting will be posted at www.leawood.org prior to the meeting. If you wish to participate virtually, you may contact the City Clerk at cityclerk@leawood.org by noon on the day of the scheduled commencement of the meeting.

This icon [] indicates that an agenda item has been amended or added since the publication of the original agenda.

Number of Votes Required: [Note: The Mayor may cast deciding vote when vote is one less than 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:** 3/4 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]



CITY of **Leawood**
Governing Body-Regular Session
Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Marc Elkins, Governing Body

AGENDA ITEM

World Polio Day [October 24, 2025]

SUMMARY

Attached is the World Polio Day Proclamation.

ATTACHMENTS

[World Polio Day-2025 Proclamation](#)



Proclamation

WHEREAS, Rotary International, launched Plus Polio in 1985 and spearheaded the Global Polio Eradication Initiative, which today includes the World Health Organization, US Centers for Disease Control and Prevention, UNICEF and the Bill & Melinda Gates Foundation to immunize the children of the world against polio; and

WHEREAS, Rotary is a global network consisting of over 1.2 million members in more than 45,000 clubs in 200 countries and geographical areas; and

WHEREAS, polio cases have dropped by 99.9% percent since 1988 and the world stands on the threshold of eradicating the disease, and to date, Rotary has contributed more than \$2.9 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which will be leveraged for maximum impact by an additional \$100 million annually from the Bill & Melinda Gates Foundation and, these efforts provide much needed operational support, medical personnel, laboratory equipment and educational materials for health workers and parents; and

WHEREAS, there are 4000 Rotary club members in more than 105 clubs in District #5710 throughout Northern Kansas sponsoring service projects to address such critical issues as poverty, health, hunger, illiteracy and the environment in their local communities and abroad.

WHEREAS, Leawood Rotarians have committed their time, talent and treasure to continue support of PolioPlus until Polio is finally eradicated from the earth,

NOW, THEREFORE, I, Marc E. Elkins, Mayor of the City of Leawood, Kansas, do hereby proclaim October 24, 2025 as:

World Polio Day

in Leawood, Kansas and encourage all citizens to participate in this observance.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leawood to be affixed this 20th day of October, 2025.

Marc E. Elkins, Mayor



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: David Ley, Public Works, 913-663-9131, davidl@leawood.org

AGENDA ITEM

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

SUMMARY

Staff is requesting a referral of the flooding issues along Indian Creek to the Stormwater Committee. These issues extend throughout the Indian Creek floodplain from Mission Road to State Line Road and include:

- Flooding of State Line Road by up to six feet of water on four occasions over the past eight years.
- Repeated flooding of several commercial buildings immediately west of State Line Road.
- Flooding of yards upstream of the levee constructed north of I-435.
- Flooding issues within City Park.
- Flooding of Lee Boulevard between the City Park entrance and Mission Road.
- Flooding of residential homes north of I-435 and west of Lee Boulevard.
- Flooding of Mission Road under I-435.

In the past, the City has reviewed flooding issues along Indian Creek on a case-by-case basis. Staff now recommends that the City hire a consultant to evaluate the entire corridor and develop improvement options with associated cost estimates, including purchasing and removing structures that experience flooding. This will allow the Governing Body to fully understand the overall scope and cost of the problem.

If the Stormwater Committee recommends, and the Governing Body approves, hiring a consultant to complete a master plan is expected to take approximately 12–18 months.

Staff will send letters to affected residents and commercial property owners inviting them to attend a Stormwater Committee meeting when this topic is discussed.

STAFF RECOMMENDATION

Staff recommends referral.



CITY of **Leawood**

Governing Body-Regular Session
Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Melissa Mullen, City Administration, 913-663-9123, mmullen@leawood.org

AGENDA ITEM

Approve renewal of a Cereal Malt Beverage (CMB) CMB24-000003 License for Whole Harvest Kitchen, located at 4853 W 117th Street (CC)

SUMMARY

The Cereal Malt Beverage License application is scheduled for renewal for the above-referenced applicant.

STAFF RECOMMENDATION

Staff recommends renewal pending no disqualifying information.



CITY of **Leawood**

Governing Body-Regular Session
Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Don Cawby, Finance, 913-663-9121, dcaawby@leawood.org

AGENDA ITEM

Accept the September 2025 Payments Report (FN)

SUMMARY

Attached is the monthly Payments Report for September 2025. The first section of the report shows all payments made through the Accounts Payable system in September, including one line for the payment to Commerce Bank for the City's August purchasing card statement. The second section itemizes the August purchasing card transactions that comprise the total paid to Commerce Bank for the August statement.

STAFF RECOMMENDATION

Staff recommends acceptance of the report.

ATTACHMENTS

[2025-09 Payments Report](#)

September 2025 Payments Report

LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
1	09/02/2025	Check	ACUSHNET CO - FOOTJOY	FOOTJOY OPEN RETAIL	1,095.89
2	09/02/2025	Check	ACUSHNET CO - TITLEIST	TITLEIST OPEN RETAIL	341.25
3	09/02/2025	Check	BOUND TREE MEDICAL LLC	EMS INVENTORY SUPPLIES	16.54
4	09/02/2025	Check	BREAU, JAMES	SEPTEMBER SOUNDS - THE STOLEN WINNEBAGOS	3,000.00
5	09/02/2025	Check	CALLAWAY GOLF CO	RETAIL	249.77
6	09/02/2025	Check	CENTURY CONCRETE	CONCRETE	1,020.20
7	09/02/2025	Check	D.H. PACE COMPANY INC	FURNISH & INSTALL, BRUSH SWEEP	384.00
8	09/02/2025	Check	ELECTRONIC CONTRACTING COMPANY	PARKS MAINTENANCE FACILITY REPAIRS	1,615.88
9	09/02/2025	Check	EXCEL LINEN SUPPLY	LAUNDRY	46.31
10	09/02/2025	Check	EXCEL LINEN SUPPLY	TABLECLOTHS	77.67
11	09/02/2025	Check	HARRELL'S INC	SURFACTANTS, BUFFER	1,112.80
12	09/02/2025	Check	HARRELL'S INC	SURFACTANTS, BUFFER	592.18
13	09/02/2025	Check	HUBENETT, PETER	FIELD SUPERVISOR 07/28-31, 08/04-07 \$15/HR	311.25
14	09/02/2025	Check	HYDE, BYRON	SEPTEMBER SOUNDS - JAMOGI AND THE JAMMERS	1,600.00
15	09/02/2025	Check	KANSAS SECRETARY OF STATE	NOTARY RENEWAL - KARRY A ROOD	25.00
16	09/02/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	984.46
17	09/02/2025	Check	REFUND/REIMBURSEMENTS	REFUND FROM 7/2/25 SOCCER	85.00
18	09/02/2025	Check	REFUND/REIMBURSEMENTS	REISSUE CHECK 1175 - 2/11/25 PET LICENSE REFUND	10.00
19	09/02/2025	Check	REFUND/REIMBURSEMENTS	REISSUE CHECK 128443 9/24/24	600.00
20	09/02/2025	Check	REFUND/REIMBURSEMENTS	REISSUE CHECK 20246878 9/19/24	204.34
21	09/02/2025	Check	SIEBEN, SAM	TRAVEL ADVANCE FOR 3CMA	223.20
22	09/02/2025	Check	SUBURBAN LAWN & GARDEN INC	PLANTS	990.07
23	09/02/2025	Check	TIDE DRY CLEANERS	CLASS A UNIFORM CLEANING - AHRING	17.12
24	09/02/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	5,400.00
25	09/02/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	5,400.00
26	09/09/2025	Check	ACUSHNET CO - TITLEIST	TITLEIST OPEN RETAIL	3,996.13
27	09/09/2025	Check	ASHBY CLEANING SERVICE LLC	JANITORIAL	600.00
28	09/09/2025	Check	ASHBY CLEANING SERVICE LLC	JANITORIAL	250.00
29	09/09/2025	Check	AUTOZONE PARTS, INC	VEHICLE MAINT PARTS	428.25
30	09/09/2025	Check	AUTOZONE PARTS, INC	VEHICLE MAINT PARTS	428.25
31	09/09/2025	Check	BOB ALLEN FORD, INC	REPAIRS TO PW 434	375.00
32	09/09/2025	Check	BRIGGS TURF FARM	10 YARDS FESCUE SOD	42.50
33	09/09/2025	Check	BRIGGS TURF FARM	5 YARDS SOD	21.25
34	09/09/2025	Check	CENTRAL LINKS GOLF	HANDICAP FEES FOR 2025	450.00
35	09/09/2025	Check	CHARLESWORTH CONSULTING LLC	CONSULTING FEE AUGUST 2025	1,000.00
36	09/09/2025	Check	CITY WIDE MAINTENANCE CO., INC	2025 JANITORIAL CONTRACT - CH	4,380.00
37	09/09/2025	Check	CITY WIDE MAINTENANCE CO., INC	2025 JANITORIAL CONTRACT - FS3	595.00
38	09/09/2025	Check	CITY WIDE MAINTENANCE CO., INC	2025 JANITORIAL CONTRACT - JC	4,010.00
39	09/09/2025	Check	CITY WIDE MAINTENANCE CO., INC	2025 JANITORIAL CONTRACT - PRKS	935.00
40	09/09/2025	Check	CITY WIDE MAINTENANCE CO., INC	2025 JANITORIAL CONTRACT - PW	835.00
41	09/09/2025	Check	ECOLAB PEST ELIMINATION	LARGE FLY PROGRAM	129.61
42	09/09/2025	Check	ELECTRONIC TECHNOLOGY INC	TROUBLESHOOT LPRS-143&NALL - 135&MISSION	4,422.35
43	09/09/2025	Check	EMPLOYERS RESOURCE LLC	CITY WIDE CIVILITY TRAINING	5,000.00
44	09/09/2025	Check	EMPLOYERS RESOURCE LLC	SITUATIONAL LEADDERSHIP TRAINING	925.00
45	09/09/2025	Check	EXCEL LINEN SUPPLY	LINENS	100.38
46	09/09/2025	Check	EXCEL LINEN SUPPLY	LINENS	252.85
47	09/09/2025	Check	EXPRESS OPERATIONS MGMT LLC	PD VEHICLE WASHES	287.00
48	09/09/2025	Check	FEDEX	LATE FEE FROM INVOICE 8-854-60318	11.49
49	09/09/2025	Check	FLEX KLEEN	HOOD CLEANING ON 7/27/25	486.90
50	09/09/2025	Check	FORDYCE CONCRETE	CONCRETE	1,288.20
51	09/09/2025	Check	FORDYCE CONCRETE	CONCRETE	2,576.40
52	09/09/2025	Check	GALLS LLC	BOOTS - VAN HARN	196.95
53	09/09/2025	Check	GALLS LLC	UNIFORM INSIGNIAS	90.96
54	09/09/2025	Check	GENUINE PARTS CO, INC	BUG/ TAR REMOVER	7.29
55	09/09/2025	Check	GENUINE PARTS CO, INC	HITCH PIN	5.22
56	09/09/2025	Check	GENUINE PARTS CO, INC	OIL FILTER STOCK	57.84
57	09/09/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 424	83.96
58	09/09/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 430	278.16
59	09/09/2025	Check	GPSI LEASING II - ACCORD LLC	CART GPS SERVICE 2025	2,146.00
60	09/09/2025	Check	HARRELL'S INC	ADVION INSECT GRANULAR BAIT	196.38
61	09/09/2025	Check	JO CO GOVERNMENT	TTV-RTA QTRLY ONLINE SUB FEE	500.00
62	09/09/2025	Check	JO CO WASTEWATER	SLR FORCE MAIN PROJECT	119,549.72
63	09/09/2025	Check	JO WYANDOTTE CO COUNCIL-MAYORS	ANNUAL DUES FOR CITY OF LEAWOOD	450.00
64	09/09/2025	Check	KANSAS CITY COMPOSTING	TOPSOIL FOR FILL AFTER CONCRETE WORK	41.46
65	09/09/2025	Check	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	25.75
66	09/09/2025	Check	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	25.75
67	09/09/2025	Check	KANSAS ONE CALL SYSTEM INC	NOTIFICATION FEES - 928 @\$.33	306.24
68	09/09/2025	Check	KAW VALLEY ENGINEERING INC	TOMAHAWK CRK PKWY - INSPECTION - 8-17-25	41,004.68

September 2025 Payments Report

LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
69	09/09/2025	Check	KS OCCUPATIONAL MEDICINE SERV	OCCUPATIONAL TESTING	2,118.00
70	09/09/2025	Check	LIBERTY SAND & GRAVEL INC	FREIGHT FOR PREMIER PLAY SAND 2 LOADS	5,281.10
71	09/09/2025	Check	M & H GAS, LLC	STANDARD CYLINDER	53.46
72	09/09/2025	Check	MAHER OIL CO	87 OCTANE UNLEADED	769.07
73	09/09/2025	Check	MAHER OIL CO	DIESEL	522.90
74	09/09/2025	Check	MELVIN HOUGHTON	PETTING ZOO AND 9 HOLE PORTABLE MINI GOLF	1,100.00
75	09/09/2025	Check	MHC KENWORTH	REPAIR OF PW447	4,048.97
76	09/09/2025	Check	NASH, JESSE	PER DIEM 09/07/25 ANNISTON, AL	127.00
77	09/09/2025	Check	OADES BROTHERS TIRE & AUTO	VEHICLE TIRES - UNIT 165	405.88
78	09/09/2025	Check	OVERHEAD DOOR CO OF KC	FS2 GARAGE DOOR REPAIR	476.00
79	09/09/2025	Check	OVERHEAD DOOR CO OF KC	FS2 GARAGE DOOR REPAIR	480.50
80	09/09/2025	Check	P-CARD ONE TIME PAY	PAYROLL REFUND	312.09
81	09/09/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	994.02
82	09/09/2025	Check	PIERSON WIRELESS CORPORATION	AT&T CELL CARD FOR CELL REPEATER ANTENNA	4,994.00
83	09/09/2025	Check	Premier Truck Group	REPAIR PARTS FOR PW 451	77.55
84	09/09/2025	Check	Premier Truck Group	REPAIR PARTS FOR PW 451	362.88
85	09/09/2025	Check	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	27.98
86	09/09/2025	Check	PROSOURCE PROMOTIONAL INC	MESH POLOS RESTOCK	1,968.00
87	09/09/2025	Check	REEVES WIEDEMAN COMPANY	COMMUNITY GARDEN HYDRANT REPLACEMENT	118.28
88	09/09/2025	Check	REFUND/REIMBURSEMENTS	REFUND OF 1-YEAR CITY LIQUOR LICENSE	300.00
89	09/09/2025	Check	ROTARY CLUB OF LEAWOOD KS INC	QUARTERLY MEMBERSHIP FEE - YODER	250.00
90	09/09/2025	Check	SHAWNEE MISSION FORD INC	REPAIR PARTS FOR PW 434	216.84
91	09/09/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE MAINT PARTS	404.25
92	09/09/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE MAINT PARTS	9.80
93	09/09/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE SUPPLIES	57.56
94	09/09/2025	Check	SHAWNEE MISSION SCHOOL DIST	LEAWOOD SOCCER CLUB RENTALS	75.00
95	09/09/2025	Check	SPEARTAC SOLUTIONS LLC	CIRT SUPPLIES	4,176.98
96	09/09/2025	Check	SUBURBAN LAWN & GARDEN INC	POTTING SOIL	559.80
97	09/09/2025	Check	TAYLORMADE GOLF COMPANY INC	TAYLORMADE OPEN RETAIL	373.94
98	09/09/2025	Check	TAYLORMADE GOLF COMPANY INC	TAYLORMADE OPEN RETAIL	843.31
99	09/09/2025	Check	THOMSON REUTERS BUSINESS	MONTHLY SUBSCRIPTION-CLEAR	183.00
100	09/09/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	6,000.00
101	09/09/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	4,112.50
102	09/09/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	2,524.01
103	09/09/2025	Check	VERITIV OPERATING CO	TRAP CLEANER	165.06
104	09/09/2025	Check	VERIZON WIRELESS	ELL SERVICE FOR AUGUST	4,359.95
105	09/09/2025	Check	WATER RESOURCES SOLUTIONS LLC	WATERSHED STUDY - LEAWOOD SOUT - AUGUST	10,523.50
106	09/09/2025	Check	WESTERN DIESEL SERVICES INC	GENERATOR INSPECTION AT PARKS MAINT	433.00
107	09/16/2025	Check	ACUSHNET CO - TITLEIST	TITLEIST OPEN RETAIL	113.94
108	09/16/2025	Check	AJW CONSULTING, LLC	STRATEGIC COMMUNICATION & OUTREACH	2,500.00
109	09/16/2025	Check	ANDREW ROSS SMITH	CDL REIMBURSEMENT	36.90
110	09/16/2025	Check	ASHBY CLEANING SERVICE LLC	BANQUET ROOM CLEANING	400.00
111	09/16/2025	Check	BOUND TREE MEDICAL LLC	EMS INVENTORY SUPPLIES	640.90
112	09/16/2025	Check	BRINC DRONES INC	BRINC BALL SAFEGUARD-YR 2 OF 5	2,499.00
113	09/16/2025	Check	CALLAWAY GOLF CO	CALLAWAY OPEN RETAIL #2	122.34
114	09/16/2025	Check	CALLAWAY GOLF CO	CALLAWAY OPEN RETAIL #2	1,655.46
115	09/16/2025	Check	CALLAWAY GOLF CO	RETAIL	367.40
116	09/16/2025	Check	CALLAWAY GOLF CO	RETAIL RETURN	(506.88)
117	09/16/2025	Check	CENTURY CONCRETE	CONCRETE	991.20
118	09/16/2025	Check	CHALLENGER TEAMWEAR, LLC	SOCCER JERSEYS - BLANKET PO	14,807.00
119	09/16/2025	Check	CHALLENGER TEAMWEAR, LLC	SOCCER JERSEYS - BLANKET PO	510.00
120	09/16/2025	Check	COMPSCYH EAP	QUARTER 4 COMPSYCH DUES	1,755.00
121	09/16/2025	Check	CONTINENTAL CONSULTING ENGRNS	ON-DEMAND - PLAN REVIEW - AUGUST	2,475.00
122	09/16/2025	Check	DIAGNOSTIC SERVICES KANSAS STATE	RABIES TESTING - CITIZENS HAVE REIMBURSED	462.50
123	09/16/2025	Check	EJ EQUIPMENT	REPAIR PARTS FOR STORMWATER EQUIPMENT	580.07
124	09/16/2025	Check	EXCEL LINEN SUPPLY	LAUNDRY	46.31
125	09/16/2025	Check	GEAR FOR SPORTS	GEAR FOR SPORTS OPEN RETAIL	567.02
126	09/16/2025	Check	GEAR FOR SPORTS	GEAR FOR SPORTS OPEN RETAIL	426.44
127	09/16/2025	Check	GEAR FOR SPORTS	GEAR FOR SPORTS OPEN RETAIL	957.18
128	09/16/2025	Check	GENUINE PARTS CO, INC	VEHICLE PARTS - UNIT 102	23.95
129	09/16/2025	Check	GENUINE PARTS CO, INC	VEHICLE REPAIR PARTS	23.44
130	09/16/2025	Check	HEARTLAND COCA-COLA CO, LLC	COCA-COLA PRODUCTS	840.61
131	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	GRASS & WEEDS BY GUARDRAIL	195.00
132	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	MOW 10209 ENSLEY 8-11	195.00
133	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	MOW 10300 OVERBROOK 8-26	195.00
134	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	MOW 3700 W 151ST ST 8-22	325.00
135	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	MOW 9704 HIGH DR 8-26	195.00
136	09/16/2025	Check	HUNTER BROTHERS LANDSCAPE LLC	MOW 9932 CHEROKEE 8-11	195.00

September 2025 Payments Report

LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
137	09/16/2025	Check	KANSAS STATE TREASURER	SO BOND 2025 REGISTRATION	30.30
138	09/16/2025	Check	KIMLEY-HORN AND ASSOCIATES INC	2025 ON-CALL TRAFFIC CALMING - JULY	2,717.50
139	09/16/2025	Check	KNIFE MAN, THE	KNIFE SERVICE	40.00
140	09/16/2025	Check	LANGUAGE LINE SERVICES	INTERPRETATION SERVICES	2.37
141	09/16/2025	Check	LIFE-ASSIST INC	EMS INVENTORY SUPPLIES	143.56
142	09/16/2025	Check	LOGICALIS, INC	PHONE SYSTEM RENEWAL	28,403.46
143	09/16/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	988.29
144	09/16/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	997.38
145	09/16/2025	Check	PRO COURTS, LLC	PICKLEBALL COURT PAINTING	4,800.00
146	09/16/2025	Check	RAY, NICHOLAS	CDL LICENSE REIMBURSEMENT	36.90
147	09/16/2025	Check	RED EQUIPMENT LLC	SILENCER NOZZLE	550.00
148	09/16/2025	Check	REFUND/REIMBURSEMENTS	REISSUE 125775 2/27/24	102.23
149	09/16/2025	Check	ROSATIS OF OVERLAND PARK INC	BREAKFAST BURRITOS FOR EVENT	710.00
150	09/16/2025	Check	ROSATIS OF OVERLAND PARK INC	BREAKFAST BURRITOS FOR EVENT	462.50
151	09/16/2025	Check	ROSATIS OF OVERLAND PARK INC	CHICKEN AND MAC	315.00
152	09/16/2025	Check	SCNS SPORTS FOOD INC	CHOCOLATE PEANUT, PEANUT HONEY TRAYS	202.40
153	09/16/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE REPAIR PARTS	15.52
154	09/16/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE REPAIR PARTS	73.64
155	09/16/2025	Check	STANION WHOLESALE ELECTRIC CO	SUPPLIES	239.55
156	09/16/2025	Check	SUPERIOR SIGNALS INC	EMERGENCY LIGHT BAR ON VEHICLES	305.00
157	09/16/2025	Check	TAYLORMADE GOLF COMPANY INC	TAYLORMADE OPEN RETAIL	366.06
158	09/16/2025	Check	TIDE DRY CLEANERS	HG UNIFORM CLEANING - RICE	17.12
159	09/16/2025	Check	T-MOBILE USA INC.	9012025	4,337.61
160	09/16/2025	Check	TRAVELERS	CLAIMANT: COOPER J HOPKINS	351.50
161	09/16/2025	Check	TURF AGGREGATES, LLC	1/8" COMMAND	8,964.96
162	09/16/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	4,800.00
163	09/16/2025	Check	VERMONT SYSTEMS INC	DANIELLE CONFERENCE VSI	825.00
164	09/23/2025	Check	222394536 DELAWARE LLC	ANIMAL CREMATIONS	135.08
165	09/23/2025	Check	222394536 DELAWARE LLC	ANIMAL CREMATIONS	276.10
166	09/23/2025	Check	ACUSHNET CO - TITLEIST	TITLEIST OPEN RETAIL #2	1,299.48
167	09/23/2025	Check	ACUSHNET CO - TITLEIST	TITLEIST OPEN RETAIL #2	2,493.12
168	09/23/2025	Check	AHEAD INC	AHEAD OPEN RETAIL	1,336.00
169	09/23/2025	Check	AHEAD INC	AHEAD OPEN RETAIL DIFFERENCE	167.34
170	09/23/2025	Check	ALLIED OIL & TIRE COMPANY	DRY DIESEL	706.35
171	09/23/2025	Check	AT&T	AT&T POTS LINES	1,039.99
172	09/23/2025	Check	AT&T	IP FLEX LINES	2,726.52
173	09/23/2025	Check	AT&T	POTS LINES	2,161.42
174	09/23/2025	Check	BLUE CROSS BLUE SHIELD OF KC	HEALTH PREMIUM - 92025	401,473.28
175	09/23/2025	Check	BRIGGS TURF FARM	250 YARDS OF FESCUE SOD FOR #7	1,062.50
176	09/23/2025	Check	CALLAWAY GOLF CO	2025 RANGE BALLS	3,123.00
177	09/23/2025	Check	CALLAWAY GOLF CO	2025 RANGE BALLS DIFFERENCE	377.00
178	09/23/2025	Check	CALLAWAY GOLF CO	CALLAWAY OPEN RETAIL #2	781.00
179	09/23/2025	Check	CALLAWAY GOLF CO	CALLAWAY OPEN RETAIL #2	305.74
180	09/23/2025	Check	CENTURY CONCRETE	CONCRETE	1,394.95
181	09/23/2025	Check	CENTURY CONCRETE	CONCRETE	1,394.95
182	09/23/2025	Check	CINTAS CORPORATION NO 2	FIRST AID SUPPLIES	248.83
183	09/23/2025	Check	CITY-COUNTY COMMUNICATIONS & M	MEMBERSHIPS/ASSOCIATION DUES	340.00
184	09/23/2025	Check	DELTA DENTAL PLAN OF KANSAS	DENTAL PREMIUMS - 92025	19,270.76
185	09/23/2025	Check	DLS TIRE CENTERS INC	REPAIR PARTS FOR PW481B	209.50
186	09/23/2025	Check	DLS TIRE CENTERS INC	TIRES FOR PW456	177.75
187	09/23/2025	Check	EMPLOYERS RESOURCE LLC	COACHING	450.00
188	09/23/2025	Check	EXCEL LINEN SUPPLY	LINENS	123.10
189	09/23/2025	Check	EXCEL LINEN SUPPLY	LINENS	206.11
190	09/23/2025	Check	FEDERAL SIGNAL CORPORATION	VEHICLE REPAIRS	4,629.00
191	09/23/2025	Check	FIBER PLATFORM, LLC	ETHERNET PRIVATE LINE	2,970.16
192	09/23/2025	Check	GENUINE PARTS CO, INC	FUEL OIL MIX	194.70
193	09/23/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 446	21.96
194	09/23/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 458	18.96
195	09/23/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 481B	56.00
196	09/23/2025	Check	GENUINE PARTS CO, INC	SHOP SUPPLY	10.64
197	09/23/2025	Check	GENUINE PARTS CO, INC	STOCK REPAIR PARTS	8.54
198	09/23/2025	Check	GENUINE PARTS CO, INC	SUPPLIES	65.18
199	09/23/2025	Check	GENUINE PARTS CO, INC	VEHICLE MAINT PARTS	6.76
200	09/23/2025	Check	GENUINE PARTS CO, INC	VEHICLE REPAIRS	191.16
201	09/23/2025	Check	GRASS PAD INC	BLUEGRASS TURF	\$ 184.50
202	09/23/2025	Check	HAGCSA	4 COMPLETE SPRINKLERS	2,485.00
203	09/23/2025	Check	HARTFORD LIFE AND ACCIDENT INS	THE HARTFORD PREMIUMS	17,608.05
204	09/23/2025	Check	HUBENETT, PETER	FIELD SUPERVISOR - SOCCER	292.50

September 2025 Payments Report

LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
205	09/23/2025	Check	JO CO SHERIFFS OFFICE	LAB FEES - #25-1262	400.00
206	09/23/2025	Check	JO CO SHERIFFS OFFICE	LAB FEES -24-3906	400.00
207	09/23/2025	Check	JOCO TOPSOIL LANDSCAPE	15 YARDS OF DIRT FOR TRAIL	510.00
208	09/23/2025	Check	JOCO TOPSOIL LANDSCAPE	15 YARDS OF DIRT FOR TRAIL	510.00
209	09/23/2025	Check	JOCO TOPSOIL LANDSCAPE	15 YARDS OF DIRT FOR TRAIL	375.00
210	09/23/2025	Check	JOCO TOPSOIL LANDSCAPE	FORREST BROWN	129.00
211	09/23/2025	Check	JUST FRAME IT	RETIREMENT PLAQUE - ROTHWELL	95.00
212	09/23/2025	Check	KANSAS CITY COMPOSTING	TOPSOIL	248.75
213	09/23/2025	Check	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	25.00
214	09/23/2025	Check	KANSAS SECRETARY OF STATE	NOTARY FEE - JEFF CULBERTSON	25.00
215	09/23/2025	Check	KANSAS STATE TREASURER	SEPTEMBER STATE FEES	9,373.50
216	09/23/2025	Check	LINEAGE MAILING SERVICES LLC	POSTCARD MAILINGS - 2025 RESIDENTIAL M&O	641.16
217	09/23/2025	Check	M & H GAS, LLC	CO2	72.95
218	09/23/2025	Check	MAHER OIL CO	87 OCTANE	801.86
219	09/23/2025	Check	MAHER OIL CO	87 OCTANE UNLEADED	758.69
220	09/23/2025	Check	MAHER OIL CO	DYED DIESEL	749.97
221	09/23/2025	Check	MASTERS TELECOM LLC	POTS-IN-A-BOX	285.00
222	09/23/2025	Check	MINUTEMAN PRESS OF OP	BIZ CARDS - SCOVILL, PEMBERTON,WALLACE,QUIRK	196.00
223	09/23/2025	Check	MORGAN HUNTER CORPORATION	TEMP ASSISTANT - DARLA LOYA - 9/12/25	816.00
224	09/23/2025	Check	MURPHY TRACTOR & EQUIPMENT CO	REPAIR PARTS FOR PW 471	48.12
225	09/23/2025	Check	MURPHY TRACTOR & EQUIPMENT CO	REPAIR PARTS FOR PW471	10.55
226	09/23/2025	Check	OVERHEAD DOOR CO OF KC	ST 3 GARAGE DOOR REPAIR	3,923.58
227	09/23/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	994.99
228	09/23/2025	Check	PRECISION SMALL ENGINE CO INC	ACCU-GAUGE	195.23
229	09/23/2025	Check	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	12.00
230	09/23/2025	Check	PROSOURCE PROMOTIONAL INC	UNIFORM RESTOCK	783.45
231	09/23/2025	Check	Q4 INDUSTRIES LLC	BUILDING MAINTENANCE SUPPLIES	1,450.25
232	09/23/2025	Check	R&R SANITATION INC.	CITY PARK T-BALL RESTROOMS	330.00
233	09/23/2025	Check	R&R SANITATION INC.	IRON WOOD CABINS RESTROOMS	165.00
234	09/23/2025	Check	R&R SANITATION INC.	TOMAHAWK PARK RESTROOMS	1,170.00
235	09/23/2025	Check	ROYAL CUP INC	PL FANCY GOURMET	366.20
236	09/23/2025	Check	SAFE PASSAGE LLC	MONTHLY SPANISH INTERPRETER JULY -SEPTEMBER	390.00
237	09/23/2025	Check	SHAWNEE MISSION FORD INC	VEHICLE SUPPLIES	106.89
238	09/23/2025	Check	STANION WHOLESALE ELECTRIC CO	LIGHT TRIPPERS	6.00
239	09/23/2025	Check	SUBURBAN LAWN & GARDEN INC	JUNIPERS	164.16
240	09/23/2025	Check	SUBURBAN LAWN & GARDEN INC	PLANTS	83.39
241	09/23/2025	Check	SUBURBAN LAWN & GARDEN INC	PLANTS	312.00
242	09/23/2025	Check	SUBURBAN LAWN & GARDEN INC	PLANTS FOR POTS	329.90
243	09/23/2025	Check	TIDE DRY CLEANERS	HG UNIFORM CLEANING - MARCHESE	34.24
244	09/23/2025	Check	TIDE DRY CLEANERS	HG UNIFORM CLEANING - MORSE	37.39
245	09/23/2025	Check	TIDE DRY CLEANERS	HG UNIFORM CLEANING - SCHROEDER & DANIEL	37.39
246	09/23/2025	Check	TREKK DESIGN GROUP LLC	SLR MILL & OVERLAY - 81ST-89TH - 7-26-25	3,090.00
247	09/23/2025	Check	TREKK DESIGN GROUP LLC	SLR MILL & OVERLAY - 81ST-89TH - 8-23-25	7,295.07
248	09/23/2025	Check	TURF AGGREGATES, LLC	ARKANSAS PREMIER PLAY SAND 48 TONS	2,064.43
249	09/23/2025	Check	UNUM LIFE INSURANCE CO	LTC PREMIUM - 92025	502.10
250	09/23/2025	Check	URBAN TREE SPECIALISTS LLC	PREVENTATIVE TREATMENT	760.00
251	09/23/2025	Check	WATER RESOURCES SOLUTIONS LLC	2025 ON-DEMAND - WRS - MAY	2,626.50
252	09/23/2025	Check	WESTLAKE HARDWARE	TOOL SUPPLIES	187.94
253	09/30/2025	Check	ACUSHNET CO - FOOTJOY	FOOTJOY OPEN RETAIL	125.44
254	09/30/2025	Check	AUTOZONE PARTS, INC	VEHICLE SUPPLIES - UNIT 141	256.03
255	09/30/2025	Check	AUTOZONE PARTS, INC	VEHICLE SUPPLIES - UNIT 147	211.92
256	09/30/2025	Check	BRIGGS TURF FARM	50 LB. FESCUE SEED	175.00
257	09/30/2025	Check	CHALLENGER TEAMWEAR, LLC	SOCCER JERSEYS - BLANKET PO	255.00
258	09/30/2025	Check	EJ EQUIPMENT	REPAIR PARTS FOR STORMWATER EQUIPMENT	229.21
259	09/30/2025	Check	EXCEL LINEN SUPPLY	LINENS	97.40
260	09/30/2025	Check	EXCEL LINEN SUPPLY	LINENS	3.13
261	09/30/2025	Check	GALLS LLC	BOOTS - ATZENWEILER	141.75
262	09/30/2025	Check	GALLS LLC	BOOTS - BACON	230.55
263	09/30/2025	Check	GARRETT, HEATHER	SEPTEMBER CULINARY ARTISTS & LITTLE CHEFS	189.00
264	09/30/2025	Check	GENUINE PARTS CO, INC	REPAIR PARTS FOR PW 458	127.89
265	09/30/2025	Check	GENUINE PARTS CO, INC	SHOP STOCK	34.29
266	09/30/2025	Check	GENUINE PARTS CO, INC	SHOP TOOL	181.23
267	09/30/2025	Check	GENUINE PARTS CO, INC	VEHICLE SUPPLIES - UNIT 163	48.29
268	09/30/2025	Check	INTERSTATE BATTERIES OF KC	STATION BATTERIES	116.63
269	09/30/2025	Check	JAYHAWK MILLWRIGHT & ERECTORS CO	2025 COLUMN REPLACEMENT	8,615.00
270	09/30/2025	Check	JO CO WASTEWATER	SLR FORCE MAIN PROJECT JCW PROJECT REIMP #2	120,930.12
271	09/30/2025	Check	KANSAS SECRETARY OF STATE	INITIAL NOTARY FEE - M. ANDERSON	25.00
272	09/30/2025	Check	KIMLEY-HORN AND ASSOCIATES INC	2025 ON-CALL TRAFFIC CALMING	2,457.50

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LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
273	09/30/2025	Check	[Name Redacted]	REFUND INSURANCE PROCEEDS	110,717.91
274	09/30/2025	Check	LIFE EXTENSION CLINICS, INC	ANNUAL STAFF PHYSICALS	56,464.00
275	09/30/2025	Check	MADE IN KC LLC	REISSUE OF CHECK 1253- REFUND BL23-000279	125.00
276	09/30/2025	Check	MORGAN HUNTER CORPORATION	TEMP ASSISTANT - DARLA LOYA - 9/21/25	1,360.00
277	09/30/2025	Check	OVERHEAD DOOR CO OF KC	PATIO DOOR REPAIR	306.12
278	09/30/2025	Check	PERFORMANCE FOOD GROUP INC	FOOD & OPERATING SUPPLIES	997.71
279	09/30/2025	Check	PETTY CASH - CITY OF LEAWOOD	PD PETTY CASH RESTOCK REIMBURSEMENTS	77.07
280	09/30/2025	Check	PROSOURCE PROMOTIONAL INC	400 APWA ROADEO HATS-TO BE REIMBURSED	6,380.00
281	09/30/2025	Check	REFUND/REIMBURSEMENTS	REFUND FOR CANCELLED EVENTS	300.00
282	09/30/2025	Check	SHERWIN WILLIAMS CO	PAINT ROLLERS	19.78
283	09/30/2025	Check	SPEARTAC SOLUTIONS LLC	BP VEST - SALAS	1,219.00
284	09/30/2025	Check	TYLER TECHNOLOGIES INC	TYLER IMPLEMENTATION AND LICENSE FEE	7,200.00
285	09/02/2025	Direct	EVERGY	AUGUST 5381026786 EVERGY INVOICE	5,502.65
286	09/02/2025	Direct	WATER DISTRICT 1 JO CO	WATER ONE BILLS DUE 09/02/25	1,749.69
287	09/10/2025	Direct	EVERGY	9052025 EVERGY BILLS	35,172.84
288	09/10/2025	Direct	LOWES	PORTABLE AC UNITS FOR CITY HALL	1,035.47
289	09/10/2025	Direct	WATER DISTRICT 1 JO CO	HYDRANT VARIOUS LOCATIONS	483.00
290	09/12/2025	Direct	JO CO WASTEWATER	INVOICES DUE 9/3 & 9/10	2,265.76
291	09/16/2025	Direct	WATER DISTRICT 1 JO CO	9162025	41,493.75
292	09/17/2025	Direct	EVERGY	9122025	45,443.41
293	09/17/2025	Direct	WATER DISTRICT 1 JO CO	10799 MISSION RD SPRK	22.60
294	09/23/2025	Direct	WATER DISTRICT 1 JO CO	9232025	2,168.61
295	09/24/2025	Direct	AT&T INTERNET	AUGUST TV & INTERNET	239.62
296	09/24/2025	Direct	AT&T MOBILITY LLC	FIRE MOBILE TELECOMMUNICATIONS FOR AUGUST	1,631.49
297	09/24/2025	Direct	ENTERPRISE FLEET MANAGEMENT	SEPTEMBER 2025 ENTERPRISE LEASES	27,401.59
298	09/24/2025	Direct	EVERGY	9262025	3,936.27
299	09/24/2025	Direct	KANSAS GAS SERVICE	8292025	2,358.13
300	09/24/2025	Direct	WEX BANK	FUEL PURCHASES	452.88
301	09/26/2025	Direct	EVERGY	10012025	2,504.40
302	09/29/2025	Direct	COMMERCE BANK	BILLING PERIOD 8/25-9/1/25	93,217.42
303	09/02/2025	EFT	ADVANTAGE PROJECT MANAGEMENT	PROJECT MGMT -123RD ST PROJECT	8,400.00
304	09/02/2025	EFT	ARTHUR J GALLAGHER RISK MGMT	BOND POLICY - DON CAWBY	263.00
305	09/02/2025	EFT	ARTHUR J GALLAGHER RISK MGMT	NOTARY BONDING - ROOD	50.00
306	09/02/2025	EFT	BBN ARCHITECTS INC	96TH & LEE MP SITE PLAN - JULY	12,556.80
307	09/02/2025	EFT	BBN ARCHITECTS INC	DESIGN REPLACE LIONS & A/B SHE - MAY	4,664.45
308	09/02/2025	EFT	BBN ARCHITECTS INC	DESIGN REPLACE LIONS & A/B SHE-JUN/JUL	2,332.23
309	09/02/2025	EFT	BBN ARCHITECTS INC	IRONWOODS BATHHOUSE STUDY-JULY	10,956.96
310	09/02/2025	EFT	BREITENSTEIN, BETH	TRAVEL ADVANCE FOR 3CMA	213.40
311	09/02/2025	EFT	COMMERCIAL AQUATIC SERVICES	POOL CHEMICALS	3,659.76
312	09/02/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE REPAIRS	225.85
313	09/02/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE REPAIRS	(518.57)
314	09/02/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE REPAIRS	170.73
315	09/02/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE REPAIRS	415.09
316	09/02/2025	EFT	DYNAMIC DISPLAYS LLC	ADVERTISING & SIGN MATERIALS	2,880.48
317	09/02/2025	EFT	DYNAMIC DISPLAYS LLC	DOG PARK SIGNS	1,340.00
318	09/02/2025	EFT	FAGAN COMPANY, THE	EMERGENCY REPAIR OF WATER LINE 4800 TOWN	170,655.00
319	09/02/2025	EFT	FITZGERALD, COLIN	TRAVEL ADVANCE KEMA CONFERENCE	299.25
320	09/02/2025	EFT	FRY & ASSOCIATES INC	PLAYGROUND SWING MAT	920.00
321	09/02/2025	EFT	GRAINGER INC	ALUMINUM SAFETY SIGN	29.66
322	09/02/2025	EFT	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	40.26
323	09/02/2025	EFT	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	274.56
324	09/02/2025	EFT	GRAINGER INC	LOCKOUT TAG OUT KITS	287.65
325	09/02/2025	EFT	GRAINGER INC	SPILL KIT DRUM	408.88
326	09/02/2025	EFT	GRAINGER INC	SUPPLIES - TRUCK #406 - PW	423.46
327	09/02/2025	EFT	GRAINGER INC	SUPPLIES - TRUCK #406 - PW	536.74
328	09/02/2025	EFT	GRAINGER INC	YARD HYDRANT	214.78
329	09/02/2025	EFT	GUNTER PEST MANAGEMENT INC	PEST CONTROL SERVICES @ JC	115.00
330	09/02/2025	EFT	GUNTER PEST MANAGEMENT INC	SENTRICON ANNUAL INSPECTION	800.00
331	09/02/2025	EFT	HOLIDAY SAND & GRAVEL CO	CONCRETE/ASPHALT DISPOSAL	412.00
332	09/02/2025	EFT	HOLIDAY SAND & GRAVEL CO	CONCRETE/ASPHALT DISPOSAL	412.00
333	09/02/2025	EFT	HOLIDAY SAND & GRAVEL CO	CONCRETE/ASPHALT DISPOSAL	206.00
334	09/02/2025	EFT	INDUSTRIAL SALES CO INC	SUPPLIES FOR STORM WATER CREW	1,275.92
335	09/02/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	1,947.40
336	09/02/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	4,858.88
337	09/02/2025	EFT	J.J. KELLER & ASSOCIATES, INC	3 YEAR CDL TRAINING PRGRAM	3,152.00
338	09/02/2025	EFT	KA COMM INC	NEW VEHICLE BUILD-SLIDES FOR F-150S #146¸	3,820.00
339	09/02/2025	EFT	KANSAS GOLF & TURF INC	CREDIT AFTER PAYING WITH CARD & INVOICE	(779.04)
340	09/02/2025	EFT	KANSAS GOLF & TURF INC	CUSHMAN REPAIR PARTS	1,201.55

September 2025 Payments Report

LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
341	09/02/2025	EFT	KANSAS GOLF & TURF INC	FUEL CAP	198.44
342	09/02/2025	EFT	KANSAS GOLF & TURF INC	MOWER MAINTENANCE PARTS	303.76
343	09/02/2025	EFT	KANSAS GOLF & TURF INC	WHEEL & TIRE FOR MOWER	83.34
344	09/02/2025	EFT	LESLIES POOLMART, INC	PWER PWDER GRANULAR	657.99
345	09/02/2025	EFT	M & M GOLF CARS LLC	DELTA A PLATE	55.19
346	09/02/2025	EFT	M & M GOLF CARS LLC	HIP RESTRAINT	71.20
347	09/02/2025	EFT	M & M GOLF CARS LLC	WINDSHIELD CHANNEL	53.17
348	09/02/2025	EFT	MUSCADIN, LUIGI	PER DIEM 08/25/25 TO HUTCHINSON KS	112.00
349	09/02/2025	EFT	O'DELL SERVICE CO INC	HVAC REPAIR RTU ON NORTH SIDE OF CITY HALL	435.00
350	09/02/2025	EFT	O'DELL SERVICE CO INC	LABOR AND MATERIALS	986.21
351	09/02/2025	EFT	OLDHAM, MICHELLE	BUDGET CONSULTING PROJECT	5,940.00
352	09/02/2025	EFT	OSTERMANN, JOSEPH	TRAVEL ADVANCE NFA LIFE SAFETY	182.40
353	09/02/2025	EFT	Q4 INDUSTRIES LLC	BOWL MOP	14.08
354	09/02/2025	EFT	ROMA BAKERY	BAKERY ITEMS	77.49
355	09/02/2025	EFT	RSM US LLP	2024 AUDIT SERVICES - FINAL BILL	22,700.00
356	09/02/2025	EFT	SYSCO FOOD SERVICE OF KC INC	FOOD & OPERATING SUPPLIES	903.85
357	09/02/2025	EFT	ULINE INC	CASH REGISTER PAPER	258.55
358	09/02/2025	EFT	UNIFIRST CORPORATION	MAT CLEANING AT CITY HALL	251.81
359	09/09/2025	EFT	ALL CITY MANAGEMENT SERVICES	2025 SCHOOL CROSSING GUARDS 08/10-08/23/25	4,603.62
360	09/09/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS MAINTENANCE CONTRACT	22,668.80
361	09/09/2025	EFT	CDW GOVERNMENT INC	DATA RECOVERY BACKUP SUBSCRIPTION RENEWAL	8,050.00
362	09/09/2025	EFT	COMBES CONSTRUCTION LLC	REPLACEMENT OF LIONS & A/B SHE-AUGUST	36,084.12
363	09/09/2025	EFT	COMMERCIAL AQUATIC SERVICES	POOL CHEMICALS	609.96
364	09/09/2025	EFT	CONVERGEONE INC	DELL ME5012 STORAGE ARRAY AND POWERCORD	1,855.56
365	09/09/2025	EFT	DREXEL TECHNOLOGIES	BASE & OVERAGE RATE - AUGUST	219.70
366	09/09/2025	EFT	E EDWARDS WORK WEAR INC	JONATHAN CARROLL - BOOTS	250.00
367	09/09/2025	EFT	EASY ICE LLC	ICE MACHINE RENTAL	135.67
368	09/09/2025	EFT	ELPERS, MATT	PER DIEM 08/25/25 TO HUTCHINSON KS	112.00
369	09/09/2025	EFT	ENTENMANN-ROVIN CO	BADGES	907.90
370	09/09/2025	EFT	FINKE, KELLY	TRAVEL ADVANCE NRPA CONFERENCE	353.30
371	09/09/2025	EFT	GRAINGER INC	FLUSH VALVE FOR 14303	204.60
372	09/09/2025	EFT	GRAINGER INC	QUICK CONNECT FILTER	69.46
373	09/09/2025	EFT	GT DISTRIBUTORS INC	NAME TAGS	62.97
374	09/09/2025	EFT	GT DISTRIBUTORS INC	UNIFORM - E WILLIAMS	256.50
375	09/09/2025	EFT	HALL, CLAYTON	TRAVEL ADVANCE WORLD WORKPLACE EVENT	518.00
376	09/09/2025	EFT	HEINTZELMAN, LYDIA MARIE	07.08.25 TRANSCRIPTION SERVICES	600.00
377	09/09/2025	EFT	HEINTZELMAN, LYDIA MARIE	TRANSCRIPTION SERVICES FOR 7.22 & 7.23	125.00
378	09/09/2025	EFT	HOLLIDAY SAND & GRAVEL CO	ASPHALT/CONCRETE DISPOSAL	103.00
379	09/09/2025	EFT	HOLLIDAY SAND & GRAVEL CO	CONCRETE/ASPHALT DEBRIS	412.00
380	09/09/2025	EFT	IMPERIAL	IMPERIAL OPEN RETAIL	923.57
381	09/09/2025	EFT	INLAND TRUCK PARTS COMPANY	VEHICLE REPAIRS	266.63
382	09/09/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	2,450.76
383	09/09/2025	EFT	KA COMM INC	EQUIPMENT MAINTENANCE	90.00
384	09/09/2025	EFT	LEAGUE OF KS MUNICIPALITIES	2025 STOP AND UPOC BOOKS	68.97
385	09/09/2025	EFT	LEAGUE OF KS MUNICIPALITIES	ANNUAL CONFERENCE REGISTRATION - LARSON	300.00
386	09/09/2025	EFT	LEXISNEXIS RISK SOLUTIONS	MONTHLY AVCC SUBSCRIPTION FEE	834.30
387	09/09/2025	EFT	LOGAN CONTRACTORS SUPPLY INC	CONCRETE SUPPLIES	273.80
388	09/09/2025	EFT	O'REILLY AUTO PARTS	BATTERY	56.93
389	09/09/2025	EFT	O'REILLY AUTO PARTS	TRI-PWR BELT	118.32
390	09/09/2025	EFT	P&A ADMINISTRATIVE SERVICES, INC	COBRA FEES	36.00
391	09/09/2025	EFT	POLLEMA INVESTMENT GROUP, LLC	DUMP: F1	45.00
392	09/09/2025	EFT	PRECISE MRM LLC	GPS DATA PLAN ON PW VEHICLES	880.00
393	09/09/2025	EFT	PROFESSIONAL TURF PRODUCTS	LSS MODEM WIRE, PUMP & COMM SURGE	(117.25)
394	09/09/2025	EFT	PROFESSIONAL TURF PRODUCTS	SCREW-BEDKNIFE	145.59
395	09/09/2025	EFT	PROFESSIONAL TURF PRODUCTS	SHIELD, CARRIER FRAME	255.73
396	09/09/2025	EFT	Q4 INDUSTRIES LLC	CHARMIN AND PAPER TOWELS	281.11
397	09/09/2025	EFT	Q4 INDUSTRIES LLC	FRONT & REAR SQUEEGEE FOR KARMA 360	186.64
398	09/09/2025	EFT	Q4 INDUSTRIES LLC	MOP & HAND SOAP	663.78
399	09/09/2025	EFT	RAKOWSKI, CHRISTOPHER	PER DIEM 08/25/25 TO HUTCHINSON KS	112.00
400	09/09/2025	EFT	REINDERS INC	WHITE PAINT FOR SOCCER FIELDS	661.00
401	09/09/2025	EFT	ROMA BAKERY	BAKERY ITEMS	91.08
402	09/09/2025	EFT	SHARTZER, MARISA	TRAVEL ADVANCE NRPA CONFERENCE	334.93
403	09/09/2025	EFT	SITEONE LANDSCAPE SUPPLY LLC	DACONIL ACTION/ APPEAR II MULTIPACK	2,032.00
404	09/09/2025	EFT	SITEONE LANDSCAPE SUPPLY LLC	ROPE, ROPE STAKES, SAFETY NET	1,714.80
405	09/09/2025	EFT	SITEONE LANDSCAPE SUPPLY LLC	SEGWAY	2,502.50
406	09/09/2025	EFT	STAPLES BUSINESS ADVANTAGE	KITCHEN SUPPLIES - COFFEE - TEA	192.58
407	09/09/2025	EFT	STARGUARD ELITE, LLC	LIFEGUARD CERTIFICATIONS	720.00
408	09/09/2025	EFT	STERICYCLE, INC/SHRED-IT	SHREDDING SERVICES @ JC	668.80

