

CITY OF PRAIRIE VILLAGE

November 16, 2015

Council Committee Meeting 6:00 p.m.

City Council Meeting 7:30 p.m.



Back Row: Ashley Weaver, Eric Mikkelson, Sheila Myers, Dan Runion, Terrence Gallagher, David Morrison, Ted Odell
Front Row: Ruth Hopkins, Jori Nelson, Laura Wassmer, Brooke Morehead, Steve Noll (Not pictured: Andrew Wang)

**COUNCIL COMMITTEE OF THE WHOLE
Council Chambers
Monday, November 16, 2015
6:00 PM**

AGENDA

BROOKE MOREHEAD, COUNCIL PRESIDENT

AGENDA ITEMS FOR DISCUSSION

Presentation of Meadowbrook Park master plan
Landworks

Police Department body cam research overview
Chief Tim Schwartzkopf

***Council Action Requested the same night**

**COUNCIL MEETING AGENDA
CITY OF PRAIRIE VILLAGE
Council Chambers
Monday, November 16, 2015
7:30 PM**

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **PLEDGE OF ALLEGIANCE**

IV. **INTRODUCTION OF STUDENTS & SCOUTS**

V. **PUBLIC HEARING**

Adoption of the redevelopment project plan for the park and village project area of the Meadowbrook Redevelopment District (public hearing will be opened and immediately continued to the December 7 meeting)

VI. **PUBLIC PARTICIPATION**

(5 minute time limit for items not otherwise listed on the agenda)

VII. **CONSENT AGENDA**

All items listed below are considered to be routine by the Governing Body and will be enacted by one motion (Roll Call Vote). There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the regular agenda.

By Staff

1. Approve the regular City Council meeting minutes - November 2, 2015
2. Approve renewal of Blue Valley Public Safety contract for the City's outdoor warning siren system maintenance in 2016
3. Approve the JCPRD 50 Plus facility use agreement
4. Approve the appointment of Catherine Sinclair to the Environmental & Recycle Committee
5. Approve the issuance of Cereal Malt Beverage Licenses for 2016
6. Ratify the Mayor's appointment of Keith Novorr and Carey Bickford to the Parks & Recreation Committee

VIII. **COMMITTEE REPORTS**

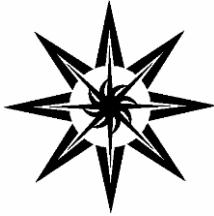
Council Committee of the Whole

COU2015-41 Approve charter ordinance 27 creating a transient guest tax

IX. **MAYOR'S REPORT**

- X. STAFF REPORTS
- XI. OLD BUSINESS
- XII. NEW BUSINESS
- XIII. ANNOUNCEMENTS
- XIV. ADJOURNMENT

If any individual requires special accommodations - for example, qualified interpreter, large print, reader, hearing assistance - in order to attend the meeting, please notify the City Clerk at 385-4616, no later than 48 hours prior to the beginning of the meeting.
If you are unable to attend this meeting, comments may be received by e-mail at cityclerk@pvkansas.com



ADMINISTRATION

Special City Council Meeting Date: Oct. 12, 2015

Consider approval of a resolution setting the date for a public hearing for the adoption of a redevelopment project plan for the Park and Village area in the Meadowbrook Redevelopment District.

RECOMMENDED MOTION:

Move that Council approve a resolution setting the date for a public hearing for the adoption of a redevelopment project plan for the Park and Village area in the Meadowbrook Redevelopment District. The hearing will be on Monday, November 16th at 7:30pm at the City Council meeting.

BACKGROUND:

The City of Prairie Village, Johnson County, Johnson County Park & Rec District (JCPRD), JoCo Wastewater and VanTrust Real Estate LLC, have been working together to redevelop the former Meadowbrook Country Club. As currently proposed, the Meadowbrook redevelopment project would establish an approximately 80 acre public park and a mixed-use development to include a senior living project, luxury apartments, townhomes, single-family residential homes, and a boutique hotel.

The City Council created a redevelopment district on September 8, 2015. The redevelopment district consists of two redevelopment project areas: the Park and Village Area and the Commercial Area. Each project area has its own Project Plan

The Meadowbrook redevelopment project will use TIF funds from within the Park and Village project area to finance the park acquisition, park improvements and other public infrastructure items. Currently, the financing plans for the Meadowbrook project include TIF bond financing for 20 years or less. All property taxes which the owner is currently required to pay will continue. The project elements financed by TIF funds will be detailed in the development agreement by and between the City and VanTrust and through other related agreements. The amount of TIF financing is currently estimated between \$15M to \$18M.

As part of the establishment of a TIF project plan, notifications are sent to other governmental entities and all property owners within the proposed project area. The Johnson County Board of Commissioners and the Shawnee Mission School District Board of Education are sent a notice of the project plan creation, but the entities do not have veto ability.

City Staff has been assisted by Bond Counsel Gary Anderson with Gilmore & Bell, Financial Advisor Jeff White with Columbia Capital Management, City Attorney Katie Logan with Lathrop & Gage, and planning consultant PJ Novick with Confluence.

ATTACHMENTS:

- Resolution calling for a public hearing for the adoption of a redevelopment project plan for Park and Village Project Area
- Redevelopment Project Plan for the Park and Village Project Area including Feasibility Study

PREPARED BY:

Quinn Bennion, City Administrator

Date: October 9, 2015

(Published in *The Legal Record* on November 3, 2015)

RESOLUTION NO. 2015-04

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN (PARK AND VILLAGE PROJECT AREA-MEADOWBROOK REDEVELOPMENT DISTRICT).

WHEREAS, the City of Prairie Village, Kansas (the "City"), by the adoption of Ordinance No. 2337 on September 8, 2015, created a redevelopment district (the "Redevelopment District") consisting of two redevelopment project areas (the "Park and Village Area" and the "Commercial Area"), all pursuant to K.S.A. 12-1770 et seq. as amended (the "Act"); and

WHEREAS, the City is considering the adoption of the Redevelopment Project Plan within the Park and Village Project Area Meadowbrook Redevelopment District dated October 9, 2015 (the "Project Plan") which provides for the redevelopment of the Park and Village Area within the Redevelopment District; and

WHEREAS, on October 12, 2015 the Planning Commission of the City made a finding that the Project Plan is consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, a copy of the Project Plan has been delivered by the City to the Board of County Commissioners of Johnson County and to the Board of Education of Unified School District No. 512.

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

Section 1. Notice is hereby given that a public hearing will be held by the City to consider adoption of the Project Plan on **November 16, 2015 at 7:30 p.m.**, or as soon thereafter as the matter can be heard, at the Prairie Village City Hall, Council Chambers, 7700 Mission Road, Prairie Village, Kansas.

Section 2. The Redevelopment District is generally described as an area bounded by Roe Avenue on the east, W. 95th Street on the south, Nall Avenue on the west, and W. 91st Street, as if extended in the City, on the north. A map of the Redevelopment District is attached hereto as **Exhibit A**. The Redevelopment District is legally described as shown on **Exhibit B** hereto.

Section 3. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the developer, and a description and map of the Redevelopment District and the Park and Village Area are available for inspection during regular office hours in the office of the City Clerk in City Hall, at 7700 Mission Road, Prairie Village, Kansas 66208.

Section 4. The City Clerk is hereby authorized and directed to publish this resolution once in the official city newspaper not less than one week or more than two weeks preceding the date set for the public hearing. The City Clerk is also authorized and directed to

mail a copy of this resolution via certified mail, return receipt requested to the board of county commissioners, the board of education of any school district levying taxes on property within the Redevelopment District, and to each owner and occupant of land within the Park and Village Area, not more than 10 days following the date of the adoption of this Resolution.

Section 5. The City may issue its full faith and credit tax increment bonds to finance the costs of implementing the proposed Project Plan, unless within 60 days following the date of the public hearing on the Project Plan a protest petition signed by 3% of the qualified voters of the City is filed with the City Clerk in accordance with the provisions of K.S.A. 25-3601 *et seq.*, and amendments thereto. If a sufficient petition is filed, no full faith and credit tax increment bonds shall be issued until the issuance of the bonds is approved by a majority of the voters voting at an election thereon. Such election shall be called and held in the manner provided by the general bond law. The failure of the voters to approve the issuance of full faith and credit tax increment bonds shall not prevent the City from issuing special obligation bonds in accordance with the Act.

Section 6. Effective Date. This Resolution shall be effective upon adoption by the Governing Body of the City.

ADOPTED October 12, 2015.