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LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
409	09/09/2025	EFT	STERICYCLE, INC/SHRED-IT	SHREDDING SERVICES 8/8/25	526.10
410	09/09/2025	EFT	SUPERIOR BOWEN ASPHALT CO LLC	TCP - ROE TO 115TH - SOUTH	739,548.27
411	09/09/2025	EFT	SUPERIOR BOWEN ASPHALT CO LLC	TOMAHAWK CREEK PKWY - COLLEGE-NORTH	1,045,233.14
412	09/09/2025	EFT	SYSKO FOOD SERVICE OF KC INC	FOOD & OPERATING SUPPLIES	968.00
413	09/09/2025	EFT	SYSKO FOOD SERVICE OF KC INC	GRAPE JUICE	58.14
414	09/09/2025	EFT	TORO COMPANY - NSN, THE	ESSENT-24-SVC	220.00
415	09/09/2025	EFT	ULINE INC	TOILETRIES	336.77
416	09/09/2025	EFT	UNIFIRST CORPORATION	MAT CLEANING AT PW MAINTENANCE	157.32
417	09/09/2025	EFT	VALIDITY SCREENING SOLUTIONS	RECREATION VOLUNTEER BACKGROUND CHECKS	334.00
418	09/09/2025	EFT	VANCE BROS, LLC	ASPHALT	104.03
419	09/09/2025	EFT	VAN-WALL EQUIPMENT INC	DRIVE SHAFT TUBE, SLEEVE	17.98
420	09/09/2025	EFT	VAN-WALL EQUIPMENT INC	DRIVE SHAFT, FREIGHT	53.44
421	09/09/2025	EFT	WADE, JOSH	PER DIEM 08/25/25 TO HUTCHINSON KS	112.00
422	09/16/2025	EFT	ADVANTAGE PROJECT MANAGEMENT	103RD ST PROJECT MGMT - 5-30-25	11,200.00
423	09/16/2025	EFT	AMERICAN EQUIPMENT COMPANY	REPAIR PARTS FOR PW 451	605.11
424	09/16/2025	EFT	BICKNELL, LORA	TRAVEL ADVANCE KACE CONFERENCE	200.00
425	09/16/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS - 10601 LEE	217.87
426	09/16/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS - 2012 CONDOLEA	2,603.00
427	09/16/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS - 3512 W 97TH PL	920.58
428	09/16/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS - 85 TER & SLR	7,053.30
429	09/16/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS MAINTEN - NALL & 143	563.13
430	09/16/2025	EFT	CHATELAIN, DAVID	PER DIEM 09/21/25 - TO JOHNSTON IA	140.00
431	09/16/2025	EFT	COBRA PUMA GOLF INC	PUMA MEN FOOTWEAR	(993.60)
432	09/16/2025	EFT	COBRA PUMA GOLF INC	PUMA OPEN RETAIL	1,038.11
433	09/16/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE REPAIR PARTS	314.96
434	09/16/2025	EFT	CONTINENTAL RESEARCH CORP	RID-O-GRIME	178.73
435	09/16/2025	EFT	EASY ICE LLC	LIONS RENTAL SUBSCRIPTION	160.00
436	09/16/2025	EFT	EASY ICE LLC	RENTAL SUBSCRIPTION	191.98
437	09/16/2025	EFT	EASY ICE LLC	SUBSCRIPTION FEE	210.33
438	09/16/2025	EFT	EVENTPRO360 LLC	BIOANNUAL LICENSE FEE	750.00
439	09/16/2025	EFT	FISHER & PHILLIPS LLP	EMPLOYEE EEO TRAINING	7,500.00
440	09/16/2025	EFT	FITON HEALTH	AUGUST FITON DUES	3,168.00
441	09/16/2025	EFT	GEIGER READY-MIX	CONCRETE	870.70
442	09/16/2025	EFT	GEORGE BUTLER ASSOCIATES INC	123RD MISSION- SLR DESIGN 7-25-25	22,390.25
443	09/16/2025	EFT	GILMORE & BELL	BOND STATUTE ANALYSIS	7,427.50
444	09/16/2025	EFT	GILMORE & BELL	ODDO PROJECT - EAST VILLAGE TRANSPORTATION	2,583.00
445	09/16/2025	EFT	GOLFNOW LLC	TEE SHEET AND BOOKING ENGINE	985.00
446	09/16/2025	EFT	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	273.92
447	09/16/2025	EFT	GT DISTRIBUTORS INC	PRACTICE AMMUNITION-9MM	18,169.20
448	09/16/2025	EFT	HARGIS, CHRIS	PER DIEM 09/21/25 - TO LAWRENCE, KS	254.00
449	09/16/2025	EFT	HEINTZELMAN, LYDIA MARIE	TRANSCRIBE MINUTES GB 8.25.2025	575.00
450	09/16/2025	EFT	HOLLIDAY SAND & GRAVEL CO	ASPHALT/CONCRETE DISPOSAL	103.00
451	09/16/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	5,786.04
452	09/16/2025	EFT	KLAASSEN, TIM	PER DIEM 09/21/25 - TO WICHITA KS	172.00
453	09/16/2025	EFT	LEAWOOD CHAMBER OF COMMERCE	LEADERSHIP LEAWOOD ALUMNI MEMBERSHIP FEE	50.00
454	09/16/2025	EFT	MAIS, TIMOTHY	PER DIEM 09/21/25 - TO JOHNSTON IA	140.00
455	09/16/2025	EFT	NEXT TO NATURE LANDSCAPE LLC	CONTRACTED MOWING SERVICES	11,320.00
456	09/16/2025	EFT	O'DELL SERVICE CO INC	BUILDING MAINTENANCE REPAIRS	1,911.60
457	09/16/2025	EFT	O'DELL SERVICE CO INC	REFRIGERATOR REPAIRS	871.00
458	09/16/2025	EFT	PRECISE MRM LLC	STORMWATER SUPPLIES	1,278.36
459	09/16/2025	EFT	Q4 INDUSTRIES LLC	COPY PAPER FOR CITY HALL	680.48
460	09/16/2025	EFT	Q4 INDUSTRIES LLC	SEPT 2025 PAPER ORDER	685.47
461	09/16/2025	EFT	REACH MEDIA NETWORK	PLAYER LICENSE RENEWAL	1,500.00
462	09/16/2025	EFT	ROMA BAKERY	BAKERY ITEMS	82.52
463	09/16/2025	EFT	SYSKO FOOD SERVICE OF KC INC	FOOD & OPERATING SUPPLIES	939.72
464	09/16/2025	EFT	TEES PLEASE INC	NATURAL BAMBOO TEES	325.49
465	09/16/2025	EFT	TROON GOLF LLC	2025 TROON MANAGEMENT FEE	14,259.19
466	09/16/2025	EFT	TROON GOLF LLC	WEBSITE REVENUE SHARE	(177.05)
467	09/16/2025	EFT	WORLD FUEL SERVICES INC	DIESEL & UNLEADED FUEL 2925 BLANKET PO	19,988.60
468	09/23/2025	EFT	AFFINIS CORP	103RD ST (MISSION - STATE LINE 8-15-25	6,970.00
469	09/23/2025	EFT	AMERICAN EQUIPMENT COMPANY	REPAIR PARTS FOR PW 451	34.26
470	09/23/2025	EFT	ARTHUR J GALLAGHER RISK MGMT	2025 PROPERTY/CASUALTY/LIABILITY INSURANCE	116,283.44
471	09/23/2025	EFT	ARTHUR J GALLAGHER RISK MGMT	AUTO, PROPERTY, RISK MGT, GL INCL LAW 4 OF 4	46,367.56
472	09/23/2025	EFT	ARTHUR J GALLAGHER RISK MGMT	NOTARY EXPENSES-J.CULBERTSON & M.ANDERSON	100.00
473	09/23/2025	EFT	BLACK & MCDONALD	2025 ANNUAL SL & TS - CUT CABLE 92ND & SLR	987.52
474	09/23/2025	EFT	C&B EQUIP MIDWEST INC	SERVICE FOR POOL TROUGH & PUMP	5,347.50
475	09/23/2025	EFT	CARAHOFT TECHNOLOGY CORP	SOLAREWINDS RENEWAL	5,994.14
476	09/23/2025	EFT	CHARTER COMMUNICATION HOLDINGS	INTERNET	709.96

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LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
477	09/23/2025	EFT	CONRAD FIRE EQUIPMENT INC	VEHICLE MAINT	3,546.69
478	09/23/2025	EFT	CONTINENTAL RESEARCH CORP	TAR REMOVER FLEET SUPPLIES	295.51
479	09/23/2025	EFT	CUTTER & BUCK	CUTTER & BUCK OPEN RETAIL	839.15
480	09/23/2025	EFT	CUTTER & BUCK	CUTTER & BUCK OPEN RETAIL	154.99
481	09/23/2025	EFT	DYNAMIC DISPLAYS LLC	INTO THE NIGHT BANNERS	1,030.00
482	09/23/2025	EFT	EASY ICE LLC	ICEMAKER RENTAL	157.50
483	09/23/2025	EFT	EASY ICE LLC	RENTAL SUBSCRIPTION - CH	93.60
484	09/23/2025	EFT	FACTORY MOTOR PARTS CO	BATTERIES	341.68
485	09/23/2025	EFT	GRAINGER INC	30KE38	149.25
486	09/23/2025	EFT	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES -RTU'S	75.07
487	09/23/2025	EFT	GRAINGER INC	BUILDING MAINTENANCE SUPPLIES SHOWERS	43.14
488	09/23/2025	EFT	GRAINGER INC	DOG WASTE STATION STEEL POST ANCHOR	341.00
489	09/23/2025	EFT	GRAINGER INC	DOG WASTE STATION STEEL POST ANCHOR	85.25
490	09/23/2025	EFT	GRAINGER INC	IRRIGATION PART	57.49
491	09/23/2025	EFT	GRAINGER INC	PLIERS AND MINERAL OIL	71.83
492	09/23/2025	EFT	GRAINGER INC	TENT WEIGHTS FOR SPECIAL EVENTS	392.20
493	09/23/2025	EFT	GT GOLF SUPPLIES	CPX STANDARD/MIDSIZE	146.45
494	09/23/2025	EFT	GUNTER PEST MANAGEMENT INC	MONTHLY PEST	65.00
495	09/23/2025	EFT	HEALTH ADVOCATE SOLUTIONS INC	2025 HEALTH ADVOCATE SERVICE CHARGES	1,343.85
496	09/23/2025	EFT	INSIGHT PUBLIC SAFETY	SAFEGUARDING - POLICE DEPARTMENT	220.00
497	09/23/2025	EFT	KA COMM INC	VEHICLE BUILD F-150 - UNIT 184	1,091.38
498	09/23/2025	EFT	KA COMM INC	VEHICLE BUILDS FOR PD F-150S - UNIT 184	21,353.68
499	09/23/2025	EFT	KA COMM INC	VEHICLE BUILDS FOR PD F-150S-UNIT 146	22,445.06
500	09/23/2025	EFT	LEVEL 3 COMMUNICATIONS LLC	INTERNET	1,123.68
501	09/23/2025	EFT	LEXINGTON PLUMBING & HEATING	SERVICE OF IRONWOODS WOMEN'S RESTROOM	450.00
502	09/23/2025	EFT	LINDE GAS & EQ INC	ACETYLENE	170.87
503	09/23/2025	EFT	M & M GOLF CARS LLC	GOLF CARS	500.00
504	09/23/2025	EFT	O'DELL SERVICE CO INC	COMPRESSOR REPLACEMENT AT CITY HALL	11,183.46
505	09/23/2025	EFT	OLSSON INC	2021 TOMAHAWK CREEK PKWY - COL - 9-6-25	5,016.03
506	09/23/2025	EFT	ONLINE SOLUTIONS LLC, CITIZENSERVE	CITIZENSERVE THREE-MONTH RENEWAL	9,450.00
507	09/23/2025	EFT	O'REILLY AUTO PARTS	2PK-KEYLESS	12.99
508	09/23/2025	EFT	O'REILLY AUTO PARTS	MOTOR OIL	31.96
509	09/23/2025	EFT	O'REILLY AUTO PARTS	TRUCK 607 WIPER BLADES	45.98
510	09/23/2025	EFT	PRG AMERICAS LLC	PRG OPEN RETAIL	938.50
511	09/23/2025	EFT	PRG AMERICAS LLC	PRG OPEN RETAIL DIFFERENCE	189.73
512	09/23/2025	EFT	PROFESSIONAL TURF PRODUCTS	ENGINE RAPLACEMENT HYDROLOCK	8,801.70
513	09/23/2025	EFT	PROFESSIONAL TURF PRODUCTS	PARTS FOR HORTICULTURE MOWER	550.63
514	09/23/2025	EFT	PROFESSIONAL TURF PRODUCTS	SERVICE CHARGE	8.26
515	09/23/2025	EFT	Q4 INDUSTRIES LLC	BOUNTY PAPER TOWELS	112.94
516	09/23/2025	EFT	Q4 INDUSTRIES LLC	PAPER TOWELS	237.42
517	09/23/2025	EFT	Q4 INDUSTRIES LLC	PAPER TOWELS	514.57
518	09/23/2025	EFT	Q4 INDUSTRIES LLC	TOILETRIES & CLEANING SUPPLIES	863.92
519	09/23/2025	EFT	RANGE SERVANT AMERICA INC	RANGE PICKER GANG UNIT	5,202.60
520	09/23/2025	EFT	REGIONAL JUSTICE INFORMATION	SEPTEMBER MONTHLY LEWEB SUBSCRIPTION	90.49
521	09/23/2025	EFT	REGIONAL JUSTICE INFORMATION	WEB SUBSCRIPTION FEES	2,630.61
522	09/23/2025	EFT	REINDERS INC	FESCUE BLEND SEED	4,688.00
523	09/23/2025	EFT	REINDERS INC	FESCUE BLEND SEED	61.00
524	09/23/2025	EFT	REINDERS INC	FREEHAND HERBICIDE	232.00
525	09/23/2025	EFT	REINDERS INC	FUNGICIDE	81.00
526	09/23/2025	EFT	REINDERS INC	HERBICIDE	1,039.75
527	09/23/2025	EFT	ROMA BAKERY	BAKERY ITEMS	146.56
528	09/23/2025	EFT	SITEONE LANDSCAPE SUPPLY LLC	FERTILIZER	304.57
529	09/23/2025	EFT	SITEONE LANDSCAPE SUPPLY LLC	HUSQVARNA AUTOMOWER ENHANCE	209.99
530	09/23/2025	EFT	SPRADLIN KENNEDY LLC	PUBLIC DEFENDER DOCKETS 09/10 & 09/17	1,600.00
531	09/23/2025	EFT	SUPERIOR VISION SERVICES INC	VISION PREMIUM - 092025	2,691.72
532	09/23/2025	EFT	SYSCO FOOD SERVICE OF KC INC	FOOD & OPERATING SUPPLIES	927.89
533	09/23/2025	EFT	TEERINK, MARK	PER DIEM 09/23/25 TO SUNNY ISLES, FL	230.00
534	09/23/2025	EFT	ULINE INC	CLEAR PLASTIC CUPS	416.46
535	09/23/2025	EFT	UNITED WAY OF GREATER KC	UNITED WAY DEDUCTIONS THROUGH 9/18	1,371.32
536	09/23/2025	EFT	VALIDITY SCREENING SOLUTIONS	BACKGROUND - CREDIT CHECKS	29.50
537	09/23/2025	EFT	VALIDITY SCREENING SOLUTIONS	VALIDITY - ANNUAL MVR AUGUST - SEPTEMBER	729.00
538	09/23/2025	EFT	VALIDITY SCREENING SOLUTIONS	VALIDITY - BACKGROUND CHECKS	357.50
539	09/23/2025	EFT	VAN-WALL EQUIPMENT INC	FUEL PUMP & FREIGHT	201.40
540	09/30/2025	EFT	ALL CITY MANAGEMENT SERVICES	SCHOOL CROSSING GUARDS 08/24-09/06/25	4,747.40
541	09/30/2025	EFT	AMERICAN TEXTILE MILLS	CLOTHS/RAGS FOR FLEET CREW	773.64
542	09/30/2025	EFT	BROADCAST MUSIC, INC	MUSIC LICENSING	49.18
543	09/30/2025	EFT	COLLIER, CHRISTIE	BRIDGE PROGAM, 2R 2NR	84.00
544	09/30/2025	EFT	COLLIER, CHRISTIE	BRIDGE PROGRAM, 2NR	44.00

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LINE #	TRANSACTION DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
545	09/30/2025	EFT	COMBES CONSTRUCTION LLC	CONTRACT WITHHOLDING: 250016	128,711.15
546	09/30/2025	EFT	COMBES CONSTRUCTION LLC	REPLACEMENT OF LIONS & A/B SHE	24,147.99
547	09/30/2025	EFT	COMPSYCH EAP	QUARTER 3 DUES	1,755.00
548	09/30/2025	EFT	FACTORY MOTOR PARTS CO	NITRILE GLOVES FOR FLEET	53.60
549	09/30/2025	EFT	FORTERRA CONCRETE PROD	CONCRETE STORM BOX	2,887.25
550	09/30/2025	EFT	GILMORE & BELL	2024 CONTINUING DISCLOSURE FILING	1,500.00
551	09/30/2025	EFT	GREAT PLAINS SPCA	ANIMAL IMPOUND FEE - AUG	525.00
552	09/30/2025	EFT	GT DISTRIBUTORS INC	UNIFORM ADJUSTMENTS - GOULD	92.00
553	09/30/2025	EFT	GT DISTRIBUTORS INC	UNIFORM ADJUSTMENTS - NASH	24.00
554	09/30/2025	EFT	HAMILTON, OLIVIA	TRAVEL ADVANCE 10.6-10.10	230.00
555	09/30/2025	EFT	HAMM INC	FILL MATERIAL FOR STORMWATER PIPE/BOX	587.72
556	09/30/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	5,465.20
557	09/30/2025	EFT	J M FAHEY CONSTRUCTION CO	ASPHALT	5,758.48
558	09/30/2025	EFT	KEY EQUIPMENT & SUPPLY CO	STORMWATER EQUIPMENT REPAIR	1,278.36
559	09/30/2025	EFT	KILPATRICK, JOHN	TRAVEL ADVANCE 10.6.-10.10	230.00
560	09/30/2025	EFT	M & M GOLF CARS LLC	GOLF CARS	500.00
561	09/30/2025	EFT	OLSSON INC	ON-CALL - TRAFFIC & STORM _9-6-25	3,172.75
562	09/30/2025	EFT	OMEGA DOOR & HARDWARE	ROLLER REPLACEMENT ON DOOR AT 14303	202.76
563	09/30/2025	EFT	POLLEMA INVESTMENT GROUP, LLC	DUMP: F1 (50 LB)	90.00
564	09/30/2025	EFT	PRAIRIE STATES SALES CO	LOADRITE SOFTWARE	925.00
565	09/30/2025	EFT	PROGRESSIVE ELECTRONICS INC	HISTORICAL FS1 ALARM FEES	242.50
566	09/30/2025	EFT	ROMA BAKERY	BAKERY ITEMS	72.46
567	09/30/2025	EFT	SCHOOLEY, HALLIE	TRAVEL ADVANCE ARBORIST 10.6.25	230.00
568	09/30/2025	EFT	SUMNERONE, INC	SUMNERONE COPIER LEASE	4,440.00
569	09/30/2025	EFT	SUPERIOR BOWEN ASPHALT CO LLC	TCP - ROE TO 115TH - SOUTH - AUGUST	1,119,880.36
570	09/30/2025	EFT	SUPERIOR BOWEN ASPHALT CO LLC	TOMAHAWK CREEK PKWY - NORTH - AUGUST	573,131.93
571	09/30/2025	EFT	SYSKO FOOD SERVICE OF KC INC	FOOD & OPERATING SUPPLIES	975.00
572	09/30/2025	EFT	TURN KEY MOBILE INC	E-TICKETING PRINTER	97.00
573	09/30/2025	EFT	UNIFIRST CORPORATION	MAT CLEANING AT 14303	157.32
574	09/30/2025	EFT	UNIFIRST CORPORATION	MAT CLEANING AT CITY HALL	251.81
575	09/30/2025	EFT	UNIFIRST CORPORATION	MAT CLEANING SERVICES @ JC	110.77
TOTAL					\$ 5,969,539.64
<u>September Summary</u>					
Check					1,213,924.26
Direct					267,079.58
EFT					4,488,535.80
Total September					\$ 5,969,539.64

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
1	08/31/2025	P-Card	ACCESSDOORSANDPANELS	ACCESS PANEL	198.39
2	08/31/2025	P-Card	ACE INTERDICTION	ACE INTERDICTION TACTICAL - TRAINING - BLOUNT	279.00
3	08/31/2025	P-Card	AIRGAS LLC -CENTRAL	MOWER EQUIPMENT PARTS	90.82
4	08/31/2025	P-Card	ALPHA-LIT KC LLC	KRPA WOMEN'S SUMMIT SIGNAGE	278.24
5	08/31/2025	P-Card	AMAZON.COM	DOOR PLATES	33.87
6	08/31/2025	P-Card	AMAZON.COM	COFFEE POT	459.95
7	08/31/2025	P-Card	AMAZON.COM	FIRE EXTINGUISHER BRACKETS	51.15
8	08/31/2025	P-Card	AMAZON.COM	NOTARY RECORD BOOKS	29.98
9	08/31/2025	P-Card	AMAZON.COM	POSTER STANDS FOR OPEN HOUSE	85.99
10	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	24.02
11	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	10.43
12	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	61.97
13	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	41.87
14	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	35.67
15	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	44.61
16	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	16.90
17	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	44.97
18	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	74.05
19	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	35.21
20	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	14.21
21	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	70.10
22	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	74.94
23	08/31/2025	P-Card	AMAZON.COM	FAUCET FILTER FOR DISPATCH	28.49
24	08/31/2025	P-Card	AMAZON.COM	PREVENTION SUPPLIES	99.96
25	08/31/2025	P-Card	AMAZON.COM	COFFEE	66.86
26	08/31/2025	P-Card	AMAZON.COM	ANIMAL CARE	47.40
27	08/31/2025	P-Card	AMAZON.COM	ADMIN SUPPLIES	6.64
28	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	89.33
29	08/31/2025	P-Card	AMAZON.COM	COFFEE	60.99
30	08/31/2025	P-Card	AMAZON.COM	PARK SHOP CLEANING SUPPLIES	178.61
31	08/31/2025	P-Card	AMAZON.COM	KITCHEN SUPPLIES	32.70
32	08/31/2025	P-Card	AMAZON.COM	PUB ED	143.02
33	08/31/2025	P-Card	AMAZON.COM	PUB ED	166.46
34	08/31/2025	P-Card	AMAZON.COM	ACRYLIC SIGN HOLDER, MAIL HOLDER	18.04
35	08/31/2025	P-Card	AMAZON.COM	M VILLANUEVA - FLASHLIGHT 27.39	27.39
36	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	35.90
37	08/31/2025	P-Card	AMAZON.COM	PICKLEBALLS	249.99
38	08/31/2025	P-Card	AMAZON.COM	STICKERS AND TEMPORARY TATTOOS	85.37
39	08/31/2025	P-Card	AMAZON.COM	BIRTHDAY PARTY SUPPLIES	39.87
40	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	136.50
41	08/31/2025	P-Card	AMAZON.COM	STATION SUPPLIES	506.94
42	08/31/2025	P-Card	AMAZON.COM	NAPKINS FOR SUPPORT COMMITTEE EVENTS	13.85
43	08/31/2025	P-Card	AMAZON.COM	OFFICE SUPPLIES	37.61
44	08/31/2025	P-Card	AMAZON.COM	PAPER BOWLS	151.94
45	08/31/2025	P-Card	AMAZON.COM	ICE CREAM CONE SUPPLIES	136.99
46	08/31/2025	P-Card	AMAZON.COM	OPEN HOUSE SUPPLIES, OFFICE SUPPLIES	48.08
47	08/31/2025	P-Card	AMAZON.COM	ICE CREAM SPRINKLES	61.47
48	08/31/2025	P-Card	AMAZON.COM	OFFICE TISSUES	47.87
49	08/31/2025	P-Card	AMAZON.COM	GIS NEEDED 2 SPECIALTY RULERS TO MEASURE	39.78
50	08/31/2025	P-Card	AMAZON.COM	OFFICE SUPPLIES	17.98
51	08/31/2025	P-Card	AMAZON.COM	ACRYLIC SIGN HOLDER, MAIL HOLDER	24.98
52	08/31/2025	P-Card	AMAZON.COM	OFFICE COFFEE CREAMER	28.94
53	08/31/2025	P-Card	AMAZON.COM	OFFICE SUPPLIES	38.73
54	08/31/2025	P-Card	AMAZON.COM	CABLE CORDS FOR COMMUNICATIONS DEPT.	78.90
55	08/31/2025	P-Card	AMAZON.COM	LANYARDS	9.99
56	08/31/2025	P-Card	AMAZON.COM	COFFEE SUPPLIES	77.96
57	08/31/2025	P-Card	AMAZON.COM	EMEET CONFERENCE SPEAKER	221.14
58	08/31/2025	P-Card	AMAZON.COM	SUPPLIES FOR GB MEETINGS	16.14

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
59	08/31/2025	P-Card	AMAZON.COM	DAISY CHAIN CABLE	28.99
60	08/31/2025	P-Card	AMAZON.COM	SUPPLIES FOR GB MEETINGS	28.88
61	08/31/2025	P-Card	AMAZON.COM	SUPPLIES FOR GB MEETINGS	36.05
62	08/31/2025	P-Card	AMAZON.COM	OFFICE COFFEE	39.89
63	08/31/2025	P-Card	AMAZON.COM	KITCHEN - PAPER BOWLS & DECAF COFFEE	44.71
64	08/31/2025	P-Card	AMAZON.COM	POSTER FRAMES FOR M. KRIKS	28.46
65	08/31/2025	P-Card	AMAZON.COM	EMEET CONFERENCE SPEAKER	5.99
66	08/31/2025	P-Card	AMAZON.COM	CLASS A DRESS SHOES - AHRING	84.95
67	08/31/2025	P-Card	AMAZON.COM	UNIFORMS- SHOES	68.59
68	08/31/2025	P-Card	AMAZON.COM	FILE FOLDERS.	39.28
69	08/31/2025	P-Card	AMAZON.COM	SHOP SUPPLIES.	46.18
70	08/31/2025	P-Card	AMAZON.COM	BATTERIES FOR ARMORY TOOLS	195.58
71	08/31/2025	P-Card	AMAZON.COM	OFFICE CLEANING SUPPLIES	65.71
72	08/31/2025	P-Card	AMAZON.COM	SOAP DISPENSER WALL MOUNT	133.06
73	08/31/2025	P-Card	AMAZON.COM	DESK FURNITURE & ACCESSORIES	37.99
74	08/31/2025	P-Card	AMAZON.COM	DESK FURNITURE & ACCESSORIES	83.42
75	08/31/2025	P-Card	AMAZON.COM	IPHONE SCREEN PROTECTORS	50.59
76	08/31/2025	P-Card	AMAZON.COM	MONOPRICE HEAVY DUTY POWER CORD	36.99
77	08/31/2025	P-Card	AMAZON.COM	LABILUS RUGGED SHIELD 8FT DROP PROOF	126.89
78	08/31/2025	P-Card	AMAZON.COM	QHOHQ 3 PACK SCREEN PROTECTOR FOR IPHONE 14	54.14
79	08/31/2025	P-Card	AMAZON.COM	6 INCH IPHONE CHARGE CABLE SHORT	194.04
80	08/31/2025	P-Card	AMAZON.COM	ETHERNET CABLES FOR REACH EVENT	36.88
81	08/31/2025	P-Card	AMAZON.COM	RETURN OF SOAP DISPENSERS	(121.00)
82	08/31/2025	P-Card	AMAZON.COM	EMS SUPPLIES	81.20
83	08/31/2025	P-Card	AMAZON.COM	EMS SUPPLIES	107.76
84	08/31/2025	P-Card	AMAZON.COM	EMS SUPPLIES	117.17
85	08/31/2025	P-Card	AMAZON.COM	SUPPORT COMMITTEE SUPPLIES	37.04
86	08/31/2025	P-Card	AMAZON.COM	SUPPORT COMMITTEE SUPPLIES	17.16
87	08/31/2025	P-Card	AMAZON.COM	OFFICE SUPPLIES	9.49
88	08/31/2025	P-Card	AMAZON.COM	LAMINATOR POUCHES	68.87
89	08/31/2025	P-Card	AMERICAN AIRLINES	FLIGHT FOR SUPERVISOR MANAGEMENT SCHOOL	308.37
90	08/31/2025	P-Card	AMERICAN AIRLINES	TRANSPORTATION	(501.37)
91	08/31/2025	P-Card	AMERICAN AIRLINES	REFUND FOR FLIGHT	(501.37)
92	08/31/2025	P-Card	ANARCHY OUTDOORS	ANARCHY OUTDOORS - UNIFORM PANTS	144.41
93	08/31/2025	P-Card	APPLE, INC	ICLOUD STORAGE - IPHONE	0.99
94	08/31/2025	P-Card	APPLE/ITUNES	PICTURETHIS SUBSCRIPTION	32.72
95	08/31/2025	P-Card	APPLE/ITUNES	ICLOUD SUBSCRIPTION	0.99
96	08/31/2025	P-Card	APPLE/ITUNES	ICLOUD SUBSCRIPTION	2.99
97	08/31/2025	P-Card	APPLE/ITUNES	ICLOUD STORAGE	0.99
98	08/31/2025	P-Card	APPLE/ITUNES	ARCSITE SUBSCRIPTION	38.17
99	08/31/2025	P-Card	APPLE/ITUNES	ICLOUD STORAGE	0.99
100	08/31/2025	P-Card	APWA	PWI MODULE 1 FOR TOMMY DEMPSEY	250.00
101	08/31/2025	P-Card	AREA DEVELOPMENT COU	REGISTRATION-ELKINS, LARSON, CAIN, HARRISON	1,049.44
102	08/31/2025	P-Card	ATOMIK CLIMBING HOLD	200 T-NUTS AND 30 BOLTS	92.85
103	08/31/2025	P-Card	BEST BEST AND KRIEGE	LEGAL SERVICES - CELL TOWER LEASES	630.00
104	08/31/2025	P-Card	BIG DADDY'S DONUTS	DONUTS FOR STAFF	85.68
105	08/31/2025	P-Card	BIG DADDY'S DONUTS	CATERING FOR SAFETY MEETING	85.68
106	08/31/2025	P-Card	BITWARDEN	PASSWORD MANAGER	20.00
107	08/31/2025	P-Card	BLANKSTYLE.COM, W9 R	UNIFORMS - HATS	643.36
108	08/31/2025	P-Card	BLUE VALLEY EDUCATIO	DONATION FOR BVEF BREAKFAST	108.00
109	08/31/2025	P-Card	BLUE VALLEY EDUCATIO	DONATION FOR BVEF BREAKFAST	216.00
110	08/31/2025	P-Card	BO LINGS	DINNER FOR GB & STAFF WS MEETING	691.00
111	08/31/2025	P-Card	BOMGAARS 128	BOMGAARS - K9 SUPPLIES PRIMA	49.99
112	08/31/2025	P-Card	BOUND TREE MEDICAL L	EMS INVENTORY SUPPLIES	169.90
113	08/31/2025	P-Card	BROBECKS BARBECUE	ORAL BOARD FOR CAPTAIN LUNCH MEETING	65.46
114	08/31/2025	P-Card	CACTUS GRILL INC	COURTNEY'S BIRTHDAY LUNCH - OFFICE	14.00
115	08/31/2025	P-Card	CACTUS GRILL INC	COURTNEY'S BIRTHDAY LUNCH - OFFICE	50.00
116	08/31/2025	P-Card	CACTUS GRILL W 159TH	STAFF LUNCH FOR AERIFICATION	264.00

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
117	08/31/2025	P-Card	CAMFIL USA KANSAS CI	AIR FILTERS	147.42
118	08/31/2025	P-Card	CERTIFIEDMAILLABELS.	POSTAGE FOR CERTIFIED MAIL	500.00
119	08/31/2025	P-Card	CHAT GPT	OPEN AI SUBSCRIPTION - SEPTEMBER 2025	20.00
120	08/31/2025	P-Card	CHET S LOCK AND KEY	DESK KEYS	11.45
121	08/31/2025	P-Card	CHET S LOCK AND KEY	ILAN PARK	1,141.16
122	08/31/2025	P-Card	CHET S LOCK AND KEY	GEZER PARK	1,141.15
123	08/31/2025	P-Card	CHET S LOCK AND KEY	2-3 KEYS	79.95
124	08/31/2025	P-Card	CHETS LOCK & KEY	KEY COPIES	54.57
125	08/31/2025	P-Card	CHEWY.COM	K9 SUPPLIES - PRIMA	138.78
126	08/31/2025	P-Card	COMMERCIAL AQUATIC S	PULSAR FOR POOL	288.18
127	08/31/2025	P-Card	CUMMINS SALES AND SE	INSITE SOFTWARE RENEWAL	918.54
128	08/31/2025	P-Card	DAYLIGHT DONUTS	DONUTS FOR EPL TRAINING	21.99
129	08/31/2025	P-Card	DAYLIGHT DONUTS	DONUTS FOR EPL TRAINING	21.99
130	08/31/2025	P-Card	DELL MARKETING LP DE	DELL 125 V, 3 METER C19 POWER CORD	24.67
131	08/31/2025	P-Card	DELL MARKETING LP DE	DELL PRO 14 PLUS LAPTOP	1,515.38
132	08/31/2025	P-Card	DELTA AIR 00623587	DELTA AIRLINES - TRAINING TRAVEL TEERINK	317.36
133	08/31/2025	P-Card	DIVINE HEAT TRANSFER	EVAPORATOR CORE FOR FIRE TRUCK	195.00
134	08/31/2025	P-Card	DOCUMART INC	INVOICE # 88601	838.46
135	08/31/2025	P-Card	DOG WASTE DEPOT	PET WASTE STATIONS	1,639.85
136	08/31/2025	P-Card	EINSTEIN BROTHERS BA	OFFICER MEETING MEALS	221.15
137	08/31/2025	P-Card	EZCATER GOODCENTS DE	CATERING FOR BIKE/WALK LEWOOD	220.85
138	08/31/2025	P-Card	FACEBOOK	ADS	2.00
139	08/31/2025	P-Card	FACEBOOK	ADS	2.00
140	08/31/2025	P-Card	FACEBOOK	ADS	2.00
141	08/31/2025	P-Card	FACEBOOK	ADS	2.00
142	08/31/2025	P-Card	FACEBOOK	ADS	2.00
143	08/31/2025	P-Card	FACEBOOK	ADS	2.00
144	08/31/2025	P-Card	FACEBOOK	ADS	2.00
145	08/31/2025	P-Card	FACEBOOK	ADS	2.00
146	08/31/2025	P-Card	FACEBOOK	ADS	3.00
147	08/31/2025	P-Card	FACEBOOK	ADS	3.00
148	08/31/2025	P-Card	FACEBOOK	ADS	3.00
149	08/31/2025	P-Card	FACEBOOK	ADS	19.99
150	08/31/2025	P-Card	FACEBOOK	ADS	5.00
151	08/31/2025	P-Card	FACEBOOK	ADS	8.00
152	08/31/2025	P-Card	FBI - LEEDA INC, ATT	TRAINING REGISTRATION - SHIELDS	795.00
153	08/31/2025	P-Card	FBI-NAA	TRAINING REGISTRATION - YODER	200.00
154	08/31/2025	P-Card	FELD FIRE	HELMET SHIELDS	293.00
155	08/31/2025	P-Card	FORESTRY SUPPLIERS I	SMALL TOOLS - TAPE & HOLSTER	197.16
156	08/31/2025	P-Card	FS COM INC	FIBER PATCH CABLES	104.80
157	08/31/2025	P-Card	FS COM INC	FIBERT PATCH CABLES AND GBICS	363.40
158	08/31/2025	P-Card	FSP COMFORT PLUS SHO	PREVENTION UNIFORMS - SHOES	70.00
159	08/31/2025	P-Card	GALLS	UNIFORM ACCESSORIES	249.47
160	08/31/2025	P-Card	GALLS	UNIFORMS	3,704.01
161	08/31/2025	P-Card	GALLS	UNIFORMS -ADMIN	230.67
162	08/31/2025	P-Card	GALLS	UNIFORMS - OPS	229.97
163	08/31/2025	P-Card	GALLS	UNIFORMS - PREVENTION	253.95
164	08/31/2025	P-Card	GFOA	ANNUAL CITY MEMBERSHIP DUES	250.00
165	08/31/2025	P-Card	GFOA	2025 MEMBERSHIP DUES J.RAPER	150.00
166	08/31/2025	P-Card	GFOA	GFOA BUDGET ACADEMY - K.LOVE	2,000.00
167	08/31/2025	P-Card	GOOGLE YouTube TV	CABLE SERVICE	90.54
168	08/31/2025	P-Card	GOOGLE YouTube TV	CABLE SERVICE	90.54
169	08/31/2025	P-Card	GOOGLE YouTube TV	CABLE SERVICE	90.54
170	08/31/2025	P-Card	GOOGLE FIBER	GOOGLE FIBER	122.40
171	08/31/2025	P-Card	GOTPRINT.COM	BUSINESS CARDS - HARVEY & SALAS	74.02
172	08/31/2025	P-Card	GOTPRINT.COM	OPEN HOUSE BANNER	83.54
173	08/31/2025	P-Card	GRAMMARLY	ANNUAL RENEWAL - HR (4)	720.00
174	08/31/2025	P-Card	GREENSPARK	CX SURVEY	39.00

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
175	08/31/2025	P-Card	GUNTER PEST MANAGEMENT	PEST CONTROL FS3	55.00
176	08/31/2025	P-Card	GUNTER PEST MANAGEMENT	PEST CONTROL FS2	60.00
177	08/31/2025	P-Card	GUNTER PEST MANAGEMENT	PEST CONTROL FS1	45.00
178	08/31/2025	P-Card	HEARTLAND TACTICAL	TRAINING REGISTRATION - CHATELAIN	275.00
179	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	ICE FOR POPSICLE WITH A COP	22.76
180	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	COMMUNITY EVENTS - COFFEE WITH A COP	3.99
181	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	TRAINING ROOM SUPPLIES	65.92
182	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	GYM WATER	8.46
183	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	GYM WATER	4.78
184	08/31/2025	P-Card	HEN HOUSE BALLS FOOD	SRO MEETING HOST SUPPLIES	53.64
185	08/31/2025	P-Card	HERITAGE TRACTOR INC	BLADES & BOLTS FOR JOHN DEERE WING MOWER	780.96
186	08/31/2025	P-Card	HI-LINE ELECTRIC COM	ELECTRICAL SUPPLIES FOR SHOP.	157.28
187	08/31/2025	P-Card	HILTON GARDEN INN	HILTON GARDEN INN - LODGING FOR HAYES	417.22
188	08/31/2025	P-Card	HILTON GARDEN INN	CONFERENCE LODGING	383.79
189	08/31/2025	P-Card	HILTON GARDEN INN	TRAINING TRAVEL LODGING	383.79
190	08/31/2025	P-Card	HINCKLEY SPRINGS	MONTH BOTTLED WATER	83.88
191	08/31/2025	P-Card	HINCKLEY SPRINGS	MONTHLY BOTTLED WATER DISPENSER RENTAL	17.49
192	08/31/2025	P-Card	HOME DEPOT, THE	SUPPLIES- PREVENTION	6.31
193	08/31/2025	P-Card	HOME DEPOT, THE	STATION SUPPLIES	80.75
194	08/31/2025	P-Card	HOME DEPOT, THE	WOOD 2X4S TO SUPPORT THE PHOTO OPPS	12.04
195	08/31/2025	P-Card	HOME DEPOT, THE	WOOD 2X4S TO SUPPORT THE PHOTO OPPS	12.04
196	08/31/2025	P-Card	HOME DEPOT, THE	APPARATUS EQUIPMENT SUPPLIES	59.84
197	08/31/2025	P-Card	HOME DEPOT, THE	REPLACEMNET FRIDGE	159.00
198	08/31/2025	P-Card	HSI / ASHI	CPR CERTIFICATONS	271.32
199	08/31/2025	P-Card	HSI / ASHI	CPR CERTIFICATIONS	45.00
200	08/31/2025	P-Card	HSI / ASHI	CPR CERTIFICATIONS	206.72
201	08/31/2025	P-Card	IAFCI	TRAINING REGISTRATION - TEERINK	250.00
202	08/31/2025	P-Card	IFEBP	ANNUAL MEMBERSHIP RENEWAL - SANDERS, N	325.00
203	08/31/2025	P-Card	IMLA	2025 ANNUAL CONFERENCE REGISTRATION	849.75
204	08/31/2025	P-Card	INDUSTRIAL SALES CO	SOCCER TURF MAINTENANCE	1,138.11
205	08/31/2025	P-Card	INDUSTRIAL SALES CO	GEZER PARK IRRIGATION	380.56
206	08/31/2025	P-Card	INDUSTRIAL SALES CO	FIRE 1 IRRIGATION	106.08
207	08/31/2025	P-Card	INTERNATIONAL SERVIC	CX SURVEY	0.39
208	08/31/2025	P-Card	INTERNATIONAL SERVIC	ACCESS DOOR FEE	1.98
209	08/31/2025	P-Card	INTERNATIONAL SERVIC	SAVESTATION SERVICE FEE	1.40
210	08/31/2025	P-Card	INTERSTATE BATTERIES	MOWER BATTERY	71.95
211	08/31/2025	P-Card	INTL FACILITY MGMT A	IFMA CONVENTION	780.00
212	08/31/2025	P-Card	JASMINE PAVILION CHI	WORKING LUNCH FOR EP&L TRAINING	46.40
213	08/31/2025	P-Card	JCCC MARKETPLACE ONL	EMS TRAINING CLASSES	1,975.00
214	08/31/2025	P-Card	JO CO COMMUNITY COLL	TRAINING - MORSE	500.00
215	08/31/2025	P-Card	JOBTARGET LLC	EXPERIENCED PROJECT ENGINEER JOB POSTING	623.00
216	08/31/2025	P-Card	JOBTARGET LLC	CONTRACT & PROJECT COORD JOB POSTING	548.00
217	08/31/2025	P-Card	JOES KANSAS CITY	FOOD FOR TEAM STAFF MEETING	138.07
218	08/31/2025	P-Card	JOES KANSAS CITY	TEAM LUNCH MEETING	62.94
219	08/31/2025	P-Card	JOES KANSAS CITY	MEETING EXPENSE-ORAL BOARDS	84.50
220	08/31/2025	P-Card	JOES KANSAS CITY	GOLF ADVISORY BOARD MEETING MEAL	332.20
221	08/31/2025	P-Card	JOES KANSAS CITY	LUNCH FOR EXTERNAL ORAL BOARDS	131.14
222	08/31/2025	P-Card	JOHNSON COUNTY MOTOR	VEHICLE REGISTRATION CREDIT CARD FEE	2.36
223	08/31/2025	P-Card	JOHNSON COUNTY MOTOR	VEHICLE LICENSING FEES	104.75
224	08/31/2025	P-Card	JONES & BARTLETT LEA	EMS EQUIPMENT SUPPLIES	78.95
225	08/31/2025	P-Card	JOSE PEPPERS 10316	PC MEETING EXPENSE - 8.26.25	310.74
226	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	72.10
227	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	72.10
228	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 613 DUMP	15.45
229	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	36.05
230	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	25.75
231	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	25.75
232	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	36.05

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
233	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 & TRAILER DUMP	64.38
234	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 613 DUMP	25.75
235	08/31/2025	P-Card	KANSAS CITY COMPOSTING	TRUCK 605 DUMP	36.05
236	08/31/2025	P-Card	KANSAS GOLF & TURF	WHEEL & BEARINGS FOR MOWER	210.80
237	08/31/2025	P-Card	KANSAS RECREATION &	AQUATICS BRANCH WORKSHOP ON SEPT 24	75.00
238	08/31/2025	P-Card	KANSAS RECREATION &	ROBERTS AQUATICS CLASS	75.00
239	08/31/2025	P-Card	Kansas Society of PE	KSPE BREAKFAST MEETING	45.00
240	08/31/2025	P-Card	KANSAS STATE UNIVERSITY	TRAINING AT K STATE	60.00
241	08/31/2025	P-Card	KANSAS STATE UNIVERSITY	AQUATIC PESTICIDE COURSE	60.00
242	08/31/2025	P-Card	KC BUSINESS JOURNAL,	ANNUAL SUBSCRIPTION (REFUNDED)	200.00
243	08/31/2025	P-Card	KC BUSINESS JOURNAL,	REFUND FOR CANCELLED SUBSCRIPTION	(200.00)
244	08/31/2025	P-Card	KCI AIRPORT	PARKING FEES - TRAINING TRAVEL HAYES	36.00
245	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	50.00
246	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMT RENEWAL	30.00
247	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMT REWEVAL	30.00
248	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
249	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMT RENEWAL	30.00
250	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
251	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
252	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
253	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	50.00
254	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMT RENEWAL	30.00
255	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
256	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
257	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
258	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
259	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
260	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	50.00
261	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	50.00
262	08/31/2025	P-Card	KS BOARD OF EMS IT A	EMS RENEWAL	30.00
263	08/31/2025	P-Card	KSGFOA	ANNUAL MEMBERSHIP - MCELHINEY	75.00
264	08/31/2025	P-Card	KSGFOA	KANSAS GFOA CONFERENCE - KL,JM,JR	750.00
265	08/31/2025	P-Card	KTAG ONLINE	TOLLS FOR SRO TRAINING IN JUNE	24.04
266	08/31/2025	P-Card	KU CONTINUING EDU	TRAINING-ROBBINS	50.00
267	08/31/2025	P-Card	KU CONTINUING EDU	TRAINING - RICE	750.00
268	08/31/2025	P-Card	LATHROP & GAGE LLP	TRAINING - SANDERS, N.	175.00
269	08/31/2025	P-Card	LEAWOOD CHAMBER	LEAWOOD CHAMBER LUNCHEON	50.00
270	08/31/2025	P-Card	LEGAL RECORD	PUBLICATION - TREASURER'S QUARTERLY RPT	56.23
271	08/31/2025	P-Card	LEGAL RECORD	PUBLICATION - HEARING TO EXCEED RNR	61.96
272	08/31/2025	P-Card	LINDE GAS & EQ INC	GAS TANK RENTALS FOR SHOP.	170.87
273	08/31/2025	P-Card	LINKTREE LINKTREE	SOFTWARE SUBSCRIPTIONS-SAAS	90.00
274	08/31/2025	P-Card	LOWES	MOWER MAINTENANCE SUPPLIES	4.73
275	08/31/2025	P-Card	LOWES	LOGE CART REPAIR	2.42
276	08/31/2025	P-Card	LOWES	PARK RESTROOM CLEANING	56.80
277	08/31/2025	P-Card	LOWES	WATERING CAN, PAINT STRAINER	19.11
278	08/31/2025	P-Card	LOWES	REBAR PINS	161.72
279	08/31/2025	P-Card	LOWES	SAKRETE , WIRE MESH	27.88
280	08/31/2025	P-Card	LOWES	PITCH FORK AND BUCKETS.	211.83
281	08/31/2025	P-Card	LOWES	MARTIALS FOR PIPE REPAIR	65.61
282	08/31/2025	P-Card	LOWES	SUPPLIES FOR REMOVING SPEED TABLES	48.95
283	08/31/2025	P-Card	LOWES	BUCKETS FOR CHAINSAW EQUIP.	36.34
284	08/31/2025	P-Card	LOWES	TARP,CAULK, NUT DRIVER SET	124.97
285	08/31/2025	P-Card	LOWES	ADHESIVE AND LUMBER FOR STENCILS	70.92
286	08/31/2025	P-Card	LOWES	CONCRETE FOR PIPE REPAIR @ 9030 HIGH DR.	50.67
287	08/31/2025	P-Card	LOWES	CABLE	23.80
288	08/31/2025	P-Card	LOWES	LUMBER, NAILS, PENCILS, AND MARKERS.	252.52
289	08/31/2025	P-Card	LOWES	STUD FOR COMMUNITY GARDEN HYDRANT	8.39
290	08/31/2025	P-Card	LOWES	PPE	19.03

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
291	08/31/2025	P-Card	LOWES	TRUCK 607 PARTS	64.73
292	08/31/2025	P-Card	LOWES	MOWER PARTS	6.52
293	08/31/2025	P-Card	LOWES	CONCRETE	505.99
294	08/31/2025	P-Card	LOWES	RETURN OF CONCRETE	(505.99)
295	08/31/2025	P-Card	LOWES	DOG PARK GATE SUPPLIES	89.63
296	08/31/2025	P-Card	LOWES	DOG PARK GATE SUPPLIES	43.84
297	08/31/2025	P-Card	LOWES	DRILL BITS	63.16
298	08/31/2025	P-Card	LOWES	GREENHOUSE TABLES PARTS	41.37
299	08/31/2025	P-Card	LOWES	GREENHOUSE TABLE PARTS	52.36
300	08/31/2025	P-Card	LOWES	LUMBER FOR DUMPSTER PARTITION	19.91
301	08/31/2025	P-Card	LOWES	DUMPSTER PARTITION MATERIALS	78.37
302	08/31/2025	P-Card	LOWES	CITY PARK DUMPSTER REPAIR SUPPLIES	21.75
303	08/31/2025	P-Card	LOWES	PARK CONSTRUCTION MATERIALS	11.57
304	08/31/2025	P-Card	LOWES	HOSE PARTS	60.94
305	08/31/2025	P-Card	LOWES	CITY PARK BENCH PAD	394.84
306	08/31/2025	P-Card	LOWES	MATERIALS FOR CITY PARK BENCH PAD	134.62
307	08/31/2025	P-Card	LOWES	CITY PARK BENCH PAD MATERIALS W/TAX	147.21
308	08/31/2025	P-Card	LOWES	BENCH PAD MATERIALS - RETURNED	(147.21)
309	08/31/2025	P-Card	LOWES	KEY COPIES AT LOWE'S	27.62
310	08/31/2025	P-Card	LOWES	LIONS SHELTER AC REMOTE	5.43
311	08/31/2025	P-Card	LOWES	EXIT SIGN INSTALL	62.50
312	08/31/2025	P-Card	LOWES	DRAIN HOSES	20.99
313	08/31/2025	P-Card	LOWES	TRUCK STOCK	9.68
314	08/31/2025	P-Card	LOWES	WASP SPRAY	22.82
315	08/31/2025	P-Card	LOWES	TRUCK SUPPLIES	7.58
316	08/31/2025	P-Card	LOWES	INSULATION	183.99
317	08/31/2025	P-Card	LOWES	TRUCK STOCK	49.30
318	08/31/2025	P-Card	LOWES	BREAKERS	68.20
319	08/31/2025	P-Card	LOWES	WIRE FOR ELEVATOR	37.03
320	08/31/2025	P-Card	LOWES	BATTERIES	21.75
321	08/31/2025	P-Card	LOWES	SPRAY GUN SWIVEL	8.48
322	08/31/2025	P-Card	LOWES	DUCT CAP	11.86
323	08/31/2025	P-Card	LOWES	CONDENSATE DRAIN PARTS	21.10
324	08/31/2025	P-Card	LOWES	5 THREE PRONGED T-NUTS	12.40
325	08/31/2025	P-Card	LYNN PEAVEY CO	PATROL SAFETY EQUIPMENT	224.22
326	08/31/2025	P-Card	MAIL POINT	POSTAGE	45.00
327	08/31/2025	P-Card	MAISCH SMALL ENGINE	PARTS FOR CHAINSAWS	230.51
328	08/31/2025	P-Card	MCKEEVERS PRICE CHOP	ANIMAL CARE	10.96
329	08/31/2025	P-Card	MCKEEVERS PRICE CHOP	ANIMAL CARE AND CLEANING SUPPLIES	40.07
330	08/31/2025	P-Card	MCKEEVERS PRICE CHOP	ANIMAL CARE AND CLEANING SUPPLIES	50.60
331	08/31/2025	P-Card	MCKEEVERS PRICE CHOP	ANIMAL CARE	48.26
332	08/31/2025	P-Card	MCKEEVERS PRICE CHOP	SUPPLIES ;FOR LUNCH & LEARN	72.18
333	08/31/2025	P-Card	MICROSOFT	VISION LICENSES	15.00
334	08/31/2025	P-Card	MICROSOFT	EXCHANGE ONLINE PLAN 1 LICENSES	20.00
335	08/31/2025	P-Card	MICROSOFT	POWER BI LICENSES	34.80
336	08/31/2025	P-Card	MID AMERICA REGIONAL	REFUND - MANAGERS ROUNDTABLE REGISTRATION	(25.00)
337	08/31/2025	P-Card	MINSKYS PIZZA	EMPLOYEE MEETING LUNCH	24.81
338	08/31/2025	P-Card	MINSKYS PIZZA	SHIFT CHANGE MEAL WITH CHIEF	241.90
339	08/31/2025	P-Card	MINUTEMAN PRESS OF O	PRINTING & PUBLISHING	29.80
340	08/31/2025	P-Card	MISSOURI PARKS & REC	ROLLWAGEN CPSI COURSE REGISTRATION	640.00
341	08/31/2025	P-Card	NASRO	TRAINING REGISTRATION - WOOTEN	550.00
342	08/31/2025	P-Card	NATIONAL EMERGENCY T	TRAINING EVENT MEAL TICKET	314.23
343	08/31/2025	P-Card	NATIONAL EMERGENCY T	MEAL TICKET - TRAINING EVENT	314.23
344	08/31/2025	P-Card	NATIONAL RECREATION	NRPA CONFERENCE OFFSITE CONTINUING ED	150.00
345	08/31/2025	P-Card	NICK AND JAKE'S INC	JOCO MANAGER'S MONTH LUNCH MEETING	22.25
346	08/31/2025	P-Card	NOTHING BUNDT CAKES	CAKE FOR 30 YEARS OF SERVICE-ROBBINS	31.00
347	08/31/2025	P-Card	NPC NEW PIG CORP	AUTOMOTIVE FLUID SPILL KITS FOR TRUCKS.	1,118.16
348	08/31/2025	P-Card	NRPA	NRPA VIRTUAL CONFERENCE REGISTRATION	365.00