CITY OF PRAIRIE VILLAGE,
KANSAS

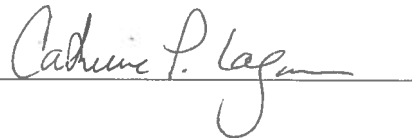
By: 
Mayor

[SEAL]

ATTEST:


City Clerk

Approved as to form by City Attorney:

By: 

**EXHIBIT A
MAP OF PROPOSED REDEVELOPMENT DISTRICT**

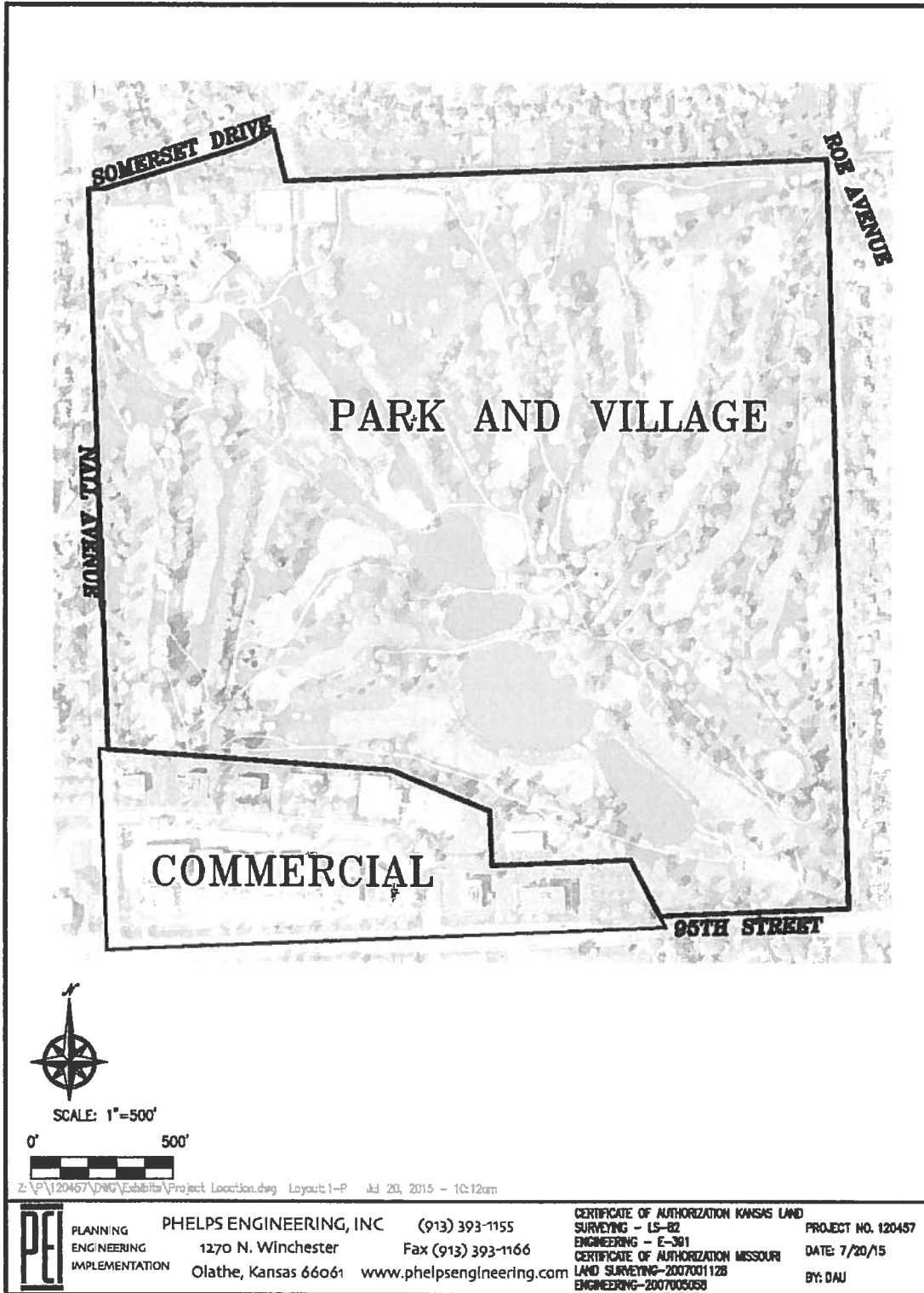


EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

The following property located in Johnson County, Prairie Village, Kansas:

Park and Village Project Area:

LOTS 1 THROUGH 12, INCLUSIVE, AND LOT A, EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK B, MEADOWBROOK ACRES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS;

AND ALL OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION THIRTY-THREE (33) TOWNSHIP TWELVE (12) RANGE TWENTY-FIVE (25) IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART PLATTED AS MEADOWBROOK ACRES; AND EXCEPT THE SOUTH 40 FEET THEREOF IN 95TH STREET; AND EXCEPT THE WEST 30 FEET THEREOF IN NALL AVENUE;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, JOHNSON COUNTY, KANSAS; THENCE NORTH 0° 00' 00" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTH 83° 50' 00" EAST A DISTANCE OF 1,030.00 FEET TO A POINT; THENCE SOUTH 65° 35' 00" EAST, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 0° 00' 00" WEST, A DISTANCE OF 429.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89° 47' 09" WEST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1,365.51 FEET TO THE PLACE OF BEGINNING;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 33, THENCE SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 33, A DISTANCE OF 676.70 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 605 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 240 FEET; THENCE NORTH 89° 47' 09" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 490 FEET; THENCE SOUTH 25° 38' 32" EAST, A DISTANCE OF 265.74 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT;

ALSO: A PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE AND 88.86 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE NORTH 75° EAST, ALONG THE SOUTH LINE OF SOMERSET DRIVE, AS ESTABLISHED BY THE PLAT OF WEST RIDING, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 454.01 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF SAID SOMERSET DRIVE, SAID SOUTH LINE BEING ON A CURVE TO THE LEFT

HAVING A RADIUS OF 640 FEET, A DISTANCE OF 176.13 FEET; THENCE SOUTH 11° 43' 23" EAST, A DISTANCE OF 183.42 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE SOUTH 89° 26' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 637.59 FEET, TO THE POINT OF BEGINNING.

Commercial Project Area:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N 2°06'14" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 700.00 FEET; THENCE S 85°56'14" E, A DISTANCE OF 1029.95 FEET; THENCE S 67°41'14" E, A DISTANCE OF 375.00 FEET; THENCE S 02°06'14" E, A DISTANCE OF 189.07 FEET; THENCE N 87°40'29" E, A DISTANCE OF 490.00 FEET; THENCE S 27°45'12" E, A DISTANCE OF 265.74 FEET; TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S 87°40'29" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1970.54 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, CONTAINING 22.1018 GROSS ACRES, MORE OR LESS

**REDEVELOPMENT PROJECT PLAN
PARK AND VILLAGE PROJECT AREA
MEADOWBROOK REDEVELOPMENT DISTRICT**

**SUBMITTED PURSUANT TO
K.S.A. § 12-1770 *et seq.*, as amended**

This Redevelopment Project Plan was prepared in consultation with the City Planning Commission, based upon development proposals by the City, the Johnson County Park and Recreation District, and the current land owner.

October 9, 2015

TABLE OF CONTENTS

I. INTRODUCTION 1

II. PROJECT DEVELOPMENT TEAM..... 2

III. REDEVELOPMENT PROJECT PLAN..... 2

 A) The Property 2

 B) Established Redevelopment District..... 2

 C) The Project – Description and Overview..... 3

 D) Feasibility Study 3

 E) Meetings and Minutes..... 7

 F) Relocation Assistance Plan..... 7

IV. CONCLUSION..... 7

EXHIBITS

- A) Legal Descriptions of Redevelopment District and Park and Village Project Area
- A-1) General Depiction of Redevelopment District and Park and Village Project Area
- B) Redevelopment District Ordinance No. 2337
- C) Meadowbrook Park Vision Book
- D) Feasibility Study & Financial Analysis
- E) City Meeting Minutes

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. § 12-1770, *et seq.*, as amended (the “**TIF Act**”), Kansas municipalities are authorized to establish a redevelopment district and approve tax increment financing (“**TIF**”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality. One such finding involves property located within an area that is either designated as, or found to meet the criteria for, a conservation area as defined in K.S.A. § 12-1770a(d).

On September 8, 2015, the City Council (the “**City Council**”) of Prairie Village, Kansas (the “**City**”), after conducting a duly noticed public hearing, found that the property bounded by Roe Avenue on the east, W. 95th Street on the south, Nall Avenue on the west, and W. 91st Street, as if extended, on the north, as more particularly described in Exhibit A hereto, is located within an area which qualifies as a conservation area pursuant to K.S.A. § 12-1770a(d). Based in part upon this finding, the City created the Meadowbrook Redevelopment District encompassing such property (the “**District**”).

The TIF Act requires that each redevelopment project plan be created in consultation with the City’s planning commission (the “**Planning Commission**”). As part of that consultation, the Planning Commission must make a finding as to whether the development components of the redevelopment project plan are consistent with the intent of the City’s Comprehensive Plan.¹

This Redevelopment Project Plan (the “**Redevelopment Project Plan**”) is prepared by the City and other stakeholders and presented to the City Council for its consideration and approval, with the 20-year term of the Redevelopment Project Plan to commence upon City approval of the Redevelopment Project Plan. The Redevelopment Project Plan envisions the development of improvements in the Park and Village Project Area (the “**Park and Village Project Area**”) of the District. It is anticipated that the Park and Village Project Area will consist of an 80 to 90 acre public park, townhomes, single family residences, senior living facilities, multifamily residential units, and a boutique inn that shall include supporting retail and restaurant space, all as more fully described in the Meadowbrook Park Vision Book attached as Exhibit C. Certain improvements including accessory structures, infrastructure, and other public improvements both within the District and outside the District are hereinafter referred to as the (“**Project**”).

As shown herein, the Redevelopment Project Plan proposes to finance a portion of the Reimbursable Project Costs (as defined herein) by capturing 100% of the allowable *ad valorem* tax increment for the full term during which the Redevelopment Project Plan is in place. In addition to TIF revenues, certain public aspects of the Project will be funded by private contributions to Johnson County Wastewater, City transient guest tax revenues, monetization of the sales tax exemption associated with Industrial Revenue Bonds (for all commercial, multi-family, and senior housing construction), and potentially with Stormwater Management Funds (“**SMAC**”) from Johnson County, Kansas, if available. The Johnson County Parks and Recreation District may also fund certain improvements to the public park (now or in the future) which are financed outside of the TIF.

Based on projections of real property values within the Park and Village Project Area after the Project is complete, it is estimated that the TIF will generate revenues (“**TIF Revenues**”) of approximately \$32,500,000. As permitted by the TIF Act, TIF Revenues generated by the Park and

¹ This Redevelopment Project Plan has been submitted to the Planning Commission for the purposes of eliciting a finding from the Planning Commission that the development components hereof are consistent with the City’s Comprehensive Plan.

Village Project Area may be utilized to pay for Reimbursable Project Costs incurred in connection with the Park and Village Project Area. The estimated Reimbursable Project Costs are \$21,025,000 plus interest on bonds totaling approximately \$10,800,000. All revenues in excess of such amount shall be utilized to prepay the GO Bonds (as defined herein) and the SO Bonds (as defined herein) in accordance with their respective terms. All such utilization shall be pursuant to a Development Agreement or a series of Development Agreements between the Current Land Owner (as defined below) and the City.

II. PROJECT DEVELOPMENT TEAM

MB-18, LLC (the “Current Land Owner”)

BBN Architects Inc., architect to the Current Land Owner

PEI Engineering, engineer to the Current Land Owner

Polsinelli PC, counsel to the Current Land Owner

Robert Thomas CPA, LLC, City Feasibility Consultant

Columbia Capital Management, LLC, City Financial Advisor

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The Park and Village Project Area consists of approximately 136 acres of real property, plus right-of-way, located in Prairie Village, Kansas (the “**Property**”). The legal descriptions and depictions of the Redevelopment District and Park and Village Project Area are attached as Exhibit A and A-1, respectively.

B) Established Redevelopment District

The Property is within an established Redevelopment District approved by the City on September 8, 2015 pursuant to Ordinance No. 2337, a copy of which is attached as Exhibit B.

The approved District Plan contained within Ordinance No. 2337 describes two (2) redevelopment project areas. The District Plan provides, in pertinent part:

The District consists of two (2) redevelopment project areas and the buildings, facilities, and improvements to be constructed or improved within the Redevelopment District may be described in a general manner as consisting of some or all of the following buildings, facilities and improvements to be constructed or improved, without limitation:

- **Park and Village Project Area** - Recreational, residential and mixed-use development consisting of some or all of the following uses: single family, townhomes, multi-family apartments, and senior living residential; an inn or hotel; a public park and any other facilities or improvements associated with or incidental to such uses including commercial services and offices, trails, landscaped areas, water features and detention facilities, parking lots, shelters, recreational structures, off-street parking, traffic improvements, sanitary sewer

improvements and any other utility improvements and infrastructure necessary or incidental to the uses and improvements described above and permitted under the Act.

- **Commercial Project Area** - A neighborhood retail and neighborhood office development consisting of some or all of the following uses: retail, office, residential, and any other facilities or improvements associated with or incidental to such uses including green space, landscaped areas, water features and detention facilities, parking lots and facilities, off-street parking, streets and traffic signals, any other public and private infrastructure, and other items permitted under the Act.

This Redevelopment Project Plan concerns only the Park and Village Project Area within the District.

C) The Project – Description and Overview

This Redevelopment Project Plan provides for the development of property located within a conservation area pursuant to K.S.A. §§ 12,17-107 to 12,17-113. It is anticipated that the following will be developed within Park and Village Project Area:

- A Public Park of approximately 80 to 90 acres including ponds, trails, and other facilities thereon.
- 53 Single Family Homes
- 70 Town Homes
- 280 Market Multi-Family Units
- 330 Senior Living Units
- A small Inn with 44 rooms and supporting retail or restaurant areas totaling approximately 5,000 square feet.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project's benefits and tax increment revenues and other available revenues under K.S.A. § 12-1774(a)(1) are expected to exceed or be sufficient to pay for the Reimbursable Project Costs. Private redevelopment project costs are not eligible for reimbursement pursuant to this Redevelopment Project Plan, and certain other public improvements will not be reimbursed with TIF revenues or other available revenues under K.S.A. § 12-1774(a)(1), and such costs will be financed by private sources, debt and equity, by the Current Land Owner or its permitted assigns, or with other public funds. Pursuant to the TIF Act, the study also addresses the effect, if any, the Project costs have on any outstanding special obligation bonds payable from revenues described in K.S.A. § 12-1774(a)(1)(D).

In developing the feasibility study, the City's feasibility consultant, Robert Thomas CPA, LLC, relied upon the financial modeling of Columbia Capital Management, LLC, the City's financial advisor. The City's financial advisor relied upon the Current Land Owner's input including the preliminary development plan and plat proposal which have been submitted to the City, input from the Johnson County Park and Recreation District, review of Johnson County tax records,

physical evaluation of comparable properties already constructed in Johnson County, consultation with the County Appraiser’s office, analysis and estimates from the Current Land Owner’s engineering and construction experts, and its own experience and expertise. The City does not have any outstanding special obligation bonds payable from revenues described in K.S.A. § 12-1774(a)(1)(D).

Project Costs

The total estimated cost to complete the public portions of the Park and Village Project Area, including land acquisition, site development, building construction, soft costs, and all fees (including bond transaction costs), but not including interest on TIF bonds, is \$21,025,000. A breakdown of the estimated costs by category and the amount and basis for determination is set forth below.

ESTIMATED TOTAL COSTS

CATEGORY	TOTAL PROJECT COSTS	REIMBURSABLE PROJECT COSTS
Park Land Acquisition	\$ 5,996,330	\$ 5,996,330
Public Infrastructure Improvements (streets, utilities, sidewalks, street lighting, street trees & landscape, stormwater management and public transit infrastructure)	5,008,835	5,008,835
Park Improvements/Activity Center (trails, landscape, ponds, structures and facilities, etc.)	5,824,125	5,824,125
Design, Engineering & Other Soft Costs	965,710	965,710
Capitalized Interest & Bond Costs	3,230,000	3,230,000
TOTAL	\$ 21,025,000	\$21,025,000

This Redevelopment Project Plan contemplates that any and all costs related to the park and public improvements which are legally reimbursable under the TIF Act shall be “**Reimbursable Project Costs**” hereunder. As such, the chart above indicates that approximately \$21,025,000 in Reimbursable Project Costs may be incurred, plus interest on TIF bonds. TIF Revenues when combined with private capital will be sufficient to fund all Reimbursable Project Costs. See Sources of Funds Chart.

It is anticipated that Reimbursable Project Costs will be certified by the City and reimbursed under this Redevelopment Project Plan through the issuance of GO Bonds and SO Bonds as set forth in the Bond Issuance Section.

Project TIF Revenues

The TIF Revenues will be segregated as received by the City on a 50/50 basis. 50% will be used to issue, secure, and repay special obligation bonds (herein called “**SO Bonds**”), secured solely by the TIF Revenues and purchased by the Current Land Owner or its affiliate at closing. The other 50% will be used to repay full faith and credit TIF bonds, also called general obligation bonds (herein called “**GO Bonds**,” and together with the SO Bonds, the “**TIF Bonds**”). The estimated combined bond proceeds secured and supported by TIF Revenues generated over the

term of the TIF, as allowed by the TIF Act, are estimated to be \$19,305,000 for the Park and Village Project Area. A financial analysis, including TIF Revenue projections, is set forth in Exhibit D, attached hereto. The applicable taxing unit for this Redevelopment Project 1 will be an approximately 137 acre parcel encompassed within the boundaries of Park and Village Project Area (the “Park and Village Project Area Parcel”). The base year assessed valuation of the Park and Village Project Area Parcel is set in 2015 pursuant to the District creation. The base year assessed valuation of the Park and Village Project Area Parcel is \$1,075,760. The base year assessed valuation has been netted against the projected assessed valuations for the Park and Village Project Area in the attached Feasibility Study & Financial Analysis.

Pursuant to the TIF Act, TIF Revenues will be generated from the following source:

Ad Valorem Tax Increment Revenues - The difference between the *ad valorem* taxes generated by real property within the Park and Village Project Area as of the date the TIF District was created, and future *ad valorem* taxes which will be generated within the Park and Village Project Area after the redevelopment (less *ad valorem* taxes excluded from capture pursuant to the TIF Act, i.e. the State of Kansas levy and a portion of the school levy).

Ad Valorem Tax Increment Captured

The 2015 assessed value for the Park and Village Project Area Parcel is \$1,075,760 as explained above. This serves as the base value against which future Redevelopment Project values can be compared in order to determine the amount of *ad valorem* tax increment revenues that will be generated by the Park and Village Project Area.

This Redevelopment Project Plan proposes to finance Reimbursable Project Costs by capturing 100% of the allowable *ad valorem* tax increment for the entire term in which the Redevelopment Project Plan is in effect. The Redevelopment Project Plan shall terminate as soon as the TIF Bonds have been paid in full.