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LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
349	08/31/2025	P-Card	OLATHE PET SHOP	ANIMAL CARE	133.99
350	08/31/2025	P-Card	OLATHE PET SHOP	ANIMAL CARE	46.92
351	08/31/2025	P-Card	OLATHE PET SHOP	ANIMAL CARE	85.60
352	08/31/2025	P-Card	O'REILLY AUTO PARTS	LIGHTS FOR JOHN DEERE TRACTOR	7.04
353	08/31/2025	P-Card	O'REILLY AUTO PARTS	BATTERY CHARGER	209.99
354	08/31/2025	P-Card	PANERA BREAD	SRO MEETING SUPPLIES	74.01
355	08/31/2025	P-Card	PANERA BREAD	BAGELS FOR EPL TRAINING	18.79
356	08/31/2025	P-Card	PARK N GO KCMO	AIRPORT PARKING	65.36
357	08/31/2025	P-Card	PAYPAL ICE CREAM	MATERIALS & SUPPLIES	100.00
358	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - CARROLL	350.00
359	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - BENNETT	350.00
360	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - GAST	350.00
361	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - MCCLUSKIE	350.00
362	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - ROBERTS	350.00
363	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - ROLLWAGEN	350.00
364	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - THOMPSON	350.00
365	08/31/2025	P-Card	PAYPAL MICHAELR57	CERTIFIED POOL OPERATOR CLASS - WILLIAMS	350.00
366	08/31/2025	P-Card	PAYSCALE, INC	MARKET COMPENSATION DATA ACCESS	6,800.00
367	08/31/2025	P-Card	PEANUT, THE	WORKING LUNCH FOR JC SWIM & DIVE LEAGUE MEET	18.00
368	08/31/2025	P-Card	PETCO 2633	ANIMAL CARE	17.99
369	08/31/2025	P-Card	PETCO 2633	ANIMAL CARE	12.59
370	08/31/2025	P-Card	PIZZA HUT	COVER STATION MEAL	136.90
371	08/31/2025	P-Card	PLASTIC PRINTERS	GOLF OPERATING SUPPLIES	982.80
372	08/31/2025	P-Card	POST PUBLISHING INC	PUBLICATION - PH FOR BUDGET & RNR	95.27
373	08/31/2025	P-Card	PRICE CHOPPER #6	CANDY FOR A MOVIE EVENT HOSTED BY PARKS.	24.60
374	08/31/2025	P-Card	PRICE CHOPPER #6	GF DONUTS FOR SAFETY MEETING	27.96
375	08/31/2025	P-Card	PRICE CHOPPER #6	FOOD FOR SAFETY MEETING	106.01
376	08/31/2025	P-Card	RANCH MART ACE HARDW	EXPENDABLE SUPPLIES	112.91
377	08/31/2025	P-Card	RANCH MART ACE HARDW	SCBA MAINTENANCE	49.74
378	08/31/2025	P-Card	RANCH MART ACE HARDW	FASTENERS FOR EQUIPMENT	5.28
379	08/31/2025	P-Card	RANCH MART ACE HARDW	BATTERIES FOR BLOWER	11.99
380	08/31/2025	P-Card	REACH MEDIA NETWORK	OTHER EXPENDABLE EQUIPMENT	214.00
381	08/31/2025	P-Card	RED OAK ANIMAL HOSPI	K9 EXAM AND SHOTS - PRIMA	123.75
382	08/31/2025	P-Card	REINDERS INC	SOCCER FIELD SUPPLIES	433.60
383	08/31/2025	P-Card	REINDERS INC	SOCCER FIELD SUPPLIES	186.00
384	08/31/2025	P-Card	REINDERS INC	HERBICIDE	667.08
385	08/31/2025	P-Card	REINDERS INC	INSECTICIDE	111.00
386	08/31/2025	P-Card	REINDERS INC	PESTICIDE	388.00
387	08/31/2025	P-Card	REVOCUP TWCENTER	COFFEE FOR STAFF MEETING	13.99
388	08/31/2025	P-Card	RING.COM	RING PREMIUM SUBSCRIPTION	109.09
389	08/31/2025	P-Card	RING.COM	RING CAMERA SUBSCRIPTION	109.09
390	08/31/2025	P-Card	ROSEHILL GARDENS	ANNUALS FOR POTS	178.00
391	08/31/2025	P-Card	SAFE KIDS WORLDWIDE	CAR SEAT TECH CERTIFICATION	55.00
392	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	133.88
393	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	233.06
394	08/31/2025	P-Card	SAM'S CLUB	STATION SUPPLIES	754.90
395	08/31/2025	P-Card	SAM'S CLUB	GOLF OPERATING SUPPLIES	102.58
396	08/31/2025	P-Card	SAM'S CLUB	COFFEE WITH A COP	19.76
397	08/31/2025	P-Card	SAM'S CLUB	CLOROX WIPES	14.98
398	08/31/2025	P-Card	SAM'S CLUB	DARE CANDY	16.98
399	08/31/2025	P-Card	SAM'S CLUB	STATION AND ADMIN SUPPLIES	11.88
400	08/31/2025	P-Card	SAM'S CLUB	STATION AND ADMIN SUPPLIES	23.76
401	08/31/2025	P-Card	SAM'S CLUB	STATION SUPPLIES	284.16
402	08/31/2025	P-Card	SAM'S CLUB	STATION SUPPLIES	20.76
403	08/31/2025	P-Card	SAM'S CLUB	REFRESHMENTS FOR MEETINGS	330.04
404	08/31/2025	P-Card	SAM'S CLUB	LUNCH & LEARN SUPPLIES AND KITCHEN HOSPITALITY	207.39
405	08/31/2025	P-Card	SAM'S CLUB	DRINK ITEMS FOR INTERVIEWS AND MEETINGS	15.94
406	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	151.27

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407	08/31/2025	P-Card	SAM'S CLUB	GOLF OPERATING SUPPLIES	92.45
408	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	229.05
409	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	317.53
410	08/31/2025	P-Card	SAM'S CLUB	INVENTORY-FOOD & BEVERAGE	204.64
411	08/31/2025	P-Card	SAM'S CLUB	GOLF OPERATING SUPPLIES	34.96
412	08/31/2025	P-Card	SAM'S CLUB	GOLF OPERATING SUPPLIES	32.32
413	08/31/2025	P-Card	SAM'S CLUB	GOLF OPERATING SUPPLIES	75.92
414	08/31/2025	P-Card	SARPINO PIZZA	LUNCH FOR ROLE PLAYER TRAINING	87.08
415	08/31/2025	P-Card	SAVESTATION	SAVESTATION -AED	140.00
416	08/31/2025	P-Card	SHAWNEE MISSION EDUC	SMEF BREAKFAST REGISTRATION - MAYOR ELKINS	75.00
417	08/31/2025	P-Card	SHAWNEE MISSION EDUC	SMEF BREAKFAST REGISTRATION - D STODDARD	75.00
418	08/31/2025	P-Card	SHRM	RECERTIFICATION FOR SHRM	165.00
419	08/31/2025	P-Card	Shutterstock	MONTHLY SUBSCRIPTION	29.00
420	08/31/2025	P-Card	SILENT EVENTS	SILENT DISCO - 'REACHING' - TEST KIT	156.00
421	08/31/2025	P-Card	SIMPLY STAMPS	NOTARY STAMPS - CULBERTSON & ANDERSON	62.33
422	08/31/2025	P-Card	SKID STEER GENIUS	SKID STEER GENIUS - PARTS	59.50
423	08/31/2025	P-Card	SMK SURVEYMONKEY.COM	SOFTWARE SUITE RENEWAL	331.00
424	08/31/2025	P-Card	SOUTHWEST AIRLINES	TRANSPORTATION	356.97
425	08/31/2025	P-Card	SOUTHWEST AIRLINES	TRANSPORTATION	356.97
426	08/31/2025	P-Card	SOUTHWEST AIRLINES	FLIGHT FOR GFOA TRAINING	266.96
427	08/31/2025	P-Card	SOUTHWEST AIRLINES	VEGAS CONFERENCE FLIGHT	112.65
428	08/31/2025	P-Card	SOUTHWEST AIRLINES	AIRLINE TICKETS FOR 2025 IMLA CONFERENCE	388.95
429	08/31/2025	P-Card	SOUTHWEST SOLUTIONS	SUBSCRIPTION FOR PROPERTY ROOM LOCKERS	695.00
430	08/31/2025	P-Card	SPOTIFY	TELECOMMUNICATIONS - FIXED	11.99
431	08/31/2025	P-Card	SPOTIFY	MUSIC FOR THE WAVE AND LAC	11.99
432	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE SUPPLIES	35.56
433	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE SUPPLIES	40.12
434	08/31/2025	P-Card	STAPLES BUSINESS ADV	MATERIALS & SUPPLIES	91.90
435	08/31/2025	P-Card	STAPLES BUSINESS ADV	MATERIALS & SUPPLIES	17.06
436	08/31/2025	P-Card	STAPLES BUSINESS ADV	STAPLES 124.58	124.58
437	08/31/2025	P-Card	STAPLES BUSINESS ADV	OPEN HOUSE SUPPLIES	55.86
438	08/31/2025	P-Card	STAPLES BUSINESS ADV	BINDER, DIVIDERS, FOLDERS	30.96
439	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE MATERIALS & SUPPLIES	(17.06)
440	08/31/2025	P-Card	STAPLES BUSINESS ADV	CARDSTOCK PAPER, DOUBLE A BATTERIES	41.71
441	08/31/2025	P-Card	STAPLES BUSINESS ADV	KITCHEN & MEETING SUPPLIES	103.61
442	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE SUPPLIES	63.20
443	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE SUPPLIES	2.49
444	08/31/2025	P-Card	STAPLES BUSINESS ADV	OFFICE SUPPLIES	53.27
445	08/31/2025	P-Card	STAPLES BUSINESS ADV	KITCHEN & MEETING SUPPLIES	22.22
446	08/31/2025	P-Card	STRUCTURAL TECHNOLOGY	ANNUAL LADDER TESTING	3,470.80
447	08/31/2025	P-Card	SUBURBAN LAWN & GARDEN	GRAVEL	131.35
448	08/31/2025	P-Card	SUBURBAN LAWN & GARDEN	ANNUALS	102.70
449	08/31/2025	P-Card	SUBURBAN LAWN & GARDEN	WATER WAND SPRINKLERS	27.75
450	08/31/2025	P-Card	SUBURBAN LAWN & GARDEN	SOIL	83.97
451	08/31/2025	P-Card	TG TECHNICAL SERVICE	GAS MONITOR MAINT	275.00
452	08/31/2025	P-Card	THE HOME DEPOT	WALL PLATE	14.98
453	08/31/2025	P-Card	THE HOME DEPOT	AIR CONDITIONERS	845.82
454	08/31/2025	P-Card	THOMSON WEST	MONTHLY SUBSCRIPTION	855.94
455	08/31/2025	P-Card	TOMPKINS INDUSTRIES	BRUSH MOWER PARTS	74.28
456	08/31/2025	P-Card	TRACTOR-SUPPLY-CO #0	TOOL BOX	349.99
457	08/31/2025	P-Card	TRAUMAPAK / HIGH	TRAUMA BAGS	1,645.00
458	08/31/2025	P-Card	TST RED DOOR GRILL -	30YEAR CELEBRATION ROBBINS	253.67
459	08/31/2025	P-Card	ULINE INC	SHELVING FOR LIONS SHELTER	672.80
460	08/31/2025	P-Card	UPS	GOLF TOURNAMENT EXPENSES	20.36
461	08/31/2025	P-Card	UPS STORE, THE	SHIPPING	15.84
462	08/31/2025	P-Card	UPS STORE, THE	SHIPPING OF A RETURN FOR SMALL TOOLS	19.73
463	08/31/2025	P-Card	UPS STORE, THE	OTHER EXPENDABLE EQUIPMENT	307.00
464	08/31/2025	P-Card	VANCES LAW ENFORCEMENT	HORNADY AMMUNITION	2,414.32

September 2025 Payments Report
Purchasing Card Transactions

LINE #	PAYMENT DATE	PAY METHOD	VENDOR NAME	INVOICE DESCRIPTION	NET AMOUNT
465	08/31/2025	P-Card	VARI SALES CO	DESK FURNITURE & ACCESSORIES	187.20
466	08/31/2025	P-Card	VARI SALES CO	DESK FURNITURE & ACCESSORIES	1,803.60
467	08/31/2025	P-Card	WAL-MART	CLEANING SUPPLIES	107.82
468	08/31/2025	P-Card	WAL-MART	PPE TRAYS	22.00
469	08/31/2025	P-Card	WAL-MART	INVENTORY-FOOD & BEVERAGE	145.88
470	08/31/2025	P-Card	WAL-MART	INVENTORY-FOOD & BEVERAGE	35.50
471	08/31/2025	P-Card	WAL-MART	INVENTORY-FOOD & BEVERAGE	83.31
472	08/31/2025	P-Card	WAL-MART	GOLF OPERATING SUPPLIES	35.68
473	08/31/2025	P-Card	WAL-MART	GOLF OPERATING SUPPLIES	14.99
474	08/31/2025	P-Card	WAL-MART	GOLF OPERATING SUPPLIES	3.53
475	08/31/2025	P-Card	WAL-MART	PAPER PLATES & NAPKINS KRPA	16.46
476	08/31/2025	P-Card	WEATHERVERIFICATIONS	LIGHTNING REPORT	95.00
477	08/31/2025	P-Card	WEBSTAURANT STORE INC	COFFEE MAKER FOR LION'S CONCESSION	969.38
478	08/31/2025	P-Card	WEDDING MBA	WEDDING MBA CERTIFICATE REGISTRATION	135.00
479	08/31/2025	P-Card	WEDDING MBA	WEDDING MBA ELITE LEVEL CERTIFICATION	15.00
480	08/31/2025	P-Card	WESTLAKE HARDWARE	EQUIPMENT REPAIRS	7.96
481	08/31/2025	P-Card	WHOLE FOODS	YOSEPH KASSIE BIRTHDAY TREATS	27.26
482	08/31/2025	P-Card	WICHITA STATE UNIVER	CONFERENCE REGISTRATION - CLERK'S INSTITUTE	355.00
483	08/31/2025	P-Card	WITMER PUBLIC SAFETY	PERSONAL PROTECTIVE EQUIPMENT	175.30
484	08/31/2025	P-Card	WWW.PEACHJAR.COM	OTHER CONSULTING	150.00
485	08/31/2025	P-Card	WWW.SLCSQUARED.COM	REGIONAL POLICE ACEDEMY TRAINING	375.00
486	08/31/2025	P-Card	WWW.SLCSQUARED.COM	REGIONAL POLICE ACEDEMY TRAINING	375.00
TOTAL					\$ 93,217.42



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Patty Bennett, Legal, 913-663-9175, pattyb@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The Oddo Development Company has filed a petition requesting that the City approve the establishment of a Transportation Development District and implement a 1% sales tax for 22 years for a maximum amount of \$19,566,667. The 1% TDD Sales Tax funds would reimburse the developer for specific infrastructure improvements set forth on Exhibit A of the attached petition.

The City has approved two other sales tax TDDs.

- Park Place, \$15,000,000.00 for construction of parking garages
- Town Center Crossing, \$4,600,000.00 for infrastructure and grading

This resolution merely schedules the public hearing - it does not approve the petition.

STAFF RECOMMENDATION

Staff recommends that the Governing Body schedule the public hearing to discuss this petition.

ATTACHMENTS

[Resolution](#)

[TDD Petition](#)

RESOLUTION NO. _____

**A RESOLUTION 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 CONSIDER THE LEVY OF A TRANSPORTATION
DEVELOPMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT.**

WHEREAS, K.S.A. 12-17,140 *et seq.* (the "Act") authorizes the governing body of any city or county to create transportation development districts to finance projects within such defined area of the city or county and to levy a transportation development district sales tax and/or levy special assessments upon property within the district to finance projects; and

WHEREAS, a petition (the "Petition") was filed with the City Clerk of the City of Leawood, Kansas (the "City"), proposing the creation of the East Village Transportation Development District ("TDD") under the Act and the imposition of a transportation development district sales tax in order to pay the costs of the project, the general nature of which is described in Exhibit A attached hereto (the "Project"); and

WHEREAS, the Petition was signed by the owners of record, whether resident or not, of all of the land area within the proposed TDD, as required by the Act; and

WHEREAS, the City intends to consider creation of the TDD and levy of a transportation development district sales tax in an amount equal to one percent (1.0%) as requested in the Petition (the "TDD Sales Tax"); and

WHEREAS, the governing body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the TDD, approving the Project and levying the TDD Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

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

Section 1. The governing body hereby finds and determines that the Petition meets the requirements of the Act.

Section 2. It is hereby authorized, ordered and directed that the governing body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the TDD, approving the Project, and whether to impose the TDD Sales Tax and such other matters related thereto, such public hearing to be held on **November 17, 2025** at 7:00 p.m., or as soon thereafter as the matter can be heard, at Leawood City Hall, 4800 Town Center, Leawood, Kansas, under the authority of the Act.

Section 3. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of a notice of public hearing substantially in the form attached hereto as Exhibit A once each week for two consecutive weeks in the official City newspaper, the second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of such notice of public hearing, via certified mail, to all property owners within such proposed TDD at least 10 days prior to the date of the hearing.

Section 4. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the City Council on October 20, 2025.

SIGNED by the Mayor on October 20, 2025.

By: _____
Marc E. Elkins, Mayor

[SEAL]

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

EXHIBIT A

(Published in *The Johnson County Post* on October 27, 2025 and on November 3, 2025)

NOTICE OF PUBLIC HEARING

Public notice is hereby given that the City of Leawood, Kansas (the "City"), will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-17,140 *et seq.* (the "Act") to consider the advisability of creating a proposed transportation development district ("TDD"), the financing of the project therein, the levy of a transportation development district sales tax, and other matters related thereto.

Time and Place of the Hearing

The public hearing will be conducted on November 17, 2025, at 7:00 p.m., or as soon thereafter as the matter can be heard, at Leawood City Hall, 4800 Town Center, Leawood, Kansas.

General Nature of the Proposed Project

The general nature of the proposed transportation development district project (the "Project") to be constructed is:

To provide for transportation related and/or infrastructure including both public and private improvements, as defined in K.S.A. 12-17,141, whether within or without the TDD, which are anticipated to include, but are not limited to: the design and construction of: (1) Kenneth Road improvements; (2) traffic signal improvements at the intersection of West 135th Street and Kenneth Road; (3) traffic signal improvements at the intersection of West 134th Street and State Line Road; (4) additional turn lanes on State Line Road; (5) additional turn lanes on West 135th Street; (6) improvements to West 135th Street as required to widen the same; (7) other private streets that are on or near the property; (8) underground water mains, water services and water connections; (9) sanitary and storm sewers (including detention facilities); (10) streetscape; and (11) all appurtenances related to the foregoing including, but not limited to, preliminary and final engineering, survey, staking, grading, erosion control, construction supervision/inspection, testing, legal fees, and costs associated with the interest expense of financing the improvements and related work necessary to complete the project.

Maximum Cost of the Project

The estimated maximum cost of the proposed Project is \$19,566,667, a portion of which and the City's administrative costs are projected to be reimbursable under the Act ("Reimbursable Project Costs").

Proposed Method of Financing

The proposed method of financing the Project is in part from the levy of the TDD Sales Tax. The Reimbursable Project Costs will be financed on a pay as you go basis or through issuance of special obligation TDD bonds/notes, at the sole election of the City, as defined in the Act and as further set forth in a development agreement to be entered into between the City and the developer of the Project.

Proposed Amount of the Transportation Development District Sales Tax

The City intends to consider levying a transportation development district sales tax in an amount equal to one percent (1.0%) (the “TDD Sales Tax”).

Special Assessments

No special assessments will be imposed within the TDD in conjunction with the Project.

Map of Proposed Transportation Development District

A map generally outlining the boundaries of the proposed TDD is below:



The public hearing may be adjourned from time to time. At the conclusion of the public hearing, the governing body may, by passage and publication of an ordinance, create the TDD, authorize the Project, approve the maximum cost of the Project and the boundaries of the TDD, levy the TDD Sales Tax, and approve the method of financing.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: October 27, 2025.

Stacie Stromberg
City Clerk of the City of Leawood, Kansas
Leawood City Hall

4800 Town Center

**PETITION FOR THE CREATION OF A
TRANSPORTATION DEVELOPMENT DISTRICT
(EAST VILLAGE PROJECT)**

TO: City Council,
City of Leawood, Kansas

The undersigned, being the owner of record, whether resident or not, of one hundred percent (100%) of the land area contained within the hereinafter described Transportation Development District, hereby petitions the City of Leawood, Kansas (the “*City*”) to create a Transportation Development District (“*TDD*”) and authorize the proposed TDD project (the “*TDD Project*”) hereinafter set forth, all in the manner provided by K.S.A. 12-17,140 *et seq.* (the “*Act*”). In furtherance of such request, the Petitioner states as follows:

1. GENERAL NATURE

The proposed TDD Project consists of the improvement, construction, reconstruction, replacement, repair, and installation of certain transportation related infrastructure and improvements on both privately-owned property and public right-of-way, within and without the TDD, generally located at the northwest corner of 135th Street and State Line Road within the City. The general nature of the proposed TDD Project is set forth in Exhibit A attached hereto and incorporated herein by reference.

Through TDD financing in accordance with this Petition, the Act, and the City’s policy, Oddo Development Company, Inc., or its successor or assign, as developer (“*Developer*”), seeks public assistance to finance the development, construction, maintenance, and/or operations of the TDD Project.

2. MAXIMUM COST

The estimated maximum cost of the TDD Project is \$19,566,667, as shown in more detail on Exhibit B attached hereto and incorporated herein by reference.

3. PROPOSED METHOD OF FINANCING

The proposed method of financing the TDD Project is from the levy of a TDD sales tax, in the amount of one percent (1%), on all retail sales transactions subject to state and local retailers’ sales tax occurring within the TDD pursuant to the Act (the “*TDD Sales Tax*”), as further described in paragraph 5 of this Petition, and through pay-as-you-go financing or through issuance of special obligation TDD bonds/notes, at the sole election of the City, as defined in the Act.

4. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

No TDD assessments are proposed.

5. PROPOSED AMOUNT OF SALES TAX

A TDD sales tax, in the amount of one percent (1%), on all retail sales transactions subject to state and local retailers’ sales tax occurring within the TDD is proposed.

6. MAP AND LEGAL DESCRIPTION OF THE PROPOSED TDD

A map of the TDD is attached hereto at Exhibit C.

The legal description of the TDD is attached hereto at Exhibit D.

7. NOTICE TO PETITION SIGNER

Petitioner hereby acknowledges that signatures may not be withdrawn from this Petition by the signer hereof after the City commences consideration of this Petition, or later than seven (7) days after the filing hereof with the City Clerk, whichever occurs first. In addition, Petitioner consents to any assessments to the extent described herein without regard to benefits conferred by the TDD Project.

8. PETITION BINDING ON FUTURE OWNERS

Petitioner hereby acknowledges that if this Petition is not properly withdrawn as permitted by the Act, any future owners of the property within the TDD shall be bound by this Petition.

9. BOND MARKETABILITY

Petitioner hereby acknowledges that the City will record this Petition if the proposed TDD Project is approved by the City Council and that by the acceptance of this Petition the City Council does not make any representation as to issuance or the marketability of TDD bonds/notes, if any, to finance the TDD Project described in this Petition. The Petitioner assumes the risk that such TDD bonds/notes can be issued under terms acceptable to the City.

10. COUNTERPARTS

This Petition may be executed in one or more counterparts and by each signer hereof on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which shall constitute one instrument.

11. ACKNOWLEDGMENTS

Petitioner acknowledges that:

(A) the City's approval of this Petition or of the TDD Project set forth in this Petition and creation of a TDD by the City as proposed in this Petition does not eliminate independent requirements by the Petitioner to comply with all applicable zoning, planning, permit and other laws relating to the development of property; and

(B) the implementation of the TDD proposed by the Petition may be limited and conditioned by the terms of a reimbursement or development agreement entered into between the City and the Developer of the TDD Project approved by the City, or otherwise permitted under any reimbursement or development agreement entered into with the City.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the undersigned Petitioner has executed the above foregoing Petition to create the TDD on the date set forth below:

ODDO DEVELOPMENT COMPANY, INC.,
a Kansas corporation

By:

Rick Oddo, CEO

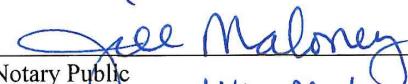


ACKNOWLEDGMENT

STATE OF Kansas)
COUNTY OF Johnson) ss.

BE IT REMEMBERED, that on this 11th day of September, 2025, before me, the undersigned, a Notary Public in and for said County and State, came Rick Oddo, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.


Notary Public
Printed Name:

Jill Maloney

My Commission Expires:

3/30/29



EXHIBIT A**GENERAL NATURE OF PROPOSED TDD PROJECT**

To provide for transportation related and/or infrastructure including both public and private improvements, as defined in K.S.A. 12-17,141, whether within or without the TDD, which are anticipated to include, but are not limited to: the design and construction of: (1) Kenneth Road improvements; (2) traffic signal improvements at the intersection of West 135th Street and Kenneth Road; (3) traffic signal improvements at the intersection of West 134th Street and State Line Road; (4) additional turn lanes on State Line Road; (5) additional turn lanes on West 135th Street; (6) improvements to West 135th Street as required to widen the same; (7) other private streets that are on or near the property; (8) underground water mains, water services and water connections; (9) sanitary and storm sewers (including detention facilities); (10) streetscape; and (9) all appurtenances related to the foregoing including, but not limited to, preliminary and final engineering, survey, staking, grading, erosion control, construction supervision/inspection, testing, legal fees, and costs associated with the interest expense of financing the improvements and related work necessary to complete the project.

EXHIBIT B**TDD COSTS**

ITEM	COST
Kenneth Road	\$550,000
Signalization (West 135 th & Kenneth Road; West 134 th & State Line Road)	\$350,000
Electrical Infrastructure	\$750,000
Turn Lanes on State Line Road	\$500,000
Widening of West 135 th Street	\$6,000,000
Water Infrastructure	\$1,100,000
Storm Sewers	\$3,500,000
Sanitary Sewers	\$1,500,000
Private Roads	\$3,250,000
Parks, Landscaping, Streetscape, and Monumentation	\$400,000
Additional Turn Lanes on West 135 th Street	\$166,667
Design	\$1,550,000
TOTAL COST OF IMPROVEMENTS	\$19,566,667

EXHIBIT C

MAP OF TDD

The property encompassed within the TDD is generally outlined below in black.



EXHIBIT D

LEGAL DESCRIPTION OF TDD

To be inserted.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Patty Bennett, Legal, 913-663-9175, pattyb@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

KBSIII recently sold its interest in Park Place to Park Place Village Holdings LLC, an affiliate of DFW Real Estate. As a part of that transaction, KBSIII assigns its rights and duties under the Amended Restated TDD Development Agreement [the "DA"] to the buyer.

The DA sets forth:

- The TDD Sales Tax was approved to reimburse up to \$15,000,000 for building a 700-space garage.
- The TDD Sales Tax reimbursement was to be sent to KBS III.

KBS now asks that the reimbursement be assigned to its successor.

We hope to have the new owners attend a City Council meeting soon for introductions.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

[Resolution](#)

[2025 Assignment of TDD Sales Tax Development Agreement by KBS \(00941208\)](#)

RESOLUTION NO. _____

**RESOLUTION CONSENTING TO ASSIGNMENT OF AMENDED AND RESTATED
TDD DEVELOPMENT AGREEMENT [PARK PLACE-SALES TAX] [“DEVELOPMENT
AGREEMENT”] DATED MAY 16, 2016, FROM KBSIII PARK PLACE VILLAGE, LLC
[“KBS III”] TO PARK PLACE VILLAGE HOLDINGS LLC AND AUTHORIZING THE
MAYOR TO EXECUTE DOCUMENTS ASSOCIATED THEREWITH**

WHEREAS, on May 16, 2016, the City entered into an agreement with KBSIII regarding the collection and reimbursement of TDD Sales Tax in the Park Place development;

WHEREAS, KBSIII has sold its interest in the Park Place development and wishes to assign its rights under the agreement to Park Place Village Holdings LLC;

WHEREAS, assignment of the Development Agreement requires the express consent of the City; and

WHEREAS, the City desires to express its consent to this assignment.

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

SECTION ONE: That the City hereby expressly consents to the assignment of the Development Agreement from KBSIII to Park Place Village Holdings LLC, all as further set forth in Exhibit “A,” and incorporated herein by reference as if fully set out and authorizes the Mayor to execute documents associated therewith.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

Title of Document: Assignment and Assumption Agreement (Amended and Restated TDD Development Agreement (Park Place – Sales Tax)

Date of Document: October ___, 2025

Assignor(s): KBSIII Park Place Village, LLC, a Delaware limited liability company

Assignee(s): Park Place Village Holdings LLC, a Delaware limited liability company

Assignee(s) Mailing Address: 9111 Cypress Waters Blvd., Suite 140, Dallas, TX 75019

Consenting Party: City of Leawood, Kansas

Legal Description: See Exhibit A attached hereto

Reference Book and Page(s): Book 201605, Page 006677

ASSIGNMENT AND ASSUMPTION AGREEMENT
(Amended and Restated TDD Development Agreement (Park Place – Sales Tax))

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (Amended and Restated TDD Development Agreement (Park Place – Sales Tax)) (this "Assignment") is made and entered into effective October ___, 2025 (the "**Effective Date**"), by and between **KBSIII PARK PLACE VILLAGE, LLC**, a Delaware limited liability company ("Assignor") and **PARK PLACE VILLAGE HOLDINGS LLC**, a Delaware limited liability company ("Assignee"). **CITY OF LEAWOOD, KANSAS**, a municipal corporation duly organized under the laws of the State of Kansas, joins in this Assignment for the limited purpose of consenting to the within assignment ("City").

RECITALS:

A. Assignor previously owned a portion of certain property more particularly described on Exhibit A attached hereto (the "**Property**") encumbered by that certain Amended and Restated TDD Development Agreement (Park Place – Sales Tax) dated May 16, 2016 and filed on May 18, 2016 in Book 201605, Page 006677 in the Register of Deeds of Johnson County, Kansas (the "**Development Agreement**").

B. On or about September 23, 2025, Assignor transferred ownership of the Property to Assignee.

C. Assignor now desires to transfer any and all interests it may have under the Development Agreement to Assignee.

D. Any assignment of the Development Agreement requires the consent of the City, and the City is willing to grant such consent.

AGREEMENT:

NOW, THEREFORE, in consideration of the above premises, the mutual covenants and agreements stated herein, as well as other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **Assignment.** Assignor does hereby irrevocably assign, transfer, sell, deliver and convey unto Assignee, its successors and assigns, all of Assignor's right, title and interest under the Development Agreement, if any, which rights are being transferred without any representation or warranty of any kind.

2. **Assumption of Liabilities.** Commencing as of the date set forth above, Assignee hereby assumes responsibility to faithfully and punctually perform all of the obligations that Assignor is otherwise bound to perform, discharge or otherwise satisfy under the Development Agreement to the extent such obligations first accrue and arises after the date of this Assignment.

3. **Release.** Assignee, on behalf of itself and all of its officers, directors, shareholders, employees, representatives and affiliated entities (collectively, the "**Releasors**") hereby expressly waives and relinquishes any and all rights and remedies Releasors may now or hereafter have against Assignor, its successors and assigns, partners, shareholders, officers and/or directors (the "**Assignor Parties**"), whether known or unknown, which may arise from or be related to Assignor's assignment of its rights under the Development Agreement as provided in this Assignment.

4. **Consent.** City hereby consents to the assignment of the Development Agreement by Assignor to Assignee.

5. **General.**

(a) This Assignment cancels and supersedes all previous agreements relating to the subject matter of this Assignment, written or oral, between the parties hereto and, contains the entire understanding of the parties hereto and shall not be amended, modified or supplemented in any manner whatsoever except as otherwise provided herein, or in writing, signed by each of the parties hereto.

(b) This Assignment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute one agreement which is binding upon all the parties hereto, notwithstanding that all parties are not signatories to the same counterpart.

(c) This Assignment and all rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the State of Kansas applicable to agreements made and to be performed entirely within such State, including all matters of enforcement, validity and performance.

(d) This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have each caused this Assignment and Assumption Agreement to be duly executed as of the day and year first above written.

ASSIGNOR:

KBSIII PARK PLACE VILLAGE, LLC,
a Delaware limited liability company

By: KBSIII REIT ACQUISITION XXII, LLC,
a Delaware limited liability company, its sole member

By: KBS REIT PROPERTIES III, LLC,
a Delaware limited liability company, its sole member

By: KBS LIMITED PARTNERSHIP III,
a Delaware limited partnership, its sole member

By: KBS REAL ESTATE INVESTMENT TRUST III, INC.,
a Maryland corporation, its general partner

By: _____
Charles J. Schreiber, Jr.,
Chief Executive Officer

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) ss.
COUNTY OF _____)

On October ___, 2025, before me, _____, a Notary Public, personally appeared Charles J. Schreiber, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

[SIGNATURES CONTINUE ON NEXT PAGE]

ASSIGNEE:

PARK PLACE VILLAGE HOLDINGS LLC,
a Delaware limited liability company

By: _____
Vijay Borra,
Manager

ACKNOWLEDGEMENT

STATE OF _____)
) ss.
COUNTY OF _____)

I, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vijay Borra personally known to me to be the Manager of Park Place Village Holdings, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in such capacity, as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of October, 2025.

Notary Public

My Commission Expires: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

CONSENTING PARTY:

CITY OF LEAWOOD, KANSAS

Marc Elkins,
Mayor

ATTEST:

Stacie Stromberg,
City Clerk

APPROVED AS TO FORM:

Patricia Bennett,
City Attorney

ACKNOWLEDGEMENT

STATE OF KANSAS)
)
COUNTY OF JOHNSON) ss.
)

BE IT REMEBERED, that on this ____ day of October, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, came Marc Elkins, Mayor of the City of Leawood, Kansas, who is known to me to be the same person who executed the above and foregoing instrument on behalf of said municipal body and duly acknowledged the execution of the same as its free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last above written.

Notary Public

My Commission Expires:

EXHIBIT A

Legal Description

See Attached

(PDF of Metes and Bounds from underlying Agreement to be used here)



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Brad Robbins, Police, 913-663-9301, brobbins@leawood.org

AGENDA ITEM

Resolution approving and authorizing the Mayor to execute a Right-of-Way Maintenance Agreement between the City and the Hazelwood Homeowners Association (PD)

SUMMARY

Staff is requesting approval and authorization for the Mayor to execute a Right-of-Way Maintenance Agreement with the Hazelwood Homeowners Association. This Agreement will enable us to move forward with a Neighborhood License Plate Reader (LPR) Memorandum of Understanding (MOU) between the City and this HOA.

Earlier this year, the City entered a trial program to test the Genetec Cloudrunner LPR system. This new system uses a solar panel and cellular data transmissions by the same manufacturer of the City's other LPRs, significantly simplifying the infrastructure and staff involvement needed to install and maintain neighborhood LPRs.

Based on the early success of this product, we announced a Neighborhood LPR program at the City's March 2025 HOA Summit. Hazelwood HOA (119th and Pawnee) was one of the first neighborhoods to approach the police department about partnering for such a system. Hallbrook Farms was the first neighborhood to install hard-wired LPRs in 2023.

The Hazelwood HOA and the City are prepared to enter into an MOU for a five-year contract to provide a Neighborhood LPR. That MOU is attached here for reference. The ROW maintenance agreement on the agenda for your review and approval will allow installation of this new LPR camera for Hazelwood on the HOA light pole in the City's right of way.

STAFF RECOMMENDATION

Authorize the Mayor to sign the agreement.

ATTACHMENTS

[Resolution](#)
[Agreement](#)
[Memorandum of Understanding](#)

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A
RIGHT-OF-WAY MAINTENANCE AGREEMENT BETWEEN THE CITY AND
HAZELWOOD HOMEOWNERS ASSOCIATION**

WHEREAS, the City and Hazelwood Homeowners Association wish to enter into a Right-of-Way Maintenance Agreement pertaining to the City installation of License Plate Readers within the right-of-way in the Hazelwood subdivision.

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 the Right-of-Way Maintenance Agreement between the City and Hazelwood Homeowners Association, 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 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

**RIGHT-OF-WAY MAINTENANCE AGREEMENT
HAZELWOOD HOMEOWNERS ASSOCIATION**

THIS AGREEMENT is made and entered into this _____ day of _____, 20____, by and between the CITY OF LEAWOOD, a Kansas municipal corporation (the "City") and HAZELWOOD HOMEOWNERS ASSOCIATION (the "HOA").

WITNESSETH:

WHEREAS, the HOA operates within the HAZELWOOD subdivision in the City of Leawood, Johnson County, Kansas more particularly described as:

HAZELWOOD FIRST PLAT, HAZELWOOD SECOND PLAT, HAZELWOOD THIRD PLAT, and HAZELWOOD FOURTH PLAT.

WHEREAS, the HOA has constructed the following amenities, within the public right-of-way:

- stone columns,
 - walls,
 - mailboxes,
 - irrigation,
 - landscaping, and
 - above grade street light system (poles, arms, fixtures, and related wiring)
- [hereinafter "Amenities"];

WHEREAS, the City has raised certain concerns regarding the responsibility for and future maintenance of the Amenities; and

WHEREAS, the HOA, in order to satisfy the concerns of the City, so as to receive permission to place the Amenities in the public right-of-way, has agreed to the terms, conditions and requirements set forth in this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and the promises contained herein, the parties hereto agree as follows:

ARTICLE I – HOA PROMISES

The HOA hereby agrees to the following terms, conditions and requirements:

- 1.1 The HOA, acknowledges and agrees that:
 - (a) The Amenities, although located within City right-of-way, are the sole responsibility of HOA.
 - (b) The HOA shall properly maintain the Amenities as a part of its general maintenance obligations.
 - (c) The HOA shall allow the City of Leawood to affix city-owned street and traffic signs, License Plate Reader camera(s) and related solar power supply to the privately owned light poles situated within the right-of-way within the Hazelwood subdivision.

- (d) The City is released from any and all past, present or future liability for any damage that may be caused at any time to any person or to any real or personal property resulting from or related to, directly or indirectly, the City allowing the Amenities to be located in its right-of-way, or otherwise acting or failing to act with respect to the maintenance of the Amenities. The City is further released from any and all past, present or future obligations to expend any funds or to take any other action to repair, replace, maintain or improve the Amenities.
- (e) The HOA shall indemnify and hold harmless the City, the Mayor, the members of the City Council and the employees and agents of the City from and against any and all losses, damages, costs and expenses, including reasonable attorney's fees, that may be incurred or suffered by any of them as a result of or in connection with any claims that may be asserted against any of them in connection with the Amenities. The HOA is further required to promptly reimburse the City for any public funds the City may expend with respect to maintenance of the Amenities in the event the HOA fails to maintain the same, although the City is under absolutely no obligation to so maintain.
- (f) If the City or the City's designee does damage to the Amenities, repair or replacement of the same shall not be the responsibility of the City or the City's designee.
- (g) Should the City determine that the Amenities are endangering the public health, safety or welfare or have become unsightly or a nuisance, or interfere in any way with the City's use of the right-of-way, upon request of the City, the HOA will remove or cause to be removed any or all of the Amenities from the City's right-of-way. Should the HOA fail to comply with the City's removal request, the City may remove the same and the HOA shall be obligated to reimburse the City for the removal.
- (h) The HOA shall maintain adequate liability insurance to cover all reasonably insurable risks associated with the maintenance of the Amenities and the covenants contained herein.
- (i) This Agreement may only be amended or terminated upon the written consent of the City through its Governing Body.

ARTICLE II - CITY COVENANTS

2.1 City agrees, upon approval of plans submitted to and approved by the City and upon a showing of compliance with this Agreement and compliance with the City's ordinances and rules and regulations, to permit the Amenities to be constructed and maintained in the public right-of-way.

ARTICLE III - MISCELLANEOUS

3.1 This Agreement shall be binding upon and inure to the benefit to the parties hereto and their respective successors and assigns and to the grantees of HOA.

3.2 This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

ARTICLE IV - RECORDING OF DOCUMENT

4.1 The City, at the HOA's cost, shall cause this agreement to be filed with the Johnson County, Kansas Division of Land Records. Each party hereto shall receive a duly executed copy of this agreement for its official records.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF LEAWOOD, KANSAS

By: _____
Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett , City Attorney

By: HAZELWOOD HOMEOWNERS ASSOCIATION

Signature

Printed Name

Title: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, **President** of HAZELWOOD HOMEOWNERS ASSOCIATION, a corporation duly organized, incorporated and existing under and by virtue of the laws of _____; and _____, **Secretary** of said corporation, who are (is) personally known to me to be such officer(s) and who are (is) personally known to me to be the same person(s) who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Secretary – Hazelwood Homeowners Association

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

STATE OF KANSAS]
]
COUNTY OF JOHNSON] ss.

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, a Notary Public in and for said county and state, appeared **MARC E. ELKINS, MAYOR**, who acknowledged that he signed the foregoing instrument on behalf of the **CITY OF LEAWOOD, KANSAS**, and further acknowledges the same as his voluntary act and deed on behalf of the **CITY OF LEAWOOD**, for the uses and purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed my official seal on the day and year aforesaid.

Notary Public

My Commission Expires:

**MEMORANDUM OF UNDERSTANDING
Between the City of Leawood, Kansas and
HAZELWOOD HOMEOWNERS ASSOCIATION**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into by and between Hazelwood Homeowners Association ("HOA"), and the City of Leawood, Kansas ("City"). The HOA and City are collectively referred to herein as the "Parties."

WHEREAS, the City, by and through its police powers, is interested in preserving the public peace and order, preventing crime, and protecting persons and property to promote the health, safety and welfare of the public;

WHEREAS, the HOA is an organization responsible for the general management of the Hazelwood community, including maintaining common property in and around the subdivision, which is generally located east of Tomahawk Creek Parkway and north of 119th Street in Leawood, KS;

WHEREAS, the HOA has an interest in protecting persons and property, maintaining property values, and decreasing crime;

WHEREAS, the City has a system in place for License Plate Reader ("LPR") systems and receiving related data; and

WHEREAS, the Parties desire to enter into this MOU in the interest of promoting public safety.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants and understandings herein, and for other good and valuable consideration, the Parties hereto understand and agree as follows:

HOA'S UNDERSTANDING:

1. HOA would like for streets or intersections in or near its location to be covered by LPRs, if possible. In order to facilitate this coverage, HOA will provide funding for the purchase, installation, and five years of maintenance for LPRs to be installed by the City. HOA shall be responsible for the following costs to cover all hardware, software, installation, maintenance and data services to cover the items provided hereunder for a period of five (5) years (the term of this MOU):
 - Genetec CloudRunner system, CRS-CRH2-LTE-5Y, + 5 years maintenance = \$11,850

These costs are due in full to the City at the time of signing this MOU and are non-refundable.

2. The HOA will take reasonable security measures to prevent any unauthorized access to the LPR equipment. The HOA agrees to notify the City if the LPR system is damaged, disabled, or modified in any way.
3. The HOA understands the City will purchase a maintenance agreement with Electronic Technology, Inc. (ETI) and that ETI will be responsible for providing maintenance services to the LPR system pursuant to its agreement with the City.
4. The HOA understands the City's obligation hereunder is to notify ETI when it becomes aware of any service covered under the maintenance agreement is required. The HOA agrees the City does not and cannot guarantee the LPR system will always be operational, nor does the City warrant or guarantee the performance of ETI will resolve all maintenance issues.
5. Although located in the right-of-way and owned by the City, HOA is solely responsible for the physical repair or replacement of the LPR system in the event it becomes damaged or disabled due to an act of God or an act of a third party.

CITY'S UNDERSTANDING

6. The City will coordinate the purchase, installation and maintenance of certain LPRs to be located in or near the HOA. The City shall determine placement and general locations for installation of LPRs. The City will coordinate the installation of all hardware and equipment and establish connectivity with the City. Additional LPRs may be added to this MOU by a written addendum signed by both parties, and at the sole cost of the HOA.
7. The City will store all digital information received through the LPRs installed pursuant to this MOU in the same manner as it stores other LPR data. The LPR data may be comingled with other LPR data of the City, and will not be kept or stored separately. The City will retain and archive all of its LPR data and will only disclose or release LPR related data pursuant to City policy and applicable law. No LPR data will be shared by the City with the HOA pursuant to this MOU.
8. The City will be responsible for coordinating with ETI for any necessary maintenance on the hardware, software and other equipment, covered by the maintenance agreement, including troubleshooting any connectivity issues, as may become necessary to continue to receive LPR data under this MOU. Nothing hereunder requires the City to do anything other than contact and coordinate with ETI for maintenance as provided by the five-year maintenance agreement.

MISCELLANEOUS

9. The Term of this MOU shall be for a period of five (5) years. The parties may agree to renew this MOU for an additional period of time to be determined either by signing an addendum or a new MOU. There will be no automatic renewal.
10. All LPRs installed pursuant to this Agreement, and any data gathered therefrom, will at all times be owned by the City. The City may immediately suspend or terminate its connection to the LPRs for any reason, with or without notice to the HOA. Prior to suspending or terminating its connection, the City may, but is not required to, work with the HOA to try to remedy any issues.
11. Nothing in this MOU should be construed to mean or imply that the LPRs are being constantly monitored, monitored in real-time, or otherwise monitored by the City. The City is not providing any direct or special level of security to the HOA by entering into this MOU. HOA agrees to save harmless the City, its officers, employees and agents, from all claims, suits and expenses in connection with or arising from any act or omission of the City related to or in connection with the City's use or non-use of the LPRs hereunder.
12. This MOU supersedes all prior oral or written agreements, if any, between the parties and constitutes the entire understanding between the parties. This MOU cannot be changed or modified orally. Any amendment to this MOU must be in writing and agreed to by all Parties.
13. This MOU may be terminated at any time without cause by giving thirty (30) days written notice. In the event of a federal, state, or local emergency, or a change in federal or state law, including case law, regarding LPR's, termination may be made effective immediately upon written notice to each party. Upon termination, the City will retain ownership of the LPR data it has in its possession, and the LPRs and all associated hardware and software. Upon termination, any costs and fees paid by the HOA to the City will be deemed forfeited to the City and are non-refundable.
14. Any notice required to be given by this MOU shall be made to the following:

For Hazelwood HOA: _____

For Leawood: Leawood Police Department
 ATTN: Police Chief
 4201 Town Center Dr.

Leawood, Kansas 66211
Email: policecommandstaff@leawood.org

With a copy to: Leawood City Clerk
4800 Town Center Drive
Leawood, Kansas 66211
Email: cityclerk@leawood.org

15. The parties will attempt to resolve disputes pursuant to this MOU amicably and through discussion between the parties. If court intervention is required, jurisdiction shall be in the District Court of Johnson County, Kansas. This MOU shall be construed solely in accordance with Kansas law. Should a court strike one or more portions of this MOU, the remainder shall remain in full force and effect until the MOU is either terminated as provided herein, or expires.
16. This MOU does not create a business partnership between the parties. This MOU is not intended to waive any party's immunity from suit or other defenses applicable to any claim or lawsuit; nor does this MOU create any benefit or vest any right in any person or entity not a signatory hereto.
17. This MOU may be executed in one or more counterparts, each of which will be deemed an original copy of this MOU and all of which, when taken together, will be deemed to constitute one and the same MOU. This MOU shall be effective upon the execution by all parties, notwithstanding that all parties may sign the same counterpart. The parties' signatures transmitted by electronic means shall be proof of the execution of this MOU and shall be acceptable in a court of law.

The persons signing below hereby attest that they are authorized to execute this MOU on behalf of their respective organizations.

City of Leawood, Kansas:

Brad Robbins, Chief of Police

Approved:

Don Cawby, Finance Director

Approved as to form:

Marcia L. Knight
Deputy City Attorney

HAZELWOOD HOMEOWNERS ASSOCIATION

Signature

Printed Name

Title

Date: _____



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: David Ley, Public Works, 913-663-9131, davidl@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

This addendum for \$27,005.39 is for replacing the metal pipe along State Line Road near 104th Street. Johnson County Wastewater replaced the metal pipe in locations of their force main installation; however, staff requested that they extend the metal pipe replacement to the next storm sewer structures, as the pipe invert was rusted.

BUDGET INFORMATION

Staff proposes splitting this expenditure between the General Fund and the Stormwater Improvements Fund, which is funded by the 1/8-cent sales tax. The General Fund budget includes \$75,000 for emergency stormwater repairs, but it does not have an adequate unencumbered balance to cover this expenditure. The 2025 budget in Stormwater Improvements includes \$10,000 for miscellaneous maintenance, which staff proposes to use to make up the difference.

STAFF RECOMMENDATION

Staff recommends approval of the addendum.

ATTACHMENTS

[Resolution](#)
[Agreement](#)

RESOLUTION NO. ____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE 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

WHEREAS, on October 31, 2024, the City and the Board of County Commissioners of Johnson County, Kansas entered into a Force Main Agreement pertaining to the Force Main Project; and

WHEREAS, the parties wish to change the scope of that Agreement adding work changes for the replacement of existing storm water drainage pipe and structures.

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 Addendum No. 1 to the Force Main Agreement, dated October 31, 2024, between the City and the Board of County Commissioners of Johnson County, Kansas, 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 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor
ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

**FIRST ADDENDUM TO FORCE MAIN AGREEMENT
DATED OCTOBER 31, 2024**

Now on this _____ day of _____, 2025, the City of Leawood, Kansas and Board of County Commissioners of Johnson County, Kansas, in accordance with the Force Main Agreement dated October 31, 2024 (the "Agreement"), agree to the following first addendum to the Agreement ("Addendum 1"), with all portions of the Agreement to otherwise remain in full force and effect:

RECITALS

WHEREAS, Johnson County is constructing the State Line Road Force Main Project (the "County Project"), in accordance with the Agreement;

WHEREAS, Johnson County desires to cooperate with the City regarding the City's reasonable requests for scope of work additions to the County Project;

WHEREAS, the City operates and maintains storm water drainage structures and roadways within the County project area;

WHEREAS, the City has requested additional scope of work changes for the replacement of existing storm water drainage pipe and structures, including incidental work required for the restoration of impacted surface pavement and other appurtenances, as part of the County Project; with reimbursement to the County for the City's improvements;

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual promises and covenants hereinafter contained, and for other good and valuable consideration, the City and County hereby agree to amend the Agreement to include the following:

Section 1: Storm Sewer Improvements

- a. The parties acknowledge the County will incur construction costs for Storm Sewer Improvements, as part of the County Project. The City agrees to reimburse the County for the actual cost of construction of the Storm Sewer Improvements, which will include the following costs:
 - i. Labor and material used in constructing the Storm Sewer Improvements; and
 - ii. Such other expenses necessary in constructing the Storm Sewer Improvements, including but are not limited to design engineering, project administration, construction inspection, material testing, as-built drawings and other items incidental to constructing the Storm Sewer Improvements.
- b. After completion of the Storm Sewer Improvements, the County will certify to the City that the County has accepted the same, as constructed. Within sixty (60) days after receipt of a copy of the County's certification of acceptance of the work, if the City is satisfied with the work, the City shall provide written final acceptance of the Storm Sewer Improvements.
- c. Within thirty (30) days from the City's final acceptance of the work, the County will submit to the City an accounting of the actual cost of construction of the Storm Sewer Improvements, in accordance with Section 3, Paragraph d, of the Agreement. The total cost of construction of the Storm Sewer Improvements within the County Project Area to be

reimbursed by the City is estimated to be \$27,005.39 as detailed in **Exhibit A**, attached hereto and incorporated herein by reference. Should the total costs exceed this estimate, the Parties agree a change order or further amendment signed by both parties is required.

Section 2: Future Scope of Work Additions

For the City, all future recommendations or requests for changes or additions to the scope of work for the County Project agreeable to Johnson County and approved by the Governing Body of the City of Leawood will be incorporated through one or more addendums to the Agreement.

For the County, subject to the terms and conditions of this Agreement, the Board of County Commissioners hereby delegates to the County Manager's Office, or its designee, the authority to approve and execute amendments to the scope of work under this Agreement, provided such amendments do not materially alter the overall purpose of the Agreement.

IN WITNESS WHEREOF, Leawood and the Board of County Commissioners of Johnson County, Kansas hereto have caused this Addendum 1 to be executed on behalf of their respective governing bodies the day and year first above written.