Bond Issuance

The City anticipates issuing the GO Bonds and the SO Bonds to finance the TIF-eligible costs required to implement the Plan. The Plan contemplates that the City will divide each dollar of TIF receipts equally between the two series of bonds to cover the payment of principal and interest.

The GO Bonds would be full faith and credit TIF bonds ultimately secured by the City’s general obligation pledge, meaning that the City agrees to raise property taxes to fund principal and interest payments if necessary to pay bondholders in full and on-time. The City’s Financial Advisor anticipates these bonds would receive the City’s general obligation bond rating of ‘Aaa’, the highest credit rating available. The financial analysis contemplates that the GO Bonds would be structured to ensure approximately \$1.10 in TIF receipts will be available for each \$1.00 of debt service due in each year. Recognizing that GO Bond interest would be due prior to the generation of any TIF receipts, the financial analysis contemplates the use of “capitalized interest” which means that the City will use a portion of its bond proceeds to make interest payments on the GO Bonds until such time as TIF receipts are expected to be sufficient to cover such interest payments. The financial analysis contemplates these bonds would be offered via competitive sale as required by Kansas law. The costs of issuing the bonds and compensating the City’s counsel and consultants are provided in the modeled bond issuance. Final maturity on the GO Bonds occurs within 20 years of the anticipated date of adoption of the Redevelopment Project Plan by the City Council.

The SO Bonds will be secured solely by the TIF Revenues. The City will not provide any credit enhancement to the SO Bonds, meaning that bondholders are at risk of the underperformance of the Redevelopment Project Plan. The City's Financial Advisor anticipates these bonds would not carry a credit rating. The financial analysis contemplates that the SO Bonds would be structured to ensure approximately \$1.25 in TIF receipts will be available for each \$1.00 of debt service due in each year. Recognizing that SO Bond interest would be due prior to the generation of any TIF receipts, the financial analysis contemplates the use of capitalized interest on this series as well. The financial analysis contemplates these bonds would be purchased by the Current Land Owner or a related entity at a negotiated interest rate, and assumes a 6% tax-exempt yield. The costs of issuing the bonds and compensating the City's counsel and consultants are provided in the modeled bond issuance. Final maturity on the SO Bonds occurs within 20 years of the anticipated date of adoption of the Redevelopment Project Plan by the City Council.

Tax Increment Revenues and Benefit to the City

Based on the Park and Village Project Area's projected captured annual *ad valorem* tax increment, as described above, it is estimated that total SO Bonds and GO Bonds proceeds in an aggregate amount of \$19,305,000 will be available to fund Reimbursable Project Costs. This bond proceed amount is based upon certain assumptions, including necessary coverage ratios and interest rates. For numerous reasons, the actual bond proceeds available utilizing TIF Revenues may be higher or lower than this projection. In the event such TIF Revenues or bond proceeds exceed this projection, all such TIF Revenues shall first be used to redeem TIF bonds outstanding at the earliest date such bonds are eligible for early redemption, as governed by the bond documents, and then be available for payment of Reimbursable Project Costs within the Park and Village Project Area. In addition, the development contemplated in the Redevelopment Project Plan will provide significant economic development for the City by, among other things, creating a significant increase in the long term tax base within the City as well as diversifying the housing choices in the area. It is also believed that the Project will increase nearby residential property values and potentially lead to the redevelopment of the remainder of the land in the district (i.e. the Commercial Project Area). Most importantly, the Redevelopment Project Plan provides for the acquisition and development of a large public park in a portion of the community that has been fully developed for decades and where land is at a premium, even for small parcels. Large parcels over a few acres are simply not available, irrespective of price. The large scale Johnson County parks now common in the developing southern and western portions of Johnson County were generally not provided for when northeast Johnson County was developed. Today the benefits of and demand for this type of large format recreational space are well known. This Project represents a once in a generation (or more) opportunity.

Sufficiency of Tax Increment Revenues and Other Financing Sources Compared to Project Costs

All TIF Revenues generated by the Park and Village Project Area will be used to fund or reimburse Reimbursable Project Costs within the Park and Village Project Area. The TIF Revenues when combined with the IRB Sales Tax Funds, the SMAC funds (if available), SO Bonds and GO Bonds proceeds, and private debt and equity, will be sufficient to pay for all of the Reimbursable Project Costs. See sources of funds chart.

Given that only TIF revenues generated within Park and Village Project Area will be utilized to implement this Redevelopment Project Plan, there is no anticipated impact on special obligation bonds payable from revenues described in K.S.A. § 12-1774(a)(1)(D) and amendments thereto.

SOURCES OF FUNDS

SOURCE	AMOUNT
TIF Bonds	\$19,305,000
IRB Sales Tax Funds/Other	<u>1,720,000</u>
TOTAL	\$21,025,000

E) Meetings and Minutes

Upon approval of this Redevelopment Project Plan, the City Clerk will attach the minutes of the public hearing where the Project was considered as Exhibit E.

F) Relocation Assistance Plan

K.S.A. § 12-1777 requires that before initiation of any redevelopment project under the TIF Act, the governing body undertaking the project shall approve a relocation assistance plan. Such plan shall: (a) “provide for relocation payments to be made to persons, families and businesses who move from real property located in the redevelopment district or who move personal property from real property located in the redevelopment district as a result of the acquisition of the real property by the city in carrying out the provisions of this act”; (b) provide that no persons or families residing in the district be displaced unless a suitable housing alternative is in place; and (c) “provide for the payment of any damages sustained by retailer...by reason of liquidation of inventories necessitated by relocation from the development district”.

There are no relocations necessitated by the Redevelopment Project Plan. No persons or families reside on the Property. Furthermore, since federal funds will not be used in this Project, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not applicable.

IV. CONCLUSION

Based on the foregoing, this Redevelopment Project Plan proposes to use *ad valorem* and transient guest tax increment, via the bond issuances contemplated herein, to finance the Park and Village Project Area’s Reimbursable Project Costs. The Current Land Owner and the City hereby submits this Redevelopment Project Plan for public hearing and due consideration.

Exhibit A

Legal Descriptions

The following property located in Prairie Village, Johnson County, Kansas:

Park and Village Project Area:

LOTS 1 THROUGH 12, INCLUSIVE, AND LOT A, EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK B, MEADOWBROOK ACRES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS;

AND ALL OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION THIRTY-THREE (33) TOWNSHIP TWELVE (12) RANGE TWENTY-FIVE (25) IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART PLATTED AS MEADOWBROOK ACRES; AND EXCEPT THE SOUTH 40 FEET THEREOF IN 95TH STREET; AND EXCEPT THE WEST 30 FEET THEREOF IN NALL AVENUE;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, JOHNSON COUNTY, KANSAS; THENCE NORTH 0° 00' 00" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTH 83° 50' 00" EAST A DISTANCE OF 1,030.00 FEET TO A POINT; THENCE SOUTH 65° 35' 00" EAST, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 0° 00' 00" WEST, A DISTANCE OF 429.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89° 47' 09" WEST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1,365.51 FEET TO THE PLACE OF BEGINNING;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 33, THENCE SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 33, A DISTANCE OF 676.70 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 605 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 240 FEET; THENCE NORTH 89° 47' 09" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 490 FEET; THENCE SOUTH 25° 38' 32" EAST, A DISTANCE OF 265.74 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT;

ALSO: A PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE AND 88.86 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE NORTH 75° EAST, ALONG THE SOUTH LINE OF SOMERSET DRIVE, AS ESTABLISHED BY THE PLAT OF WEST RIDING, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 454.01 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF SAID SOMERSET DRIVE, SAID SOUTH LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 640 FEET, A DISTANCE OF 176.13 FEET; THENCE SOUTH 11° 43' 23" EAST, A DISTANCE OF 183.42 FEET, TO A POINT ON THE SOUTH

LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE SOUTH 89° 26' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 637.59 FEET, TO THE POINT OF BEGINNING.

Commercial Project Area:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N 2°06'14" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 700.00 FEET; THENCE S 85°56'14" E, A DISTANCE OF 1029.95 FEET; THENCE S 67°41'14" E, A DISTANCE OF 375.00 FEET; THENCE S 02°06'14" E, A DISTANCE OF 189.07 FEET; THENCE N 87°40'29" E, A DISTANCE OF 490.00 FEET; THENCE S 27°45'12" E, A DISTANCE OF 265.74 FEET; TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S 87°40'29" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1970.54 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, CONTAINING 22.1018 GROSS ACRES, MORE OR LESS.

Exhibit A-1

Depiction of Redevelopment District and Park and Village Project Area

The following property located in Prairie Village, Johnson County, Kansas:

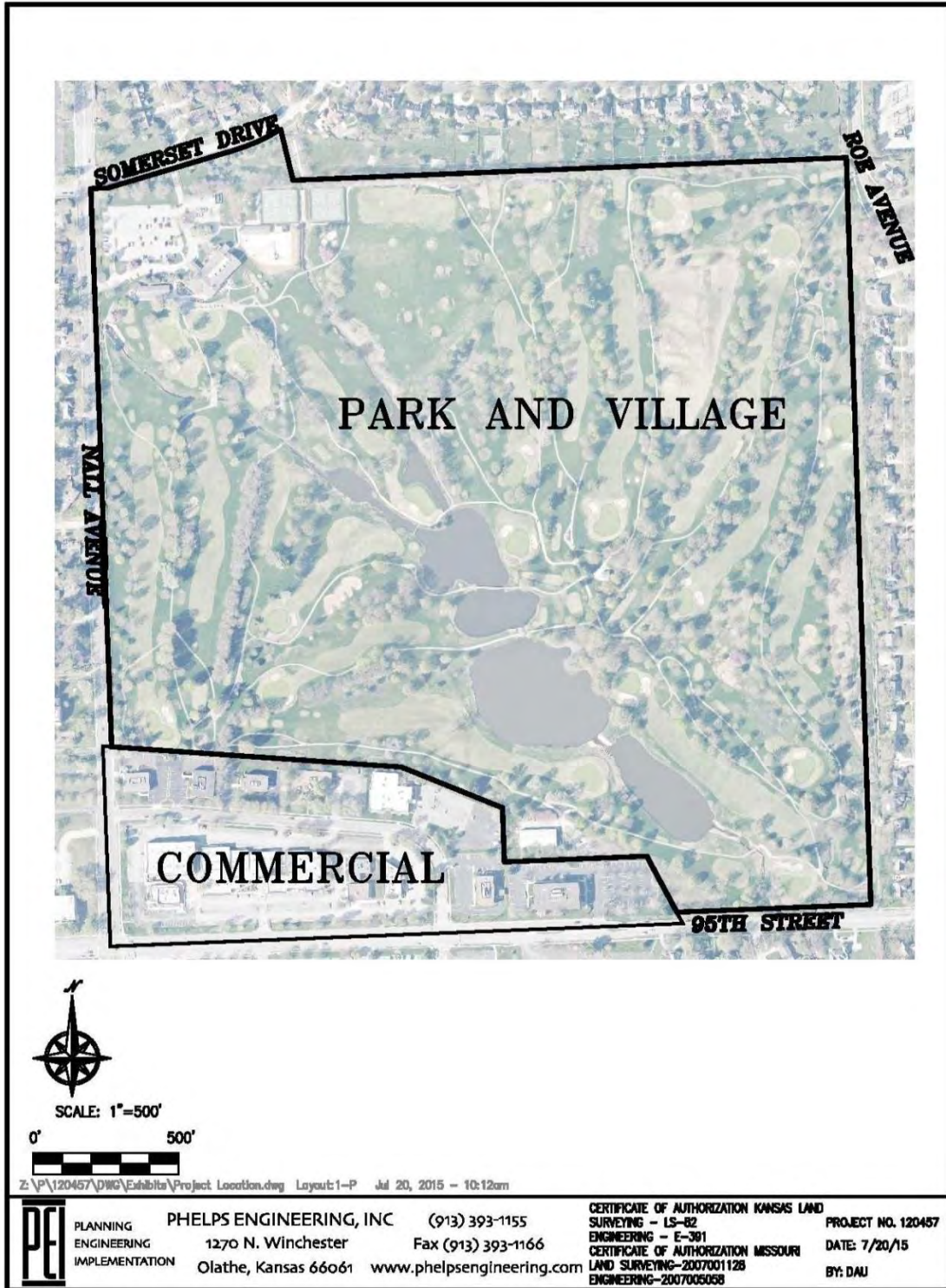


Exhibit B

Redevelopment District Ordinance No. 2337

[See attached]

(Published in The Legal Record on September 15, 2015)

ORDINANCE NO. 2337

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 et seq., as amended (the “Act”), the City of Prairie Village, Kansas (the “City”) is authorized to establish redevelopment districts within a defined area of the City which is an area for which the City has made a finding that such area is “conservation area” as defined in the Act, and is therefore an “eligible area” as said term is defined in the Act; and

WHEREAS, the Governing Body adopted Resolution No. 2015-02 on August 3, 2015 calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on September 8, 2015; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was held on September 8, 2015 and closed on the same day;

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

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the “Redevelopment District”) attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is a “conservation area” as defined in the Act. The Governing Body hereby finds that notice of the public hearing was given as required by the Act.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** is the same real property designated in the notice of public hearing given as required by the Act and Resolution No. 2015-02.

SECTION 3. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.

SECTION 4. The Governing Body hereby establishes the Redevelopment District, which shall consist of two (2) project areas, depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

- **Park and Village Project Area** - Recreational, residential and mixed-use development consisting of some or all of the following uses: single family, townhomes, multi-family apartments, and senior living residential; an inn or hotel; a public park and any other facilities or improvements associated with or incidental to such uses including commercial services and

offices, trails, landscaped areas, water features and detention facilities, parking lots, shelters, recreational structures, off-street parking, traffic improvements, sanitary sewer improvements and any other utility improvements and infrastructure necessary or incidental to the uses and improvements described above and permitted under the Act.

- **Commercial Project Area** - A neighborhood retail and neighborhood office development consisting of some or all of the following uses: retail, office, residential, and any other facilities or improvements associated with or incidental to such uses including green space, landscaped areas, water features and detention facilities, parking lots and facilities, off-street parking, streets and traffic signals, any other public and private infrastructure, and other items permitted under the Act.

SECTION 5. The Act authorizes the issuance by the City of bonds to finance all or a portion of the costs of implementing the district plan. Said bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of passage of this Ordinance, pursuant to Treasury Regulation §1.150-2 in the maximum principal amount of \$20,000,000.

SECTION 6. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

ADOPTED by the Governing Body this September 8, 2015.

SIGNED by the Mayor this September 8, 2015.



Mayor

(SEAL)

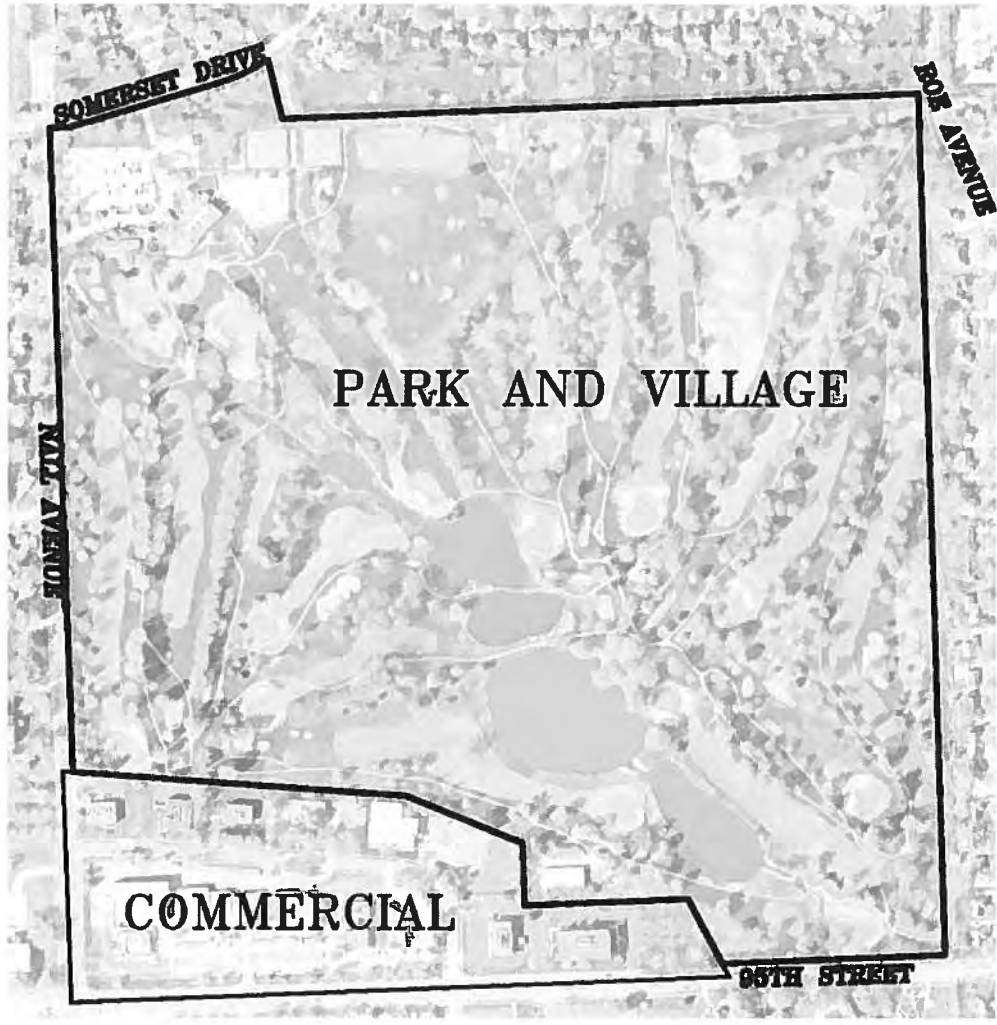


City Clerk

EXHIBIT A

**MAP OF REDEVELOPMENT DISTRICT
AND PROJECT AREAS**

The following property located in Johnson County, Prairie Village, Kansas:



SCALE: 1"=500'
 0' 500'

Z:\P\120457\DWG\Exhibits\Project Location.dwg Layout:1-P Jul 20, 2015 - 10:12am



PLANNING PHELPS ENGINEERING, INC (913) 393-1155
 ENGINEERING 1270 N. Winchester Fax (913) 393-1166
 IMPLEMENTATION Olathe, Kansas 66061 www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-02
 ENGINEERING - E-301
 CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
 ENGINEERING-2007000006