CITY OF LEAWOOD, KANSAS

By: _____
Marc E. Elkins, Mayor

Attest:

Stacie Stromberg, City Clerk

Approved as to Form:

Patricia A. Bennett, City Attorney

**BOARD OF COUNTY COMMISSIONERS
OF JOHNSON COUNTY, KANSAS**

By: _____
Mike Kelly, Chairman

Attest: _____
Megan Johnson, Deputy County Clerk

Approved as to Form:

Ryan Haga, Assistant County Counselor

EXHIBIT A

**STORM SEWER IMPROVEMENTS -
TIME & MATERIALS ESTIMATE
OF CONSTRUCTION COSTS**



RODRIGUEZ MECHANICAL CONTRACTORS

WWW. RODRIGUEZMECHANICAL.COM
541 S. 11TH STREET
TEL. 913-281-1814

EQUAL OPPORTUNITY EMPLOYER
KANSAS CITY, KS 66105
FAX. 913-621-4354

SERVICE WORK ORDER

JOB:State Line Force
DATE:8/29/25
JOB: 424-2840

DESCRIPTION OF WORK

Remove and replace 42' of 18" CMP at State Line Way with 18" RCP, and tie in to existing concrete structures, rock bedding for pipe.
Flowfill with 6" concrete Cap included
Includes 70 SF of Roadway restoration for SB lane of State Line Way

DESCRIPTION OF COSTS

LABOR	\$	6,892.98
EQUIPMENT	\$	8,760.00
MATERIAL	\$	6,065.00
OTHER COSTS	\$	413.58
	<u>SUBTOTAL COSTS</u>	<u>\$ 22,131.56</u>
PROFIT	15.0%	\$ 3,319.73
SUBCONTRACTORS		\$ 1,155.00
	<u>GRAND TOTAL</u>	<u>\$ 26,606.29</u>
BOND	1.5%	\$ 399.09
TAX		\$ -
	<u>GRAND TOTAL WITH BOND AND TAX</u>	<u>\$ 27,005.39</u>



RODRIGUEZ MECHANICAL CONTRACTORS

WWW.RODRIGUEZMECHANICAL.COM
541 S. 11TH STREET
TEL. 913-281-1814

EQUAL OPPORTUNITY EMPLOYER
KANSAS CITY, KS 66105
FAX. 913-621-4354

CHANGE ORDER REQUEST
COST BREAKDOWN

JOB:
DATE:

LABOR				
RATES WO WAGE ORDER	DESCRIPTION	UNITS	RATE	TOTAL COST
	PLUMBER FOREMAN		\$101.47	\$ -
	PLUMBER FOREMAN OT		\$139.70	\$ -
	PLUMBER FOREMAN DT		\$177.92	\$ -
	PLUMBER JOURNEYMAN		\$95.81	\$ -
	PLUMBER JOURNEYMAN OT		\$131.20	\$ -
	PLUMBER JOURNEYMAN DT		\$166.60	\$ -
	FOREMAN OPERATOR	16	\$81.12	\$ 1,297.92
	FOREMAN OPERATOR OT		\$110.27	\$ -
	FOREMAN OPERATOR DT		\$139.41	\$ -
	JOURNEYMAN OPERATOR	32	\$79.87	\$ 2,555.84
	JOURNEYMAN OPERATOR OT		\$108.39	\$ -
	JOURNEYMAN OPERATOR DT		\$136.91	\$ -
	JOURNEYMAN LABORER	46	\$66.07	\$ 3,039.22
	JOURNEYMAN LABORER OT		\$89.60	\$ -
	JOURNEYMAN LABORER DT		\$113.14	\$ -
	ENGINEERING & MGMT		\$90.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	TOTAL LABOR			\$ 6,892.98

EQUIPMENT			
DESCRIPTION	UNITS	RATE	TOTAL COST
WHEEL LOADER	\$	175.00	\$ -
TRACK LOADER 963	\$	175.00	\$ -
TRACK LOADER 973	\$	185.00	\$ -
BACKHOE	\$	120.00	\$ -
EXCAVATOR - 600/ 700 Series	\$	500.00	\$ -
EXCAVATOR - 600/700 Series w/breaker	\$	750.00	\$ -
EXCAVATOR - 300/400 Series	12	\$ 250.00	\$ 3,000.00
EXCAVATOR - 300/400 Series w/brea	4	\$ 375.00	\$ 1,500.00
EXCAVATOR - 200 Series	\$	235.00	\$ -
EXCAVATOR - 200 Series w/breaker	\$	355.00	\$ -
EXCAVATOR - MINI	\$	125.00	\$ -
EXCAVATOR - MINI w/breaker	\$	180.00	\$ -
SKIDSTEER	16	\$ 125.00	\$ 2,000.00
SKIDSTEER - w/broom	\$	155.00	\$ -
SKIDSTEER - w/silt fence machine	\$	155.00	\$ -
SKIDSTEER - w/ auger	\$	155.00	\$ -
PICK UP TRUCK	\$	31.89	\$ -
DOZER D-6	\$	210.00	\$ -
COMPACTOR - single drum	\$	165.00	\$ -
COMPACTOR - 3"	\$	120.00	\$ -
COMPACTOR - 815	\$	225.00	\$ -
COMPACTOR - plate	\$	15.00	\$ -
STREET SWEEPER / Min 3 Hours	\$	200.00	\$ -
MOTOR GRADER	\$	185.00	\$ -
HAUL TRUCK 30 ton	\$	195.00	\$ -
TRACTOR & PAN	\$	250.00	\$ -
TRUCK - Dump	16	\$ 110.00	\$ 1,760.00
TRUCK - Tri Axle Dump	\$	150.00	\$ -
TRUCK - 50 ton Lowboy	\$	175.00	\$ -
TRUCK - Water (water not included)	\$	145.00	\$ -
TRACTOR MOWER	\$	180.00	\$ -
GPS SURVEY EQUIPMENT	\$	180.00	\$ -
SEWER MACHINE	\$	17.50	\$ -
CAMERA/SEWER LINE	\$	95.00	\$ -
BORE MACHINE	\$	250.00	\$ -
VAC TRUCK	4	\$ 125.00	\$ 500.00
CONCRETE SAW	\$	45.00	\$ -
JETTER	\$	200.00	\$ -
TOTAL EQUIPMENT			\$ 8,760.00

Equipment has a FOUR hour Minimum



RODRIGUEZ MECHANICAL CONTRACTORS

WWW.RODRIGUEZMECHANICAL.COM
541 S. 11TH STREET
TEL. 913-281-1814

EQUAL OPPORTUNITY EMPLOYER
KANSAS CITY, KS 66105
FAX. 913-621-4354

CHANGE ORDER REQUEST
COST BREAKDOWN

JOB:
DATE:

MATERIAL			
DESCRIPTION	UNITS	UNIT COSTS	TOTAL COST
CONSUMABLES		\$	\$
Flowfill	16	\$ 103.50	\$ 1,656.00
Concrete	9	\$ 179.00	\$ 1,611.00
Gravel	18	\$ 26.00	\$ 468.00
Dump Fees	8	\$ 100.00	\$ 800.00
RCP	1	\$ 1,530.00	\$ 1,530.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
TAX			
TOTAL MATERIAL			<u>\$ 6,065.00</u>



RODRIGUEZ MECHANICAL CONTRACTORS

WWW.RODRIGUEZMECHANICAL.COM
541 S. 11TH STREET
TEL. 913-281-1814

EQUAL OPPORTUNITY EMPLOYER
KANSAS CITY, KS 66105
FAX. 913-621-4354

CHANGE ORDER REQUEST
COST BREAKDOWN

JOB:
DATE:

SUBCONTRACTORS			
DESCRIPTION			TOTAL COST
SUBCONTRACTED WORK			
Amino	1	\$ 1,100.00	\$ 1,100.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
OVERHEAD ON SUBS	5.0%	\$ 1,100.00	\$ 55.00
TOTAL SUBCONTRACTORS			\$ 1,155.00

OTHER COSTS			
DESCRIPTION	UNITS	UNIT COSTS	TOTAL COST
SMALL TOOLS	3.5%	\$ 6,892.98	\$ 241.25
SAFETY	2.5%	\$ 6,892.98	\$ 172.32
		\$ -	\$ -
	0	\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
TOTAL OTHER COSTS			\$ 413.58



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Leawood Elementary School and construct a new monument sign in its place.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of case 100-25 - Blue Valley School District - Leawood Elementary School Monument Sign - Revised Final Development Plan, subject to the stipulations as presented.

ATTACHMENTS

[Resolution](#)

[Leawood Elementary Monument Sign - Governing Body Staff Report \(PC 100-25\)](#)

[Leawood Elementary Monument Sign - Plans \(PC 100-25\)](#)

[Leawood Elementary Monument Sign - Deviation Request \(PC 100-25\)](#)

[Leawood Elementary Monument Sign - PC Minutes \(PC 100-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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 CASE 100-25)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Blue Valley School District – Leawood Elementary School – Monument Sign;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Blue Valley School District – Leawood Elementary School – Monument Sign, subject to the following stipulations and conditions:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Leawood Elementary School Monument Sign, located north of 123rd Street and west of State Line Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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 its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

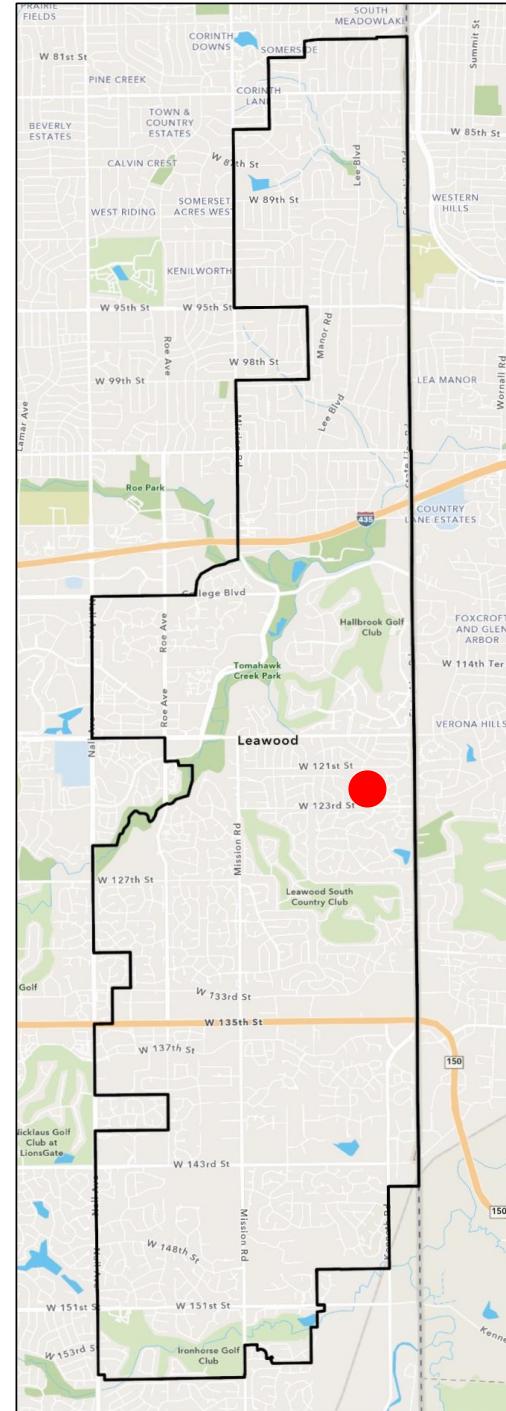
Meeting Date: October 20, 2025
Report Written: October 1, 2025

PROJECT NAME: BLUE VALLEY SCHOOL DISTRICT – LEAWOOD ELEMENTARY SCHOOL MONUMENT SIGN – REVISED FINAL DEVELOPMENT PLAN

Case Number:	PC 100-25
Project Location:	North of 123rd Street and west of State Line Road
Parcel ID:	HP31000000 0001
Applicant:	Mark Nelson – Star Signs
Property Owner:	Unified School District #229
Planning Staff:	Camryn Ewing, AICP - Planner I
Planning Commission Recommendation:	Approval – Unanimous (8-0)

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Development Plan
Current Zoning:	R-1 (Planned Single Family Low Density Residential District)
Comprehensive Plan Designation:	Public
Site Area:	37.3 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Leawood Elementary School and construct a new monument sign in its place.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 100-25, Blue Valley School District – Leawood Elementary School Monument Sign – Request for approval a Revised Final Development Plan, located north of 123rd Street and west of State Line Road, with the following stipulations:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Leawood Elementary School Monument Sign, located north of 123rd Street and west of State Line Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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:

- None

LOCATION:

SURROUNDING ZONING:

- North: To the north of the property is the Verona Gardens subdivision, a single-family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).
- East: Directly east of the property is Pembroke Court, a residential subdivision zoned RP-4 (Under the Previous LDO). Further east is the Leawood Plaza retail development, zoned SD-NCR (Planned Neighborhood Retail), which contains multiple small-scale retail businesses.
- South: Immediately south of the property is W 123rd Street, a collector road that runs east/west. Further south is the Hunter's Ridge subdivision, a single family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).
- West: To the west of the property is a continuation of the Verona Gardens subdivision, a single-family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).

PERFORMANCE CRITERIA:

Criteria	Requirement	Provided	Compliance
Size	50 sq. ft. including base	50 sq. ft.	Complies
Dimensions	Height – 6' maximum (including base) Length – 10' maximum Width – 18" minimum to 24" maximum	Height – 5' (includes base) Length – 10' Width – 13.625"	Complies Complies Deviation Requested
Base	Minimum of 12" in height	-	-
Graphics/Text	Maximum of 18" in height	8", 6", and 3.5" letters	Complies
Illumination	Halo-illuminated, externally illuminated, push-through acrylic letters, or non-illuminated	Push-through acrylic letters	Complies

ELEVATIONS:

- The sign would be constructed from an aluminum cabinet and coated with a satin clearcoat for weather protection and durability.
- The lettering on the monument sign would be push-thru acrylic with a black vinyl application on the face of the letters.
- A vinyl application would be applied to the sign for the background graphics.
- The proposed monument sign would consist of two colors: the brushed aluminum with satin finish and satin black.

SITE PLAN COMMENTS:

- There are two existing monument signs on site, one for the Leawood Elementary School and the other for the Leawood Middle School.
- The existing monument sign for Leawood Elementary School is located along 123rd Street, near the eastern entry drive. This sign would be completely removed and replaced with a new monument sign.



LANDSCAPING:

- No additional landscaping is being proposed, nor would existing landscaping be affected.

LIGHTING:

- No external lighting is being proposed.

STAFF COMMENT:

- In accordance with section 16-4-6.3(B) of the *Leawood Development Ordinance*, the applicant is requesting to deviate from the general minimum width requirement for monument signs. The *Leawood Development Ordinance* requires monument signs to have a width of 18" minimum to 24" maximum. The applicant is requesting 13.625" for the width of the monument signs to be consistent with the design of other monument signs throughout the Blue Valley School District.

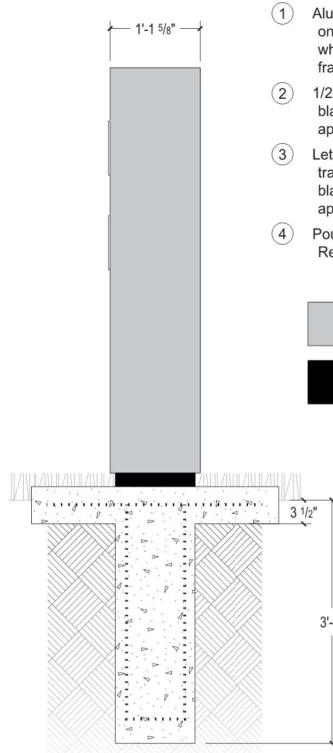
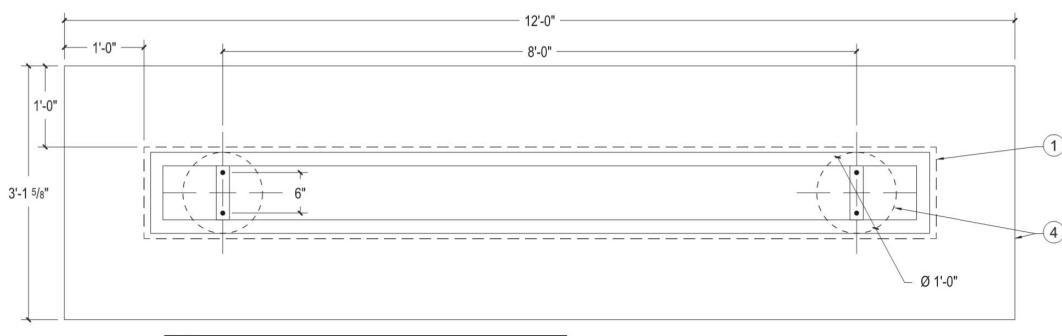
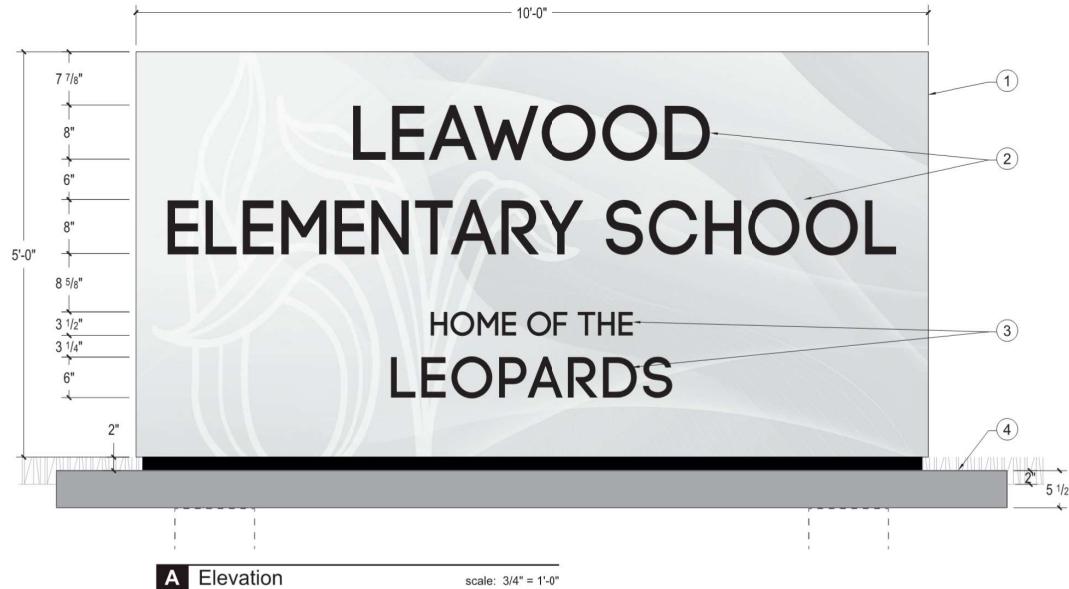
Leawood Elementary School

2400 West 123rd Street, Leawood, KS 66209

Scope of Work:

Remove existing sign, excavate, set new concrete base, install new double face monument sign

DO NOT SCALE DRAWING



Notes

- (1) Aluminum cabinet, painted with digital print on face, satin clearcoat. Lighted letters, white LED illumination. Channel reveal frame at base.
- (2) 1/2" thick push-thru acrylic with perforated black vinyl applied to face for day/night appearance.
- (3) Letters cut through and backed with translucent white acrylic with perforated black vinyl applied to face for day/night appearance.
- (4) Poured in place concrete footing, 4000 PSI. Reinforced with #4 rebar.

Paint MAP Brushed Aluminum, satin finish.

Paint reveal satin black.

Font is Code Pro Normal.



STAR SIGNS LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

Blue Valley School District
Leawood Elementary School
Leawood, KS

Monument, D/F, 5x1C
Qty (1)

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS,
LLC, AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

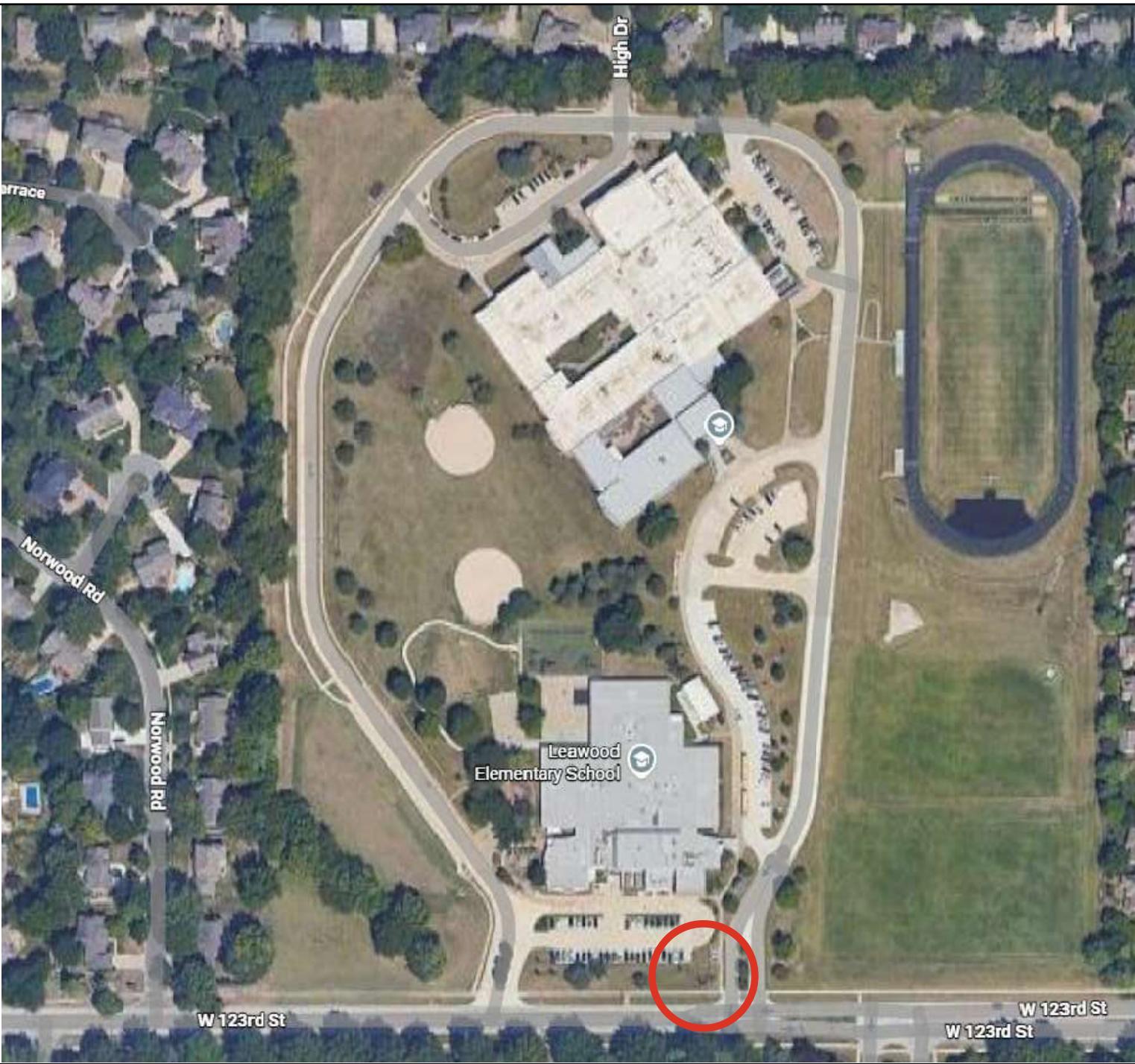
REVISIONS:	
1	5/13/2025 update paint color
2	6/18/2025 redesign for updated sign code

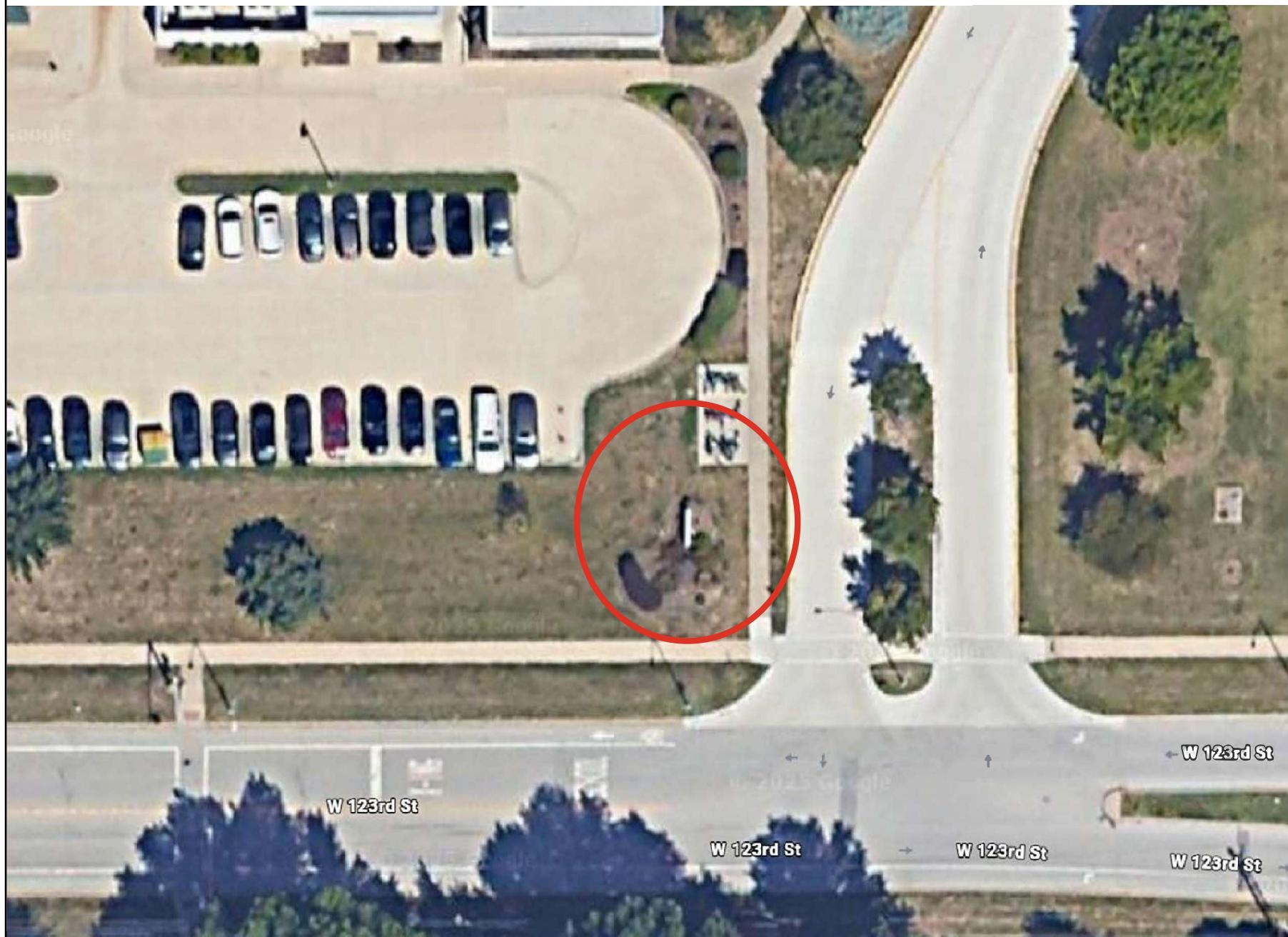
DO NOT SCALE DRAWING

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> REVISE AND RESUBMIT
DATE	SIGNATURE	

SP: MS	PM: MN	Dwg: JH	ISSUED: 6 / 18 / 2025
7616			FIRST PRINT: 5/12/2025
Job #			5.1 SHEET









Johnson Co AIMS Map

Leawood Elementary School

LEGEND

AIMS Imagery: Current Imagery (2025)

Property



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

9/19/2025

Excellence in Environmental Graphics

9.26.2026



RE: Blue Valley School District Monument Signs

Star Signs (on behalf of the Blue Valley School District) is requesting a deviation from Section 16-4-6.3(B) regarding the width requirement to the monument signs.

Blue Valley School District would like to propose keeping the width of the monument signs at 1' foot, 1-5/8" deep to keep the conformity of the signs consistent with that of the eleven monument signs in Overland Park. The district would like all sixteen (16) schools that are getting new monument signs on the project to be the same.

STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 | F 785.842.2947
WWW.STARSIGNSLLC.COM



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 1, 2025
SUBJECT: Planning Commission Minutes
Case 100-25 – Blue Valley School District – Leawood Elementary School
Monument Sign – Request for approval a Revised Final Development Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Leawood Middle School and construct a new monument sign in its place.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 101-25 - Blue Valley School District - Leawood Middle School Monument Sign - Revised Final Development Plan, subject to the stipulations as presented.

ATTACHMENTS

Resolution

[Leawood Middle Monument Sign - Governing Body Staff Report \(PC 101-25\)](#)

[Leawood Middle Monument Sign- Plans \(PC 101-25\)](#)

[Leawood Middle Monument Sign - Deviation Request \(PC 100-25\)](#)

[Leawood Middle Monument Sign - PC Minutes \(PC 100-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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 CASE 101-25)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Blue Valley School District – Leawood Middle School – Monument Sign;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Blue Valley School District – Leawood Middle School – Monument Sign, subject to the following stipulations and conditions:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Leawood Middle School Monument Sign, located north of 123rd Street and west of State Line Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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 its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

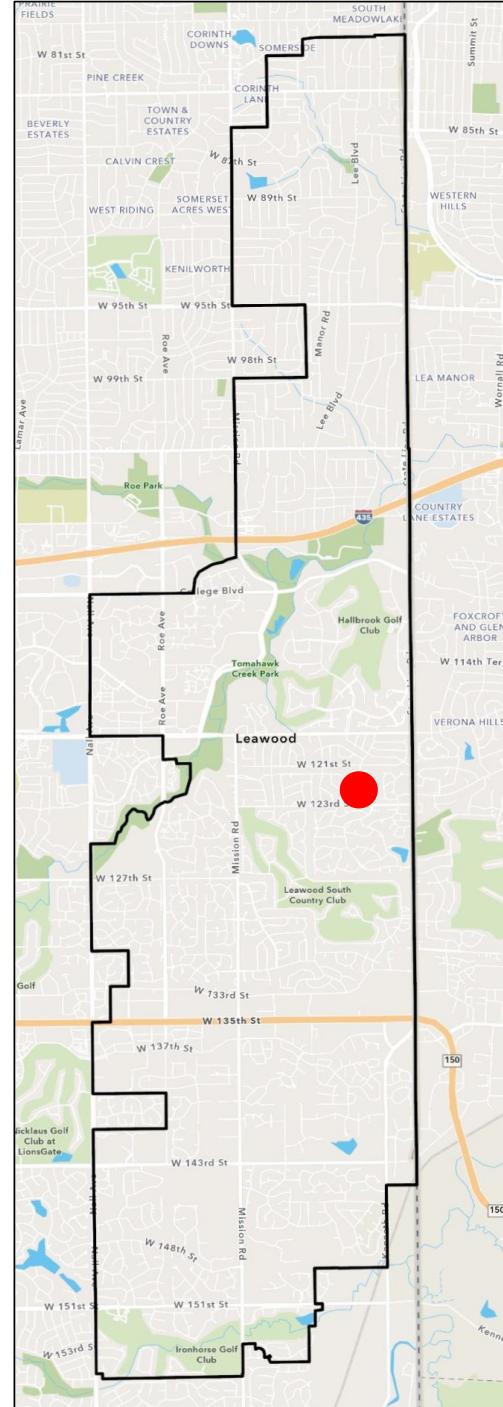
Meeting Date: October 20, 2025
Report Written: October 1, 2025

PROJECT NAME: BLUE VALLEY SCHOOL DISTRICT – LEAWOOD MIDDLE SCHOOL MONUMENT SIGN – REVISED FINAL DEVELOPMENT PLAN

Case Number:	PC 101-25
Project Location:	North of 123rd Street and west of State Line Road
Parcel ID:	HP31000000 0001
Applicant:	Mark Nelson – Star Signs
Property Owner:	Unified School District #229
Planning Staff:	Camryn Ewing, AICP - Planner I
Planning Commission Recommendation:	Approval – Unanimous (8-0)

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Development Plan
Current Zoning:	R-1 (Planned Single Family Low Density Residential District)
Comprehensive Plan Designation:	Public
Site Area:	37.3 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Leawood Middle School and construct a new monument sign in its place.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 101-25, Blue Valley School District – Leawood Middle School Monument Sign – Request for approval a Revised Final Development Plan, located north of 123rd Street and west of State Line Road, with the following stipulations:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Leawood Middle School Monument Sign, located north of 123rd Street and west of State Line Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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:

- None

LOCATION:

SURROUNDING ZONING:

- North: To the north of the property is the Verona Gardens subdivision, a single-family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).
- East: Directly east of the property is Pembroke Court, a residential subdivision zoned RP-4 (Under the Previous LDO). Further east is the Leawood Plaza retail development, zoned SD-NCR (Planned Neighborhood Retail), which contains multiple small-scale retail businesses.
- South: Immediately south of the property is W 123rd Street, a collector road that runs east/west. Further south is the Hunter's Ridge subdivision, a single family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).
- West: To the west of the property is a continuation of the Verona Gardens subdivision, a single-family residential neighborhood zoned R-1 (Planned Single Family Low-Density Residential District).

PERFORMANCE CRITERIA:

Criteria	Requirement	Provided	Compliance
Size	50 sq. ft. including base	50 sq. ft.	Complies
Dimensions	Height – 6' maximum (including base) Length – 10' maximum Width – 18" minimum to 24" maximum	Height – 5' (includes base) Length – 10' Width – 13.625"	Complies Complies Deviation Requested
Base	Minimum of 12" in height	-	-
Graphics/Text	Maximum of 18" in height	8", 6", and 3.5" letters	Complies
Illumination	Halo-illuminated, externally illuminated, push-through acrylic letters, or non-illuminated	Push-through acrylic letters	Complies

ELEVATIONS:

- The sign would be constructed from an aluminum cabinet and coated with a satin clearcoat for weather protection and durability.
- The lettering on the monument sign would be push-thru acrylic with a black vinyl application on the face of the letters.
- A vinyl application would be applied to the sign for the background graphics.
- The proposed monument sign would consist of two colors: the brushed aluminum with satin finish and satin black.

SITE PLAN COMMENTS:

- There are two existing monument signs on site, one for the Leawood Elementary School and the other for the Leawood Middle School.
- The existing monument sign for Leawood Middle School is located southeast of the school, within a landscaped area along the main drive. The sign would be completely removed and replaced with a new monument sign.



LANDSCAPING:

- No additional landscaping is being proposed, nor would existing landscaping be affected.

LIGHTING:

- No external lighting is being proposed.

STAFF COMMENT:

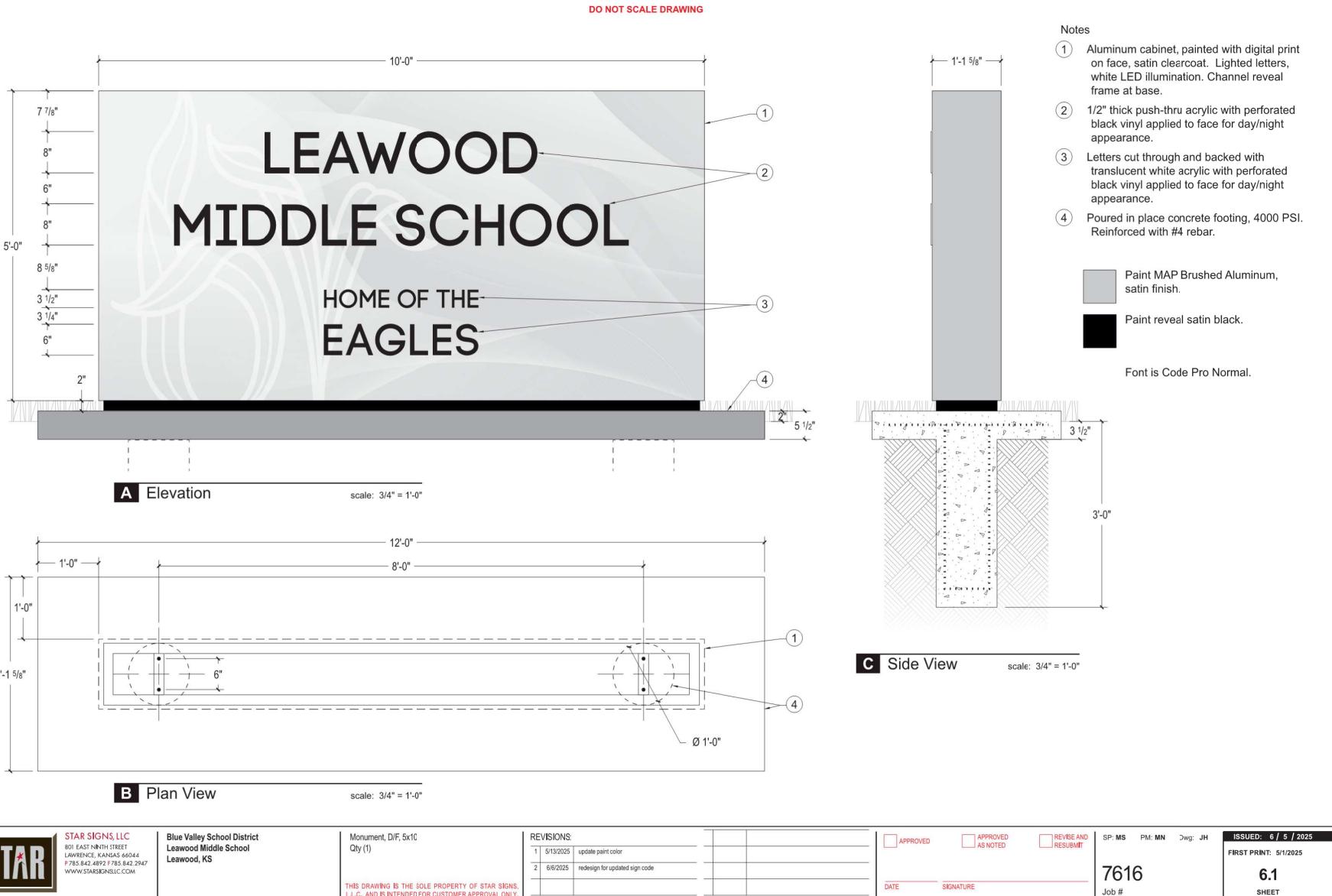
- In accordance with section 16-4-6.3(B) of the *Leawood Development Ordinance*, the applicant is requesting to deviate from the general minimum width requirement for monument signs. The *Leawood Development Ordinance* requires monument signs to have a width of 18" minimum to 24" maximum. The applicant is requesting 13.625" for the width of the monument signs to be consistent with the design of other monument signs throughout the Blue Valley School District.

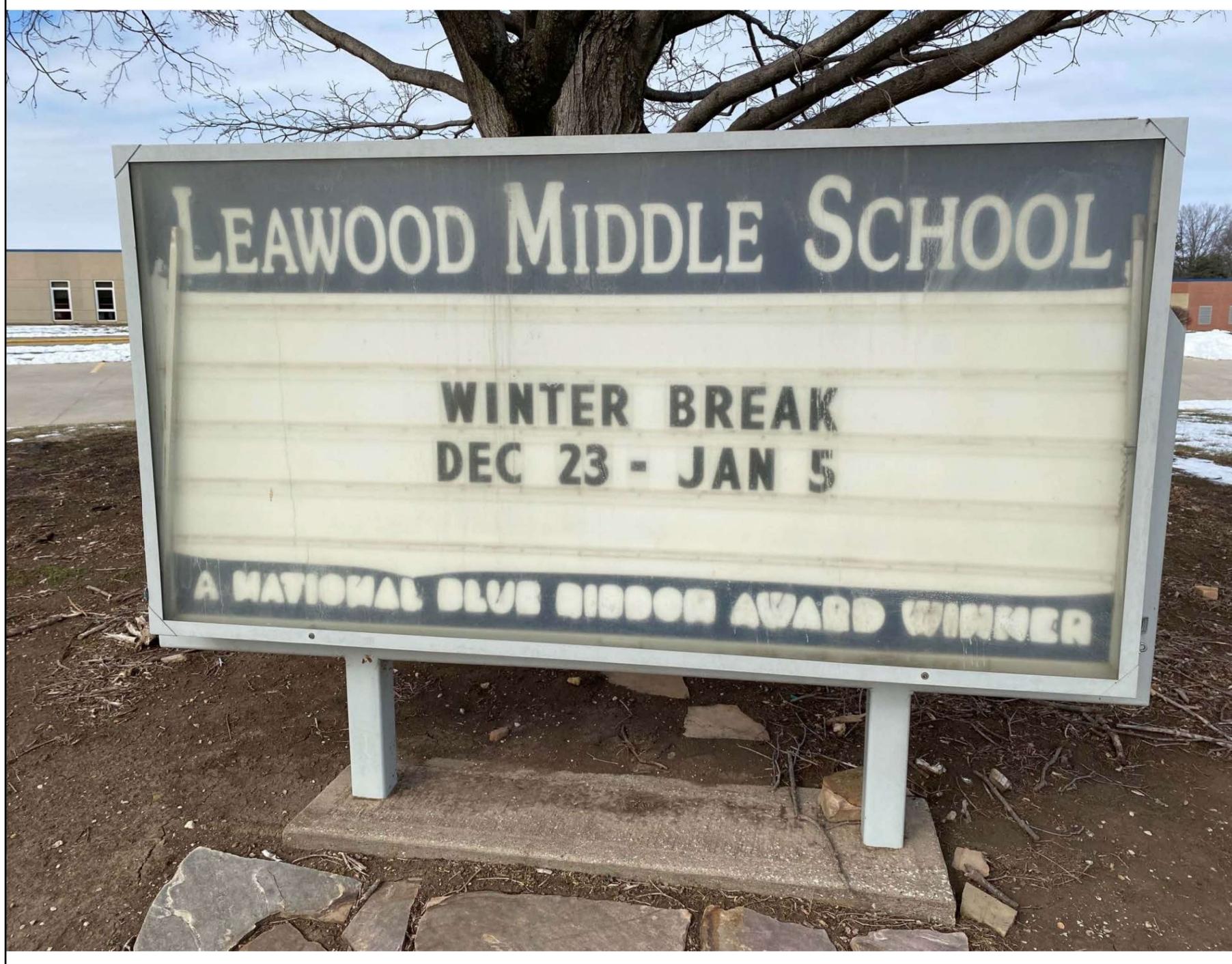
Leawood Middle School

2410 West 123rd Street, Leawood, KS 66209

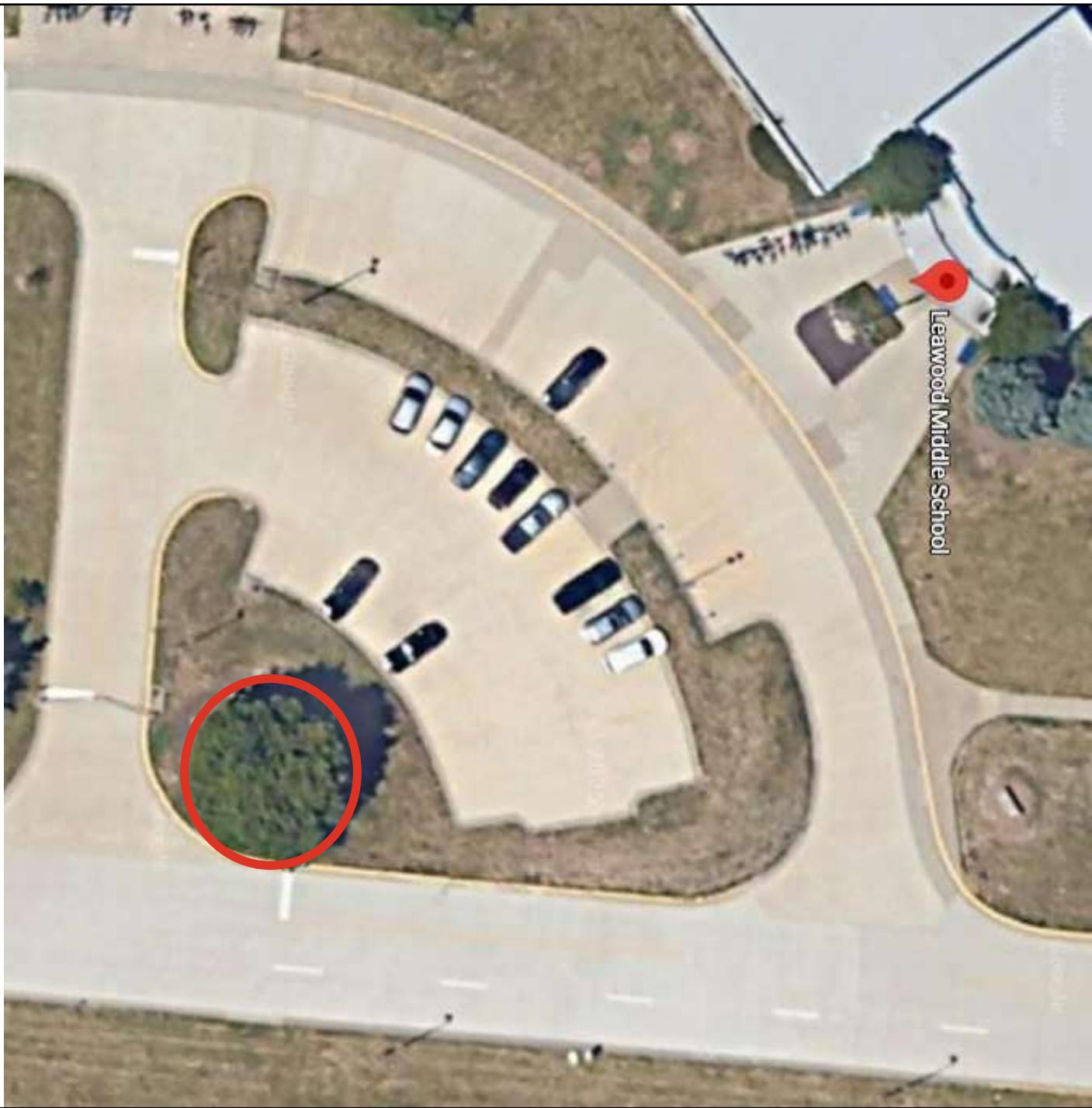
Scope of Work:

Remove existing 4' x 8' sign, excavate, & set new concrete base, install new double face monument sign











Johnson Co AIMS Map

Leawood Middle School

LEGEND

AIMS Imagery: Current Imagery (2025)

Property



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

9/19/2025

Excellence in Environmental Graphics

9.26.2026



RE: Blue Valley School District Monument Signs

Star Signs (on behalf of the Blue Valley School District) is requesting a deviation from Section 16-4-6.3(B) regarding the width requirement to the monument signs.

Blue Valley School District would like to propose keeping the width of the monument signs at 1' foot, 1-5/8" deep to keep the conformity of the signs consistent with that of the eleven monument signs in Overland Park. The district would like all sixteen (16) schools that are getting new monument signs on the project to be the same.

STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 | F 785.842.2947
WWW.STARSIGNSLLC.COM



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 1, 2025
SUBJECT: Planning Commission Minutes
Case 101-25 – Blue Valley School District – Leawood Middle School Monument Sign – Request for approval a Revised Final Development Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Mission Trail Elementary School and construct a new monument sign in its place.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 102-25 - Blue Valley School District - Mission Trail Elementary School Monument Sign - Revised Final Development Plan, subject to the stipulations as presented.

ATTACHMENTS

[Resolution](#)

[Mission Trail Monument Sign - Governing Body Staff Report \(PC 102-25\)](#)

[Mission Trail Monument Sign - Plans \(PC 102-25\)](#)

[Mission Trail Monument Sign - Deviation Request \(PC 102-25\)](#)

[Mission Trail Monument Sign - PC Minutes \(PC 102-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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 CASE 102-25)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Blue Valley School District – Mission Trail Elementary School – Monument Sign;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Blue Valley School District – Mission Trail Elementary School – Monument Sign, subject to the following stipulations and conditions:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Mission Trail Elementary School Monument Sign, located north of 133rd Street and west of Mission Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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 its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

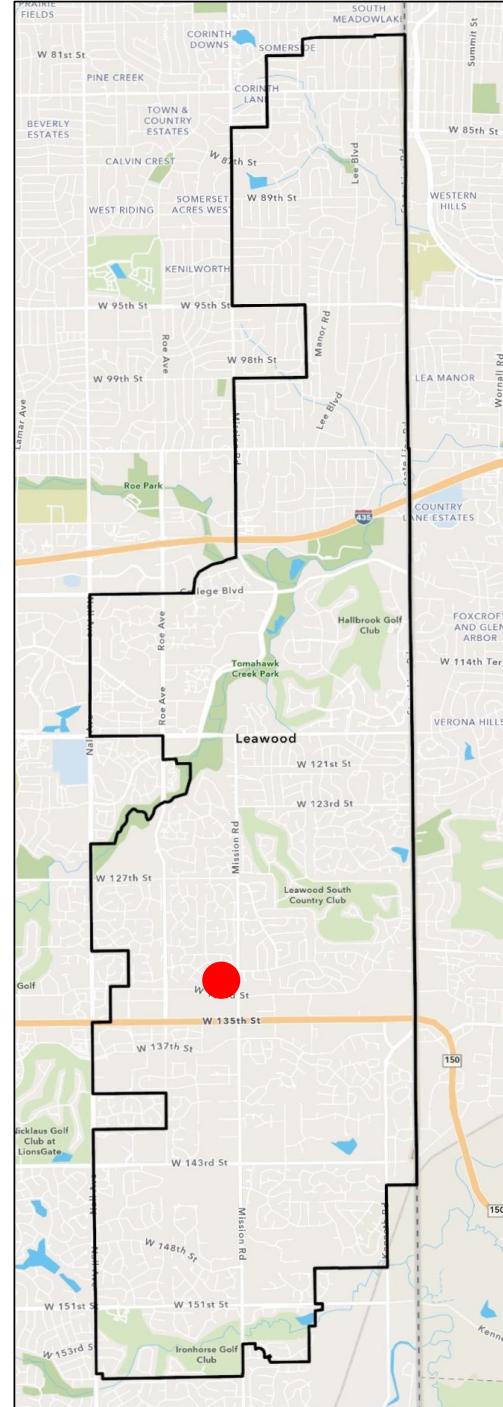
Meeting Date: October 20, 2025
 Report Written: October 1, 2025

PROJECT NAME: BLUE VALLEY SCHOOL DISTRICT – MISSION TRAIL ELEMENTARY SCHOOL MONUMENT SIGN – REVISED FINAL DEVELOPMENT PLAN

Case Number:	PC 102-25
Project Location:	North of 133rd Street and west of Mission Road
Parcel ID:	HP05700000 0T0A
Applicant:	Mark Nelson – Star Signs
Property Owner:	Unified School District #229
Planning Staff:	Camryn Ewing, AICP - Planner I
Planning Commission Recommendation:	Approval – Unanimous (8-0)

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Development Plan
Current Zoning:	R-1 (Planned Single Family Low Density Residential District)
Comprehensive Plan Designation:	Institutional
Site Area:	9.9 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Mission Trail Elementary School and construct a new monument sign in its place.

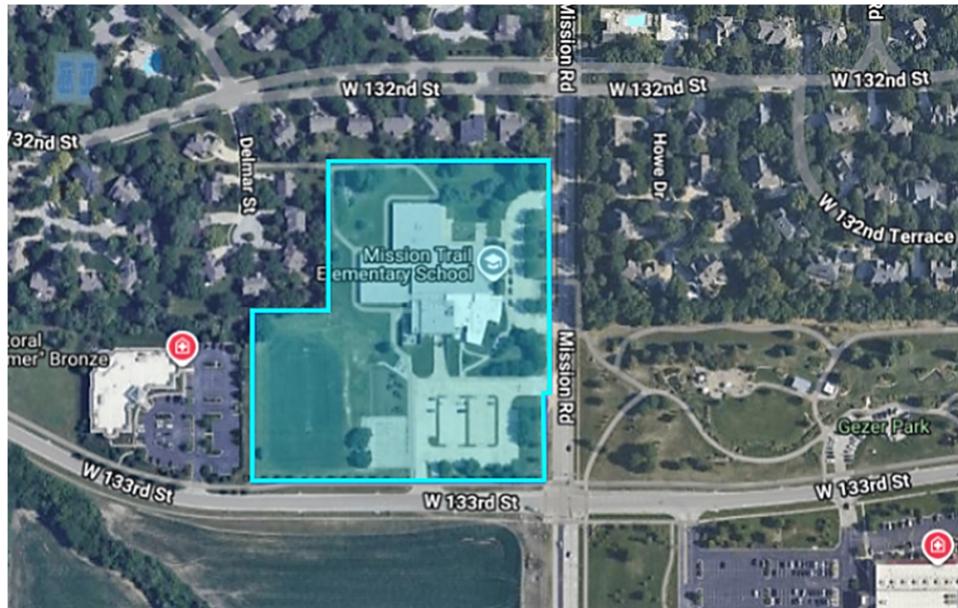
PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 102-25, Blue Valley School District – Mission Trail Elementary School Monument Sign – Request for approval a Revised Final Development Plan, located north of 133rd Street and west of Mission Road, with the following stipulations:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Mission Trail Elementary School Monument Sign, located north of 133rd Street and west of Mission Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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:

- None

LOCATION:

SURROUNDING ZONING:

- North: To the north of the site is the single-family residential subdivision of Wilshire, zoned R-1 (Planned Single Family Low Density Residential District). Further north is the Cherry Creek residential subdivision also zoned RP-1 (Planned Single Family Residential District).
- East: Directly east is Mission Road, a minor arterial road that runs north/south. Further east, across Mission Road, is the Market Square commercial development zoned SD-CR (Planned General Commercial Retail District). Also generally east is Gezer Park, zoned REC (Planned Recreation District).
- South: Directly to the south is 133rd Street, a collector road that runs east/west. Further south, across 133rd Street is an undeveloped land zoned for SD-O (Planned Office District) and SD-CR (Planned General Commercial Retail District)
- West: West of the property is a multitenant office building zoned SD-O, and the single-family residential subdivision of Wilshire, zoned R-1.

PERFORMANCE CRITERIA:

Criteria	Requirement	Provided	Compliance
Size	50 sq. ft. including base	50 sq. ft.	Complies
Dimensions	Height – 6' maximum (including base) Length – 10' maximum Width – 18" minimum to 24" maximum	Height – 5' (includes base) Length – 10' Width – 13.625"	Complies Complies Deviation Requested
Base	Minimum of 12" in height	-	-
Graphics/Text	Maximum of 18" in height	8", 6", and 3.5" letters	Complies
Illumination	Halo-illuminated, externally illuminated, push-through acrylic letters, or non-illuminated	Push-through acrylic letters	Complies

ELEVATIONS:

- The sign would be constructed from an aluminum cabinet and coated with a satin clearcoat for weather protection and durability.
- The lettering on the monument sign would be push-thru acrylic with a black vinyl application on the face of the letters.
- A vinyl application would be applied to the sign for the background graphics.
- The proposed monument sign would consist of two colors: the brushed aluminum with satin finish and satin black.

SITE PLAN COMMENTS:

- The existing monument sign for Mission Trail Elementary School is located east of the school along Mission Road. The sign would be completely removed and replaced with a new monument sign.
- The location of the proposed monument sign would be shifted slightly to the west, to be setback 5 ft. from the sidewalk.



LANDSCAPING:

- No additional landscaping is being proposed, nor would existing landscaping be affected.

LIGHTING:

- No external lighting is being proposed.

STAFF COMMENT:

- In accordance with section 16-4-6.3(B) of the *Leawood Development Ordinance*, the applicant is requesting to deviate from the general minimum width requirement for monument signs. The *Leawood Development Ordinance* requires monument signs to have a width of 18" minimum to 24" maximum. The applicant is requesting 13.625" for the width of the monument signs to be consistent with the design of other monument signs throughout the Blue Valley School District.