PROJECT NO. 120457
 DATE: 7/20/15
 BY: DAU

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

The following property located in Johnson County, Prairie Village, Kansas:

Park and Village Project Area:

LOTS 1 THROUGH 12, INCLUSIVE, AND LOT A, EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK B, MEADOWBROOK ACRES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS;

AND ALL OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION THIRTY-THREE (33) TOWNSHIP TWELVE (12) RANGE TWENTY-FIVE (25) IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART PLATTED AS MEADOWBROOK ACRES; AND EXCEPT THE SOUTH 40 FEET THEREOF IN 95TH STREET; AND EXCEPT THE WEST 30 FEET THEREOF IN NALL AVENUE;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, JOHNSON COUNTY, KANSAS; THENCE NORTH 0° 00' 00" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTH 83° 50' 00" EAST A DISTANCE OF 1,030.00 FEET TO A POINT; THENCE SOUTH 65° 35' 00" EAST, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 0° 00' 00" WEST, A DISTANCE OF 429.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89° 47' 09" WEST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1,365.51 FEET TO THE PLACE OF BEGINNING;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 33, THENCE SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 33, A DISTANCE OF 676.70 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 605 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 240 FEET; THENCE NORTH 89° 47' 09" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 490 FEET; THENCE SOUTH 25° 38' 32" EAST, A DISTANCE OF 265.74 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT;

ALSO: A PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE AND 88.86 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE NORTH 75° EAST, ALONG THE SOUTH LINE OF SOMERSET DRIVE, AS ESTABLISHED BY THE PLAT OF WEST RIDING, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 454.01 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF SAID SOMERSET DRIVE, SAID SOUTH LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 640 FEET, A DISTANCE OF 176.13 FEET; THENCE SOUTH 11° 43' 23" EAST, A DISTANCE OF 183.42 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE SOUTH 89° 26' 38" WEST,

ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 33, A DISTANCE OF 637.59 FEET, TO THE POINT OF BEGINNING.

Commercial Project Area:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N $2^{\circ}06'14''$ W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 700.00 FEET; THENCE S $85^{\circ}56'14''$ E, A DISTANCE OF 1029.95 FEET; THENCE S $67^{\circ}41'14''$ E, A DISTANCE OF 375.00 FEET; THENCE S $02^{\circ}06'14''$ E, A DISTANCE OF 189.07 FEET; THENCE N $87^{\circ}40'29''$ E, A DISTANCE OF 490.00 FEET; THENCE S $27^{\circ}45'12''$ E, A DISTANCE OF 265.74 FEET; TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S $87^{\circ}40'29''$ W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1970.54 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, CONTAINING 22.1018 GROSS ACRES, MORE OR LESS

Exhibit C

Meadowbrook Park Vision Book

[See attached]



MEADOWBROOK PARK

VISION BOOK

OCTOBER 2, 2015



MEADOWBROOK PARK VISION BOOK



Looney Ricks Kiss
182 Nassau Street, Suite 302
Princeton, New Jersey 08542
Telephone 609 683 3600
www.lrk.com



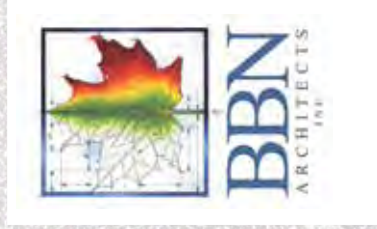
WDM Architects
105 North Washington Street
Wichita, Kansas 67202
Telephone 316 262 4700
www.wdmarchitects.com



Phelps Engineering, Inc
1270 North Winchester Street
Olathe, Kansas 66061
Telephone 913 393 1155
www.phelpsengineering.com



Legend Senior Living
8415 East 21st Street North, Suite 100
Wichita, Kansas 67206
Telephone 316 616 6288
www.legendseNIOrliving.com



BBN Architects Inc
411 Nichols Road, Suite 246
Kansas City, Missouri 64112
Telephone 816 753 2550
www.bbnarchitects.com



VanTrust Real Estate
4900 Main Street, Suite 400
Kansas City, Missouri 64112
Telephone 816 569 1441
www.vantrustrealestate.com

TABLE OF CONTENTS

VISION STATEMENT.....	3
PRINCIPLES, PROCESS, PLAN	
CORNERSTONE PRINCIPLES.....	8
COMMUNITY OUTREACH.....	10
OPPORTUNITIES AND CHALLENGES.....	12
SITE PLAN.....	14
THE PLAN	
POTENTIAL TRANSFORMATIONS.....	18
PUBLIC SPACE OVERVIEW.....	20
ARCHITECTURE	
RESIDENTIAL OVERVIEW.....	24
MULTIFAMILY OVERVIEW.....	26
SENIOR LIVING OVERVIEW.....	31
THE INN OVERVIEW.....	34
DEVELOPMENT SUMMARY	
STREETS OVERVIEW.....	40
LOT TYPES.....	42
DEVELOPMENT PROGRAM.....	45

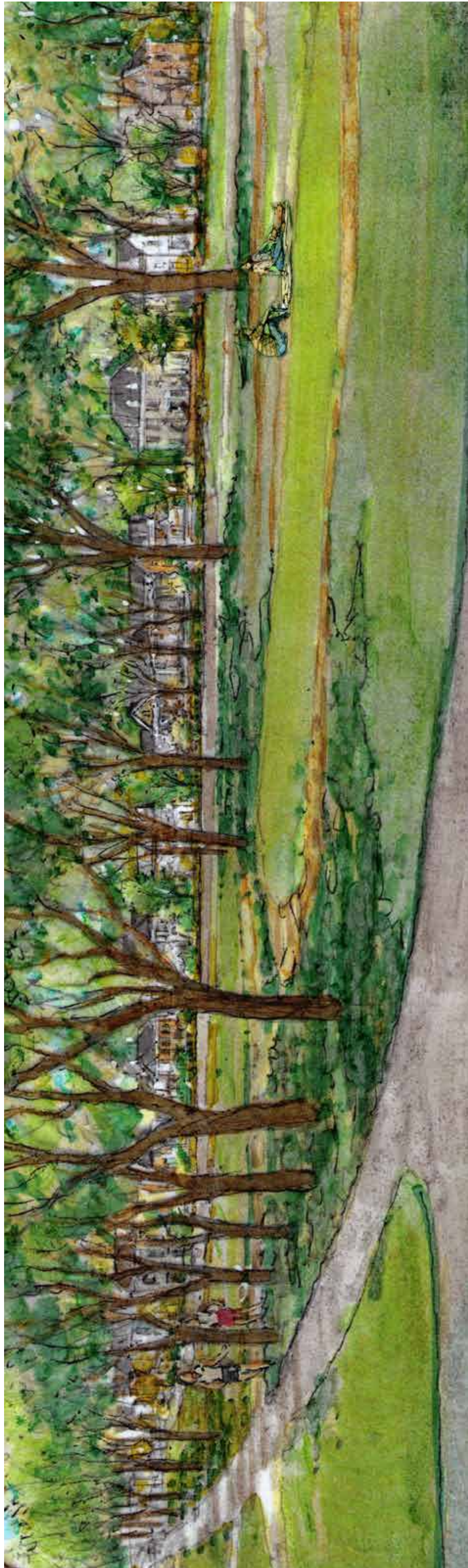


IMAGINE A FORMER PRIVATE GOLF COURSE...

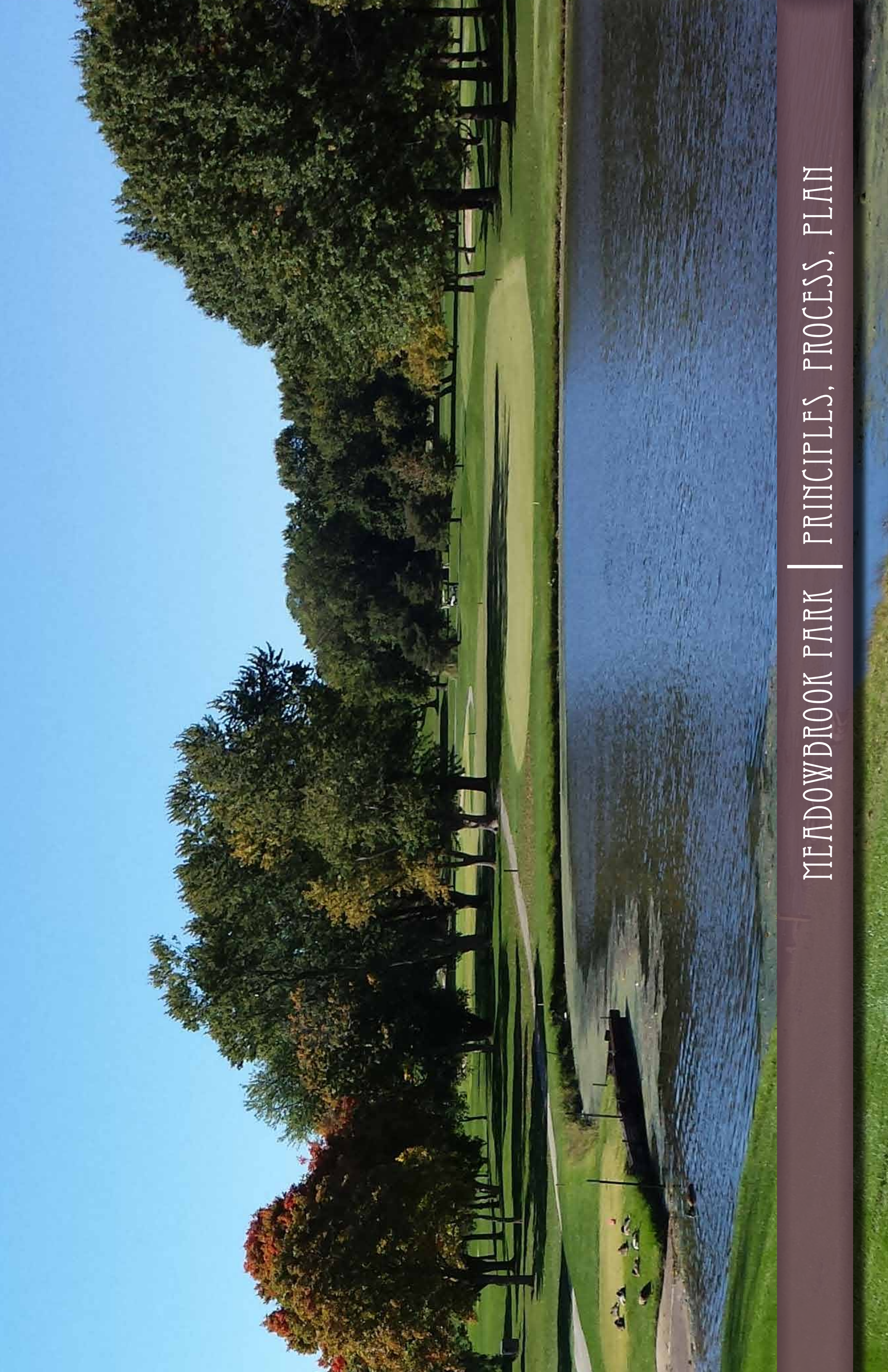




...REBORN AS A PUBLIC PARK FRAMED BY A NEIGHBORHOOD.



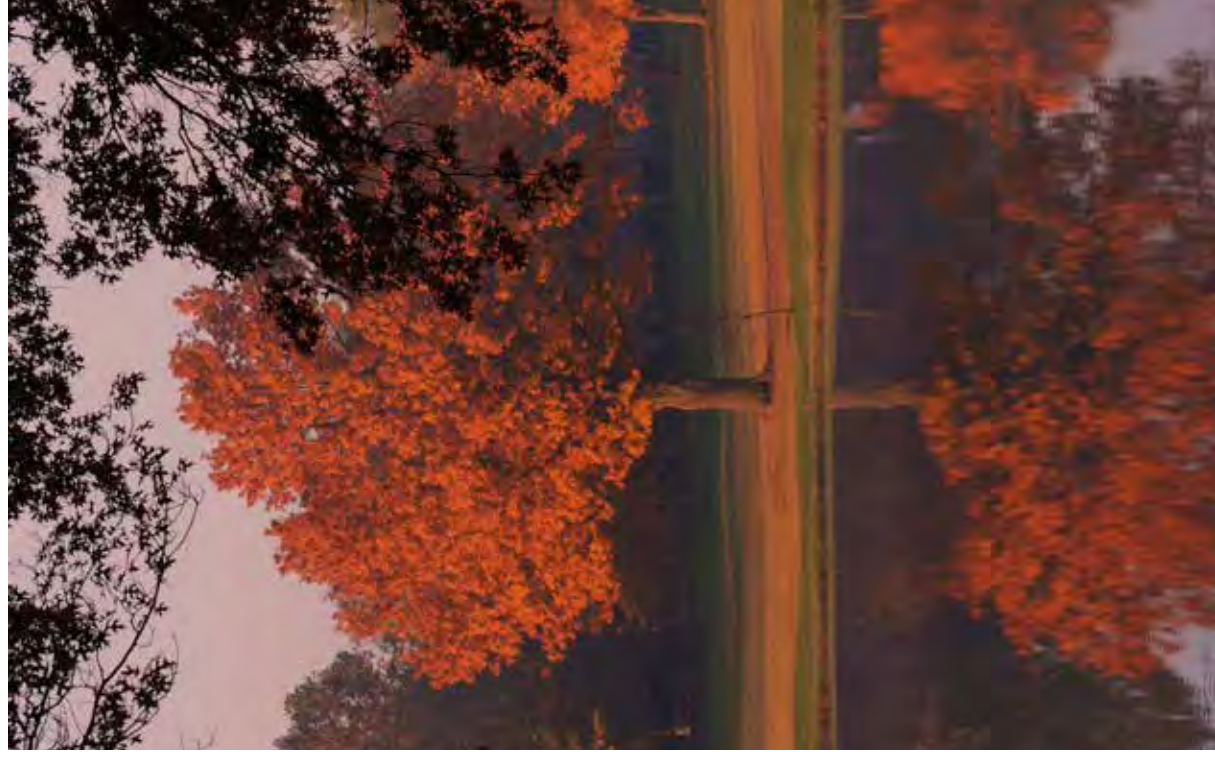




MEADOWBROOK PARK | PRINCIPLES, PROCESS, PLAN

CORNERSTONE PRINCIPLES

The vision for Meadowbrook Park embodies a mix of uses, in a sustainable form of development, and designed with a strong sense of place. The proposed plan embraces and advances the purpose and intent of the long-term planning efforts of Prairie Village, as expressed in the 2007 *Prairie Village Strategic Investment Plan*, and zoning under the "MXD" Planned Mixed Use District encouraging sustainable development principles.



2007 Prairie Village Strategic Investment Plan

- **Consider redeveloping the golf course property as a planned neighborhood with an eye toward preserving open space.** The site occupies approximately 145 acres, nearly a "quarter section" of land. This is the size of an ideal neighborhood, making it possible to walk from the center of the site to its edge in less than 5-10 minutes. The center of the site could be developed as a civic or public space. This could take any form, and may involve retaining a portion of the golf course / water hazards / lakes to create a public park or open space. How this edge is treated (in terms of uses, pedestrian and vehicular access, relationship to the street, etc.) is critical to the success of any redevelopment project. As noted in the market analysis, the site "provides a unique opportunity for the development of a new traditional neighborhood within the city's boundaries." In order to approach the neighborhood development process, the City should consider taking the following steps:

- **Encourage potential developers to obtain community input.** Meadowbrook Country Club is the largest undeveloped property in the City. As such, its future development is very significant to the community. Because of the size and amenities of the site, it presents a unique redevelopment opportunity. There is also an expectation by the City and residents that developers will seek significant community input regarding redevelopment of the site. One way to assure effective public input is for potential developers to hold a public work session or charrette (much like the Community Choices Workshop), prior to formally submitting a redevelopment proposal to the City.

- **Allocate a portion of the site for public recreation / green space.** Preservation of open space is a priority in this landlocked community. A portion of the site, which may include the existing golf course in its entirety, should be retained as open space. At a minimum, the lakes should be retained as passive recreation space. Neighborhood parks should be established that are within walking distance for most residents.

- **Assure connectivity.** One way to assure a successful infill or redevelopment project is to provide both vehicular and pedestrian access that is integrated with adjoining streets and properties. Providing sidewalks or pedestrian paths along the property's frontage would help further define the public qualities of the streetscape. Given its close proximity to the adjacent Meadowbrook Village Shopping Center, both vehicular and pedestrian connectivity with the shopping center must be assured.

- **Draft appropriate zoning regulations for the future use of the site.** A separate zoning district should be created that incorporates standards and identifies incentives to encourage appropriate redevelopment of the site. This includes everything from density bonuses to expediting the review and approval process.

City of Prairie Village - Zoning Regulations Chapter 19.23 - MXD Planned Mixed Use District

The zoning of property to the MXD, Planned Mixed Use District, is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, to promote sustainable development with projects that achieve a high level of environmental sensitivity and energy efficiency, to encourage design and construction using Leadership in Energy and Environmental Design "LEED" principles and practices and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses in a single structure or multiple structures along with public spaces, entertainment uses, and other specialty facilities that are compatible in both character and function and incorporate a coordinated consistent theme throughout the development. Developments are also expected to utilize shared parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development. Buildings are intended to be primarily multistory structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts.

Sustainable Development Principles

- Integrates the principles of smart growth, New Urbanism and green building
- Recognizes development projects that successfully protect and enhance the overall health, natural environment and quality of life in communities.
- Encourages smart growth and New Urbanist best practices
- Promotes the location and design of neighborhoods that reduce vehicle miles traveled and creating developments where jobs and services are accessible by foot or public transit.
- Promotes an array of green building and green infrastructure practices, particularly more efficient energy and water use.

LEED for Neighborhood Development (LEED-ND)

CORNERSTONE PRINCIPLES

The future vision for Meadowbrook Park is firmly rooted in the planning and design history that helped shape the Kansas City region beginning in the late 19th Century:

- The Parks Movement began in the United States in the late 19th century, and left its unique mark in the region with the parks and boulevards that were translated across the nation but trace their origins to Kansas City.
 - The City Beautiful Movement focused on bringing civic beauty and monumental grandeur to America's cities from the 1890s through the early 1900s, and can be seen in Kansas City both in landmarks such as Union Station, but also in many classically-inspired buildings set along the region's parks and boulevards.
 - The Garden Cities and Suburbs Movement, which started in Great Britain during the early 1900's, influenced the form of new communities such as Country Club Plaza and the residential communities surrounding it. Landscape gateway treatments, streets that wind with the land form, and neighborhoods focused on parks are common to communities in the region influenced by this philosophy.
- At Meadowbrook Park, elements of the Parks Movement, City Beautiful Movement, and Garden Cities and Suburbs Movement are respected, reflected and reinterpreted in the landscape and architectural design concepts that form the foundation of the cornerstone principles.