Mission Trail Elementary School

13200 Mission Road, Leawood, KS 66209

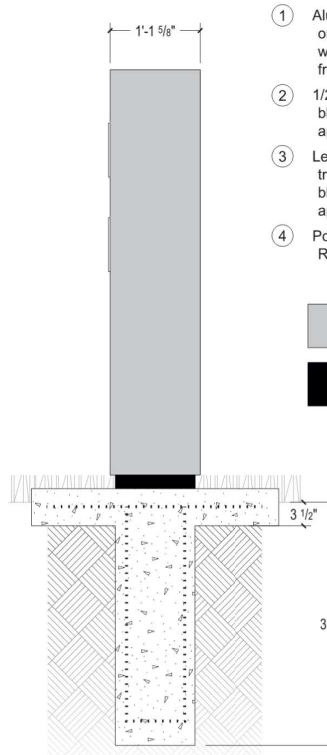
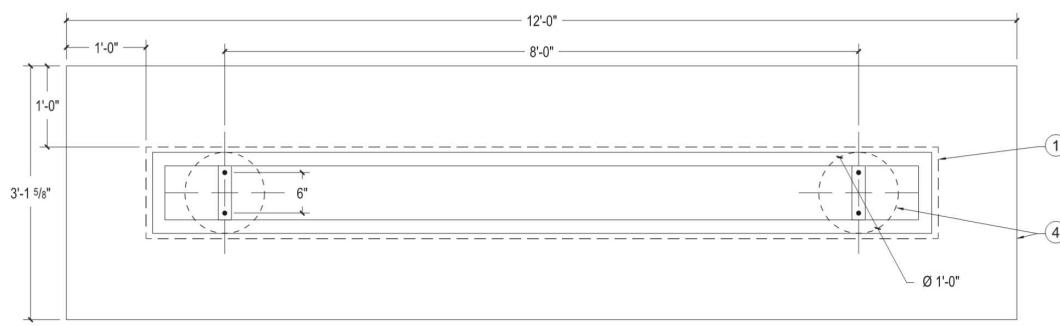
Scope of Work:

Remove existing sign, excavate, & set new concrete base, install new double face monument sign

MISSION TRAIL ELEMENTARY SCHOOL

HOME OF THE BULLDOGS

DO NOT SCALE DRAWING



Notes

- (1) Aluminum cabinet, painted with digital print on face, satin clearcoat. Lighted letters, white LED illumination. Channel reveal frame at base.
- (2) 1/2" thick push-thru acrylic with perforated black vinyl applied to face for day/night appearance.
- (3) Letters cut through and backed with translucent white acrylic with perforated black vinyl applied to face for day/night appearance.
- (4) Poured in place concrete footing, 4000 PSI. Reinforced with #4 rebar.

Paint MAP Brushed Aluminum, satin finish.

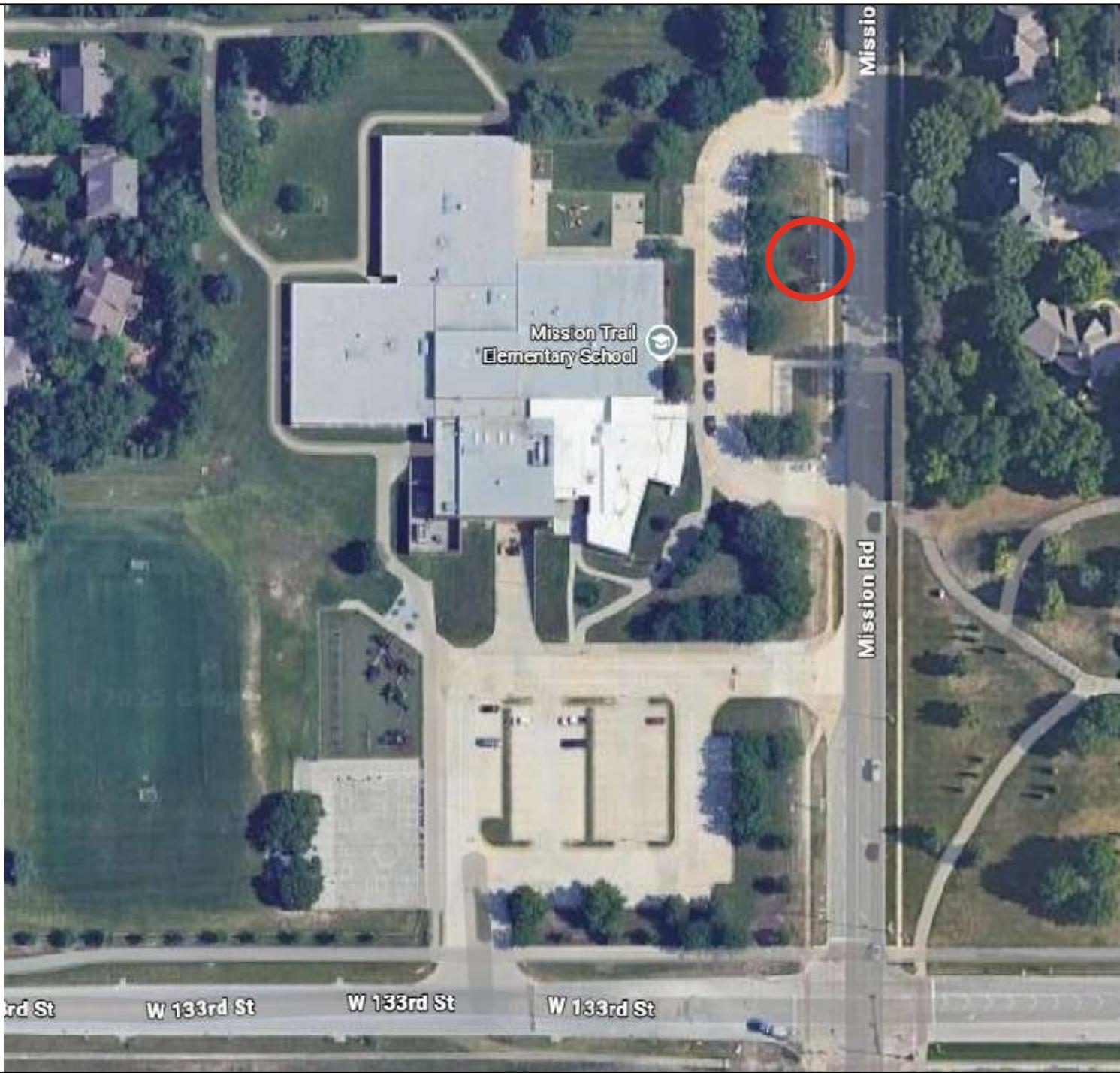
Paint reveal satin black.

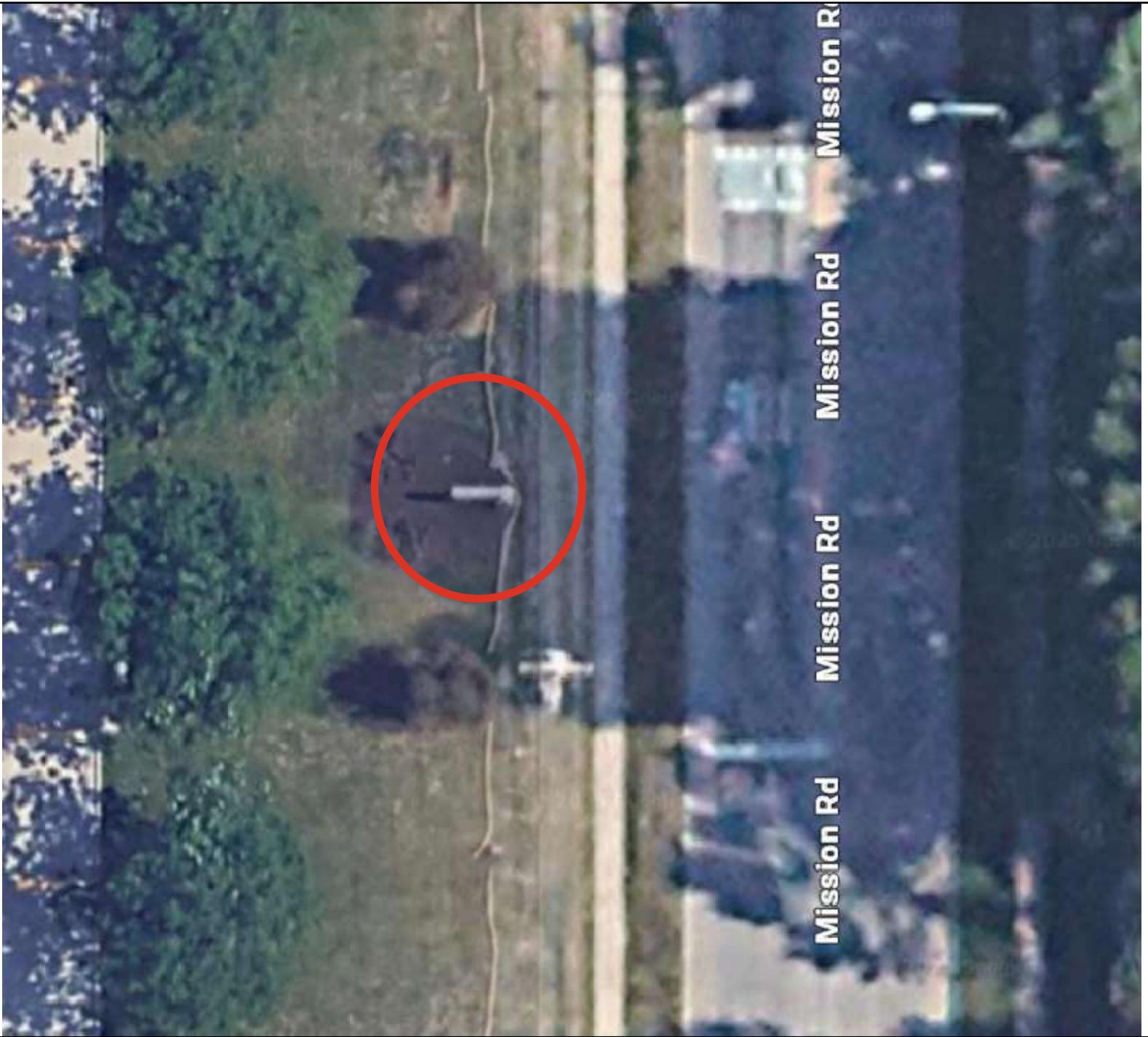
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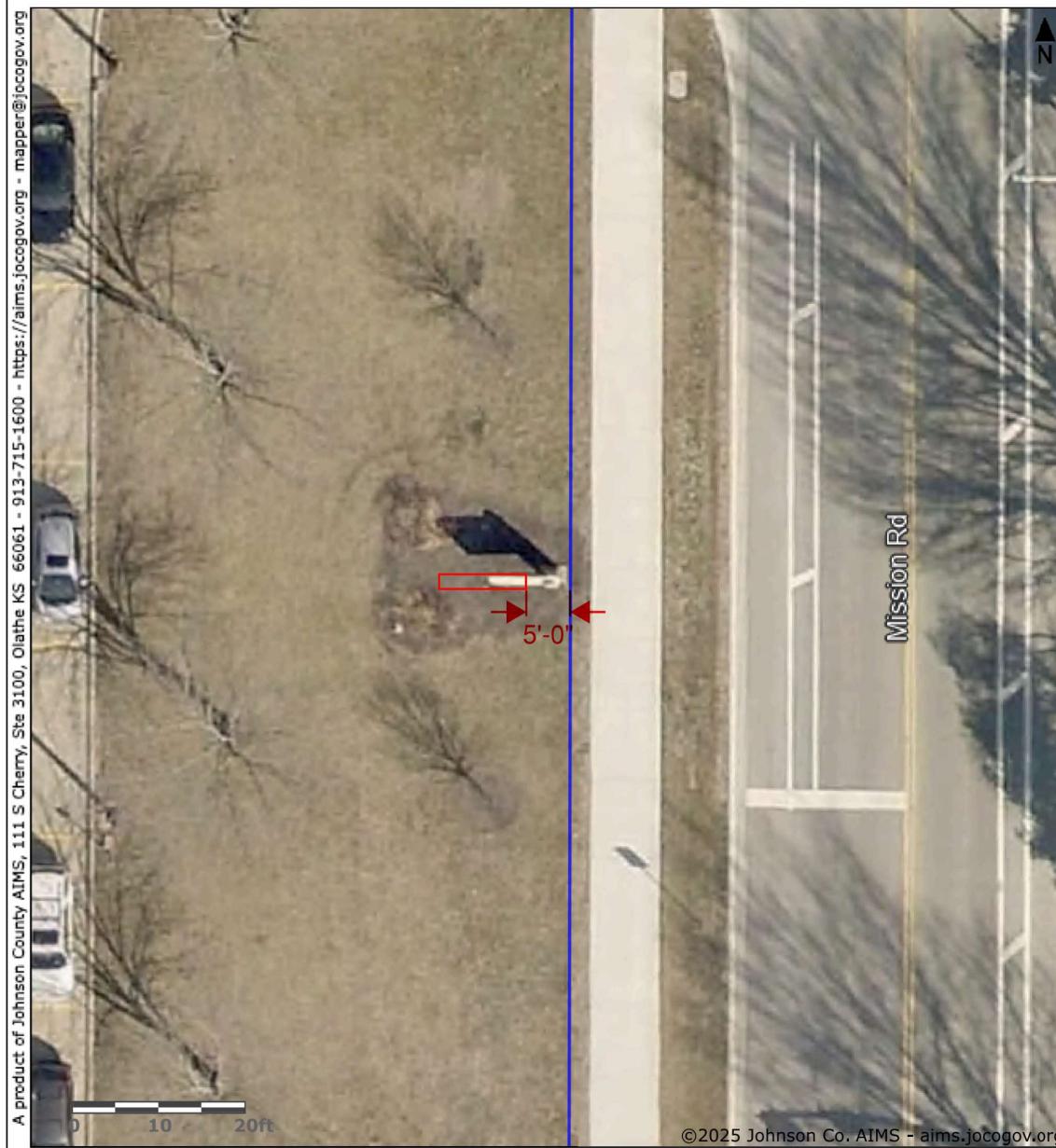
STAR	STAR SIGNS LLC 801 EAST NINTH STREET LAWRENCE, KANSAS 66044 P 785.842.4892 F 785.842.2947 WWW.STARSIGNSLLC.COM	Blue Valley School District Mission Trail Elementary School Leawood, KS	Monument, D/F, 5x1C Qty (1)	REVISIONS:	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISE AND RESUBMIT	SP: MS: PM: MN: Dwg: JH: ISSUED: 6 / 18 / 2025	FIRST PRINT: 5/12/2025
THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, LLC, AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.							

DO NOT SCALE DRAWING







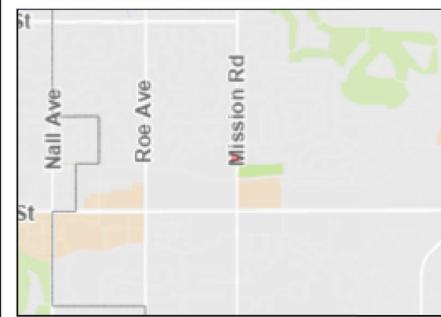


Johnson Co AIMS Map

Mission Trail Elementary School

LEGEND

AIMS Imagery: Current Imagery (2025)



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

9/25/2025

Excellence in Environmental Graphics

9.26.2026



RE: Blue Valley School District Monument Signs

Star Signs (on behalf of the Blue Valley School District) is requesting a deviation from Section 16-4-6.3(B) regarding the width requirement to the monument signs.

Blue Valley School District would like to propose keeping the width of the monument signs at 1' foot, 1-5/8" deep to keep the conformity of the signs consistent with that of the eleven monument signs in Overland Park. The district would like all sixteen (16) schools that are getting new monument signs on the project to be the same.

STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 | F 785.842.2947
WWW.STARSIGNSLLC.COM



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 1, 2025
SUBJECT: Planning Commission Minutes
Case 102-25 – Blue Valley School District – Mission Trail Elementary School
Monument Sign – Request for approval a Revised Final Development Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Prairie Star Elementary School and construct a new monument sign in its place.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 103-25 - Blue Valley School District - Prairie Star Elementary School Monument Sign - Revised Final Development Plan, subject to the stipulations as presented.

ATTACHMENTS

[Resolution](#)

[Prairie Star Monument Sign - GB Staff Report \(PC 103-25\)](#)

[Prairie Star Elementary Monument Sign - Plans \(PC 103-25\)](#)

[Prairie Star Elementary Monument Sign - Deviation Request \(PC 103-25\)](#)

[Prairie Star Elementary Monument Sign - PC Minutes \(PC 103-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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 CASE 103-25)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Blue Valley School District – Prairie Star Elementary School – Monument Sign;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Blue Valley School District – Prairie Star Elementary School – Monument Sign, subject to the following stipulations and conditions:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Prairie Star Elementary School Monument Sign, located north of 143rd Street and east of Mission Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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 its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

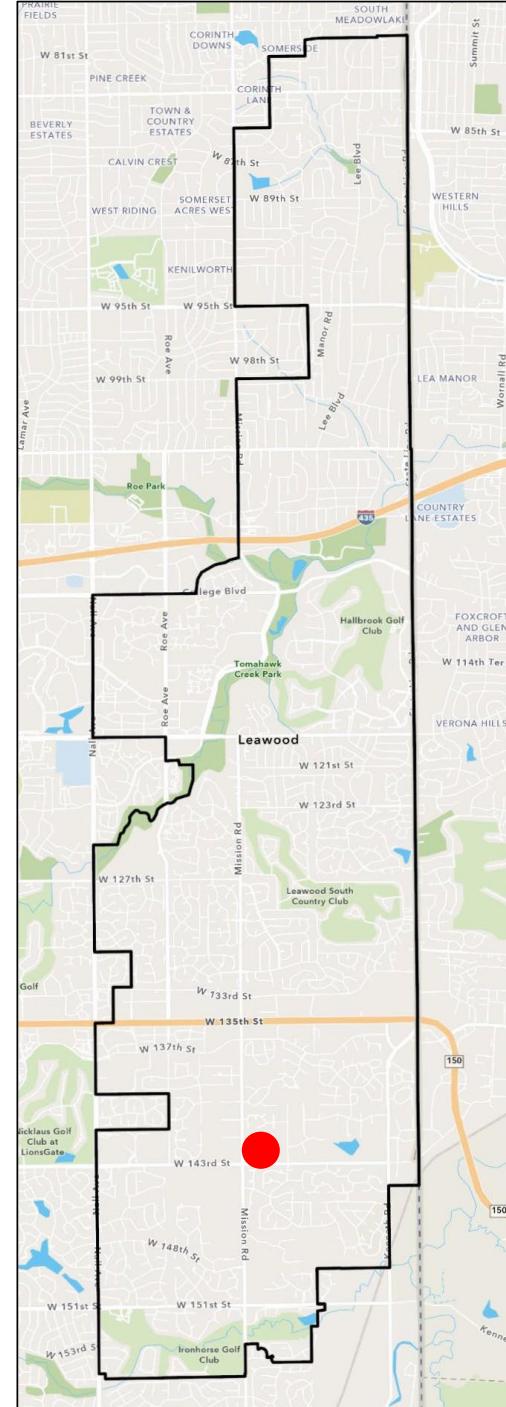
Meeting Date: October 20, 2025
Report Written: October 1, 2025

PROJECT NAME: BLUE VALLEY SCHOOL DISTRICT – PRAIRIE STAR ELEMENTARY SCHOOL MONUMENT SIGN – REVISED FINAL DEVELOPMENT PLAN

Case Number:	PC 103-25
Project Location:	North of 143rd Street and east of Mission Road
Parcel ID:	HP05740000 0T0A
Applicant:	Mark Nelson – Star Signs
Property Owner:	Unified School District #229
Planning Staff:	Camryn Ewing, AICP - Planner I
Planning Commission Recommendation:	Approval – Unanimous (8-0)

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Development Plan
Current Zoning:	AG (Agriculture District)
Comprehensive Plan Designation:	Public
Site Area:	33.2 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Prairie Star Elementary School and construct a new monument sign in its place.

PLANNING COMMISSION RECOMMENDATION:

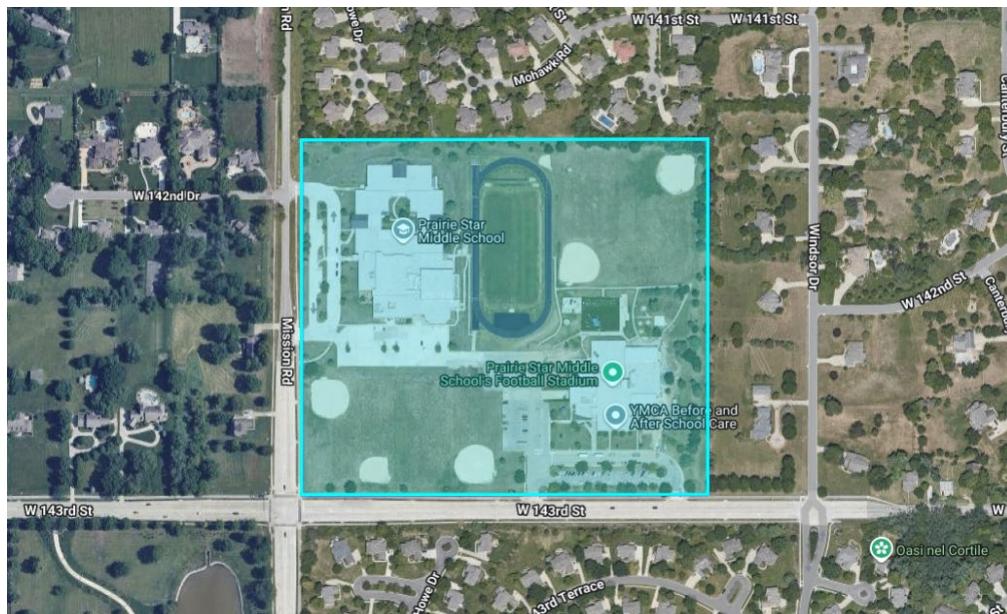
The Planning Commission recommends unanimous approval (8-0) of Case 103-25, Blue Valley School District – Prairie Star Elementary School Monument Sign – Request for approval a Revised Final Development Plan, located north of 143rd Street and east of Mission Road, with the following stipulations:

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PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

LOCATION:



SURROUNDING ZONING:

- North: To the north of the site is the single-family residential subdivision of Mission Prairie, zoned R-1 (Planned Single Family Low Density Residential District).
- East: To the east is the single-family residential subdivision of Charlemagne Manor, zoned R-1.
- South: Directly to the south is 143rd Street, a collector road that runs east/west. Further south, across 143rd Street is the single-family residential subdivision of Steeplechase, zoned R-1.
- West: West of the property is Mission Road, a minor arterial road that runs north/south. Further west is the single-family residential subdivision of Merry Lea Farms, zoned R-1.

PERFORMANCE CRITERIA:

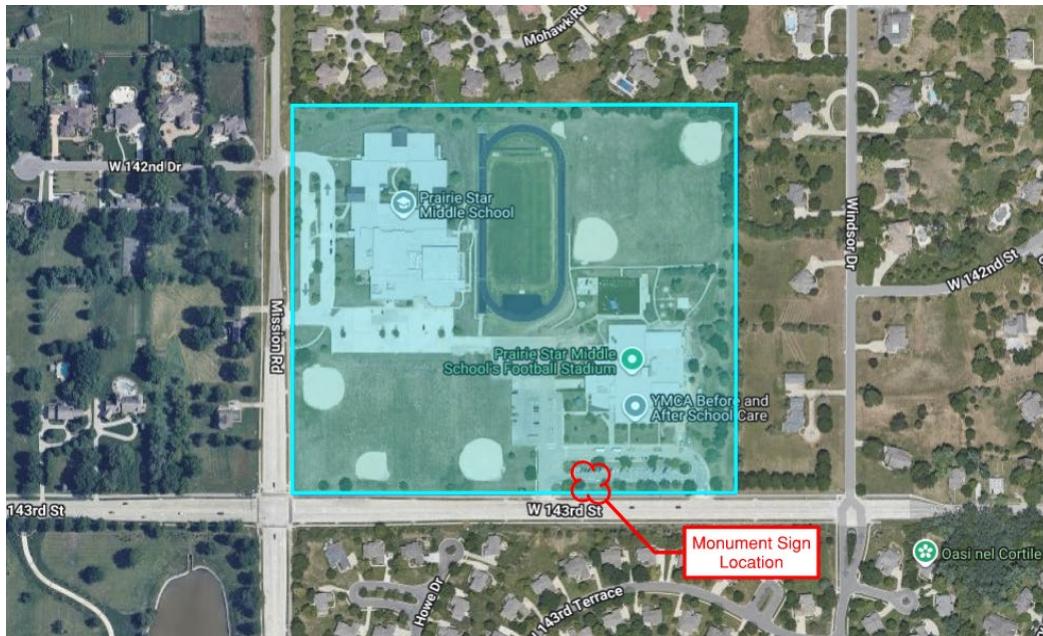
Criteria	Requirement	Provided	Compliance
Size	50 sq. ft. including base	50 sq. ft.	Complies
Dimensions	Height – 6' maximum (including base) Length – 10' maximum Width – 18" minimum to 24" maximum	Height – 5' (includes base) Length – 10' Width – 13.625"	Complies Complies Deviation Requested
Base	Minimum of 12" in height	-	-
Graphics/Text	Maximum of 18" in height	8", 6", and 3.5" letters	Complies
Illumination	Halo-illuminated, externally illuminated, push-through acrylic letters, or non-illuminated	Push-through acrylic letters	Complies

ELEVATIONS:

- The sign would be constructed from an aluminum cabinet and coated with a satin clearcoat for weather protection and durability.
- The lettering on the monument sign would be push-thru acrylic with a black vinyl application on the face of the letters.
- A vinyl application would be applied to the sign for the background graphics.
- The proposed monument sign would consist of two colors: the brushed aluminum with satin finish and satin black.

SITE PLAN COMMENTS:

- There are two existing monument signs on site, one for the Prairie Star Elementary School and the other for the Prairie Star Middle School.
- The existing monument sign for Prairie Star Elementary School is located south of the school along 143rd Street. The sign would be completely removed and replaced with a new monument sign.



LANDSCAPING:

- No additional landscaping is being proposed, nor would existing landscaping be affected.

LIGHTING:

- No external lighting is being proposed.

STAFF COMMENT:

- In accordance with section 16-4-6.3(B) of the *Leawood Development Ordinance*, the applicant is requesting to deviate from the general minimum width requirement for monument signs. The *Leawood Development Ordinance* requires monument signs to have a width of 18" minimum to 24" maximum. The applicant is requesting 13.625" for the width of the monument signs to be consistent with the design of other monument signs throughout the Blue Valley School District.

Prairie Star Elementary School

3800 West 143rd Street, Leawood, KS 66224

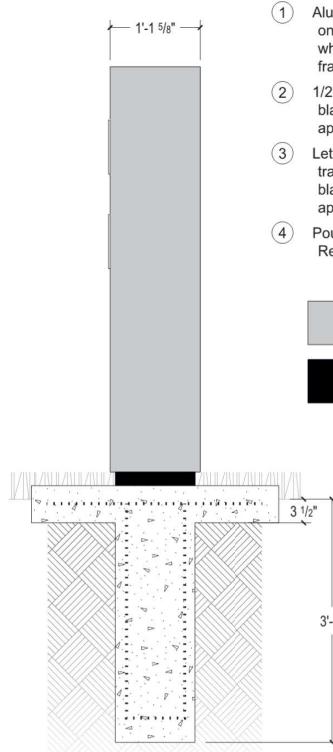
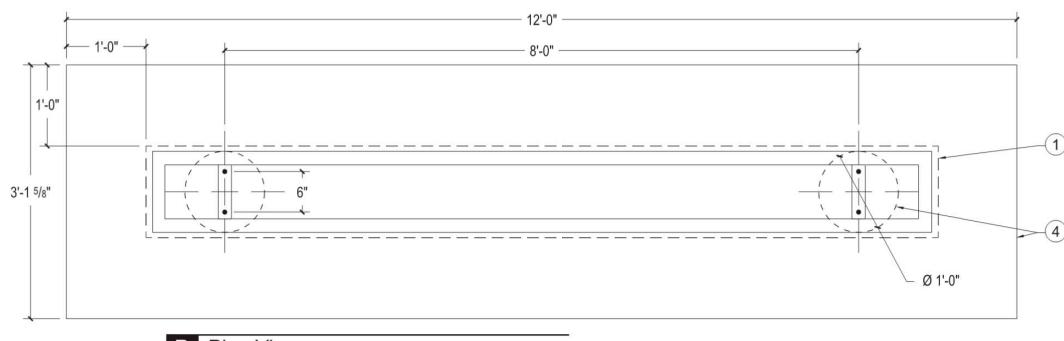
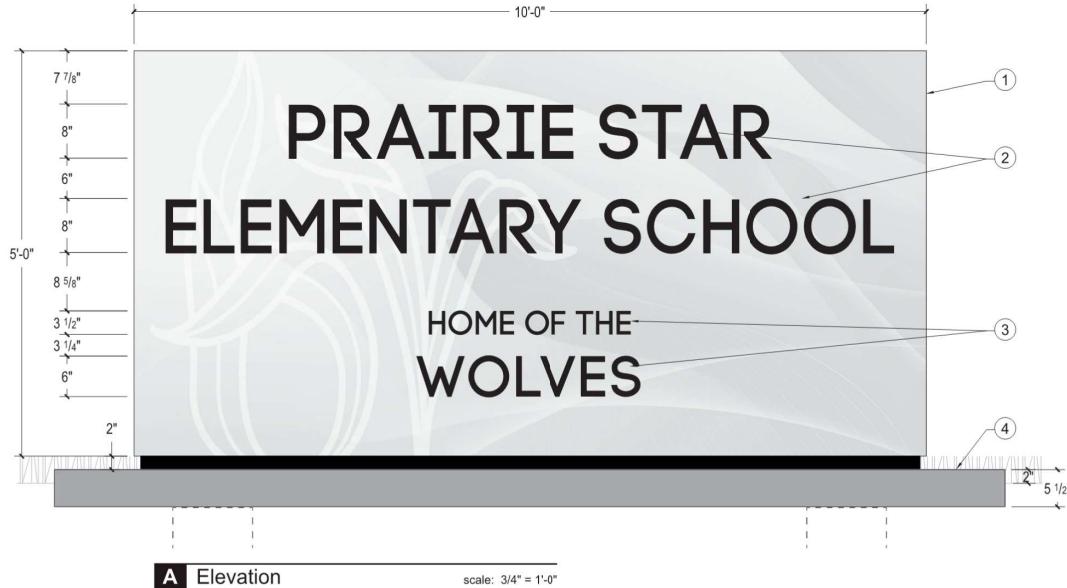
Scope of Work:

Remove existing sign, excavate, & set new concrete base, install new double face monument sign

PRAIRIE STAR ELEMENTARY SCHOOL

HOME OF THE
WOLVES

DO NOT SCALE DRAWING



Notes

- (1) Aluminum cabinet, painted with digital print on face, satin clearcoat. Lighted letters, white LED illumination. Channel reveal frame at base.
- (2) 1/2" thick push-thru acrylic with perforated black vinyl applied to face for day/night appearance.
- (3) Letters cut through and backed with translucent white acrylic with perforated black vinyl applied to face for day/night appearance.
- (4) Poured in place concrete footing, 4000 PSI. Reinforced with #4 rebar.

Paint MAP Brushed Aluminum,
satin finish.

Paint reveal satin black.

Font is Code Pro Normal.



STAR SIGNS LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

Blue Valley School District
Prairie Star Elementary School
Leawood, KS

Monument, D/F, 5x1C
Qty (1)

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LLC, AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

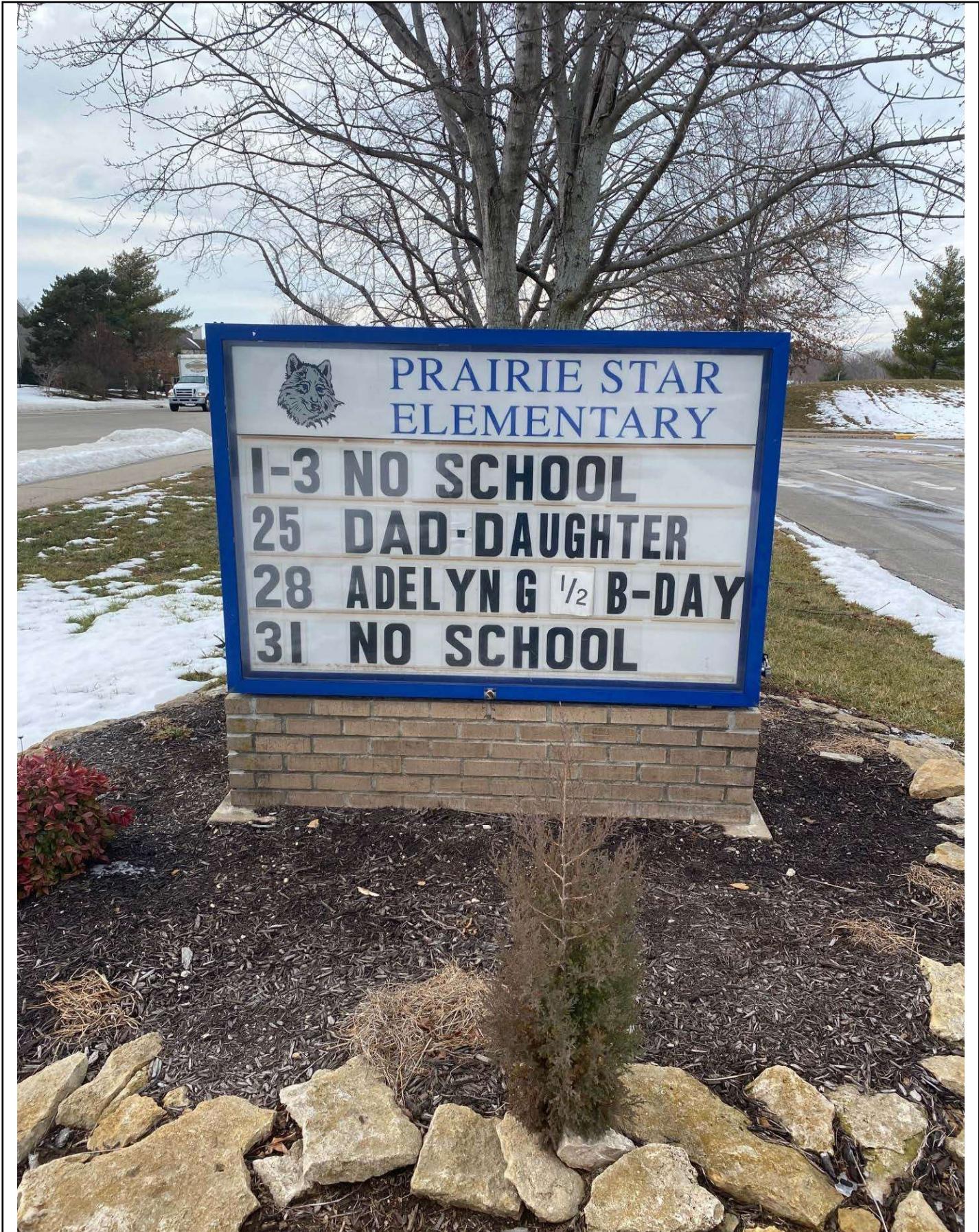
REVISIONS:	
1	5/13/2025
2	6/18/2025

update paint color
redesign for updated sign code

DO NOT SCALE DRAWING

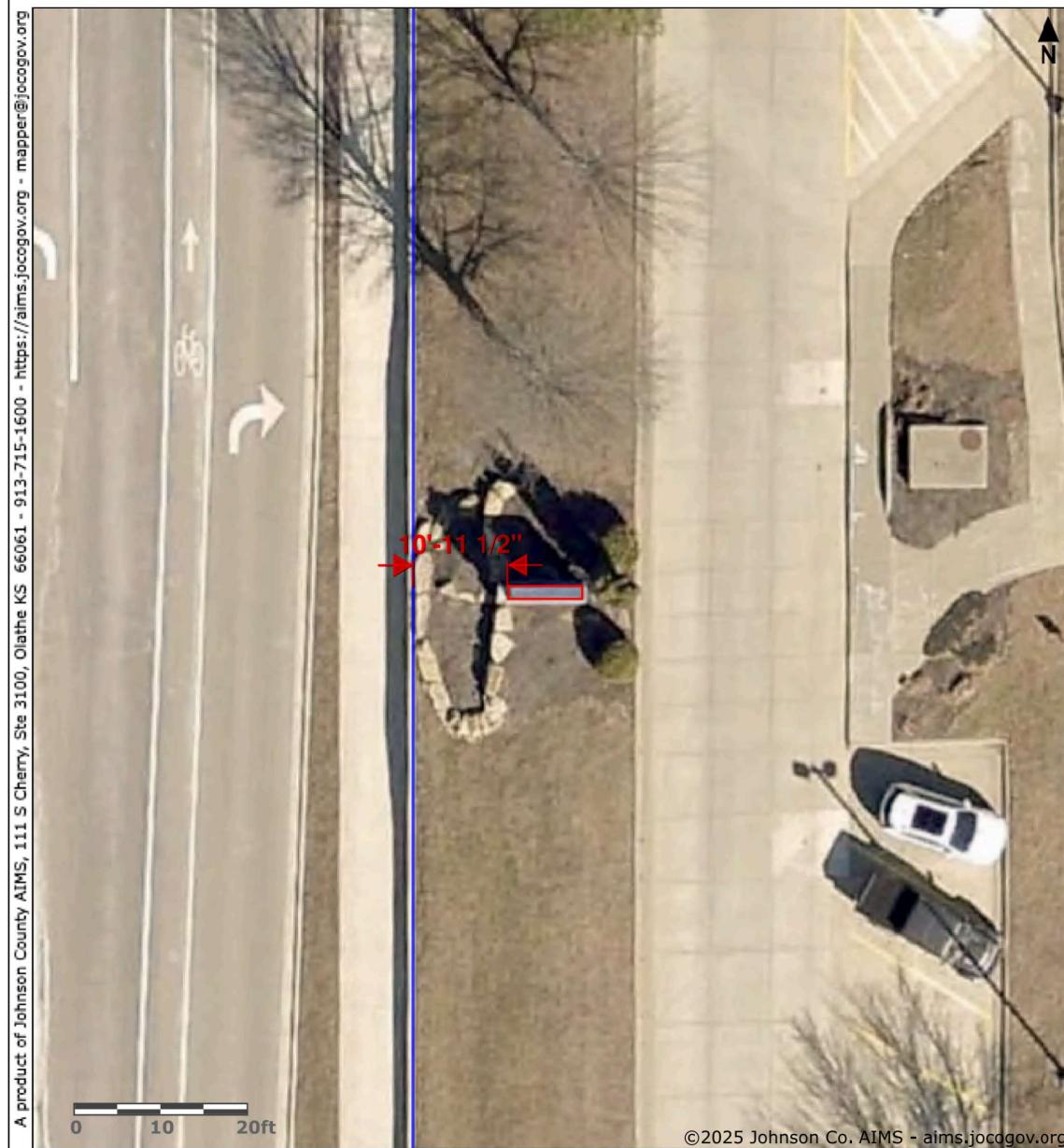
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DATE	SIGNATURE	

SP: MS PM: MN Dwg: JH ISSUED: 6 / 18 / 2025
FIRST PRINT: 5/20/2025
7616 Job # 11.1 SHEET









Johnson Co AIMS Map

Prairie Star Elementary School

LEGEND

AIMS Imagery: Current Imagery (2025)



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

9/25/2025

Excellence in Environmental Graphics

9.26.2026



RE: Blue Valley School District Monument Signs

Star Signs (on behalf of the Blue Valley School District) is requesting a deviation from Section 16-4-6.3(B) regarding the width requirement to the monument signs.

Blue Valley School District would like to propose keeping the width of the monument signs at 1' foot, 1-5/8" deep to keep the conformity of the signs consistent with that of the eleven monument signs in Overland Park. The district would like all sixteen (16) schools that are getting new monument signs on the project to be the same.

STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 | F 785.842.2947
WWW.STARSIGNSLLC.COM



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 1, 2025
SUBJECT: Planning Commission Minutes
Case 103-25 – Blue Valley School District – Prairie Star Elementary School
Monument Sign – Request for approval a Revised Final Development Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Prairie Star Middle School and construct a new monument sign in its place.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 104-25 - Blue Valley School District - Prairie Star Middle School Monument Sign - Revised Final Development Plan, subject to the stipulations as presented.

ATTACHMENTS

[Resolution](#)

[Prairie Star Monument Sign - GB Staff Report \(PC 104-25\)](#)

[Prairie Star Middle School Monument Sign - Plans \(PC 104-25\)](#)

[Prairie Star Middle School Monument Sign - Deviation Request \(PC 104-25\)](#)

[Prairie Star Middle School Monument Sign - PC Minutes \(PC 104-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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 CASE 104-25)

WHEREAS, the applicant submitted a request for approval of a Revised Final Plan for Blue Valley School District – Prairie Star Middle School – Monument Sign;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Blue Valley School District – Prairie Star Middle School – Monument Sign, subject to the following stipulations and conditions:

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SECTION TWO: This resolution shall become effective upon its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

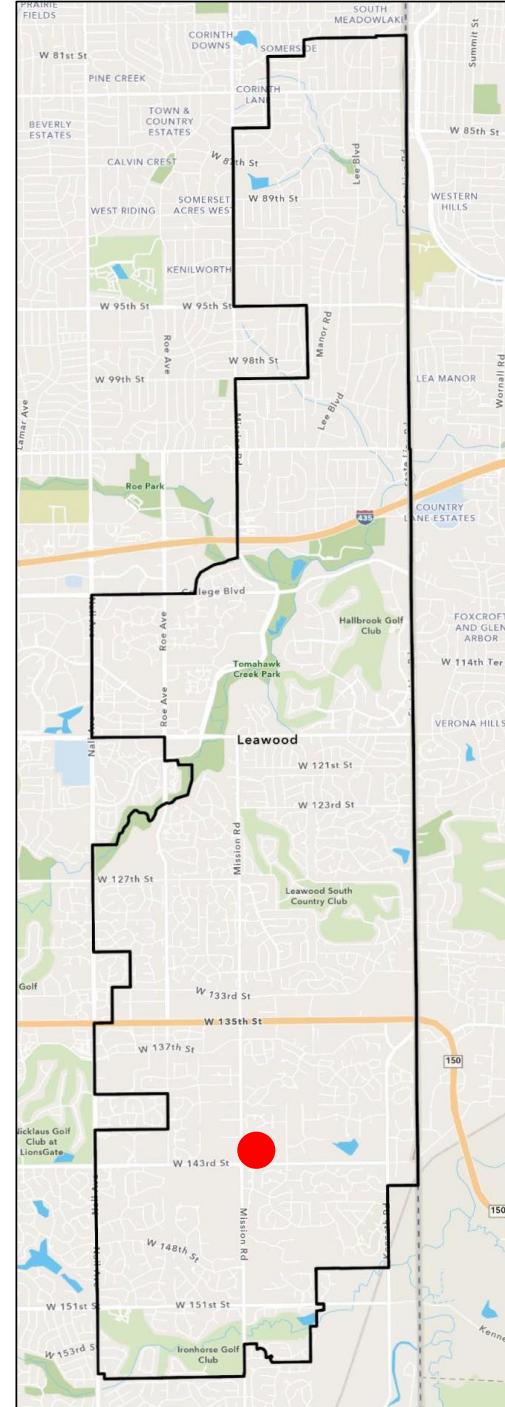
Meeting Date: October 20, 2025
Report Written: October 1, 2025

PROJECT NAME: BLUE VALLEY SCHOOL DISTRICT – PRAIRIE STAR MIDDLE SCHOOL MONUMENT SIGN – REVISED FINAL DEVELOPMENT PLAN

Case Number:	PC 104-25
Project Location:	North of 143rd Street and east of Mission Road
Parcel ID:	HP05740000 0T0A
Applicant:	Mark Nelson – Star Signs
Property Owner:	Unified School District #229
Planning Staff:	Camryn Ewing, AICP - Planner I
Planning Commission Recommendation:	Approval – Unanimous (8-0)

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Development Plan
Current Zoning:	AG (Agriculture District)
Comprehensive Plan Designation:	Public
Site Area:	33.2 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Development Plan to remove the existing monument sign for Prairie Star Middle School and construct a new monument sign in its place.

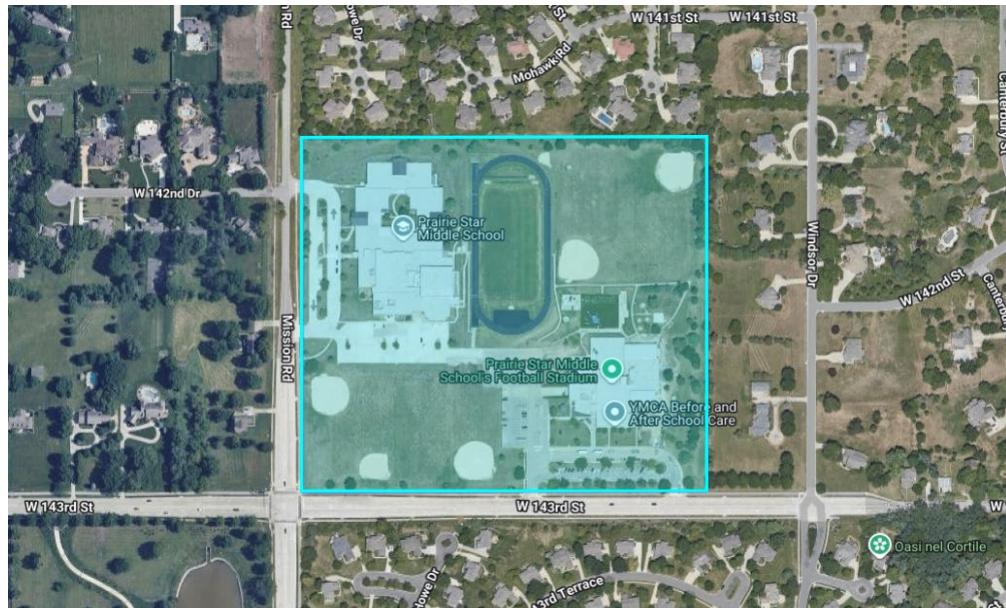
PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 104-25, Blue Valley School District – Prairie Star Middle School Monument Sign – Request for approval a Revised Final Development Plan, located north of 143rd Street and east of Mission Road, with the following stipulations:

1. The project shall be limited to the Revised Final Development Plan for Blue Valley School District – Prairie Star Middle School Monument Sign, located north of 143rd Street and east of Mission Road.
2. The monument sign shall be limited to 13.625" in width.
3. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting any sign.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
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:

- None

LOCATION:

SURROUNDING ZONING:

- North: To the north of the site is the single-family residential subdivision of Mission Prairie, zoned R-1 (Planned Single Family Low Density Residential District).
- East: To the east is the single-family residential subdivision of Charlemagne Manor, zoned R-1.
- South: Directly to the south is 143rd Street, a collector road that runs east/west. Further south, across 143rd Street is the single-family residential subdivision of Steeplechase, zoned R-1.
- West: West of the property is Mission Road, a minor arterial road that runs north/south. Further west is the single-family residential subdivision of Merry Lea Farms, zoned R-1.

PERFORMANCE CRITERIA:

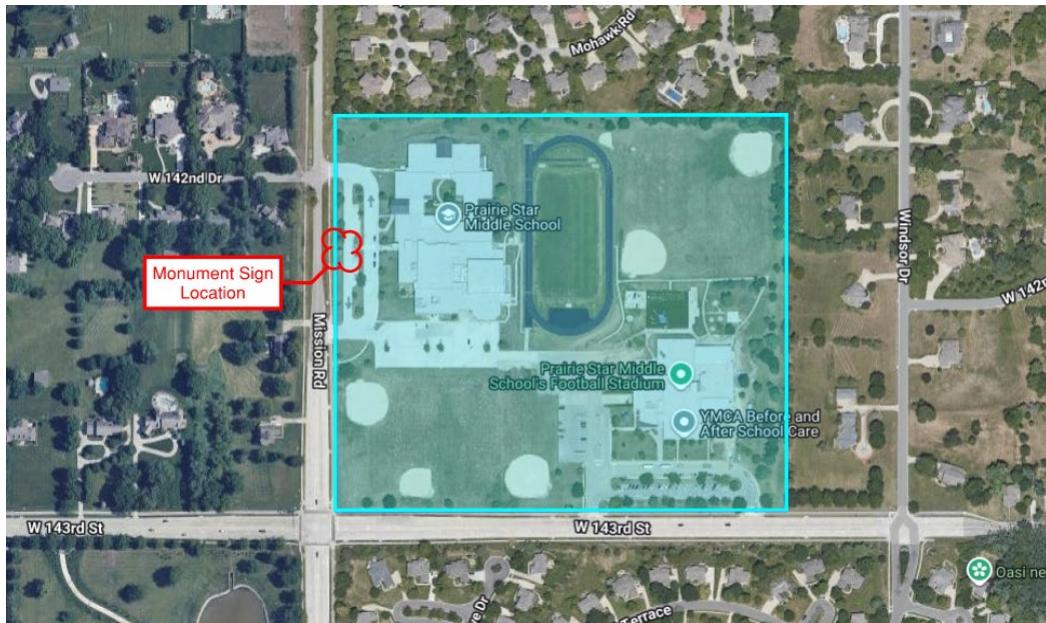
Criteria	Requirement	Provided	Compliance
Size	50 sq. ft. including base	50 sq. ft.	Complies
Dimensions	Height – 6' maximum (including base) Length – 10' maximum Width – 18" minimum to 24" maximum	Height – 5' (includes base) Length – 10' Width – 13.625"	Complies Complies Deviation Requested
Base	Minimum of 12" in height	-	-
Graphics/Text	Maximum of 18" in height	8", 6", and 3.5" letters	Complies
Illumination	Halo-illuminated, externally illuminated, push-through acrylic letters, or non-illuminated	Push-through acrylic letters	Complies

ELEVATIONS:

- The sign would be constructed from an aluminum cabinet and coated with a satin clearcoat for weather protection and durability.
- The lettering on the monument sign would be push-thru acrylic with a black vinyl application on the face of the letters.
- A vinyl application would be applied to the sign for the background graphics.
- The proposed monument sign would consist of two colors: the brushed aluminum with satin finish and satin black.

SITE PLAN COMMENTS:

- There are two existing monument signs on site, one for the Prairie Star Elementary School and the other for the Prairie Star Middle School.
- The existing monument sign for Prairie Star Middle School is located west of the school along Mission Road. The sign would be completely removed and replaced with a new monument sign.



LANDSCAPING:

- No additional landscaping is being proposed, nor would existing landscaping be affected.

LIGHTING:

- No external lighting is being proposed.

STAFF COMMENT:

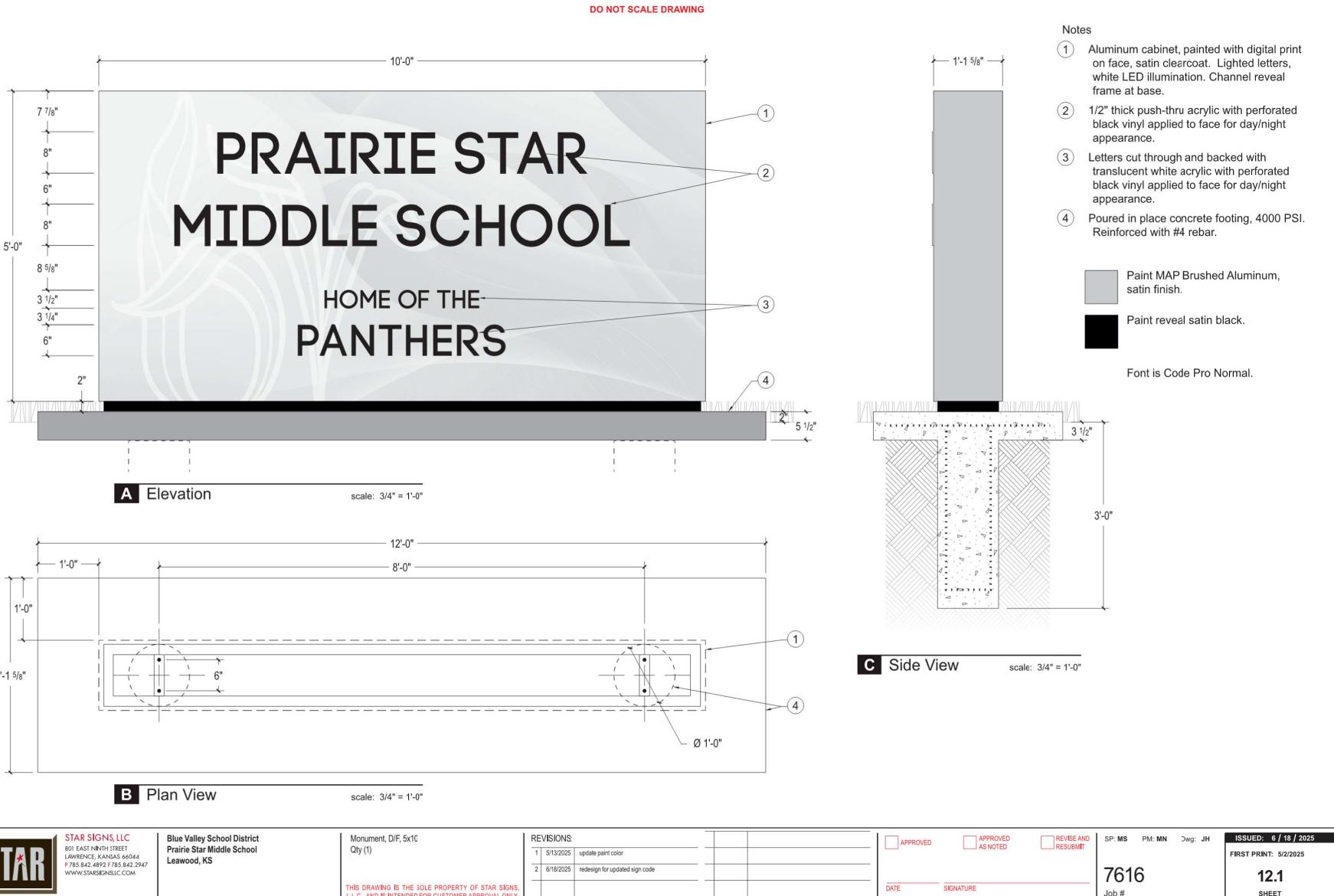
- In accordance with section 16-4-6.3(B) of the *Leawood Development Ordinance*, the applicant is requesting to deviate from the general minimum width requirement for monument signs. The *Leawood Development Ordinance* requires monument signs to have a width of 18" minimum to 24" maximum. The applicant is requesting 13.625" for the width of the monument signs to be consistent with the design of other monument signs throughout the Blue Valley School District.

Prairie Star Middle School

14201 Mission Road, Leawood, KS 66224

Scope of Work:

Remove existing sign, reuse existing base, install new double face monument sign



PRAIRIE STAR MIDDLE SCHOOL



HOME OF THE
PANTHERS

A Blue Valley School

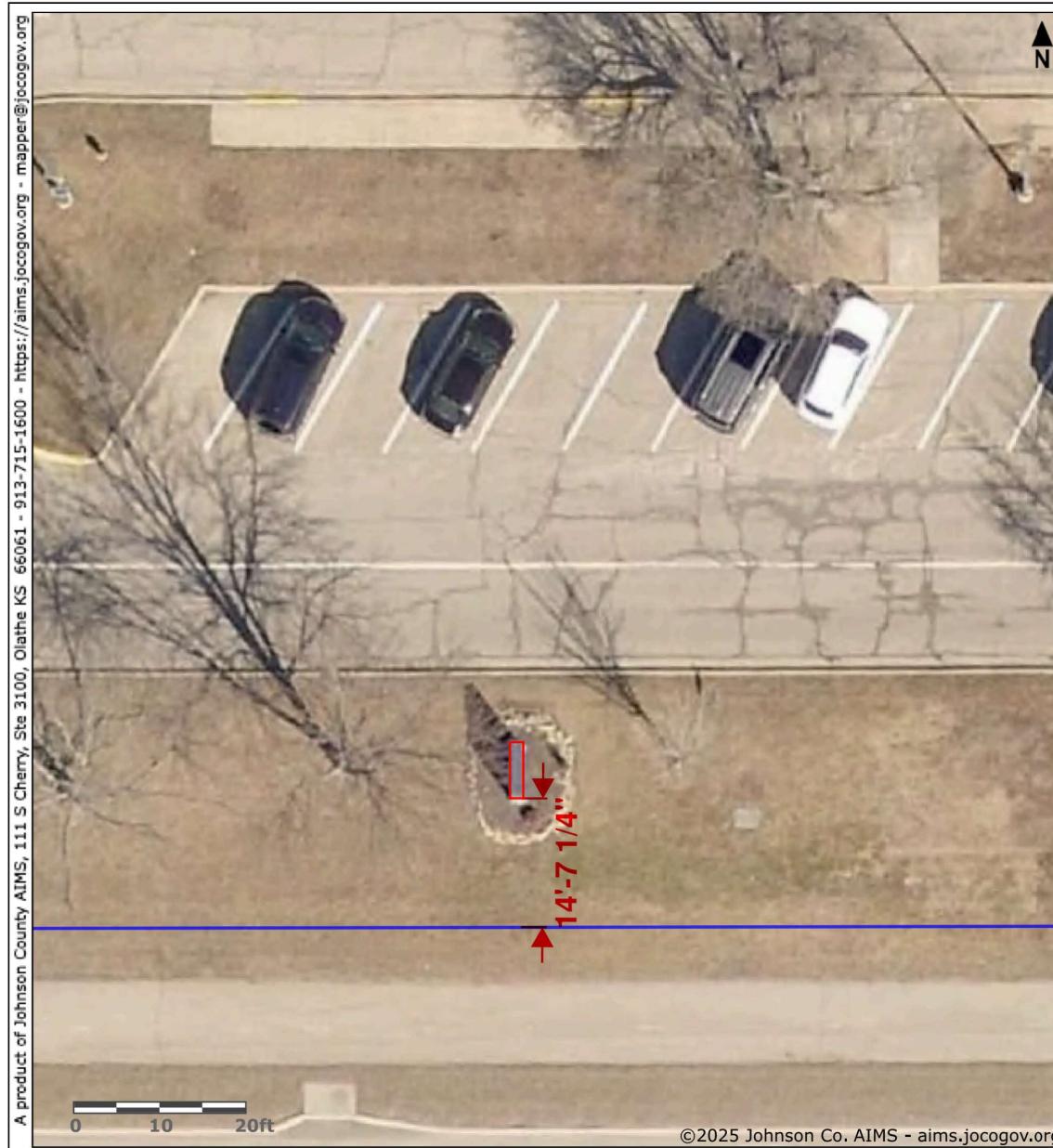


JAN 06 QTR 3
20 NO SCHOOL

COMMITTED TO
EXCELLENCE:
Challenge, Strive, Succeed







Johnson Co AIMS Map

Prairie Star Middle School

LEGEND

AIMS Imagery: Current Imagery (2025)



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

9/25/2025

Excellence in Environmental Graphics

9.26.2026



RE: Blue Valley School District Monument Signs

Star Signs (on behalf of the Blue Valley School District) is requesting a deviation from Section 16-4-6.3(B) regarding the width requirement to the monument signs.

Blue Valley School District would like to propose keeping the width of the monument signs at 1' foot, 1-5/8" deep to keep the conformity of the signs consistent with that of the eleven monument signs in Overland Park. The district would like all sixteen (16) schools that are getting new monument signs on the project to be the same.

STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 | F 785.842.2947
WWW.STARSIGNSLLC.COM



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 1, 2025
SUBJECT: Planning Commission Minutes
Case 104-25 – Blue Valley School District – Prairie Star Middle School Monument Sign – Request for approval a Revised Final Development Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of Revised Final Sign Plan to allow the installation of a single new wall sign to replace the existing wall sign on the Johnson County Pioneer Library.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 105-25 - Leawood Town Center - Johnson County Pioneer Library - Revised Final Sign Plan, subject to the stipulations as presented.

ATTACHMENTS

Resolution

[Johnson County Pioneer Library - Governing Body Staff Report \(PC 105-25\)](#)

[Johnson County Pioneer Library - Plan Set \(PC 105-25\)](#)

[Johnson County Pioneer Library - Planning Commission Minutes \(PC 105-25\)](#)

RESOLUTION NO. _____

RESOLUTION 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)

WHEREAS, the applicant submitted a request for approval of 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;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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: That the Governing Body approves the Revised Final Plan for Leawood Town Center – Johnson County Pioneer Library – wall sign, subject to the following stipulations and conditions:

1. The project shall be limited to a Revised Final Sign Plan to install a single new wall sign on the Johnson County Pioneer Library (4700 Town Center Drive), zoned RP-4 (Previous LDO).
2. The applicant shall obtain a sign permit from the Planning Services Department Prior to erecting the sign.
3. Prior to any construction, building permits must be obtained through the Building Department.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m., with no construction permitted on Sundays.
5. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
6. In addition to the stipulations listed in the Staff Report, the developer/property owner agrees to abide by all ordinances of the City of 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 its passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

Meeting Date: October 20, 2025

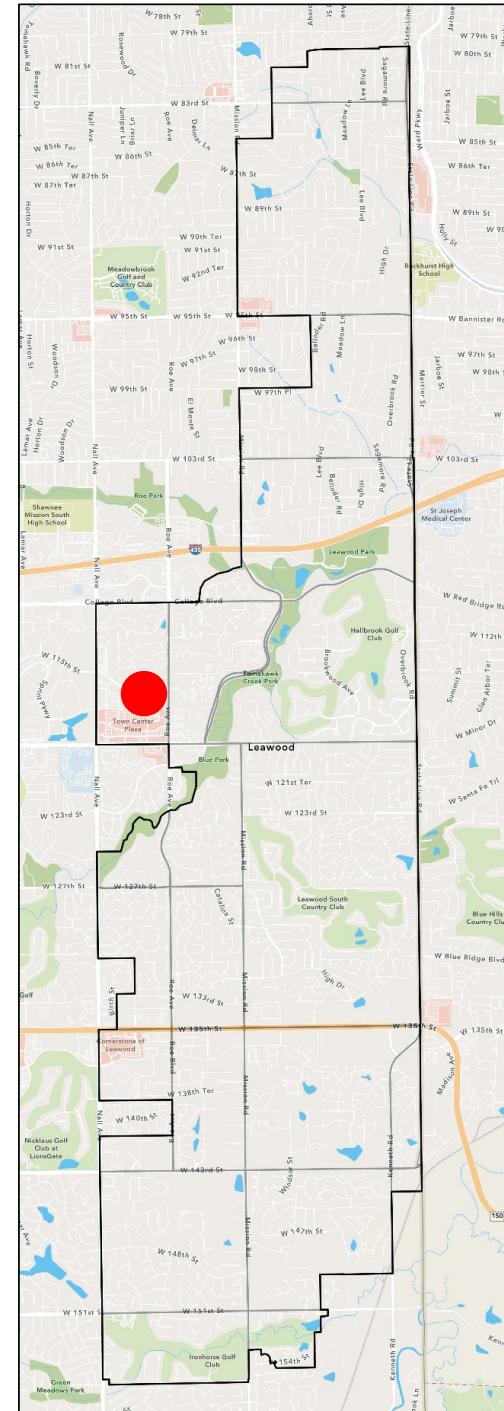
Report Written: October 1, 2025

PROJECT NAME: LEAWOOD TOWN CENTER – JOHNSON COUNTY PIONEER LIBRARY – REVISED FINAL SIGN PLAN

Case Number:	NC 105-25
Project Location:	North of Town Center Drive and west of Roe Avenue
Parcel ID:	HP72800001 0006
Applicant:	Karsen Koziol, Johnson County Library
Property Owner:	Board of Directors of The Johnson County Library
Planning Staff:	Taylor Burt – Planner I
Planning Commission Recommendation:	Unanimous Approval (8-0) with Stipulations

Executive Summary:

Requested Approval:	Revised Sign Plan
Current Zoning:	RP-4 (Previous LDO)
Comprehensive Plan Designation:	Public Land Use
Site Area:	2.01 acres



REQUEST:

- The applicant is requesting approval of a Revised Final Sign Plan to allow installation of a single new wall sign to replace the existing wall sign on the Johnson County Pioneer Library.
- The Johnson County Pioneer Library Final Plan included the signage within the Final Development Plan process and was approved in September 1992 (Case No. 01-93, Resolution No. 1078).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 105-25 – Leawood Town Center – Johnson County Pioneer Library - request for approval of a Revised Final Sign Plan, with the following stipulations:

1. The project shall be limited to a Revised Final Sign Plan to install a single new wall sign on the Johnson County Pioneer Library (4700 Town Center Drive), zoned RP-4 (Previous LDO).
2. The applicant shall obtain a sign permit from the Planning Services Department prior to erecting the sign.
3. Prior to any construction, building permits must be obtained through the Building Department.
4. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m., with no construction permitted on Sundays.
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 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:

- None.

HISTORY:

- The Johnson County Library Final Development Plan was approved in September 1992 (Case No. 01-93, Resolution No. 1078) which included the existing wall sign that is proposed to be changed with this application.

LOCATION:

SURROUNDING ZONING:

- North Directly north of the property is the Edgewood neighborhood, zoned RP-4 (Previous LDO) and the Leawood Country Manor neighborhood, zoned R-1 (Single-Family Residential).
- South Directly south is the Town Center Shopping Center development, zoned SD-CR (Planned General Retail District), which includes several different types of shops and restaurants.
- East Directly to the east of the property is the Town Center Business Park, zoned SD-O (Planned Office District). Crème de la Crème, a daycare as well as several other office buildings are located within this development.
- West Directly west of the property is Leawood City Hall, and further is a continuation of the Edgewood neighborhood.

PERFORMANCE CRITERIA:**Leawood Town Center – Johnson County Library – (RP-4 (Previous LDO))**

<u>LDO</u>	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Maximum Sign Area:	200 sq. ft.	27.45 sq. ft.	Complies
Maximum Percentage of Façade:	5%	4.2%	Complies
Maximum Number:	One per façade, two per building, 3 rd allowed in lieu of a monument sign with a max. 50 sq. ft.	One	Complies
Illumination:	Internally illuminated channel letters, halo-illuminated, externally illuminated, or non-illuminated	Internally Illuminated	Complies

SITE PLAN COMMENTS:

- The Johnson County Pioneer Library is oriented with the front of the building facing to the south, and fronts Town Center Drive.
- Currently on the site is an existing wall sign on the southern façade of the building, as well as a monument sign on the east side of the property.

SIGN ELEVATIONS:

- The applicant is proposing to install a new wall sign on the south façade of the building to replace the existing wall sign.
- The sign would be designed as a standard channel letter wall sign featuring the library's logo within the word "Johnson".
 - The logo is a sunflower placed in a way to replace the first "O" in the word "Johnson. This matches the branding for other Johnson County facilities.
- The sign is proposed to be 1.8' in height and 15' in length, with a total of 27 sq. ft.
- Per Section 16-4-6.10(G) of the *Leawood Development Ordinance (LDO)*, all signs shall comfortably fit within the signable area and shall have a maximum length of 90% of the signable area and maximum height of 85% of the signable area.
 - The proposed wall sign would meet this requirement (37.5% width, 56.31% height).

Existing:



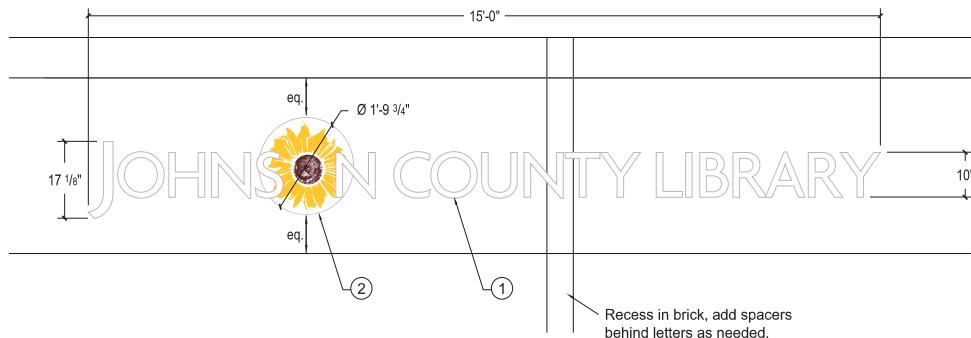
Proposed:



LIGHTING:

- The proposed wall sign is planned to be internally illuminated.
- The existing lighting on site would not be affected by this project, any change in illumination in the lighting is not significant enough to affect the lighting.

DO NOT SCALE DRAWING



Notes

- ① 5" deep face-lit letters, silver metallic satin finish painted returns and silver trim cap.
- ② 4" deep face-lit logo, silver metallic satin finish painted returns and silver trim cap, white face with printed vinyl sunflower graphic.

Existing letters to be removed and holes filled flush with sealant.

A Sign Layout

scale: 3/32" = 1'-0"

**B** South Elevation - Photo Mockup

scale: 3/4" = 1'-0"

STAR	STAR SIGNS, LLC 801 EAST 11TH STREET LAWRENCE, KANSAS 66044 P 785.842.4892 F 785.842.2947 WWW.STARSIGNSLLC.COM	Johnson County Library Leawood, KS	Exterior ID Qty (1) Set	REVISIONS: 1 7/11/2025 update location, change to face-lit	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> REVISE AND RESUBMIT	SP: MS PM: MS Dwg: JH	ISSUED: 7 / 11 / 2025
					<hr/> DATE _____	<hr/> SIGNATURE _____		Job # 7708	FIRST PRINT: 6/25/2025 1 SHEET

DO NOT SCALE DRAWING

DO NOT SCALE DRAWING

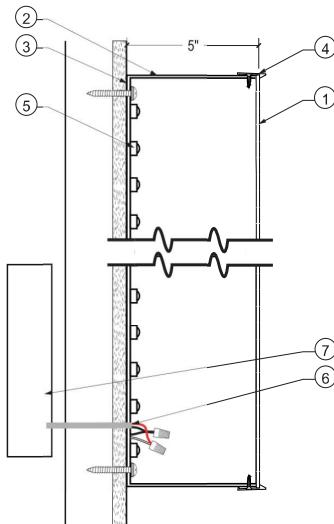
Notes

- ① 3/16 White Acrylic Faced letters - translucent.
- ② .040 Aluminum, 5" deep returns painted silver metallic with satin finish - opaque.
- ③ .080 Aluminum Backer.
- ④ Trim cap, painted silver.
- ⑤ Internally illuminated with White LEDs.
- ⑥ PLTC cable through wall and between letters on face of wall.
- ⑦ Remote power supply.

All visible hardware painted to match.

Letters to be individually flush mounted.

Add spacers behind letters as needed.



A Detail - Face-Lit Letters

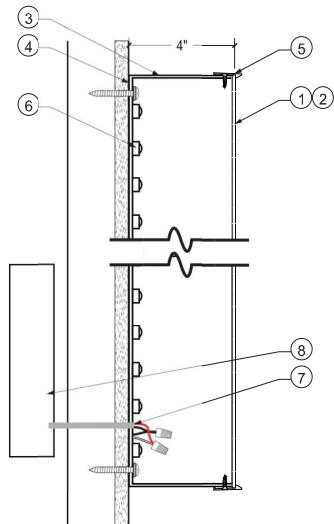
scale: 3" = 1'-0"

Notes

- ① 3/16 White Acrylic Faced logo - translucent.
- ② Sunflower graphic to be full color digital print on 3M vinyl with luster laminate.
- ③ .040 Aluminum, 4" deep returns painted silver metallic with satin finish - opaque.
- ④ .080 Aluminum Backer.
- ⑤ Trim cap, painted silver.
- ⑥ Internally illuminated with White LEDs.
- ⑦ PLTC cable through wall and between logo on face of wall.
- ⑧ Remote power supply.

All visible hardware painted to match.

Logo to be individually flush mounted.



B Detail - Face-Lit Logo

scale: 3" = 1'-0"



STAR SIGNS, LLC
801 EAST 11TH STREET
LAWRENCE, KANSAS 66044
P 785.842.4192 F 785.842.2947
WWW.STARSIGNSLLC.COM

Johnson County Library
Leawood, KS

Exterior ID
Qty (1) Set

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS
LLC, AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

1	7/11/2025	update location, change to face lit

APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

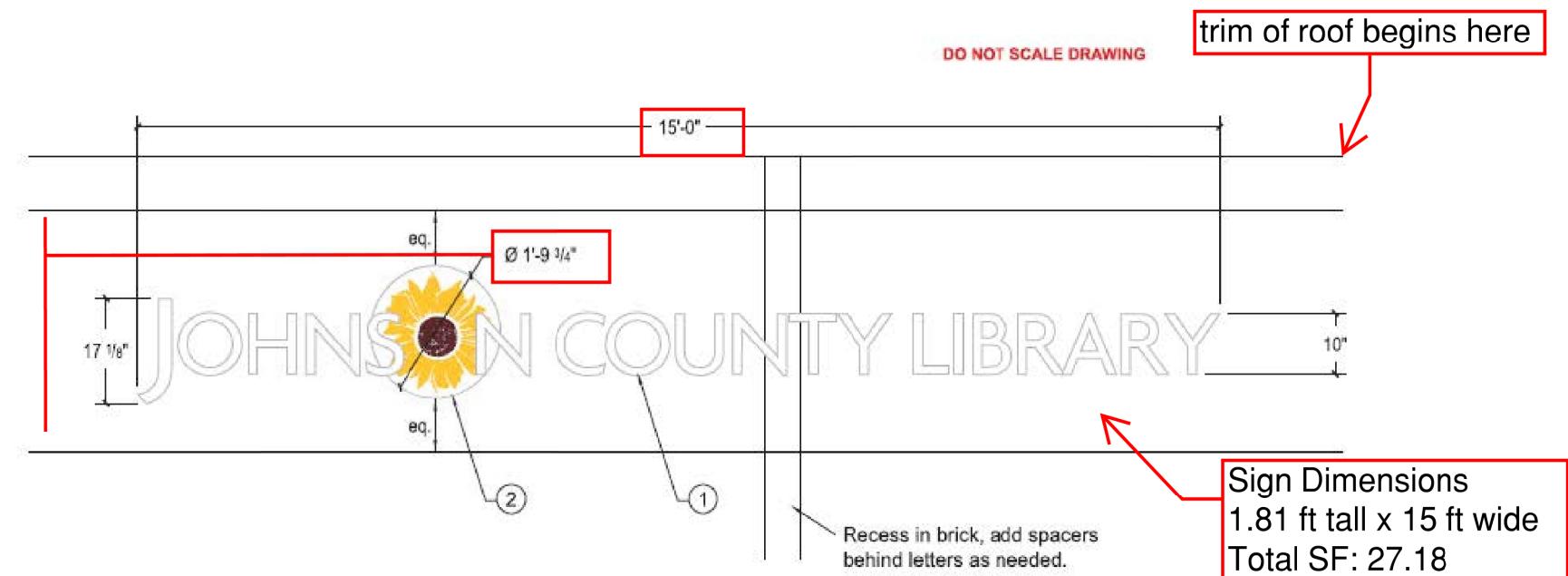
DATE _____ SIGNATURE _____

SP: MS PM: MS Dwg: CW
PRINTED: 8 / 15 / 2025
FIRST PRINT: 8/15/2025

7708
SO#

2
SHEET

DO NOT SCALE DRAWING





MEMORANDUM

TO: Mayor Marc E. Elkins and City Council
CC: Diane Stoddard - City Administrator
FROM: Julie Hurley, AICP - Director of Planning Services
DATE OF MEETING: October 20, 2025
DATE OF MEMO: October 8, 2025
SUBJECT: Planning Commission Minutes
Case 105-25 – Leawood Town Center – Johnson County Pioneer Library – Request
for approval of a Revised Final Sign Plan

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Julie Hurley, Planning Services, 913-663-9162, jhurley@leawood.org

AGENDA ITEM

Resolution 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)

SUMMARY

The applicant is requesting approval of a Revised Final Plat for a single lot (Lot 5) of the Hallbrook Farms subdivision, for the purpose of incorporating approximately 1,400 sqft of the Hallbrook Country Club property in order to create a more uniform lot configuration.

COMMITTEE INFORMATION

Planning Commission-Regular Session - September 30, 2025:

The Planning Commission unanimously recommends approval (8-0) of Case 107-25 - Hallbrook Farms, Lot 5 - 11209 Meadow Lane - Revised Final Plat, subject to the stipulations as presented.

ATTACHMENTS

[Resolution](#)

[Hallbrook Farms - Governing Body Staff Report \(PC 107-25\)](#)

[Hallbrook Farms - Plat \(PC 107-25\)](#)

[Hallbrook Farms - PC Minutes on Consent Memo \(PC 107-25\)](#)

RESOLUTION NO. _____

**RESOLUTION APPROVING A REVISED FINAL PLAT FOR HALLBROOK FARMS,
LOT 5 – 11209 MEADOW LANE, LOCATED SOUTH OF 112TH STREET AND EAST
OF MEADOW LANE (PC CASE 107-25)**

WHEREAS, the applicant submitted a request for approval of a Revised Final Plat for Hallbrook Farms, Lot 5;

WHEREAS, such request for approval was presented to the Planning Commission on September 30, 2025; 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. The project shall be limited to a Revised Final Plat to establish individual lot lines for Lot 5 of the Hallbrook Farms Seventh Plat.
2. The conditions and stipulations of the Final Development Plan approval (Case No. 05-89) shall remain in full force and effect except to the extent expressly modified herein.
3. Vacation of utility easements shall be first submitted to Public Works for review and approval in accordance with City policy prior to submittal to Johnson County for recording.
4. All adjustments to easements for the purpose of utilities not accounted for in the approved plat shall first be submitted to Public Works for review and approval in accordance with City code prior to submittal to Johnson County for recording.
5. Prior to any construction, building permits must be obtained through the Building Department.
6. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
7. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
8. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through eight.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of October, 2025.

APPROVED by the Mayor this 20th day of October, 2025.

[SEAL]

Marc E. Elkins, Mayor

ATTEST:

Stacie Stromberg, City Clerk

APPROVED AS TO FORM:

Marcia L. Knight, Deputy City Attorney

City of Leawood Governing Body Staff Report

Meeting Date: October 20, 2025

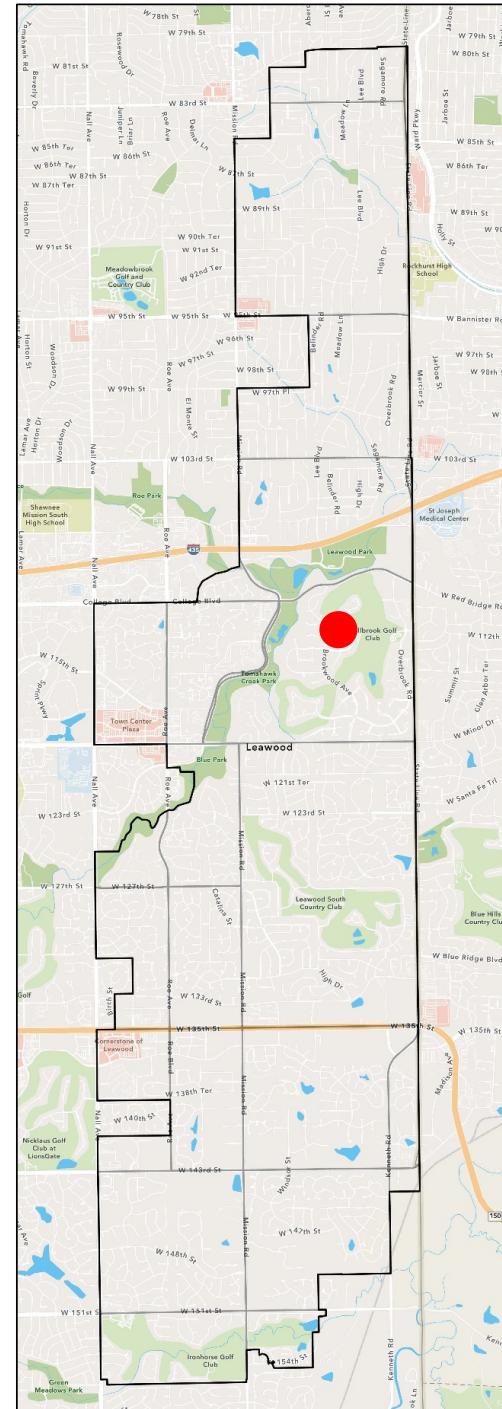
Report Written: October 7, 2025

PROJECT NAME: HALLBROOK FARMS, LOT 5 – 11209 MEADOW LANE – REVISED FINAL PLAT

Case Number:	PC 107-25
Project Location:	South of 112 th Street and east of Meadow Lane
Property ID:	HP191700030005
Applicant:	Wayne E. Malnicof, MJS Consulting, LLC
Property Owner:	Jacob and Anna Barnes, Barnes Family Revocable Trust
Planning Staff:	Karie Kneller, AICP
Planning Commission Recommendation:	Unanimous Approval (8-0) with Stipulations

EXECUTIVE SUMMARY:

Requested Approval:	Revised Final Plat
Current Zoning:	RP-1
Comprehensive Plan Designation:	Low-Density Residential
Site Area:	.58 acres
Currently Approved Final Plan:	Case No. 05-89



REQUEST:

- The applicant is requesting approval of a Revised Final Plat for a single lot (Lot 5) of the Hallbrook Farms subdivision.
- The Hallbrook Farms development received approval of a Final Development Plan with Case No. 05-89.
 - Lot 5 backs the Hallbrook Golf course; Hallbrook Country Club consents to dedicating approximately 1,400 sq. ft. of property from the unplatte golf course to the owners of Lot 5 for the purpose of creating a more uniform lot configuration.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends unanimous approval (8-0) of Case 107-25, Hallbrook Farms, Lot 5 – 11209 Meadow Lane, Revised Final Plat, located south of 112th Street and east of Meadow Lane, with the following stipulations:

1. The project shall be limited to a Revised Final Plat to establish individual lot lines for Lot 5 of the Hallbrook Farms Seventh Plat.
2. The conditions and stipulations of the Final Development Plan approval (Case No. 05-89) shall remain in full force and effect except to the extent expressly modified herein.
3. Vacation of utility easements shall be first submitted to Public Works for review and approval in accordance with City policy prior to submittal to Johnson County for recording.
4. All adjustments to easements for the purpose of utilities not accounted for in the approved plat shall first be submitted to Public Works for review and approval in accordance with City code prior to submittal to Johnson County for recording.
5. Prior to any construction, building permits must be obtained through the Building Department.
6. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
7. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. Monday through Saturday, with no construction permitted on Sundays.
8. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through eight.

PLANNING COMMISSION RECOMMENDATION:

- None

PERFORMANCE CRITERIA:

- There are no changes to the approved Final Development Plan (Case No. 05-89)

RP-1 Leawood Development Ordinance (LDO) Requirements

LDO Criteria	Required	Provided*	Compliance
Front Setback	35'	40'	Complies
Side Setback	12'	12'	Complies
Rear Setback	30'	53'	Complies
Open Space	30%	79%	Complies
Minimum Lot Width	100'	195'	Complies

RP-1 Leawood Development Ordinance (LDO) Requirements

Lot Area	12,000 s.f.	26,714 s.f.	Complies
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*Existing structure built in 1998

LOCATION:**SURROUNDING ZONING:**

- North: Directly to the north of the subject property is a single-family residential property, zoned RP-1.
- East: Directly east of the subject property is Hallbrook Country Club and golf course driving range/putting green.
- South: Directly to the south of the subject property is a single-family residential property, zoned RP-1.
- West: Directly to the west of the subject property is a single-family residential property, zoned RP-1.

FINAL PLAT:

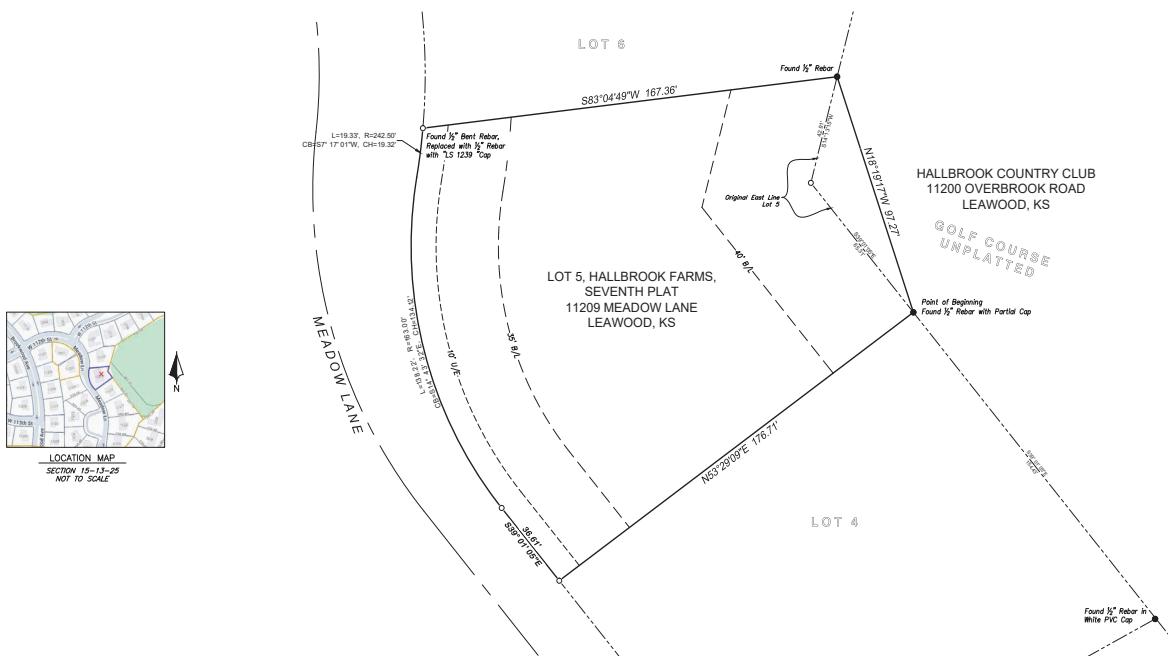
- The applicant has provided a Revised Final Plat for Lot 5 of the Hallbrook Farms subdivision.
- The rear (east) property line currently extends from the property to the north and property to the south to end at a point on the subject property at an approximately 128-degree angle; from the northeast corner of the property, 42.91', and from the southeast corner of the property, 65.31'.
- The proposed plat would extend the property line in a straight, southeast/northwest trajectory, and eliminate the angle created by the current rear property line.

EASEMENTS:

- The Final Plat includes an existing 10' utility easement parallel to the front (west) property line.

FINAL PLAT LOT 5, HALLBROOK FARMS, SEVENTH PLAT

A REPLAT OF LOT 5, HALLBROOK FARMS SEVENTH PLAT AND A PART OF UNPLATTED HALLBROOK GOLF COURSE
CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



PROPERTY DESCRIPTION:
All of Lot 5, HALLBROOK FARMS, SEVENTH PLAT and that portion of unplatted land of the Hallbrook Country Club Golf Course, all in the City of Leawood, Johnson County, Kansas, more particularly described by Wayne Mainor, PS-1239, August 16, 2020 as follows:

Beginning at the Southeast corner of said Lot 5, thence North 16°19'17" West, a distance of 97.27 feet to the Northwest corner of said Lot 5, said point being on the Easterly right-of-way of Meadow Lane as now established; thence on a non-tangent curve to the right, with a radius of 242.50 feet, a chord bearing of South 7°17'01" West, a chord distance of 19.32 feet and an arc length of 19.32 feet, to the Point of Beginning; thence North 39°01'02" East, a chord distance of 36.61 feet to the Southwest corner of said Lot 5; thence North 55°29'09" East along the southerly line of said Lot 5, a distance of 176.71 feet to the Point of Beginning. Containing 26,497 square feet or .608 acres, more or less.

IN TESTIMONY WHEREOF:

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 shall be hereinafter known as:
"LOT 5, HALLBROOK FARMS, SEVENTH PLAT"

IN TESTIMONY WHEREOF:
Anna and Jake Barnes, a married couple and trustees of the Barnes Family Revocable Trust has caused these presents to be executed the _____ day of _____ 2025.

Anna Barnes, Trustee
Owner: Lot 5, Hallbrook Farms, Seventh Plat

Jake Barnes, Trustee
Owner: Lot 5, Hallbrook Farms, Seventh Plat

STATE OF KANSAS)
COUNTY OF JOHNSON)
Be it remembered that on this _____ day of _____ 2025, before me, a Notary Public in and for the said County and State of Kansas, Anna and Jake Barnes, a married couple, to me personally known, who being by me duly sworn, did say that they are the owner of said property, said instrument was signed in behalf of said Anna and Jake Barnes, acknowledged said instrument to be the free act and deed of said property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public _____

My Commission Expires: _____

IN TESTIMONY WHEREOF:
Scott Holland, Hallbrook Board of Directors, President has caused these presents to be executed the _____ day of _____ 2025.

Scott Holland, President, Hallbrook Board of Directors
Owner: Hallbrook Country Club - Beginning at the SE corner of Lot 5, Hallbrook Farms, Seventh Plat, thence N18°19'17" W, 97.27 feet; thence S14°19'15" W, 42.11 feet; thence S39°01'02" E, 65.31 feet to the Point of Beginning.

STATE OF KANSAS)
COUNTY OF JOHNSON)
Be it remembered that on this _____ day of _____ 2025, before me, a Notary Public in and for the said County and State of Kansas, Scott Holland, President, Hallbrook Board of Directors, to me personally known, who being by me duly sworn, did say that they are the owner of said property, said instrument was signed in behalf of said Scott Holland, President, Hallbrook Board of Directors, acknowledged said instrument to be the free act and deed of said property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public _____

My Commission Expires: _____

APPROVALS:
Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas this _____ day of _____ 2025.

David Coleman, Planning Commission Chair

Approved by the Governing Body of the City of Leawood, Johnson County, Kansas this _____ day of _____ 2025.

Marc E. Elkins, Mayor

Attest:
Stacie Stromberg, City Clerk



Sheet 1 of 1	
Project #BF-2502	
LOT 5, HALLBROOK FARMS, SEVENTH PLAT	
LOT 5, HALLBROOK FARMS, SEVENTH PLAT LEAWOOD, JOHNSON COUNTY, KANSAS	
 1°=20' 0 10' 20' Prepared For: Jake and Anna Barnes 11209 Meadow Lane Leawood, KS 66211	
N S E W 1°=20' 0 10' 20' Prepared For: Jake and Anna Barnes 11209 Meadow Lane Leawood, KS 66211	



MEMORANDUM

TO: Mayor Marc E. Elkins and City Council

CC: Diane Stoddard - City Administrator

FROM: Julie Hurley, AICP - Director of Planning Services

DATE OF MEETING: October 20, 2025

DATE OF MEMO: October 9, 2025
Planning Commission Minutes

SUBJECT: Case 107-25 – Hallbrook Farms – Revised Final Plat – Request for approval of a Revised Final Plat for Hallbrook Farms, Lot 5 – 11209 Meadow Lane, located south of 112th Street and east of Meadow Lane.

Due to this item being on the Planning Commission Consent Agenda, there are no Planning Commission minutes available for this case.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Chris Claxton, Parks, Recreation & Arts, 913-663-9151, chrisc@leawood.org

AGENDA ITEM

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]

SUMMARY

PGAV has submitted the final invoice for payment for the design of the Parks Maintenance Building located at 1901 W. 143rd Street, 66224.

BUDGET INFORMATION

This payment will close out their portion of the project.

Expenditure Amount:

\$3,083.06

Project Number:

80173

STAFF RECOMMENDATION

Staff recommends approval of this item.



CITY of **Leawood**
Governing Body-Regular Session
Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Brad Robbins, Police, 913-663-9301, brobbins@leawood.org

AGENDA ITEM

Police Department Monthly Report

SUMMARY

The September 2025 police department monthly report is attached.

STAFF RECOMMENDATION

For review by the Governing Body.

ATTACHMENTS

[PD Monthly Report September 2025](#)

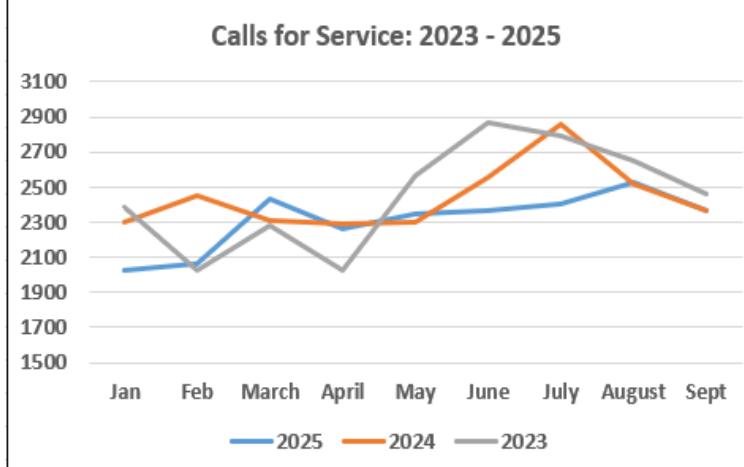


Monthly Report

September 2025

Crime Report	This month	Last month	2025 YTD	2024 YTD
Burglaries	6	1	24	30
Agg. Assault / Battery	0	2	11	11
Thefts from vehicles	3	4	34	152
Stolen autos	3	3	28	58
Shoplifting	4	7	78	101
Criminal damage to property/Vandalism	5	4	43	94
DUI	4	11	56	86
Drug possession violations	7	4	79	80
Police Activity	This month	Last month	2025 YTD	2024 YTD
Reports taken	311	327	2554	2927
Medical Calls	182	193	1675	1524
Alarms	104	109	950	925
Arrests (Juvenile)	87 (0)	114 (0)	837 (3)	907 (20)
Mental health related calls	51	30	280	241
Open Doors	55	33	287	249
Animal calls	64	96	720	807
Community Events	20	15	93	76
Social Media Posts	16	18	174	175
Traffic Enforcement	This month	Last month	2025 YTD	2024 YTD
Crashes (injury)	75 (12)	84 (8)	404 (78)	345 (71)
Traffic Stops	981	906	7964	8077
Traffic Complaint Areas	90	87	575	517
Citations	865	793	6282	6909
Warnings	698	645	5553	5784

Response Times			
Area of the City	Calls for service	Code 1 Responses	Non-Emergency
North Zone			
This month	714	3:58	5:40
Last month	702	4:07	6:20
A year ago	701	4:00	6:19
Center Zone			
This month	866	2:00	5:04
Last month	742	3:40	3:53
A year ago	717	2:34	4:59
South Zone			
This month	789	3:52	5:26
Last month	823	4:07	5:38
A year ago	8757	3:39	6:20



Top crash locations

INTERSECTION	Sept.	2025 YTD	2024 YTD
435 & State Line Rd.	9	74	55
135th & State Line Rd.	1	11	5
103rd Street & State Line Rd.	1	8	0
135th St. & Roe Ave.	0	6	2
Roe Ave. & College Blvd.	0	3	6

New PD supervisors pinned

Sgt. Eric Gould (top) had his new badge pinned on by his wife Colleen while Cpl. Jesse Nash (above) held his daughter, Lily, as his wife Morgan did the honors as part of our Sept. 22 ceremony to recognize these new supervisors.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Colin Fitzgerald, Fire, 913-266-0601, colinf@leawood.org

AGENDA ITEM

Fire Department Monthly Report

SUMMARY

The September 2025 monthly report for the Leawood Fire Department is attached.

ATTACHMENTS

[LFD September 2025](#)



September 2025 Report

Incident Response Counts	This Month	2025 YTD	2024	2023
Total Incidents	309	2,977	3,638	3,562
Unit Responses	614	5,798	6,019	5,810
Personnel Responses	1,578	15,044	14,720	15,239

Incident Response Types	This Month	2025 YTD	2024	2023
Fire Responses	15	145	86	85
EMS Responses	192	1,772	2,465	2,378
HazMat Responses	7	87	165	243
Tech Rescue Responses	0	11	9	8
Other Calls for Service	95	962	913	848

Activities	This Month	2025 YTD	2024	2023
LFD Firefighter Training Hours	1,557	15,682	20,543	22,805
Occupancy Inspections	220	1,719	2,460	2,283
Construction Plan Reviews	26	178	424	343
Special Permits Issued	1	3	6	12
Detector Assists / Safety Audits	12	40	45	57
Public Events	15	92	269	235
CPR / AED / 1st Aid Students	11	662	726	878
Internships / Ride-Alongs	0	13	31	21
Infant/Child Car Seat Installs	1	38	58	105

Other Monthly Highlights

- Accreditation site visit scheduled for November 9-13, 2025
- Fire Chief attended the annual Kansas Emergency Management Association Conference in Manhattan
- City of Leawood & CISA Cybersecurity Tabletop Exercise on September 17th
- JCCC Recruitment / Job Fair on September 17th
- Annual LFD Open House on September 27th

LFD Open House

The Fire Department hosted our second annual open house at Fire Station 31 on Saturday, September 27th between 10:00 AM and 2:00 PM. An estimated 600 people attended over the four hours. Technical rescue, EMS equipment, and cooking fire safety demonstrations were all a big hit. Other highlights included station and truck tours, an inflatable fire safety house, equipment static displays, and of course ice cream and cookies.



Fire Department Incident Response Details

Fire Loss & Value Saved in Leawood

	This Month	2025 YTD	2024	2023
Number of Incidents with Fire Loss:	1	17	18	21
Pre-Incident Estimated Value:	\$3,042,840	\$7,074,940	\$23,854,840	\$6,196,280
Content Value Loss Estimate:	\$0	\$276,030	\$586,890	\$306,470
Property Value Loss Estimate:	\$5,000	\$855,500	\$1,306,000	\$617,315
Total Fire Value Loss Estimate:	\$5,000	\$1,131,530	\$1,892,890	\$923,785
Total Value Saved Estimate:	\$3,037,840	\$6,414,940	\$21,961,950	\$5,272,495

Incident Response Times

Response time standards are measured by 90th-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 roughly 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 the emergency incident.

Summary of LFD Baseline Response Performance at the 90th Percentile

LFD - Baseline Performance 90 th Percentile		This Month	2025 YTD	2024	2023
Total Number of Incidents		309	2,977	3,638	3,562
Alarm Handling	Call Pick-Up to Dispatch	1:02	1:05	1:10	1:10
Turnout Time	Dispatch to 1st Unit Enroute	1:16	1:19	1:19	1:16
Travel Time 1st Unit	Enroute to Arrival Time 1st Unit on Scene <i>Emergency Responses Only</i>	6:08	6:13	5:58	5:56
Total Response Time - 1st Unit	Enroute to Arrival 1st Unit on Scene <i>Emergency Responses Only</i>	8:02	7:57	7:35	7:33
Travel Time ERF	Enroute to Arrival Time Effective Response Force <i>Emergency Responses Only</i>	10:51	11:03	10:25	10:22
Total Response Time - ERF	Enroute to Arrival Effective Response Force <i>Emergency Responses Only</i>	11:55	12:26	11:48	11:58



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Linda Gonzalez, Municipal Court, 913-663-9185, lindag@leawood.org

AGENDA ITEM

Municipal Court Monthly Reports

SUMMARY

Attached are the September 2025 monthly reports for the Leawood Municipal Court.

ATTACHMENTS

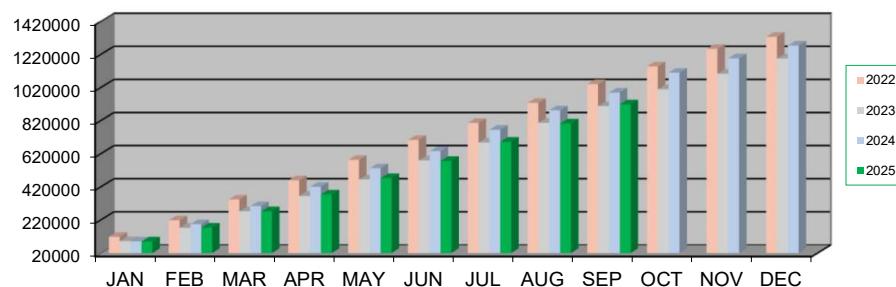
[CourtRevenue_2025-September](#)

[CourtCaseload 2025-September](#)

LEAWOOD MUNICIPAL COURT RECEIPTS PROCESSED

CUMULATIVE**MONTHLY**

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>		<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	
JAN	\$117,783.04	\$91,821.50	\$90,140.24	\$ 89,651.25		JAN	\$117,783.04	\$91,821.50	\$90,140.24	\$89,651.25
FEB	\$217,873.54	\$171,965.00	\$194,659.24	\$ 173,682.25		FEB	\$100,090.50	\$80,143.50	\$104,519.00	\$84,031.00
MAR	\$343,441.54	\$272,271.33	\$303,151.74	\$ 272,492.50		MAR	\$125,568.00	\$100,306.33	\$108,492.50	\$98,810.25
APR	\$459,237.50	\$364,593.58	\$420,183.00	\$ 373,840.00		APR	\$115,795.96	\$92,322.25	\$117,031.26	\$101,347.50
MAY	\$582,492.00	\$464,110.08	\$532,338.90	\$ 472,862.99		MAY	\$123,254.50	\$99,516.50	\$112,155.90	\$99,022.99
JUN	\$703,140.09	\$580,335.08	\$635,662.90	\$ 576,311.49		JUN	\$120,648.09	\$116,225.00	\$103,324.00	\$103,448.50
JUL	\$805,775.59	\$687,673.58	\$764,891.80	\$ 692,536.49		JUL	\$102,635.50	\$107,338.50	\$129,228.90	\$116,225.00
AUG	\$926,955.59	\$807,034.33	\$882,115.60	\$ 802,650.39		AUG	\$121,180.00	\$119,360.75	\$117,223.80	\$110,113.90
SEP	\$1,040,646.84	\$907,326.58	\$989,534.69	\$ 918,284.24		SEP	\$113,691.25	\$100,292.25	\$107,419.09	\$115,633.85
OCT	\$1,147,384.84	\$1,009,629.08	\$1,109,524.44			OCT	\$106,738.00	\$102,302.50	\$119,989.75	
NOV	\$1,253,362.59	\$1,103,191.58	\$1,196,764.44			NOV	\$105,977.75	\$93,562.50	\$87,240.00	
DEC	\$1,326,186.51	\$1,195,551.08	\$1,273,461.19			DEC	\$72,823.92	\$92,359.50	\$76,696.75	
<u>Actual-</u> <u>Budgeted-</u>					\$ 1,326,186.51 \$ 1,195,551.08 \$ 1,273,461.19 \$ 918,284.24 \$ 1,100,000.00 \$ 1,300,000.00 \$ 1,100,000.00 \$ 1,250,000.00					

CUMULATIVE

LEAWOOD MUNICIPAL COURT

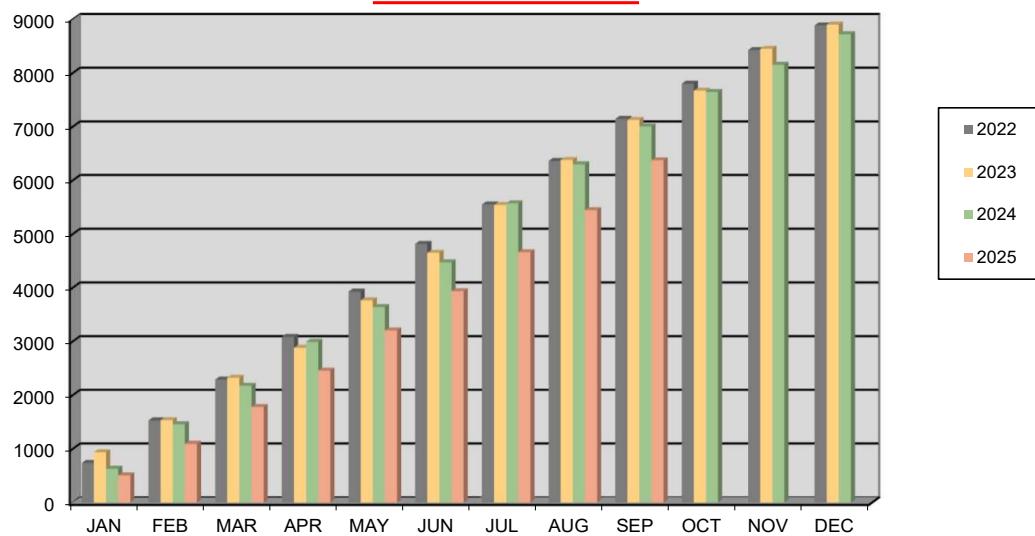
CASELOAD*

CUMULATIVE

	2022	2023	2024	2025
JAN	737	936	629	505
FEB	1,529	1,535	1,457	1,095
MAR	2,288	2,323	2,172	1,780
APR	3,084	2,881	2,992	2,456
MAY	3,926	3,764	3,638	3,204
JUN	4,816	4,649	4,471	3,935
JUL	5,550	5,540	5,571	4,659
AUG	6,360	6,380	6,298	5,444
SEP	7,144	7,126	7,004	6,372
OCT	7,800	7,670	7,646	
NOV	8,427	8,451	8,152	
DEC	8,887	8,902	8,722	

MONTHLY

	2022	2023	2024	2025
JAN	737	936	629	505
FEB	792	599	828	590
MAR	759	788	715	685
APR	796	558	820	676
MAY	842	883	646	748
JUN	890	885	833	731
JUL	734	891	1100	724
AUG	810	840	727	785
SEP	784	746	706	928
OCT	656	544	642	
NOV	627	781	506	
DEC	460	451	570	

8,887 8,902 8,722 6,372
CUMULATIVE

*Number of charges filed in Municipal Court.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Stephen Powell, City Administration, 913-663-9103, spowell@leawood.org

AGENDA ITEM

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

SUMMARY

In less than 233 days, the World Cup and an estimated 650,000 fans will descend upon Kansas City!

On August 25, the Governing Body conducted a work session to discuss proposals and ideas related to the World Cup. Mayor Elkins appointed an executive committee to shepherd the various programs and activities the City will sponsor. The executive committee includes:

- Councilmember Julie Cain
- Councilmember Lisa Harrison
- Assistant City Administrator Stephen Powell, and
- Leawood Chamber CEO Stephanie Meyer

The committee has been meeting regularly and has created teams to help coordinate the following programs. Public Safety is a huge concern for all FIFA activities. We expect our Police and Fire personnel to be spread thin during the World Cup. In response, we've limited the number of events and programs to accommodate their time and possible staffing challenges.

Launch/Branding/Marketing/Communications

Attached is the branding proposal for "Leawood For the Goal." The brand's inspiration comes from the City's For the Goal sculpture in City Park - the region's only piece of soccer-themed public art. The brand essence will celebrate athletic excellence, community pride, and Leawood lifestyle. It will be used to promote the City and FIFA-related events.

- Councilmember Cain is the Executive Committee lead on this project.
- Assistant City Administrator Stephen Powell and the Strategic Communications Director are part of the project team.

Small Business Grants

During the August 25 work session, Matt Pepes presented the small business grant program concept. Final details are being worked out, but the grant aims to provide small businesses in Leawood with funds to make exterior improvements to prepare themselves for the influx of World Cup visitors. Once details are finalized, the grant application period will open. The goal is to have grant awards approved by the Governing Body in January 2026.

- Assistant City Administration Stephen Powell and Leawood Chamber CEO Stephanie Meyer are the Executive Committee leads on this project.

- Councilmember Alan Sunkle, Matt Pepes, and Management Analyst Kristen Love comprise the project team.

Clean-Up Events

This program will offer volunteer opportunities to Leawood residents, businesses, faith-based organizations, schools, scout troops, families, and service groups to clean up identified areas of the City leading up to the World Cup. This is a great way to engage the community in a fun activity to support the City. This program will be a pilot for a volunteer program that could be offered throughout the coming years for various activities and community needs.

- Assistant City Administrator Stephen Powell is the Executive Committee lead on this project.
- Councilmember Sipple has agreed to help.

3 on 3 Soccer Tournament (June 13 & 14, 2026)

During the August 25 work session, Chris Reid of Alloy Personal Training presented the concept for a 3-on-3 soccer tournament at City Park. The tournament would be open to youth, adults, and corporations, and sponsors would be sought to cover the costs.

- Stephanie Meyer is the Executive Committee lead on this project.
- The project team comprises Councilmember Mary Larson, Director of Parks, Recreation & Arts Chris Claxton, Chris Reid, Michael Hiatt, and Dan Mahanke.

Watch Parties (June 20 and July 19, 2026)

Two watch parties are tentatively scheduled for June 20 at Park Place and July 19 at Town Center Plaza. Public viewing regulations and broadcast licensing fees are unknown, but details are expected to be released during the fourth quarter.

- Stephanie Meyer is the Executive Committee lead on this project.
- The project team comprises Councilmembers Kaster and Filla, Mary Tinkler from Park Place, and Jacqueline Shrum from Town Center Plaza.

Arts Projects

Arts projects could include pins, prints, crosswalk art, and signage at event locations and transit stops.

- Councilmember Cain is the Executive Committee lead and will work with Melissa Duggan.

Transportation

Staff have been meeting with Johnson County Transit on a circulator route with at least one stop in Leawood. The circulator route would be temporary during the World Cup. It would shuttle residents and visitors back and forth from Leawood (and other parts of the county) to the FIFA Fan Fest activities at Liberty Memorial in downtown Kansas City, MO. The cost for Leawood to participate is still unknown. The next meeting with Johnson County Transit is scheduled on Tuesday, October 21. Funding expectations will return to the Governing Body for consideration once they are known.

Staff will continue to provide updates throughout the World Cup planning process.

ATTACHMENTS

[World Cup Brand Presentation](#)



Leawood World Cup Branding

Beth Breitenstein

City of Leawood Strategic Communications Director

Why We Are Here

- The 2026 FIFA World Cup brings global attention to our region.
- Leawood has an opportunity to celebrate youth soccer, vibrant parks, public art, strong businesses, and an unmatched quality of life.
- Leawood has committed to:
 - 3 on 3 Soccer Tournament
 - Watch Parties
 - Business Grants



Brand Essence

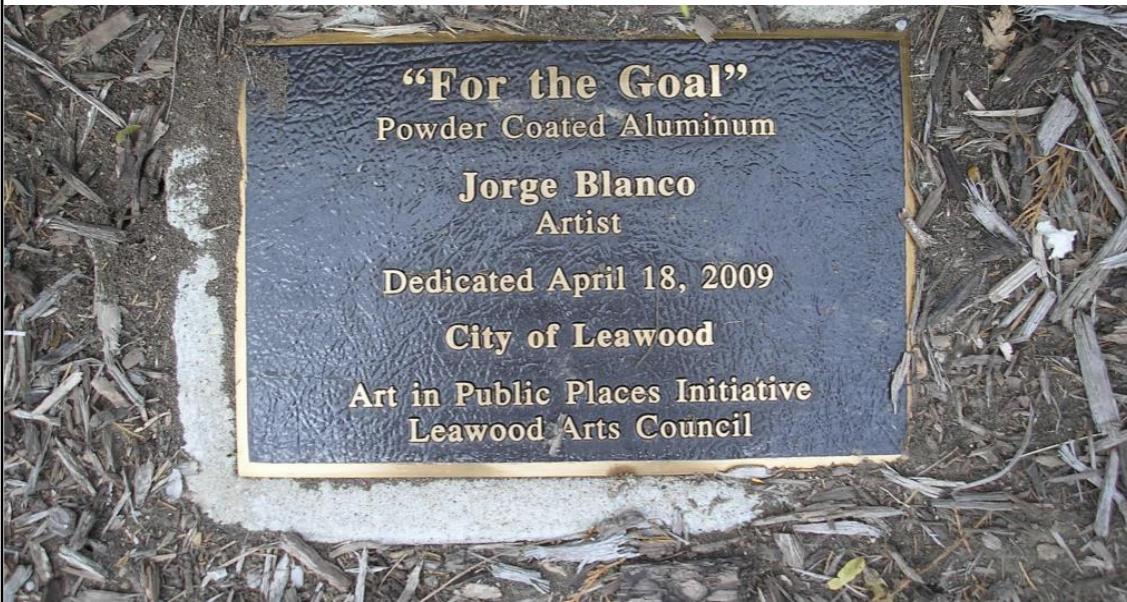
- Our brand celebrates:
 - Athletic excellence — youth soccer and community sports.
 - Community pride — neighborhoods, parks, public art, and trails.
 - City lifestyle – quality of life, business growth, and top-tier amenities.



Inspiration

- Councilwoman Julie Cain and Public Art Committee's elevation of the 'For the Goal' sculpture in City Park
- Venezuelan artist Jorge Blanco-known for bright, primary-colored sculptures that express joy, optimism, and humor
- Only public art piece in the KC Metro that references soccer





Inspiration

- Leawood commissioned the piece to celebrate athletic activities at Leawood City Park
- Children in Leawood helped name the sculpture

Introducing: Leawood For the Goal!

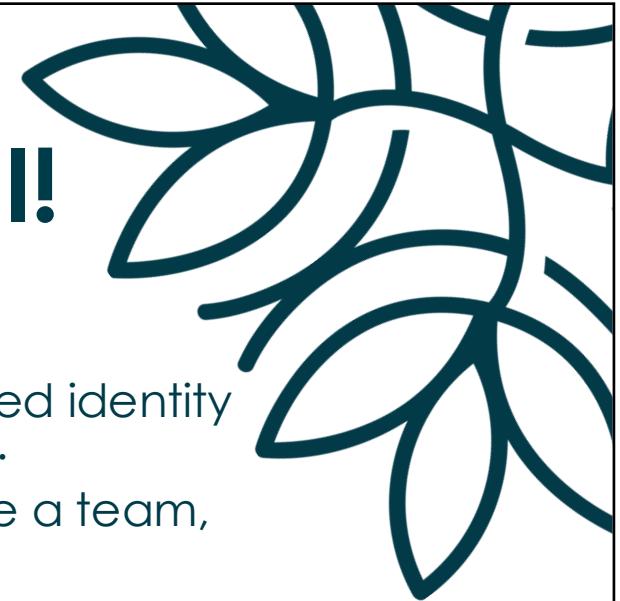


Celebrating Play, Community, and
Leawood Pride

Leawood For the Goal!

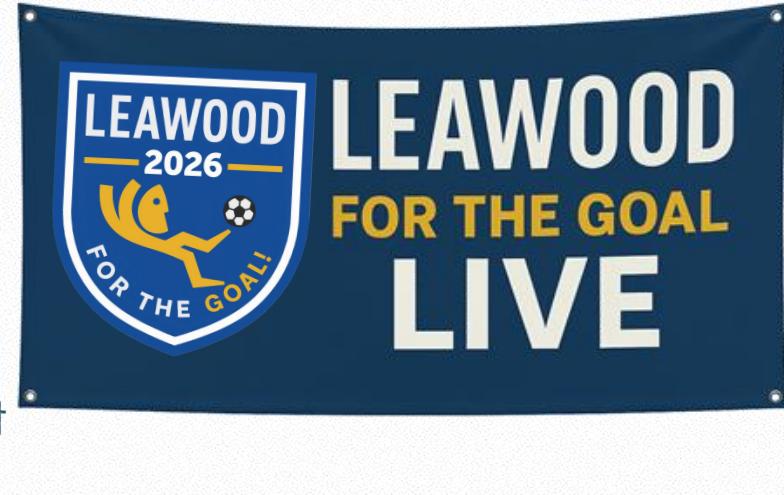


- A modern, soccer-club-inspired identity builds energy and belonging.
- Uses soccer “shield” to create a team, inclusive mentality.
- Inspired by the 'For the Goal' sculpture at City Park- named by local youth.
- Flexible for events, business, and lifestyle storytelling.
- Visual connection between sculpture, youth sports, and city identity.
- Dual meaning: Scoring soccer goals + achieving personal and community goals.



Activation Ideas

- World Cup Events:
 - "Leawood For the Goal **Live**" — Watch parties + fan zones.
 - "Leawood For the Goal **Cup**" — 3v3 soccer tournament for youth, adults, and families.
 - "Leawood For the Goal **Local**" — Business grant program to support activations.
- Parks & Rec Programming: Youth camps, clinics, and interactive murals/visuals (soccer ball sticker with their "goal" on it).
- Business Engagement: Branded marketing toolkits for local shops.



Social and Digital Campaigns

- Hashtags: #ForTheGoal, #LeawoodForTheGoal, etc.

Content Ideas:

- Event spotlights
- Resident 'goal stories'
- Behind-the-scenes event prep, etc.
- Local sports celebrities, using sculpture as backdrop



Visual Applications

- Jerseys, hats, and scarves.
- Business window clings and grant branding.





Other Regional City/County Brands



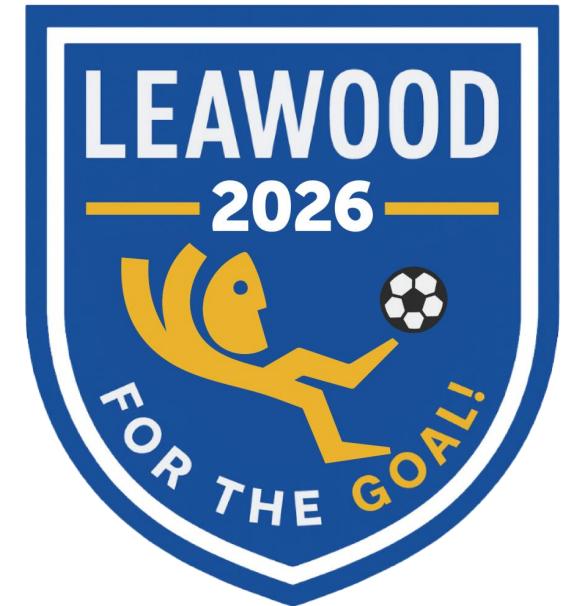
PITCH
LENEXA
- KANSAS -



GO NORTH KC

Why This Works

- Community-focused — unified identity for events, programs, and businesses.
- Flexible and scalable — works for the 2026 World Cup and future activations.
- Rooted in place — inspired by Leawood's 'For the Goal' sculpture.
- Aspirational and active — celebrates success, pride, and belonging.
- A nod to the work of the Leawood Arts Council and APPI and elevates our public art program and Parks, Recreation and Arts Department.



Next Steps

- Finalize visual identity and style guide.
- Launch campaign microsite and social strategy.
- Engage local businesses and community partners.
- Begin rollout of event branding and activations.





Questions?



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Stephen Powell, City Administration, 913-663-9103, spowell@leawood.org

AGENDA ITEM

Enterprise Permitting & Licensing Update

SUMMARY

Enterprise Permitting & Licensing Update

After more than a year of dedicated work by staff across the city, our new Enterprise Permitting & Licensing software is expected to launch in early December. The final go-live date depends on successfully completing data conversion from our legacy systems.

This new platform is designed to enhance efficiency, collaboration, and communication significantly—both across departments and with the public. It will bring transformative improvements to Planning, Permitting, Inspections, Licensing, and Code Enforcement.

Key features include:

- Online submittals for Planning, Permitting, and Licensing applications
- Secure online payments directly through the portal
- Online inspection scheduling
- Real-time tracking of application and inspection progress
- Increased transparency for residents to search and view activity citywide

I'd like to thank Travis Torrez, Code Services Director, for managing this project.

Business License Fee Update

On April 7, 2025, staff updated the Governing Body on implementing the Enterprise Permitting and Licensing software. The update included proposed revisions to the business license fee schedule. The packet includes a copy of the staff memo and supporting documentation from that meeting, as well as a copy of the fee schedule changes.

There are currently 53 license categories, and staff propose collapsing them into approximately 27 broad categories. Within each new category, there will be several sub-categories for businesses to select. The fees for the new categories will be updated so that fees for similar business types are consistent. This will make it easier for businesses to determine the required licenses.

Section 1-701 of the City Code authorizes the City Administrator to make necessary fee adjustments and to report annually to the Governing Body for ratification. This is accomplished through the adoption of the annual fee schedule. Due to the timing of the software implementation and the annual review of the User Fee Schedule, the attached fee changes for the business licenses will be

effective upon implementation of the new software (expected early December 2025). These changes will be incorporated into the 2026 Fee Schedule for ratification by the Governing Body in December.

Building Code Permit Changes

On April 7, 2025, staff updated the Governing Body on proposed changes to the duration of some of our types of permits so that the customer interface for our new Enterprise Permit and Licensing system will make more sense to permit applicants.

Proposed five permit categories:

1. Demolition permits (30-day expiration),
2. Residential New (365 Days),
3. Residential Other (other than new single-family homes - 180 Days),
4. Commercial New (365 Days), and
5. Commercial Other (other than a new commercial building - 180 Days).

Staff has executed those changes in the setup of our new software system and will bring an ordinance back before the Governing Body for formal adoption prior to the Go Live date.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

[Supporting Documentation from April 7, 2025 Governing Body Meeting](#)
[2025 Fee Schedule Amended for Licensing](#)



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Apr 07 2025

Staff Contact: Travis Torrez, Building and Code Enforcement, 913-663-9166,
travist@leawood.org

AGENDA ITEM

Update on Enterprise Licensing and Permitting Software (CD/CC)

SUMMARY

Building Codes

Staff is proposing to change the duration of some of our types of permits so that the customer interface for our new Enterprise Permit and Licensing system will make more sense to permit applicants.

One limitation we encountered during the setup process is that groups of permits must all have the same expiration time frame. Given that limitation, we are proposing five permit categories:

1. Demolition permits (30 day expiration),
2. Residential New (365 Days),
3. Residential Other (other than new single-family homes - 180 Days),
4. Commercial New (365 Days), and
5. Commercial Other (other than a new commercial building - 180 days).

We could create additional categories if necessary, but we wanted applicants to be able to navigate the site and find what they are looking for as efficiently as possible. If acceptable, we will return to the Governing Body with a draft ordinance with these changes once we know the go-live date for the new permit software (expected to be August or September).

Business Licensing

Staff proposes several changes to the business license program as we implement the new Enterprise Permit and Licensing system. These changes will require updates to several sections of the Code and the User Fee Schedule. Once we get closer to the go-live date (August/September), staff will bring final changes to the Governing Body for consideration.

Business License Categories & Fees: Staff proposes restructuring the business license categories. There are currently 53 license categories, and staff proposes collapsing them into 27 broad categories. Within each new category will be several sub-categories for businesses to select. The fees for the new categories will be updated so that fees for similar business types are consistent. For example, currently, there are five license types for banks, credit unions, and other financial institutions, with license fees ranging from \$150/location/year to \$250/location/year. In the new system, we will consolidate these into one category called "Financial Institutions," the licensee can then select what type of Financial Institution license applies to them. The fees for each type of financial institution will be the same (\$200/location/year). This will make it easier for businesses to determine what kind of license is needed, resulting in fewer businesses selecting the wrong license

type. The attached table shows the current license categories and their fees alongside the proposed categories and fees.

Home-Based Businesses: We are eliminating the "Home-Based Business" license type. Instead, applicants will select the application for their business type and indicate that it is a home-based business. This will allow the City to track home-based businesses to ensure they meet the regulations in the Leawood Development Ordinance while also tracking the types of home-based businesses licensed in Leawood.

Estate Sales License: The administration of these licenses will be moved to the City Clerk's office. This change consolidates the need for applicants to get a permit from Codes and a license from the City Clerk, consolidates the fees, and streamlines the approval process without impacting the City's ability to regulate estate sales.

Residential Rental License: The administration of these licenses will be moved to the City Clerk's office. The Codes department will perform inspections. This is similar to how Massage Licenses are administered, which used to be in the Codes department. This change will streamline the licensing process and ensure rental properties comply with the City's regulations.

Licensing Year: Most business licenses are valid from July 1 through June 30 of the following year. Staff proposes revising the dates to be valid from January 1 through December 31 of each year. Exceptions to this include Alcohol licenses (set by the state) and Massage Licenses (renewed annually from the date of application). This change will extend the expiration date of licenses set to expire on June 30, 2025, to expire on December 31, 2025. The reason for this change is two-fold: 1) Since we will not implement the new licensing program until the Fall of 2025, staff felt it would be inefficient and confusing to process renewals in the old system so close to the date that the new system goes live; and 2) many contractors have expressed a desire to have their license year coincide with their Johnson County Contractor License, which runs from January 1 through December 31 of each year.

STAFF RECOMMENDATION

This item is for informational purposes only.

ATTACHMENTS

- [4-210 Expiration Proposed Amendments](#)
- [Business License Category & Fee Proposal](#)
- [Permitting & Licensing Software Update Presentation](#)

4-210. INTERNATIONAL BUILDING CODE, SECTION 105.5. **EXPIRATION.** Section 105.5 of the IBC is hereby amended to read as follows: **Expiration.** It shall be unlawful to allow a permit to expire without completion and inspection of the work permitted. Permits shall expire under the following circumstances:

- (a) Permits for new construction will expire in three hundred sixty-five (365) days unless the work authorized by the permit is not commenced within one hundred eighty (180) days after issuance, in which case, the permit will expire in one hundred eighty (180) days. If the work is at any time during the permitting period, suspended or abandoned, then the permit shall expire on the earlier of its one year term, or one hundred eighty (180) days after the suspension or abandonment.
- (b) Moving permits shall expire five days after issuance.
- (c) Complete structure demolition permits shall expire ~~fifteen-thirty~~ (~~1530~~) days after issuance.
- (d) Partial structure and interior demolition permits shall expire thirty (30) days after issuance.
- (e) Re-roof, fence, and general miscellaneous permits shall expire ~~sixty-one hundred eighty~~ (~~60180~~) days after issuance.
- (f) Permits for decks, hot tubs, outdoor kitchens, patios, grading, and footing/foundations shall expire ~~ninety-one hundred eighty~~ (~~90180~~) days after issuance.
- (g) Every other type of permit, not otherwise listed above, shall expire one hundred eighty (180) days after issuance.
- (h) For all permits other than moving or demolition permits, the building official is authorized to grant, in writing, one extension of time, for a period not exceeding the original length of the permit issued, but in no event longer than one hundred eighty (180) days. The extension shall be requested in writing prior to expiration of the term of the permit and justifiable cause demonstrated. The building official may only grant an extension upon finding that substantial progress has been made toward completion. Substantial progress means that the project is over fifty (50) percent complete and, in the opinion of the building official, the project applicant has the capability to finish the work permitted within the time period extension. If substantial progress has not been provided, the permit will expire and is subject to a re-instatement fee for one extension of time for a period not exceeding the original length of the permit issued, but no longer than one hundred eighty (180) days.

(Ord. 3080C; 05-02-22)
(Ord. 2978; 01-21-20)
(Ord. 2593C; 12-03-12)
(Ord. 2291C; 02-04-08)
(Ord. 1930C; 01-22-02)
(Code 2000)
(Ord. 1711C; 03-23-98)

BUSINESS LICENSE CATEGORY & FEE REVISIONS

Existing Categories	Existing Fees	Proposed Categories	Proposed Subcategories	Proposed Fees
Bank	\$250/location			
Credit Unions, Finance, Investment & Mortgage Co.	\$150.00	Financial Institution	Bank, Credit Union, Financial Investment Co., Savings & Loan Co., Mortgage Co., Financial Consulting Co., Other Financial Institution	\$200/location
Savings & Loan Associations	\$250.00			
Barber Shops, Salons, Tanning & Nail	\$75.00 +\$10/operator over 1	Service Professionals	Consultant, Doctor Office, Accountant, Engineer, Architect, Security Co., Veterinarian, Laundry & Dry Cleaning, Barber, Beauty, Tan & Nail, Real Estate Agencies	\$75.00 +\$10/professional over 1
Laundry and/or Dry Cleaning	\$50.00			
Service Providers	\$30.00			
Car Washes	\$75.00	Service Stations & Car Washes		\$125.00/location
Service Stations	\$125.00			
Contractors	\$60.00			
Developer or Builder	\$60.00	Contractors	General, Building, Residential, Electrical, Fire Protection, Mechanical, Plumbing, Roofing, Swimming Pool, Wood Framing, Exterminator, Lawn & Garden, Tree Services, Developer, Other	\$60.00
Greenhouses & Nurseries	\$60.00			
Funeral Homes	\$375.00			
Nursing Homes, Hospitals, & Retirement Homes	\$5/bed	Health Care Facilities	Nursing Home, Long-Term Care Facility, Hospital, Surgical Center, Retirement Home, Funeral Home	\$250.00/location
Food/Catering Services	\$100.00			
Restaurants, Taverns, Drive-In, Other Eating Est.	\$125(<15 employees)	Food	Food Catering	\$100.00
	\$315(15+ employees)		Restaurants (1-14 emp.)	\$125(<15 employees)
Operated from Vehicle	\$6/day		Restaurants (15+ emp.)	\$315(15+ employees)
			Food Vendor/Truck	\$6/day

Existing Categories	Existing Fees	Proposed Categories	Proposed Subcategories	Proposed Fees
Hotels/Motels	\$5/room	Hotels		\$725.00
Lumber Yards & Building Supply	\$50.00	Retail	Materials & Supplies, General Merchandise	Retail Fee Chart Based on Square Footage
Motor Vehicle 2-wheel	\$375.00			
Motor Vehicle 4-wheel	\$750.00			
Motor Vehicle Rent or Lease	\$625.00	Vehicle Dealers		\$750.00
Bowling Alleys	\$375.00	Recreation	Indoor	\$100.00
Pool Rooms	\$10/table			
Racquetball, Handball, Squash	\$25/court			
Shooting Ranges	\$250/location			
Tennis	\$50/court			
Drive-In Theater	\$170.00			
Golf Driving Range	\$100.00			
Miniature Golf	\$100.00			
Racquetball, Handball, Squash	\$15/court		Outdoor	\$300.00
Riding Stables	\$60.00			
Shooting Ranges	\$250/location			
Skating Rinks	\$170.00			
Tennis	\$25/court			
Indoor Theaters	\$100 + \$50/screen	Theater		\$1,000.00
Seasonal (no more than 180 days)	\$25/30 days	Special Events		\$6/day

Existing Categories	Existing Fees	Proposed Categories	Proposed Subcategories	Proposed Fees
Massage Therapist	\$75.00	Massage Therapist (MT)	New	\$100.00
MT Replacement ID	\$10.00		Renewal	\$75.00
Massage Establishment	\$150.00	Massage Establishment	Additional MT	\$75.00
			MT Replacement ID	\$15.00
Massage Establishment	\$150.00	Massage Establishment	New	\$200.00
			Renewal	\$150.00

LICENSES WITH NO CHANGES

Child Care & Educational	Retail Fee Chart Based on Square Footage
Retail	Retail Fee Chart Based on Square Footage
Manufacturing & Wholesale	Manufacturing Fee Chart Based on Square Footage
Print & Publishing	Manufacturing Fee Chart Based on Square Footage
Solid Waste Haulers	\$65.00+\$25/vehicle
Pawn & Precious Metals	\$25.00+Retail License
Not for Profit	\$0.00
Special Animal License	\$100 New / \$50 Renewal
Alcohol Licenses	No Changes

LICENSES TO BE ADMINISTERED BY THE CITY CLERK'S OFFICE (INSTEAD OF CODES)

Estate Sales	The permit (Codes) and the license (City Clerk) would be consolidated into one license and administered by the City Clerk's Office. There are no changes to the fees.	\$25+\$6/day
Rental License	Rental Licenses will be administered by the City Clerk's Office. Codes will continue to perform inspections and ensure compliance with the City's Code.	\$20/unit for multi-family \$75/home

LICENSE CATEGORIES TO BE ELIMINATED

Non-Domiciled	---	Eliminate
Permitted Accessory Use	\$30.00	Eliminate
Private Airport	\$450.00	Eliminate (would be processed as Retail)
Private Ambulance Service	\$150.00	Eliminate (would be processed as Retail)
Circuses, Carnivals, or Tent Shows	\$60/day	Eliminate (would be processed as Retail)
Amusement Device	\$60/day	Eliminate (would be processed as Retail)
Auditoriums	\$170.00	Eliminate (would be processed as Retail)
Private Clubs	\$250.00	Eliminate (would be processed as Drinking Establishment)

New Permitting & Licensing Software

April 7, 2025

<https://leawood.org/>

- Travis Torrez
 - Building Permits
 - Business Licenses
 - Stephen Powell
-



Permit Expiration

4-210. INTERNATIONAL BUILDING CODE, SECTION 105.5. **EXPIRATION**. Section 105.5 of the IBC is hereby amended to read as follows: **Expiration**. It shall be unlawful to allow a permit to expire without completion and inspection of the work permitted. Permits shall expire under the following circumstances:

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- (b) Moving permits shall expire five days after issuance.
- (c) Complete structure demolition permits shall expire fifteen-thirty (1530) days after issuance.
- (d) Partial structure and interior demolition permits shall expire thirty (30) days after issuance.
- (e) Re-roof, fence, and general miscellaneous permits shall expire sixty-one hundred eighty (60180) days after issuance.
- (f) Permits for decks, hot tubs, outdoor kitchens, patios, grading, and footing/foundations shall expire ninety-one hundred eighty (90180) days after issuance.
- (g) Every other type of permit, not otherwise listed above, shall expire one hundred eighty (180) days after issuance.
- (h) For all permits other than moving or demolition permits, the building official is authorized to grant, in writing, one extension of time, for a period not exceeding the original length of the permit issued, but in no event longer than one hundred eighty (180) days. The extension shall be requested in writing prior to expiration of the term of the permit and justifiable cause demonstrated. The building official may only grant an extension upon finding that substantial progress has been made toward completion. Substantial progress means that the project is over fifty (50) percent complete and, in the opinion of the building official, the project applicant has the capability to finish the work permitted within the time period extension. If substantial progress has not been provided, the permit will expire and is subject to a re-instatement fee for one extension of time for a period not exceeding the original length of the permit issued, but no longer than one hundred eighty (180) days.

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City of Leawood Citizen Self-Service (CSS) Portal



City of Leawood
City of Leawood Website



Search Public Records
This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.



Apply
This tool can be used to apply for a permit, plan or license.



Login or Register
Login to an existing or create a new account. You can also find help if you forgot your login information.



Pay Invoice
Use this tool to pay for individual invoices.



Map
Explore the map to see the activity occurring in your neighborhood.

Application Assistant

Search for application names and keywords



All



Trending



LICENSE



PERMIT



PLAN

< Hide Categories

- All

+ LICENSE 71

- PERMIT 47

All 47

Appeals 2

Commercial (Other) 10

Commercial New 4

Demolition 4

Floodplain Development 1

New Development &
Redevelopment 1

Residential (Other) 16

Residential New 1

Demo - Commercial Complete Structure

Category Name: Demolition Description: Demo - Commercial Complete Structure

Apply

Demo - Commercial Interior

Category Name: Demolition Description: Demo - Commercial Interior

Apply

Demo - Residential Complete Structure

Category Name: Demolition Description: Demo - Residential Complete Structure

Apply

Demo - Residential Interior

Category Name: Demolition Description: Demo - Residential Interior

Apply

Application Assistant

Search for application names and keywords



Trending



[Hide Categories](#)

- All

+ LICENSE 71

- PERMIT 47

All 47

Appeals 2

Commercial (Other) 10

Commercial New 4

Demolition 4

Floodplain Development 1

New Development & Redevelopment 1

Residential (Other) 16

Residential New 1

Right-of-Way General 5

New Residential Home

Apply

Category Name:

Residential New

Description:
New Residential Home - Includes new duplexes and townhomes designed to meet adopted International Residential Code requirements

Application Assistant

Search for application names and keywords 🔍

🏠 All 📈 Trending LICENSE PERMIT PLAN

◀ Hide Categories

- All
- + LICENSE 71
- PERMIT 47
 - All 47
 - Appeals 2
 - Commercial (Other) 10
 - Commercial New 4
 - Demolition 4
 - Floodplain Development 1
 - New Development & Redevelopment 1
 - Residential (Other) 16
 - Residential New 1
 - Right-of-Way General 5
 - Right-of-Way Utility 3
- + PLAN 17

Residential Addition

Category Name: Residential (Other) Description: Residential Addition

Apply

Residential Deck

Category Name: Residential (Other) Description: Residential Deck

Apply

Residential Fence/Wall

Category Name: Residential (Other) Description: Residential Fence/Wall

Apply

Residential Generator

Category Name: Residential (Other) Description: Residential Generator

Apply

Residential Hot Tub

Category Name: Residential (Other) Description: Residential Hot Tub

Apply

Residential Land Disturbance

Category Name: Residential (Other) Description: Residential Land Disturbance - any land disturbance activities over 400 square feet require a permit

Apply

Residential Miscellaneous

Category Name: Residential (Other) Description: Residential Miscellaneous

Apply

Application Assistant

Search for application names and keywords



All

Trending

LICENSE

PERMIT

PLAN

[Hide Categories](#)

- All

+ LICENSE 71

- PERMIT 47

All 47

Appeals 2

Commercial (Other) 10

Commercial New 4

Demolition 4

Floodplain Development 1

New Development & Redevelopment 1

Residential (Other) 16

Residential New 1

New Commercial Building

Category Name: Commercial New
Description: New Commercial Building

Apply

New Commercial Building - Footing & Foundation Only

Category Name: Commercial New
Description: New Commercial Building - Footing & Foundation Only

Apply

New Commercial Building - Shell Only

Category Name: Commercial New
Description: New Commercial Building - Shell Only

Apply

New Commercial Building - Tenant Finish

Category Name: Commercial New
Description: Tenant Finish - This is for the 1st time tenant finish of a shell space in a new building. A remodel of an existing tenant space would be a Commercial Remodel classification.

Apply

Application Assistant

Search for application names and keywords 🔍

[All](#) [Trending](#) [LICENSE](#) [PERMIT](#) [PLAN](#)

[Hide Categories](#)

- All
- + LICENSE 71
- PERMIT 47
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- Appeals 2
- Commercial (Other) 10**
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- Floodplain Development 1
- New Development & Redevelopment 1
- Residential (Other) 16
- Residential New 1
- Right-of-Way General 5
- Right-of-Way Utility 3
- + PLAN 17

Commercial Addition
Category Name: Commercial (Other) Description: Commercial Addition Apply

Commercial Fence/Wall
Category Name: Commercial (Other) Description: Commercial Fence/Wall Apply

Commercial Land Disturbance
Category Name: Commercial (Other) Description: Commercial Land Disturbance Apply

Commercial Miscellaneous
Category Name: Commercial (Other) Description: Commercial Miscellaneous Apply

Commercial Remodel
Category Name: Commercial (Other) Description: Commercial Remodel - A remodel to an existing tenant space. 1st time Tenant Finish of a Shell building should apply for a Commercial New Tenant Finish permit. Apply

Commercial Roof
Category Name: Commercial (Other) Description: Commercial Roof Apply

Commercial Small Cell
Category Name: Commercial (Other) Description: Commercial Other (Small Cell) Apply

Business License Category & Fee Proposal

- Business License Categories & Fees
 - Consolidate 57 categories to 27 and streamline fees for certain categories
- Home-Based Businesses
 - Eliminate license type
 - Licensee will designate on the application if the business is home-based

Business License Category & Fee Proposal

- Estate Sale Licenses
 - Consolidate the permit and license into one license
 - Move administration to City Clerk's Office
- Residential Rental License
 - Move administration to City Clerk's Office, Codes would still do all inspections

Business License Category & Fee Proposal

- Licensing Year
 - Current: July 1 through June 30
 - Proposed: January 1 through December 31
 - *Would not apply to Alcohol or Massage licenses*
 - Licenses expiring on June 30, 2025, would expire on December 31, 2025



Questions?



Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
Building-Codes	Apartment annual rental license	Moved to City Clerk	\$20 per unit
Building-Codes	Single family dwelling annual rental-license	Moved to City Clerk	\$75 per dwelling
City Clerk	Pet Licensing Standard [Unneutered-or Unspayed Dog/Cat]		\$25/pet
City Clerk	Pet Licensing Standard [Neutered or Spayed Dog/Cat]		\$5/pet
City Clerk	Pet Licensing Replacement Pet Tag		\$2/tag
City Clerk	Pet Licensing-Special Animal Permit (New)		\$100 + Standard Pet License
City Clerk	Pet Licensing-Special Animal Permit (Renewal)		\$50 + Standard Pet License
City Clerk	Pet Licensing-Beekeeping Permit (New)		\$100
City Clerk	Pet Licensing-Beekeeping Permit (Renewal)		\$50
City Clerk	Pet Licensing Late Fee		\$5/month after expiration date
City Clerk	Massage Establishment License (New)		\$200 \$150
City Clerk	Massage Establishment License (Renewal)	\$150	\$150
City Clerk	Massage Therapist License (New)		\$100 \$75
City Clerk	Massage Therapist License (Renewal)		\$75
City Clerk	Massage Therapist License-Additional Locations		\$75 (new license)
City Clerk	Massage Therapist ID Reprint		\$15 \$10
City Clerk	Alcohol-Retail Liquor License		\$600 for 2 years
City Clerk	Alcohol-Drinking Establishment License		\$500 for 2 years
City Clerk	Alcohol-Drinking Establishment + Caterer License		\$700 for 2 years
City Clerk	Alcohol-Caterer License		\$200 for 2 years
City Clerk	Alcohol-Cereal Malt Beverage (On-Premise) License		\$200 per year + State Stamp Fee
City Clerk	Alcohol-Cereal Malt Beverage (Off-Premise) License		\$50 per year + State Stamp Fee
City Clerk	Alcohol-Cereal Malt Beverage State Stamp Fee		\$25/license
City Clerk	Alcohol-Common Consumption Area License		\$100
City Clerk	Alcohol-City Temporary Liquor Permit		\$25 per day
City Clerk	Business Amusement Devices		\$60/day
City Clerk	Business Auditoriums	{Privately owned for public use}	\$170-
City Clerk	Business-Financial Institutions Bank	Banks, Credit Unions, Financial Investment Companies, Savings and Loan Companies, Mortgage Companies, Financial Consulting Companies, Other Financial Institutions	\$200 \$250 per location

Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
City Clerk	Business-Service Professionals Barber Shops, beauty salons, tanning & nail salons	Consultant, Doctor's Office, Accountant, Engineer, Architect, Security Company, Veterinarian, Laundry and Dry Cleaning, Barber Shops, Beauty Salons, Tanning Salons, Nail salons, Real Estate Agents	\$75 + \$10 for each operator over one
City Clerk	Business-Car washes	(If not licensed as part of a gasoline-service station operation)	\$75-
City Clerk	Business-Circuses, carnivals, or tent-shows, which transacts business in the City		\$60/day
City Clerk	Business-Contractors operating from a Leawood-domicile, including but not limited to building, remodeling, curbing, grading, street paving, sewer, electrical, plumbing, landscaping	General, Building, Residential, Commercial, Industrial, Electrical, Fire Protection, Mechanical, Plumbing, HVAC, Roofing, Swimming Pool, Wood Framing, Exterminator, Lawn and Garden, Tree Services, Developer, Other	\$60
City Clerk	Business-Developer or builder-operating from a Leawood-domicile		\$60-
City Clerk	Business-Credit unions, finance, investment & mortgage companies		\$150-
City Clerk	Business-Estate Sales		\$25 + \$6 per day
City Clerk	Business-Funeral homes		\$375-
City Clerk	Business-Greenhouses and nurseries-having retail sales outlets on premises	These businesses not conducting a related retail operation on property will be considered tree and shrub farms and will not be subject to license under the occupational license article	\$60-
City Clerk	Business-Permitted Accessory Use, as specified in 16.4-1.3 of the Leawood-Development Ordinance [LDO]		\$30-
City Clerk	Business-Hotels/Motels	Provided any retail shops and banquet/ballroom facilities which are a part of the operation will be considered individual businesses and will be licensed individually as Retail (based on sq. ft) in addition hereto. Any restaurants/bars will be considered individual businesses and licensed as a Restaurant or Drinking Establishment in addition hereto.	\$725-\$5/rental room per year
City Clerk	Business-Non-Domiciled builders-and/or developers		\$60-
City Clerk	Business-Non-Domiciled contractors, including but not limited to, building, remodeling, curbing, grading, street paving, sewer, electrical, plumbing, landscaping		\$60-
City Clerk	Business-Non-Domiciled coin-operated machine vendors		\$3 per machine
City Clerk	Business-Non-Domiciled exterminators		\$60-

Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
City Clerk	Business Non-Domiciled lawn, garden, tree services		\$60-
City Clerk	Business Non-Domiciled mobile-veterinarians		\$100-
City Clerk	Business Non-Domiciled sellers or peddlers of goods or services, having a permanently established house-to-house wholesale business		\$20 per agent
City Clerk	Business Non-Domiciled service professionals, including, but not limited to, consultants, engineers, architects, accountants, photographers		\$75 + \$10 for each professional over one
City Clerk	Business Non-Domiciled Solid Waste Disposal Companies of any type	Trash, Refuse, Recycling, Glass, Composting, Other	\$65 + \$25 per vehicle
City Clerk	Business Non-Domiciled watchman, guard or security services; detective agents; merchant patrolman		\$50 + \$10 for each agent
City Clerk	Business Non-Domiciled businesses, including, but no limited to, any person, firm, partnership or corporation delivering any product, goods or service whatsoever in nature		\$50-
City Clerk	Laundry and/or Dry Cleaning establishments, includes all coin-operated laundries and/or dry cleaning establishments, including those located in apartments or like complexes that are not the property of the lessor		\$50-
City Clerk	Lumber yards and building supply business		\$625-
City Clerk	Motor Vehicle Dealers selling new or used motor vehicles: 2-wheel vehicles		\$375-
City Clerk	Business Motor Vehicle Dealers selling new or used motor vehicles: 4-wheel vehicles		\$750
City Clerk	Motor Vehicle rental or leasing agencies		\$625-
City Clerk	Business-Health Care Facilities Nursing Homes, hospitals, and retirement homes	Surgical Centers, Hospitals, Nursing Homes, Long-Term Care Homes, Retirement Homes, Funeral Homes	\$150 per location \$5 per bed
City Clerk	Private Airport		\$450-
City Clerk	Private Ambulance service		\$150-
City Clerk	Private Clubs		\$250-
City Clerk	Business-Recreational Facilities-Bowling alleys	Indoor or Outdoor	\$100 \$375
City Clerk	Recreational Facilities: Drive-in theaters		\$170-
City Clerk	Recreational Facilities: Golf driving ranges		\$100-
City Clerk	Business-Theaters Recreational Facilities: Indoor theaters		\$1,000 \$100 + \$50 for each screen
City Clerk	Recreational Facilities: Miniature golf		\$100-

Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
City Clerk	Recreational Facilities: Pool Rooms		\$10 @ table
City Clerk	Recreational Facilities: Racquetball-, handball and/or squash facilities- indoor		\$25 per location
City Clerk	Recreational Facilities: Racquetball-, handball and/or squash facilities- outdoor		\$15 @ court
City Clerk	Recreational Facilities: Riding stables		\$60-
City Clerk	Recreational Facilities: Shooting- Ranges		\$250 per location
City Clerk	Recreational Facilities: Skating rinks		\$170-
City Clerk	Recreational Facilities: Tennis facilities- Indoor		\$50 @ court
City Clerk	Recreational Facilities: Tennis facilities- Outdoor		\$25 @ court
City Clerk	Recreational Facilities: Other- recreational facilities not specifically listed		\$100-
City Clerk	Business-Food -Restaurants, taverns, drive-in and other eating establishments: 1 to 14 Less than 15- employees		\$125
City Clerk	Business-Food -Restaurants, taverns, drive-in and other eating establishments: 15 or more employees		\$315
City Clerk	Business-Food-Food Vendor/Truck Restaurants, taverns, drive-in and- other eating establishments: Walk up- operated entirely within a van or truck Business-Food-Ice Cream Truck		\$6 per day \$120 for 180 days
City Clerk	Business-Food-Catering services- operating from a Leawood domicile		\$100
City Clerk	Savings & Loan Association		\$250-
City Clerk	Business-Service Stations & Car Washes selling gasoline, oils,- supplies, motor vehicle accessories		\$125 per location
City Clerk	Business-Special Events Seasonal- businesses and services of any kind or nature which operates for a period of no more than 180 days in any one year	Seasonal vendors at special events businesses and services of any kind or nature which operate for a period of no more than 180 days in any one year	\$6 per day \$25 for a 30 day permit
City Clerk	Business-Not for Profit		\$0
City Clerk Building- Codes	Business-Rental License Apartment - annual rental license	Multi-Family Single-Family	\$20 per unit \$75 per dwelling
City Clerk	Business-Pawn Shop and/or Precious Metal Dealers		\$25 per location + Retail Fee (based on sq. ft.)
City Clerk	Business-Child Care Facilities	Day Care, Nursery, Other	Retail Fee (based on sq. ft.)
City Clerk - Business - Retail			

Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
(a) All retail businesses domiciled operating in the City engaged in the sale of groceries, clothing, hardware, actions, furniture, home furnishings, services, paint, drugs, materials, supplies, general merchandise, jewelry, and any other retail products not herein listed enumerated, or any office building, shall pay a business license fee for regulatory purposes based on be liable for the tax herein levied on the basis of the number of square feet occupied, all as shown on set out in the table set forth below. pay an occupation tax computed on the basis of the interior (or exterior) square footage occupied by said business without regard to use set forth below of; except that stores which have a second floor or basement in addition to the main floor (the one with the largest interior square footage) and which is open in whole or in part to the general public and/or have an exterior area, shall, upon the additional floor or floors, add one half of the interior square footage of such additional floor or floors without regard to use, to the square footage of the main floor, and the total square footage as thus computed shall determine the tax in accordance with the following schedule:			
(b) Further, any other type of business not specifically identified in this fee schedule shall pay a business license fee for regulatory purposes based on the number of square feet occupied, as shown on the table below. Retail businesses which hold themselves out to the public as a single business entity, but which, in fact, are partly or wholly operated on the basis of leased departments therein, shall pay an occupation tax based on the table set forth below; provided, that leased departments which have a private, individual exterior entrance and which have no entrance into such retail stores even though under a common roof with such retail stores, shall pay an occupation tax as a separate business according to the schedule contained in this Schedule.			
(c) Further, any other domiciled person transacting business under the terms of this Schedule, which business is not specifically enumerated under this Schedule, shall likewise be liable for the tax herein levied on the basis of the number of square feet occupied, all as set out in the table set forth below.			
City Clerk	Business-Retail		0-500 sq. ft. is \$65
City Clerk	Business-Retail		501-1,000 sq. ft. is \$80
City Clerk	Business-Retail		1,001-1,500 sq. ft. is \$100
City Clerk	Business-Retail		1,501-2,000 sq. ft. is \$120
City Clerk	Business-Retail		2,001-2,500 sq. ft. is \$140
City Clerk	Business-Retail		2,501-3,000 sq. ft. is \$160
City Clerk	Business-Retail		3,001-50,000 sq. ft. is \$165 + \$75 / 1,000 sq. ft., or any part thereof in excess of 3,000 sq. ft.
City Clerk	Business-Retail		50,001-70,000 sq. ft. is \$3,750 + \$40 / 1,000 sq. ft., or any part thereof in excess of 50,000 sq. ft.
City Clerk	Business-Retail		70,001-100,000 sq. ft. is \$4,500 + \$25 / 1,000 sq. ft., or any part thereof in excess of 70,000 sq. ft.
City Clerk	Business-Retail		Over 100,000 sq. ft. is \$5,250 + \$15 / 1,000 sq. ft., or any part thereof in excess of 100,000 sq. ft.
City Clerk - Business - Manufacturing & Wholesale			
All Businesses domiciled operating in the City engaged primarily in manufacturing, printing, publishing, wholesaling shall pay a business license fee for regulatory purposes based on the number of square feet occupied, as shown on the table below. an occupation tax based upon square footage occupied by said business without regard to use as follows:			
City Clerk	Business-Manufacturing & Wholesale		0-1,000 sq. ft. is \$65
City Clerk	Business-Manufacturing & Wholesale		1,001-5,000 sq. ft. is \$65 + 30 / 1,000 sq. ft., or any part thereof in excess of 1,000 sq. ft.
City Clerk	Business-Manufacturing & Wholesale		5,001-10,000 sq. ft. is \$250 + 25 / 1,000 sq. ft., or any part thereof in excess of 5,000 sq. ft.

Department	Description	Additional Description	Current Base Fee/Proposed if highlighted
City Clerk	Business-Manufacturing & Wholesale		10,001-25,000 sq. ft. is \$375 + 20 / 1,000 sq. ft., or any part thereof in excess of 10,000 sq. ft.
City Clerk	Business-Manufacturing & Wholesale		25,001 sq. ft. and Over is \$650 + 10 / 1,000 sq. ft., or any part thereof in excess of 25,000 sq. ft.



CITY of Leawood

Governing Body-Regular Session Packet Memo

Meeting: Governing Body-Regular Session - Oct 20 2025

Staff Contact: Stephen Powell, City Administration, 913-663-9103, spowell@leawood.org

AGENDA ITEM

Strategic Plan Quarterly Update

SUMMARY

Attached is the first quarterly update on the new Strategic Plan. Staff is working with a software vendor (Clear Point Strategies) to implement a program to streamline tracking and updates to the plan. It will contain a public online dashboard and custom reports for the Governing Body. The next quarterly update will be provided using this new software.

ATTACHMENTS

[City of Leawood Strategic Plan \[2025-2029\] - Oct 20, 2026 Update](#)

City of Leawood Strategic Plan 2025-2029

Mission

We work together to provide exceptional services, infrastructure, and amenities for a safe, sustainable community where all are welcome.

Vision

A distinctive and thriving community with a bright and connected future.

Community Values

- Our community values Strong Community, Public Safety, Forward Thinking, Curated Beauty, and Ease of Living.
- We believe that optimum quality of life can be achieved by a united community working together for the greater good.
- Everything we do is approached with thoughtful planning, attention to detail, community engagement and deliberate consideration for future generations.
- We continually seek out ways to improve the city experience for all citizens.

City of Leawood Strategic Plan 2025-2029

Organizational Values

By emphasizing the following organizational values, the City of Leawood operates with a high level of pride, professionalism and trust as we deliver high quality services.

- Service
 - We care about those we serve.
 - We take the extra step to do things well.
- Innovation
 - We seek ways to continually improve and evolve.
 - We aren't afraid to try new things and sometimes fail, as long as we fail forward, learn and grow.
- Culture of Support
 - We care about and acknowledge one another.
 - We help each other out.
 - We are confident we can be our true selves at work and create a safe space for others to do the same.
- Teamwork
 - We bring positive contributions and work collaboratively.
 - Success comes from all of us working together as "One Leawood".
 - We serve one another with excellence and care.
- Transparency
 - We openly share information and knowledge, wherever possible.
 - We do the right thing and tell the truth.
 - We encourage honest feedback.
 - We communicate proactively.

City of Leawood Strategic Plan 2025-2029

Overview

This strategic plan is made up of five pillars. Each pillar is equally important to the overall support of the plan.

Each pillar contains goals, and each goal contains objectives. The goals and objectives were ranked in importance by the Governing Body.

Each objective was assigned a timeline by the Governing Body. Objective timelines are defined as follows:

- Short Term: Can be accomplished within the current year.
- Near Term: Can be accomplished within 1-2 years.
- Long Term: Can be accomplished within 3-5 years.
- Ongoing: A continuous effort without a defined end date.

City of Leawood Strategic Plan 2025-2029

Pillar I: Finances & Budgeting

GOAL A: **Maintain balance between the fiscal support of existing services/infrastructure, new initiatives and taxes.**

Objective 1: Determine the needed mill levy to support services. Review needs vs “nice to have” in context of our incredible place to Live, Work and Play. **[ONGOING]**

- Owner: Budget Team (Janna Raper/Kristen Love)

October 2025 Update

Applicable metrics are being researched to ensure this objective is met.

Objective 2: Incorporate Capital Improvement Plan (CIP) into fiscal planning activities to further align budgeting activities. **[SHORT TERM]**

- Owner: Budget Team (Janna Raper/Kristen Love)

October 2025 Update

This has already been completed. The capital improvement plan (CIP) approval process has been realigned with the budget approval process. Staff is currently refining long-term forecasts for capital needs along with operational forecasting.

Objective 3: Maintain Aaa (Triple A) bond rating. **[ONGOING]**

- Owner: Budget Team (Janna Raper/Kristen Love)

October 2025 Update

The city maintains a Aaa bond rating. The rating will be reviewed again in 2026.

Objective 4: Gather data on the balance between specialized taxes (sales and storm water tax) and objective assessments of need and incorporate this information into the budget planning process. **[NEAR TERM]**

- Owner: Budget Team (Janna Raper/Kristen Love)

October 2025 Update

This is currently underway. A memo provided in March 2025 outlines history of the sales tax, what other cities are doing, and possible options for future discussions on the tax. Future steps include gathering information about outstanding stormwater projects, determining timing for special elections, and evaluating which operational needs are best suited and programmed for sales tax funding.

City of Leawood Strategic Plan 2025-2029

Objective 5: Investigate the need for property tax relief. **[NEAR TERM]**

- Owner: Finance (Janna Raper/Kristen Love)

October 2025 Update

This objective is being researched.

Objective 6: Review Ironhorse Golf Course Funding (review, operations, contract, finances, personnel, capital planning) **[NEAR TERM]**

- Owner: Parks, Recreation & Arts (Chris Claxton)

October 2025 Update**1. Contract**

The city will hire an independent auditor to examine processes outside of financials as this has already been captured in the City's audit. Staff are targeting the end of year if we can get an auditor on board and the audit completed in that timeframe.

2. Enterprise Fund

The operations for Ironhorse under Troon management have been moved into an enterprise fund in the 2026 budget.

3. Fees

Fee recommendations for 2026 will be presented to the Ironhorse Advisory Board at the October 23, 2025, meeting.

4. Capital Planning

The plan for Capital projects has been submitted and approved by the City Council.

5. Metric:

As of September 1, 2025, the course has exceeded prior YTD revenues. The current YTD gross revenue through August is \$2,531,911 vs. last year's \$2,392,035. This is an increase over last year of \$139,876 with four months of reporting to go.

Objective 7: Evaluate and plan for fire station & training needs, utilizing station location study, and understanding financial impacts in the context of other needs. **[NEAR TERM]**

- Owner: Fire (Colin Fitzgerald/Janna Raper/Diane Stoddard)

City of Leawood Strategic Plan 2025-2029

October 2025 Update

The data driven needs assessment was updated for 2025 in January. Initial and ongoing operational and personnel cost estimates have been completed and provided to Finance and City Administration. Discussions were had with immediate neighbors (OPFD & CFD2) over potentially sharing facilities and equipment with no viability or interest noted. The city is requesting proposals from architectural firms to conduct a preliminary assessment and cost estimates for Fire Station 4 at a site adjacent to the Justice Center. Once the study is complete, a work session will be scheduled to discuss the results and operational impacts.

Objective 8: Review all city-owned property for opportunities to reduce property holdings, if appropriate. **[NEAR TERM]**

- Owner: Public Works (David Ley/Stephen Powell)

October 2025 Update

The Asset Management/GIS Division of the Public Works department has this on their list of items to complete. Staff anticipate a preliminary list of all non-Right-of-Way properties by EOY 2025 with more detailed information on those properties by EOY 2026. This will require funds to hire a title company to track down Right-of-Way purchased for road projects. Once the full list is vetted, staff can look for opportunities to reduce property holdings, if appropriate.

Objective 9: Review Leawood Stage Company funding. **[SHORT TERM]**

- Owner: Parks, Recreation & Arts (Chris Claxton)

October 2025 Update

Staff received all the receipts from the Stage Company. Following review, it is anticipated the city will release \$10,000 to the Stage Company per the Memorandum of Understanding. The Leawood Stage Company is not funded in the 2026 budget.

GOAL B: **Enhance the council's and public's knowledge and understanding in city finances and financial planning.**

Objective 1: Change the budget timeline to enhance early council input into overall budget decisions prior to budget adoption. **[SHORT TERM]**

- Owner: Budget Team (Janna Raper/Kristen Love/Diane Stoddard/Stephen Powell)

City of Leawood Strategic Plan 2025-2029

October 2025 Update

Mayor Elkins implemented changes to the budget calendar and process in 2025 for the 2026 budget which incorporates earlier Governing Body and Budget and Finance Committee discussions about the 2026 budget. Staff are targeting to move the development of the 2027-2031 CIP earlier, to December of 2025.

Staff are researching options for a smaller, more focused committee to look at specialized issues throughout the year. Staff will provide continuing training opportunities for governing body members on municipal finance and taxation issues.

Objective 2: Incorporate into budget planning information about the long-term implications of investment decisions. **[ONGOING]**

- Owner: Budget Team (Janna Raper/Kristen Love/Diane Stoddard/Stephen Powell)

October 2025 Update

Staff has completed a 10-year analysis of debt and will examine fiscal policies that allow City to maximize current economic conditions when using debt financing and to provide decision modeling for capital improvement decision-making. Staff are evaluating purchase of software to simplify tracking and modeling of long-term debt and investment decisions.

Objective 3: Develop and implement a citizen's communications plan with the goal of educating residents on city finances. **[LONG TERM]**

- Owner: Budget Team & Communications (Janna Raper/Kristen Love/Diane Stoddard/Stephen Powell/Beth Breitenstein))

October 2025 Update

Staff are currently evaluating OpenGov, the City's budgeting software, capabilities to provide more dashboards and focused data reports on city operations to incorporate with regular public information updates.

Staff would use these reports to improve financial reporting to focus on key financial goals to simplify and provide basic literacy of municipal finance, city taxation, and spending.

Staff are considering producing a Public Annual Finance Report in addition to the Annual Comprehensive Financial Report (ACFR) and Budget in Brief.

City of Leawood Strategic Plan 2025-2029

Pillar II: Quality of Life

GOAL A: **Maintain Leawood's leadership in providing an exceptional quality of life by maintaining high levels of city services.**

Objective 1: Evaluate staffing levels to ensure community needs are met. **[ONGOING]**

- Owner: Human Resources (Nic Sanders/Stephen Powell)

October 2025 Update

This will begin in 2026.

Objective 2: Identify resident priorities. **[ONGOING]**

- Owner: Assistant City Administrator & Communications (Stephen Powell/Beth Breitenstein)

Strategy: Consistently gather data on resident satisfaction (suggested review sequence every 2 years) to ensure resident priorities are being addressed.

October 2025 Update

The second resident survey is budgeted for 2026. Staff will work with the vendor to have results by May/June of 2026 and can benchmark results with the last survey.
--

Objective 3: Explore opportunities for partnership with Homeowner Associations or assisting Homeowner Associations to cooperate with one another to enhance resident quality of life. **[ONGOING]**

- Owner: City Administrator (Diane Stoddard/Stephen Powell)

October 2025 Update

The 2025 HOA Leadership meeting was held on March 30, 2025. The City received input on the city's tree ordinance and there was also discussion about possible collaboration on trash removal and recycling.

Objective 4: Adopt a master plan for 96th & Lee property, creating a neighborhood gathering place. **[SHORT TERM]**

- Owner: City Administrator (Diane Stoddard/Chris Claxton)

City of Leawood Strategic Plan 2025-2029

October 2025 Update

This project is currently underway. A contract was awarded to BBN Architects. Several concepts have been provided to the Governing Body in work sessions. An interact meeting was held and open to the public to present concepts.

An additional work session held on September 29 with a consensus to:

1. Demolish the former City Hall
2. Save the former Fire Station #1 and repurpose it with updates of the concept to be completed by BBN architects.
3. Architects will suggest a phasing plan for the site.

The next steps include taking a proposed master plan to an interact meeting, the Planning Commission, and then to the Governing Body in December 2025.

Objective 5: Explore options to discourage panhandling, such as resident education and partnering with other cities on collective messaging. **[LONG TERM]**

- Owner: Police (Brad Robbins)

October 2025 Update:

A specific call type has been added to the CAD Software. To date, 2 panhandler specific calls for service have been received.

Through September, the Police Department has handled 258 mental health related calls, an increase from the 247 calls we handled to date in 2024.

Objective 6: Explore options for community composting. **[LONG TERM]**

- Owner: Parks, Recreation & Arts (Chris Claxton/Marisa Shartzner)

October 2025 Update

Staff have been in contact with KC Composting and are scheduled to share the drop-off concept with the SAB (Sustainability Advisory Board) for their potential recommendation on October 9. If pursued, staff will discuss the concept Codes before bringing it to the Governing Body for consideration.

Objective 7: Explore volunteers and/or community organizations to assist with tasks for elderly/disabled residents relating to the Leawood community (snow removal, etc.). **[LONG TERM]**

- Owner: Communications (Beth Breitenstein/Stephen Powell/Nic Sanders/Marisa Shartzner)

City of Leawood Strategic Plan 2025-2029

October 2025 Update

Staff from Administration, Communications, Parks, and Human Resources is exploring volunteer management software to better facilitate a volunteer program for elderly/disabled/low-income residents.

GOAL B: Maximize operating efficiency and effectiveness in city services.**Objective 1: Ensure high employee engagement and satisfaction. [ONGOING]**

- Owner: Human Resources (Nic Sanders)

October 2025 Update

The City of Leawood continues to prioritize employee engagement and excellence. The most recent employee insights survey, completed in early 2025, provided valuable insights into areas where we are performing well and where improvement opportunities exist. This survey showed that 83% of employees are satisfied or very satisfied (up slightly from 82% in prior surveys), but “very satisfied” dropped from 36% → 25%, suggesting general contentment but reduced enthusiasm.

Moving forward, leadership will use this feedback to strengthen communication, enhance collaboration across departments, and continue fostering a workplace culture that reflects our values of Service, Innovation, Culture of Support, Teamwork, and Transparency. Below are a few changes that have been implemented already or will be soon:

- Communications: Enhancing communication between leadership and staff through consistent feedback loops.
 - Monthly employee video message from Diane Stoddard, City Administrator
 - Diane Stoddard, City Administrator, and Stephen Powell, Assistant City Administrator, meet with staff at workplace locations around the city to share updates and hear from employees.
 - Regular updates from the Governing Body and Management Team meetings
- Performance Management
 - A cross-functional employee committee was convened to provide insight and suggestions to improve the performance management process. The Committee has provided a recommendation to the Management Team that includes a shift in the process to a more employee-focused, routine discussion between the employee and their supervisor regarding their career growth, expectations, and addressing barriers to success in their career with the City. The proposed model is targeted to begin in early 2026, during which Human Resources will seek feedback throughout the year to adjust, if necessary.

City of Leawood Strategic Plan 2025-2029

- Moving into 2026, Human Resources will continue to engage staff more routinely to measure engagement and satisfaction through a partnership with Qualtrics, a leader in the employee experience space, that will allow us to elevate our engagement to an ongoing, data-driven dialogue.

Objective 2: Establish a program review process for revenue generating services to ensure efficiency of operations in relation to service and contribution to city resources that includes a policy review (including fee setting), data on use, duplication with other government offerings. **[ONGOING]**

- Owner: Budget Team; Parks, Recreation & Arts (Janna Raper/Kristen Love/Chris Claxton/Marisa Shartzner)

October 2025 Update

Fee recommendations and the policy will go to the Parks & Recreation Advisory Board on October 9 for review. Reports will be completed for each revenue generating program. They will indicate any subsidy outside of community "free" events such as the 4th of July Celebration.

The new general ledger and the new budget software were implemented with program-level analysis in mind and applicable data will inform the 2027 budget development process. The 2026 fee schedule will be considered by the Governing Body in December 2025.

GOAL C: Enhance Community Well-being by promoting health through programming.

Objective 1: Review programs (innovation, reach, participation) in Parks and Recreation in relation to cost and fees. **[ONGOING]**

- Owner: Parks, Recreation & Arts (Chris Claxton/Marisa Shartzner)

October 2025 Update

Staff continues to review other agencies programs and events both for fees and duplications of services where applicable.

Staff are working with HR on a new Customer Satisfaction Survey (Qualtrics) to produce more data.

Staff are working to provide more programs specifically for adults 60 and older.

City of Leawood Strategic Plan 2025-2029

Objective 2: Improve employee health and wellness. **[ONGOING]**

- Owner: Human Resources (Nic Sanders)

October 2025 Update

In the last 10 months, 195 out of 279 or 69.89% of employees completed wellness screenings. The 2026 health insurance premium reduction program has a wellness component where employees can complete one preventative checkup or an on-site health screening and receive a discounted premium rate.

City of Leawood Strategic Plan 2025-2029

Pillar III: Infrastructure

GOAL A: Enhance and maintain infrastructure through planned and coordinated efforts.

Objective 1: Plan for storm water efficiencies and address flooding issues through careful study of solutions and how they fit into overall fiscal planning. **[NEAR TERM]**

- Owner: Public Works (David Ley/Janna Raper/Kristen Love)

October 2025 Update

The Asset Management/GIS Division of the Public Works department is updating the storm sewer map. We anticipate hiring a consultant in 2026 to review the metal pipe system and develop a 10-year plan for an anticipated 3/8th Cent Sales Tax 2026 Vote.

Public Works is updating the Drainage Complaint Spreadsheet to add Wards. These complaints will also be mapped by our GIS Division. This will allow for better tracking and metrics.

Metric: Average Number of Drainage Complaints:

Year	Complaints	Annual Rainfall
2020	26	30.0"
2021	48	38.5"
2022	11	33.2"
2023	14	37.8"
2024	38	38.9"
2025	4	26.7"

(We are updating the drainage complaints to include Ward and also GIS matched addresses so we can provide a map. Annual rainfall data is at Roe Ave & Tomahawk Creek bridge.)

Objective 2: Evaluate infrastructure in alignment with core standards to analyze and rate infrastructure health. **[ONGOING]**

- Owner: Public Works (David Ley)

City of Leawood Strategic Plan 2025-2029

October 2025 Update**Streetlights**

- With the FCIP program, all old Energy streetlights will be replaced with LED. The contractor will perform an assessment of the pole to determine which ones need to be replaced. This information will be in place in 2026. Going forward, a program will be in place to inspect bases every other year.

Traffic Signals

- Public Works will be replacing four signals along State Line Road from north City Limit to 92nd Street in 2027 with federal funds.

Retaining Walls

- Retaining wall inspection program – Public Works has reached out to GBA, consultant who performed wall inspections, and a contractor to get repair options and budget prices to replace portions of retaining walls along the south side of College Boulevard Blvd. Anticipate a mid-2026 project to repair those walls.

Pavement

- PCI will be updated in 2027.

Metric: Pothole Repairs and Requests – 2025

- Total Potholes Repaired (YTD): 1,352
- Total Pothole Requests Received: 96

Breakdown of Requests by Quarter:

- January – March: 15 requests
- April – June: 49 requests
- July – September: 27 requests

Metric: Annual Pipe Inspection

- January – March: 66,193 feet
- April – June: 107,488 feet
- July – September: 55,745 feet

Objective 3: Carefully consider implications of 135th street widening. **[NEAR TERM]**

- Owner: Public Works (David Ley)

October 2025 Update

The 2026-2030 CIP includes milling and overlaying the concrete on 135th Street. Public Works contracted with Burns & McDonnell to complete a preliminary layout and construction cost estimate to replace 135th Street with 6 lanes (Roe to State Line). Federal and state funding will be sought to offset the City's costs for construction.

City of Leawood Strategic Plan 2025-2029

GOAL B: **Create a long-term plan that considers varying infrastructure needs and environmental impact within the community.**

Objective 1: Continue the prioritization of street enhancements and communicate about it to the community. **[ONGOING]**

- Owner: Public Works (David Ley/Beth Breitenstein)
-

October 2025 Update

Staff are currently working on a communications plan for street ratings and video inspections.

Staff will hire a consultant in early 2026 for the Safe Streets For All (SS4A) grant. Once completed, information will be shared with the public.

Objective 2: Explore improvements to enhance safety on streets for cyclists and pedestrians. **[ONGOING]**

- Owner: Public Works (David Ley)

October 2025 Update

Staff anticipates releasing a Request for Qualification in late 2025 for the Safe Streets and Roads for All (SS\$A) Action Plan.

The Bike/Walk Committee will be developing a recommendation about a possible juvenile helmet ordinance and addressing safety concerns associated with electric scooters and e-bikes.

In response to recent discussions about e-bike and e-scooter safety, a new branded safety campaign has been rolled out to help educate kids and parents about safe cycling/scooting practices. It includes:

- Brochures (attached) featuring illustrations and safety reminders.
- Yard signs using the same artwork in the attached brochure to promote helmet use, speed awareness, right-of-way, and courteous riding.
- Business Cards (design attached) are used by Police Officers as an easy handout when they are out and about.
- QR codes on all materials linking directly to leawood.org/scooters for additional information.

Signs will be strategically placed along key trail corridors and in select neighborhood areas. Brochures will be available for Leawood Police Department and distributed at community events, in City facility lobbies, and elsewhere. This message and branding will also be shared via our social media channels.

City of Leawood Strategic Plan 2025-2029

GOAL C: **Ensure physical infrastructure to support city operations is efficient and includes appropriate technology.**

Objective 1: Review and improve energy efficiency in city buildings. **[ONGOING]**

- Owner: City Administrator (Diane Stoddard)

October 2025 Update

The city approved an agreement with Navitas in June 2025 to complete \$9.1 million in energy improvement projects with a 13.1-year simple payback on most projects, and a combined 18.6-year simple payback on all projects. Navitas is coordinating with City staff to begin groundwork for the projects.

GOAL D: **Explore innovations to support energy resiliency.**

Objective 1: Investigate options for future alternatives, such as solar generation, co-ops, power storage and micro-grids. **[LONG TERM]**

- Owner: Assistant City Administrator (Stephen Powell)

October 2025 Update

Nothing to report at this time.

GOAL E: **Implement branding within the City, incorporating the updated City logo and ensure Leawood is visually distinctive from adjacent communities.**

- Owner: Communications (Beth Breitenstein/David Ley)

Objective 1: As opportunities arise consider updating monument signs, manhole covers, and transition to branded street signs. **[LONG TERM]**

October 2025 Update

Staff have met to discuss the scope and cost for replacing existing street signs with branded street signs as well as other street signs in the right-of-way that have old branding, such as bike route signs.

An updated design was sent to the City's manhole contractor for newly built storm sewer access points or for situations when existing manhole covers are damaged and in need of replacement.

The City's utility locate flags are being branded with the City's logo.

City of Leawood Strategic Plan 2025-2029

Pillar IV: Community Engagement and Communication

GOAL A: Enhance public safety by promoting prevention, resilience, and community.

Objective 1: Include in community communication plan information to educate residents on what they can do to help ensure safety and share information with homeowners' associations. **[NEAR TERM]**

- Owner: Communications (Beth Breitenstein)

October 2025 Update

Metric: Number of HOA-targeted educational campaigns delivered per quarter, segmented by platform (email, prints, events, etc.)

Started buildout of a “new resident resources” webpage on leawood.org that contains safety resources and other important information for new residents.

Sent August Police and Fire Monthly reports to HOA Email List.

Conducted the annual HOA Conference where public safety information was provided.

Metric: # of HOA touchpoints per quarter: three emails with safety information from July-Sept. and an HOA Conference in Spring 2025.

Objective 2: Create a crisis communications plan that ensures citizens have access to what they need even in times of emergency. **[NEAR TERM]**

- Owner: Communications (Beth Breitenstein)

October 2025 Update

Police Event Outreach: 400 attendees at Open House event on 9/20/25

Police and Fire presence and engagement at Touch a Truck event on 9/11 with more than 1,400 attendees.

Fire Department Open House on 9/27 with 600 attendees.

More than a dozen social media messages about emergency preparedness from June through September on the City's Fire Department social media channels.

Three emergency preparedness brochures are available in print and online.

City of Leawood Strategic Plan 2025-2029

Objective 3: Explore partnerships with other communities and organizations to enhance public safety. **[ONGOING]**

- Owner: Police; Fire (Brad Robbins/Colin Fitzgerald)

October 2025 Update

- Currently participating in multiple cooperative planning, training, and management groups at both county and regional level.
- Interlocal and cooperative agreements for FD have been reviewed. Updated agreement with Med-Act was approved by the GB on 9/15/25.
- Participation is ongoing in cooperative county-wide HE table-top exercise scheduled for October 2025.
- County-wide group is scheduled to meet about Hostile Event planning in October 2025
- PD Dispatch followed up on last year's successful off-site operational test and worked off-site in August while IT was performing a server update at the Justice Center.
- PD has spoken at the last chamber new member meeting about resources and are scheduled for quarterly repeats.

Objective 4: Regularly review and update the Leawood Emergency Operations Plan, associated documents, and test plans through exercises. **[NEAR TERM]**

- Owner: Fire (Colin Fitzgerald/Stephen Powell)

October 2025 Update

- LEOP was updated and adopted in 2025. Will be reviewed and updated in 2029 for 2030 adoption.
- Review of COOPs is ongoing.
- Region L Hazard Mitigation Plan was updated and adopted in 2024. Next plan will be reviewed and adopted in 2029.
- Leawood specific exercises are ongoing. A cybersecurity table-top exercise was held on 9/17/25 and a second, EOC functional exercise, is planned for later in 2025.
- Participation is ongoing in county and regional exercises as they are available. Anticipating a county-wide exercise in 2026.

GOAL B: **Design and implement a community communication plan with a focus on education and participation in civic life.**

Objective 1: Continue to improve city communication efforts through expanded digital platforms and outreach initiatives. **[ONGOING]**

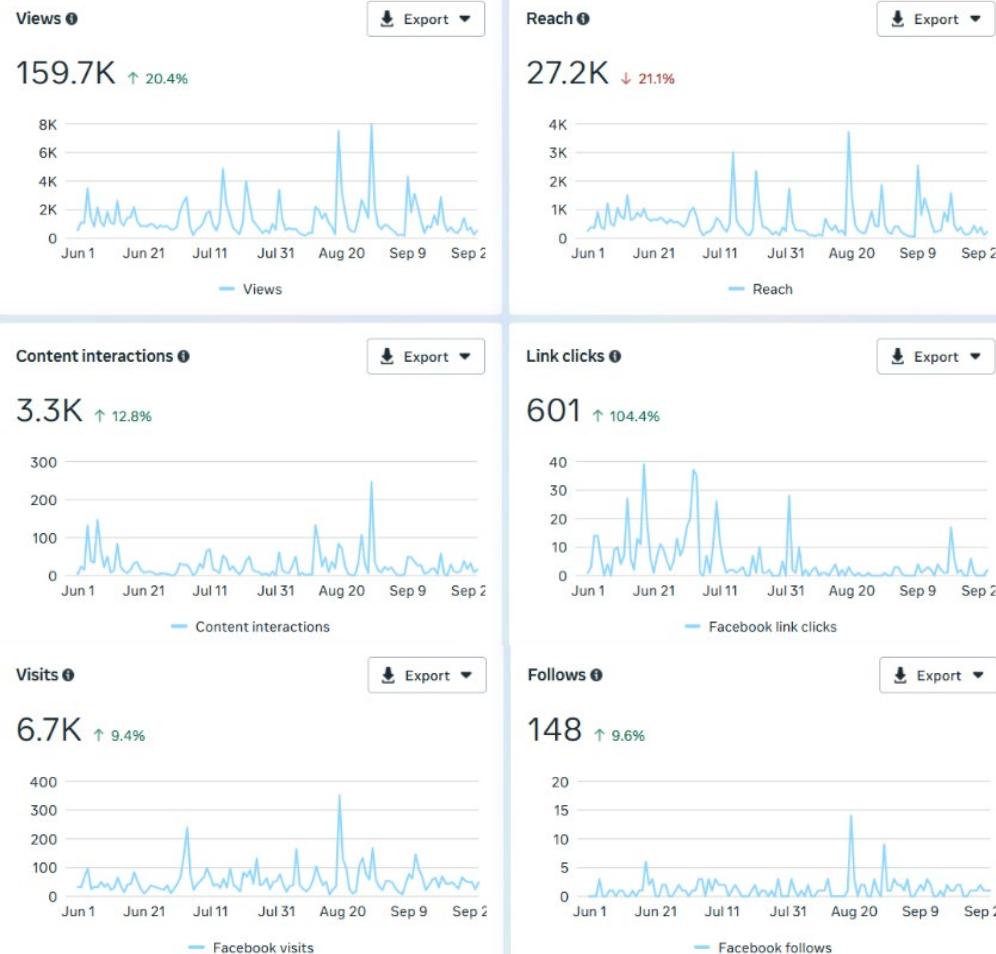
City of Leawood Strategic Plan 2025-2029

- Owner: Communications (Beth Breitenstein)

October 2025 Update

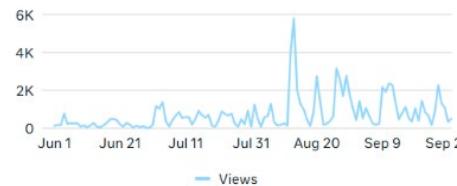
Social Media Metrics (the numbers below are from June 1- Sept 30, 2025):

City of Leawood Facebook:

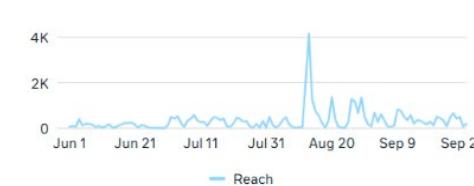


City of Leawood Strategic Plan 2025-2029**City of Leawood Instagram:**

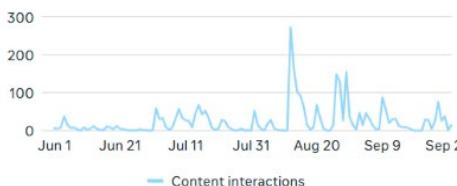
Views ⓘ

91.9K ↑ 296.7% [Export ▾](#)

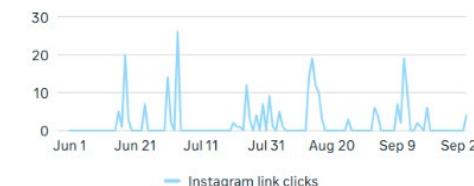
Reach ⓘ

18K ↑ 340.3% [Export ▾](#)

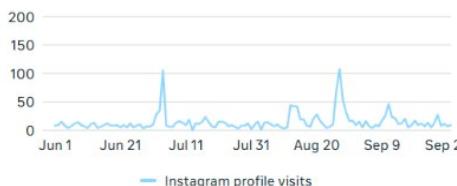
Content interactions ⓘ

3K ↑ 211.5% [Export ▾](#)

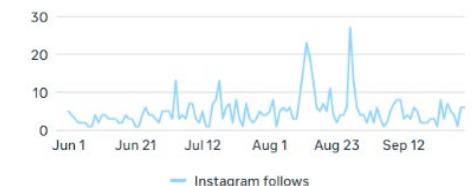
Link clicks ⓘ

246 ↑ 164.5% [Export ▾](#)

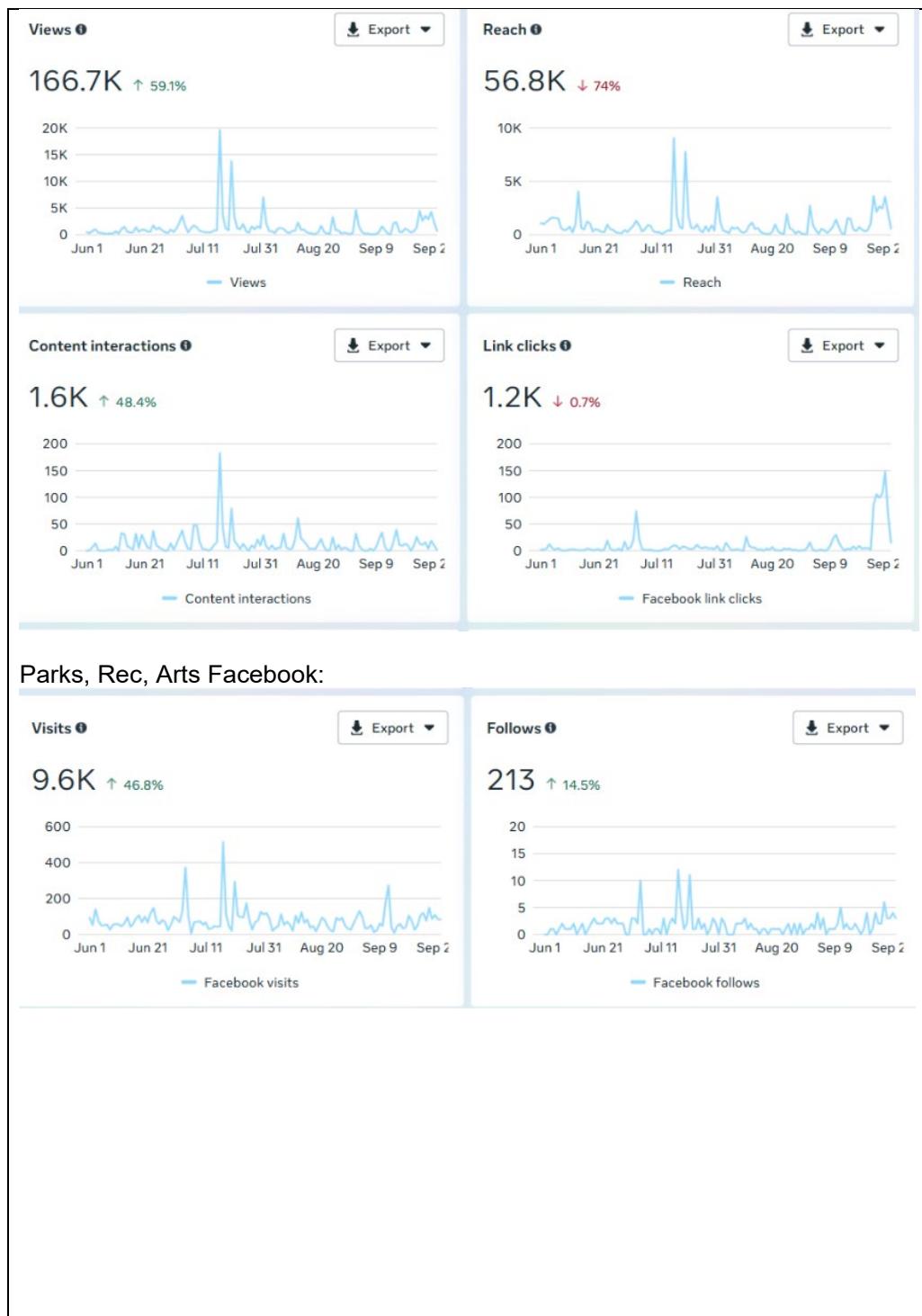
Visits ⓘ

1.8K ↑ 53.5% [Export ▾](#)

Follows ⓘ

588 ↑ 108.5% [Export ▾](#)

City of Leawood Strategic Plan 2025-2029



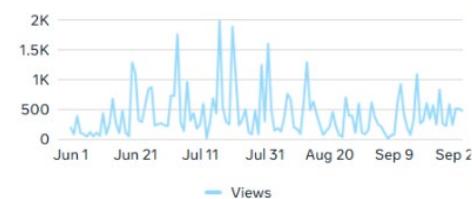
City of Leawood Strategic Plan 2025-2029

Parks, Rec, Arts Instagram:

Views ⓘ

[Export ▾](#)

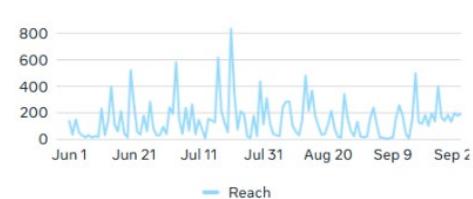
51.1K ↑ 125.9%



Reach ⓘ

[Export ▾](#)

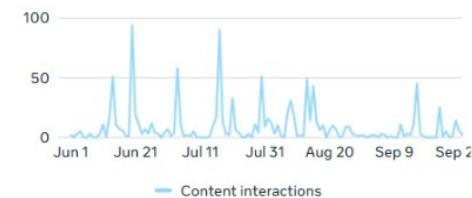
3.6K ↓ 8.3%



Content interactions ⓘ

[Export ▾](#)

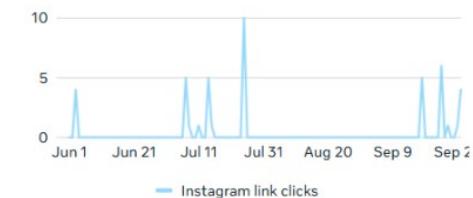
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Link clicks ⓘ

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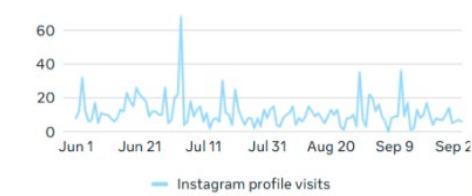
44 ↓ 56.4%



Visits ⓘ

[Export ▾](#)

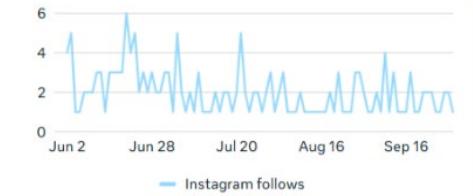
1.4K ↑ 29.4%



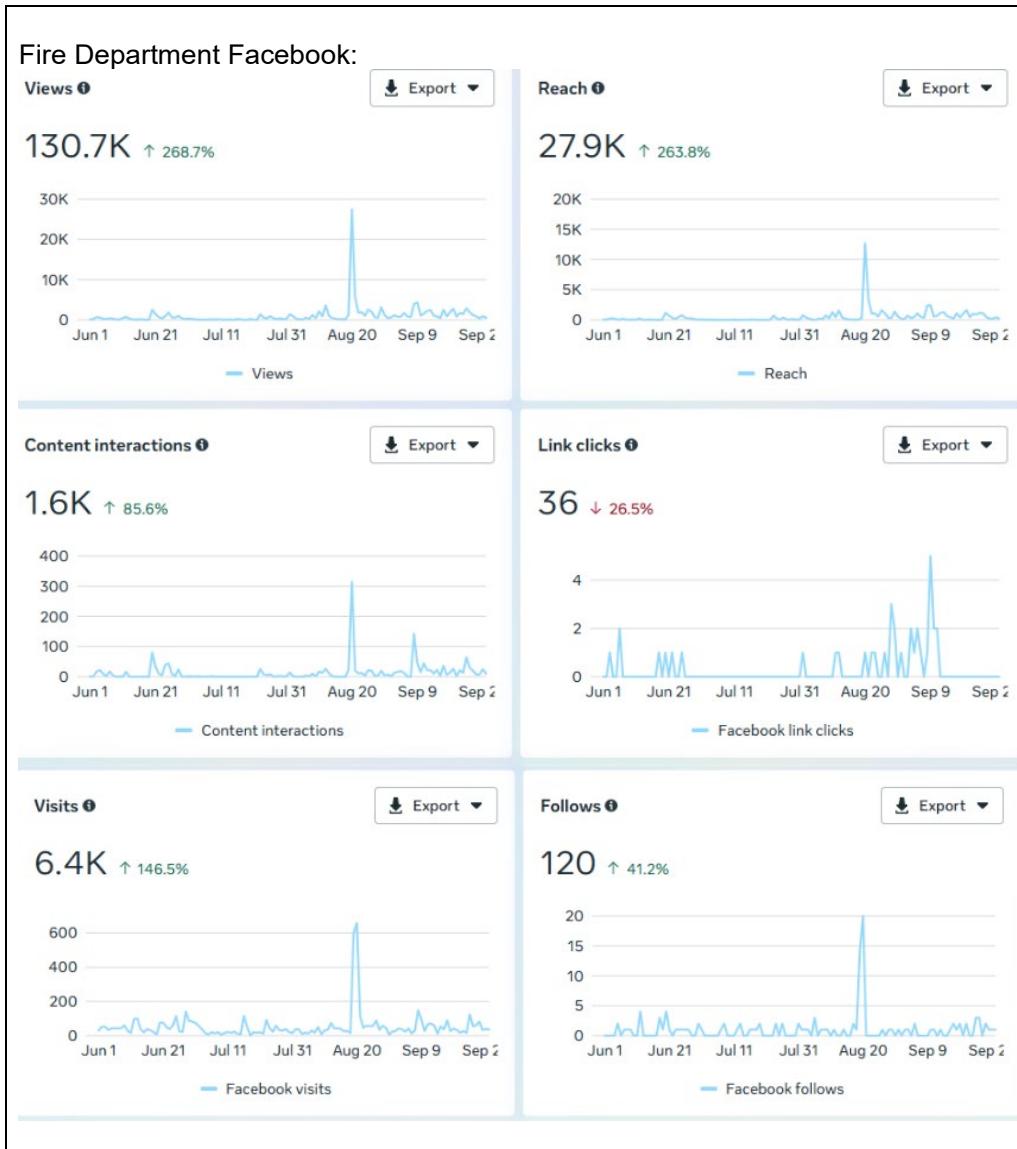
Follows ⓘ

[Export ▾](#)

185 ↑ 6.9%



City of Leawood Strategic Plan 2025-2029

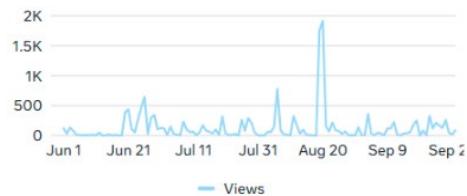


City of Leawood Strategic Plan 2025-2029

Fire Department Instagram:

Views ⓘ

15.6K ↑ 121.2%



Export ▾

Reach ⓘ

690 ↓ 35.7%



Export ▾

Content interactions ⓘ

273 ↓ 47.7%



Export ▾

Link clicks ⓘ

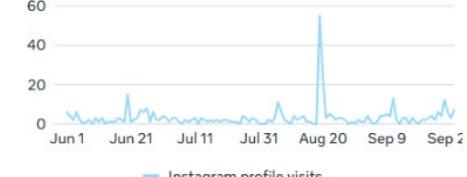
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Export ▾

Visits ⓘ

392 ↑ 3.4%



Export ▾

Follows ⓘ

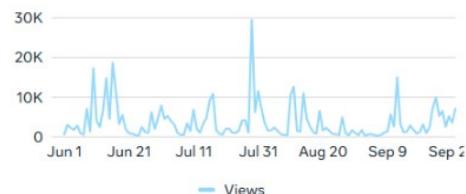
70 ↑ 9.4%



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City of Leawood Strategic Plan 2025-2029**Police Facebook:**

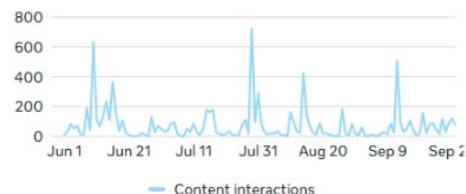
Views ⓘ

454.8K ↑ 13.6%

Reach ⓘ

83.6K ↑ 65.9%

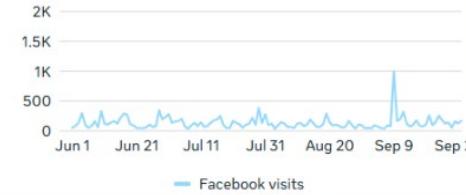
Content interactions ⓘ

8.9K ↑ 19.8%

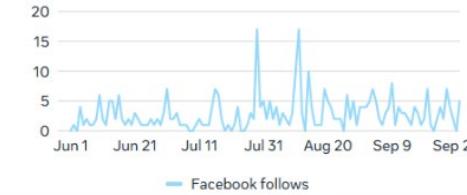
Link clicks ⓘ

306 ↓ 40.2%

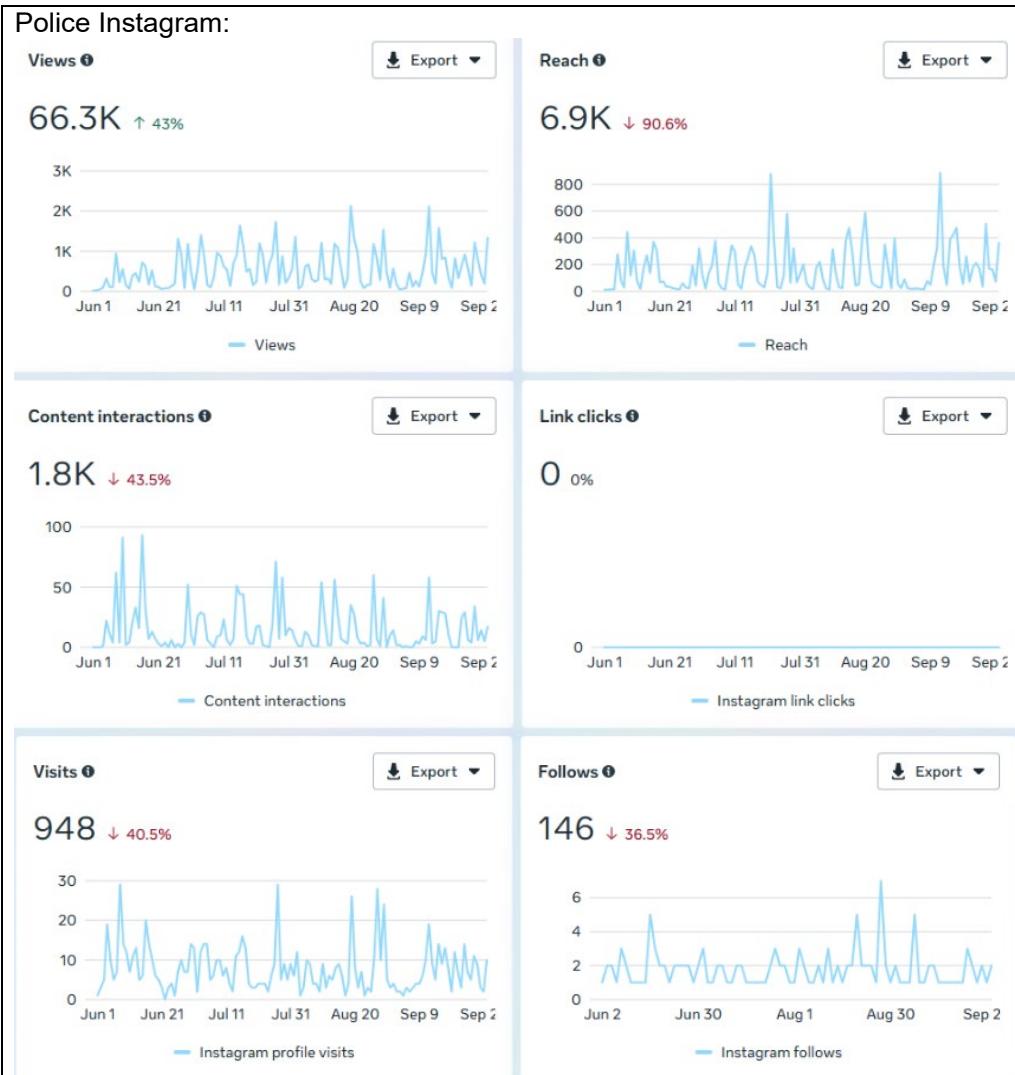
Visits ⓘ

16.5K ↑ 19.4%

Follows ⓘ

347 ↑ 13%

City of Leawood Strategic Plan 2025-2029



In 2025, the Leawood 360 podcast debuted. It is a monthly deep dive into a topic of importance in the City.

The Minutes Minute video recap of Governing Body meetings was launched in 2025. The video is posted on social media and shared with all City employees.

GOAL C: Foster Inclusivity, Diversity, and Community Engagement to support the Leawood community values.

Objective 1: Ensure Leawood is a welcoming place for all. **[ONGOING]**

City of Leawood Strategic Plan 2025-2029

- Owner: Administration (Stephen Powell)

October 2025 Update

The following strategies are being used to meet this objective.

Staff will work to develop implementation plans for the recommendations in the Racial Equity in Communities report. The recommendations include:

1. Attract racially diverse applicants for city jobs.
2. Improve representation of people of color on Leawood board/committees.
3. Develop programming and events that highlight racial diversity.
4. Improve Leawood's marketing materials to be more diverse.
5. Ensure that racial equity is part of the Leawood Strategic Plan.

Actions taken to implement the REIC recommendations include:

- Develop a calendar of events, holidays, and other non-traditional activities to highlight diversity within the City of Leawood. (*REIC Executive Summary*)
- Partner with Johnson County and/or other cities in the area to enhance, not duplicate, events that highlight diversity within our communities. (*REIC Executive Summary*)
- Offer educational programs that bring awareness of diversity within the community by partnering with other agencies and organizations doing work in this space. (*REIC Executive Summary*)

Other actions include:

- Implement a customer service training component for front-line staff.
- Values based training for staff to connect the work they do to the values outlined in the strategic plan to include behaviors/actions that support each value and behaviors/actions that do not support each value
- Promote existing relationships with I-Lan, Tiawan, and the Gezer Region of Isreal, to highlight the unique and strong bond between our communities.
- Highlight the diversity of artists who have contributed pieces to the City's public art collection.
- Advertise vendor options (i.e. food trucks) to minority owned businesses for participation at city events.

Metrics for these activities include:

- **Metric:** # of events/holidays publicized: 4 Proclamations Issued (Martin Luther King, Jr Day; Arab American Heritage Month; Pride Month; Juneteenth)
- **Metric:** # of partner events publicized: 1 – Johnson County's Juneteenth Celebration
- **Metric:** # of educational programs and track attendance/cost, start with a pilot related to I-Lan or Gezer Gezer is going to start doing tours of the park
- **Metric:** # of artist highlights and reach (if done on social media): None to report

City of Leawood Strategic Plan 2025-2029

- **Metric:** # of minority owned vendors at city events None to report
- **Metric:** # meetings/events (and attendance) of each Sister City Committee

Committee	Meeting/Event	Date	# Attendees
Gezer	Meeting	01/08/25	7
Gezer	Meeting	03/31/25	8
Gezer	Meeting/Tour	04/21/25	6
I-Lan	Meeting	1/15/25	8
I-Lan	Meeting	2/26/25	7

Objective 2: Review of committee structure for effectiveness taking into consideration representation and engagement in the community. **[NEAR TERM]**

- Owner: Administration (Stephen Powell)

October 2025 Update

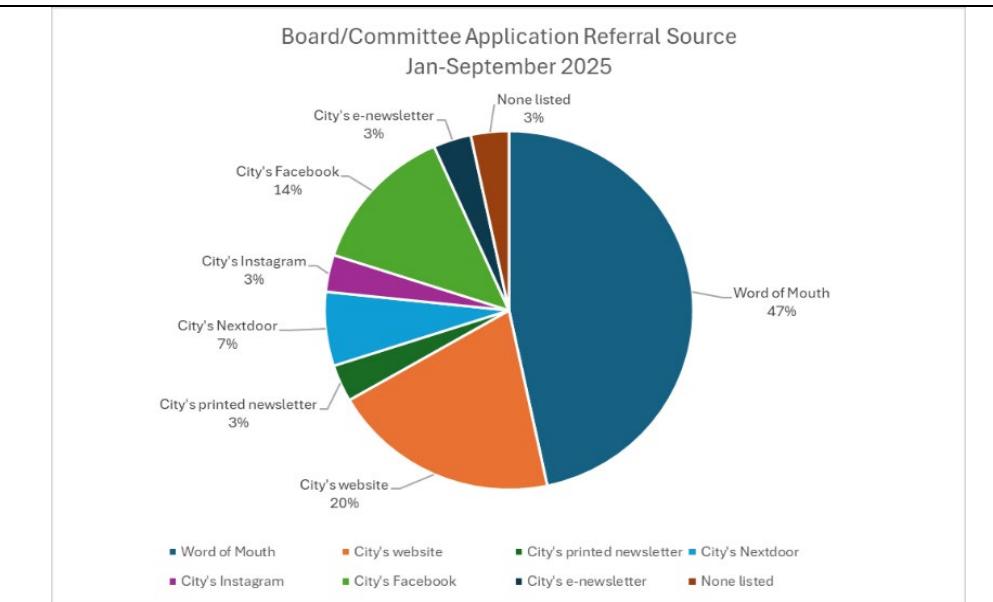
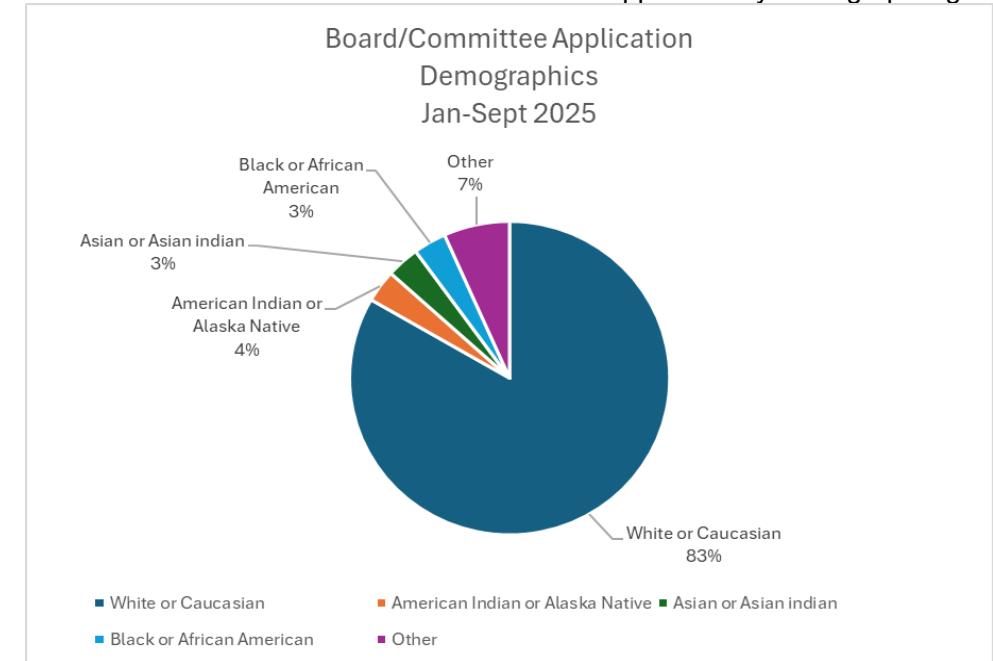
The following strategies are being used to reach this objective.

Advertise the online board/committee application throughout the community

- In 2025, a board/committee online application process was launched. It has been advertised across all communication channels. The goal is to encourage more people to apply online and to increase representation. Since it was launched, 30 people have applied to serve on a board/committee.

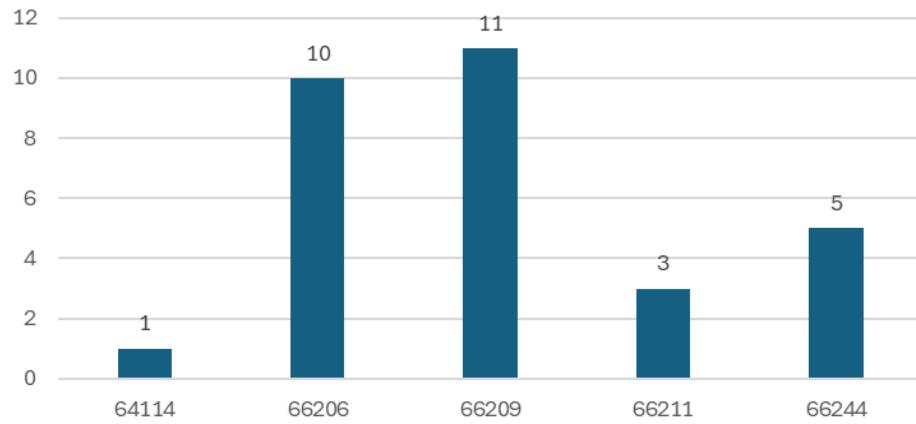
- **Metric:** # of board/committee applications received 30
- **Metric:** % of board/committee applicants by referral source

City of Leawood Strategic Plan 2025-2029

o **Metric:** % of board/committee applicants by demographic groupo **Metric:** % of board/committee applicants by zip code or ward

City of Leawood Strategic Plan 2025-2029

Board/Committee Applications by Zip Code
Jan-Sept 2025



Create a plan to establish a standard mechanism and easily accessible location for outlining purpose of each board and committee, membership, and qualifications.

- This project is currently being developed. The mayor met with staff to create a framework for the document. Staff has been researching what other cities have done. Legal created a “by-laws” template that could be used by the various boards/committees. Staff will finalize the draft document in the 4th quarter of 2025 for review and consideration by the Governing Body.

Components of the document could include:

- List of committees by type (Statutory, Council Committees, Advisory, Task Forces, etc.) with the purpose of each type of committee
- Standard policies and procedures where applicable
- By-law template/rules of order
- Consistent terms
- On boarding/Off boarding members
- Staff Liaison duties

City of Leawood Strategic Plan 2025-2029

Pillar V: Community and Business Development

GOAL A: Update the City's Comprehensive Plan and Leawood Development Ordinance.

Objective 1: Develop specific housing objectives relating to the availability of diverse housing types, including smaller homes, multi-family units, and “missing middle” housing to ensure the housing meets community goals as part of the city’s Comprehensive Plan update process. **[NEAR TERM]**

- Owner: Planning (Julie Hurley)

October 2025 Update

Comprehensive Plan update is currently underway. Community Survey launched in July and will be open through November; Stakeholder Committee has been convened and has participated in a Visioning Workshop. Draft Market Study has been delivered and is under review by staff. Design Charrette and Open House to take place in November. Staff and consultant team will begin working on strategies related to housing once all data from public engagement has been analyzed.

Objective 2: Pursue strategies that further those housing objectives during the Leawood Development Ordinance update process. **[NEAR TERM]**

- Owner: Planning (Julie Hurley)

October 2025 Update

LDO currently under review by consultant, primary focus currently is on Comprehensive Plan update. Visioning session to be held with development community to gain feedback on LDO specific issues 10/10 at EDC meeting.

Objective 3: Strengthen ordinance pertaining to unoccupied homes. **[SHORT TERM]**

- Owner: Codes (Travis Torrez)

October 2025 Update

An Abatement Ordinance has been drafted and is being reviewed with the Legal Department for potential edits/additions - Travis Torrez 09/19/2025 (25% complete)

City of Leawood Strategic Plan 2025-2029

GOAL B: Strengthen Business Development in coordination with the Leawood Chamber of Commerce

Objective 1: Attract new businesses to vacant storefronts and foster strong collaboration with existing businesses to ensure retention and commercial success. **[ONGOING]**

- Owner: City Administrator (Diane Stoddard)

October 2025 Update

- Held first retention visit with American Academy of Family Physicians in August. Working on scheduling additional retention visits with other businesses.
- Working on small business grant program in conjunction with the World Cup Committee for the World Cup activities.
- EDC assisted with recruiting a large trust company to empty space at the KBP building on Overbrook Road, and an insurance broker to empty space on 89th Street.
- EDC provided [update on activities](#) at the September 15, 2025 Governing Body meeting.

Objective 2: Update Chamber agreement, including reporting requirements & metrics; clarifying Economic Development Council's status and role in business recruitment and the Chamber's role in retaining and improving the business environment. **[SHORT TERM]**

- Owner: City Administrator (Diane Stoddard)

October 2025 Update

Complete. The Chamber agreement was updated in the Spring of 2025 and approved by the Governing Body.

Objective 3: Monitor health of shopping areas. **[ONGOING]**

- Owner: City Administrator; Planning; Chamber of Commerce (Diane Stoddard/Julie Hurley)

October 2025 Update

Ongoing. Staff have reevaluated landscape inspection process to focus on one overall shopping center at a time, rather than individual businesses scattered throughout various shopping centers and locations. Currently working with tenants and management company of Plaza Pointe on landscaping compliance.

City of Leawood Strategic Plan 2025-2029

Objective 4: Improve communication with residents to keep the community informed and engaged about the economic health of the city (business occupancy rates and retention levels). **[ONGOING]**

- Owner: City Administrator; Communications (Diane Stoddard/Beth Breitenstein)

October 2025 Update

Initiated general discussion with the Chamber of Commerce to begin gathering indicators and business development communications.

Objective 5: Maintain strong relationships with Kansas City Area Development Council and the State of Kansas in business recruitment activities. **[ONGOING]**

- Owner: City Administrator (Diane Stoddard)

October 2025 Update

Leawood maintains the KCADC membership and the EDC coordinates with the KCADC and the State of Kansas on project leads.

Leawood will be represented at the upcoming annual KCADC luncheon in late October.

GOAL C: Explore options for beautification, preservation and utilization of city rights-of-way and green spaces

Objective 1: Create a City-wide tree plan that is forward-looking and accomplishes an understanding of tree inventory. **[NEAR TERM]**

- Owner: Parks, Recreation & Arts (Chris Claxton/Marisa Shartz)

October 2025 Update

Staff have used tree plotter software to inventory all Right-of-Way trees as well as park landscaped/planted trees as data points (species, diameter and condition). There are 31,522 trees.

Staff keep data whenever working with HOAs on their tree initiatives and procedures.

Staff have been gathering information from residents calls regarding the recently revised and posted tree ordinance.

In 2025, the Governing Body adopted amendments to the Tree Ordinance to require replacement of diseased or removed street trees.

City of Leawood Strategic Plan 2025-2029

Objective 2: Explore options to limit and/or remove temporary signs. **[NEAR TERM]**

- Owner: Codes (Travis Torrez)

October 2025 Update

Changes to the temporary sign ordinance have been discussed previously with Legal.

Plan to make revisions per those discussions and have Legal review.

Ultimately, those sign requirements are in the Leawood Development Ordinance and would have to go before PC and GB so a more realistic timeline for completion might be 07/01/2026 – Travis Torrez 09/19/2025 (5% Complete)

Objective 3: Explore dispersed and self-managed garden spaces. **[LONG TERM]**

- Owner: Parks, Recreation & Arts (Chris Claxton/Marisa Shartzner)

October 2025 Update

There was a consensus at the September 29, 2025, work session not to retain the Community Gardens at the 96th and Lee site per the current version of the Master Plan.

Staff are recommending the Community Garden be relocated to the west of the cell tower on Lee Boulevard.

This location provides parking, water and sunlight to all proposed garden beds and is in the near center of the city.

No funding has been included in the 2026 budget for any move that may take place.

Objective 4: Explore options for pollinator gardens and monarch gateway. **[LONG TERM]**

- Owner: Parks, Recreations & Arts (Chris Claxton/Marisa Shartzner)

October 2025 Update

Staff have identified an area in Ironwoods Park and Leawood Crossing Park as possible options and will continue to research viability.

Staff will work on educational materials for residents and businesses to plant butterfly friendly flowers to create more pollinator opportunities.

City of Leawood Strategic Plan 2025-2029

Strategic Plan Review Cycle

The plan will be reviewed by the Governing Body annually for any additions or changes, as appropriate. Updates on progress on objectives will be provided quarterly to the Governing Body and updated on the City's website.