Garden Cities

Today, the principles of the garden city movement are once again in play, as retrofitting the suburbs has become a central issue in planning. Strategies are emerging - creating walkable communities with social and retail centers - that reflect the goals of garden suburbs in creating metropolitan communities that embrace both the intensity of the city and the tranquility of nature.

Planned Paradise: The Garden Suburb and the Modern City by:
Robert A.M. Stern, David Fishman, and Jacob Tilove
(The Monacelli Press, 2013)



REPORT OF THE BOARD OF PARK AND BOULEVARD COMMISSIONERS OF KANSAS CITY, MO., 1893

In a general way, the park system of a city can be divided into several classes:

- + The great rural or scenic parks
- + Pleasure grounds, reasonably large parcels of land within the city, intended to supply convenient places of recreation for a large number of people
- + Play-grounds which provide the opportunity for enjoyment of out-door games and athletic sports
- + Smaller, local play-grounds for children and often a resting-place where a tired mother can enjoy a few hours in the open air when neither could go to the large parks

Of such grounds a city cannot have too many. The improvement of such places is necessarily simple: a convenient border walk of pleasing outline, the plantation of shade trees sufficient to cover a portion of the ground, and possibly screens of hardy shrubs; perhaps small shelter buildings, a convenient sand-pile for the babies, and abundance of seats.

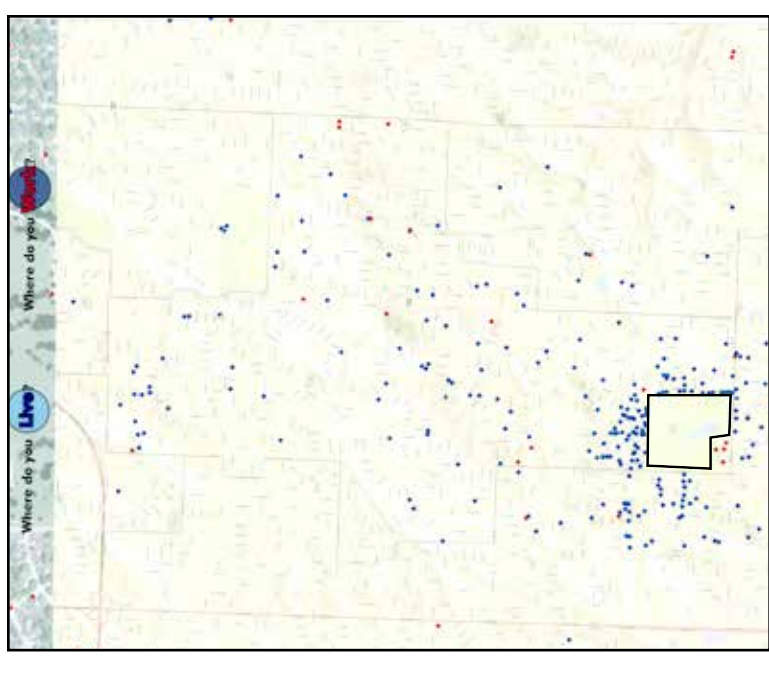
COMMUNITY OUTREACH

The 2007 *Prairie Village Strategic Investment Plan* recommended that potential developers of the Meadowbrook Country Club site should be encouraged to obtain community input.

Community outreach for Meadowbrook Park was conducted as an “Open House” format hosted at the Meadowbrook Clubhouse on March 10 and 11, 2015. The open house sessions ran for four hours in duration both days which allowed participants to drop-in at their convenience. The clubhouse was set up as a series of stations which allowed participants to spend as much or little time as desired on topics of their choosing. Stations were staffed by representatives from the City, County and Van Trust as well as project team members from Looney Ricks Kiss and Phelps Engineering.

Information on the project was provided in the form of handouts, displays, comment cards and a presentation including the following:

- Comment Cards & map showing where participants live & work
- 25 minute slide presentation outlining the vision for the public space & neighborhoods of Meadowbrook Park
- Aerial photo of existing conditions
- Post-it notes for attendees to make comments on large-scale concept plan
- Displays on County parks & recreation programs & flip-charts to make suggestions for improvements, amenities & programming of Meadowbrook Park
- Information about City Comprehensive Plan, Strategic Investment Plan, existing MXD zoning, & economic development/financing tools for the project
- Displays on circulation, storm water & infrastructure issues with opportunity for questions, input & feedback
- Opportunity to make suggestions on ideas, amenities & programming of the Inn & flex space
- Character imagery, streetscape elevations & street sections
- “Before & After” rendering with view from clubhouse window
- Site plans & site sections to show spatial relationships between proposed buildings & adjacent/nearby neighbors



COMMUNITY FEEDBACK

Citizen Comments at
Open House Workshop,
March 12-13, 2015

“I love your concept”

“Super plan overall. We’re all in!”

“I would like to give my utmost support for this project, both the park and development portions.”

“Please work with neighboring homeowners in designing placement of trees, shrubs, etc. Some views we will want to block, others we will want to maintain.”

“Diversity is something that Prairie Village still lacks. I hope that this new park will continue to bring diversity to Prairie Village and I hope that it will be embraced.”



OPPORTUNITIES



The most significant opportunity related to redevelopment is for the Meadowbrook site to become a public park. While a new county park has regional benefits, the greatest impact would be locally for nearby Prairie Village and Overland Park residents. Prairie Village has long recognized that the city does not have sufficient park space, as cited in the 2007 *Strategic Investment Plan*. In terms of quality of life, the proposed park has the effect of more than doubling the city's public park space, as well as providing the largest park accessible to residents.

Another opportunity will be created by the significant quality of improvements and value related to both the park and new neighborhoods in this redevelopment. This level of investment should act as a catalyst encouraging complementary reinvestment in the surrounding residential neighborhoods, adjacent office properties, and the nearby Meadowbrook Village Shopping Center.

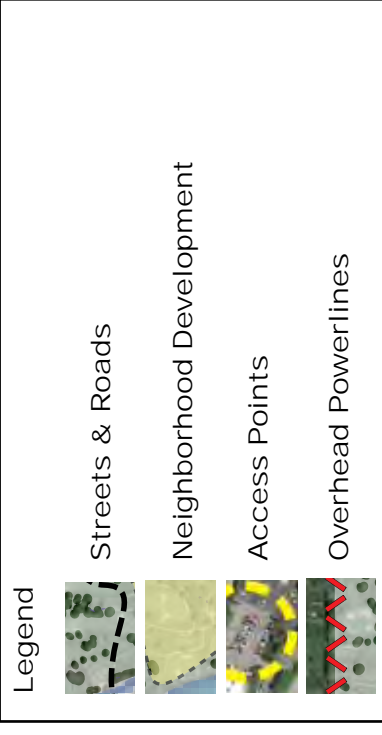


CHALLENGES

The Meadowbrook site design responds to challenges related to access points, overhead power lines running along two sides of its perimeter, existing ponds and water courses, and preserving mature stands of trees. The ability to locate new neighborhood development wrapped by and framing the park is a significant opportunity in site design.

The 2007 *Prairie Village Strategic Investment Plan*, identified the following opportunities and challenges related to the site:

- **Established residential neighborhood abuts the property.**
These properties have previously benefited from being adjacent to a golf course and now limit the opportunity to connect the site with its surrounding context.
- **Current zoning restricts the use of the land.**
The current R-1A zoning designation allows single-family residential as primary permitted use, allowing the site to be redeveloped into a traditional subdivision with little if any oversight from the City.
- **Existing facilities and environmental features.**
The site contains man-made and natural features that may be worth preserving including the existing clubhouse, adjoining recreational facilities, water hazards, and mature tree stands.
- **Roadway frontage and gateway location**
As a highly visible location at the community's edge, this site deserves to be treated as a gateway property and should be developed accordingly. Specific attention should be paid to how the development relates to both roadways and adjacent neighborhoods.



EXISTING CONDITIONS

The 135.91 acre Meadowbrook Country Club site is composed of gently rolling terrain, a watercourse punctuated by three ponds, and stands of mature trees. The only existing vehicular access point is the club house driveway and parking lot which is reached from West 91st Street to the north. The site has extensive frontage along Nall Avenue to the west, some frontage along West 95th Street to the south, which is inaccessible due to topography and the water channel, and extremely limited frontage along Roe Avenue to the east.









SITE PLAN

The site plan retains 90.49-acres of the site as a public park with a focus on the centrally-located ponds which will be slightly reshaped. Two new residential neighborhoods flank the ponds with a mix of single family homes, attached homes, luxury apartments and a senior living complex containing a range of residences, care, services and amenities.

An inn, including a restaurant and ancillary commercial space, is centrally-located in a garden alongside the northernmost pond. The neighborhood form and building locations were carefully placed to preserve mature trees and integrate with the park through formal frontage, green courtyard connections and neighborhood parkettes that act as a continuation of the park experience.

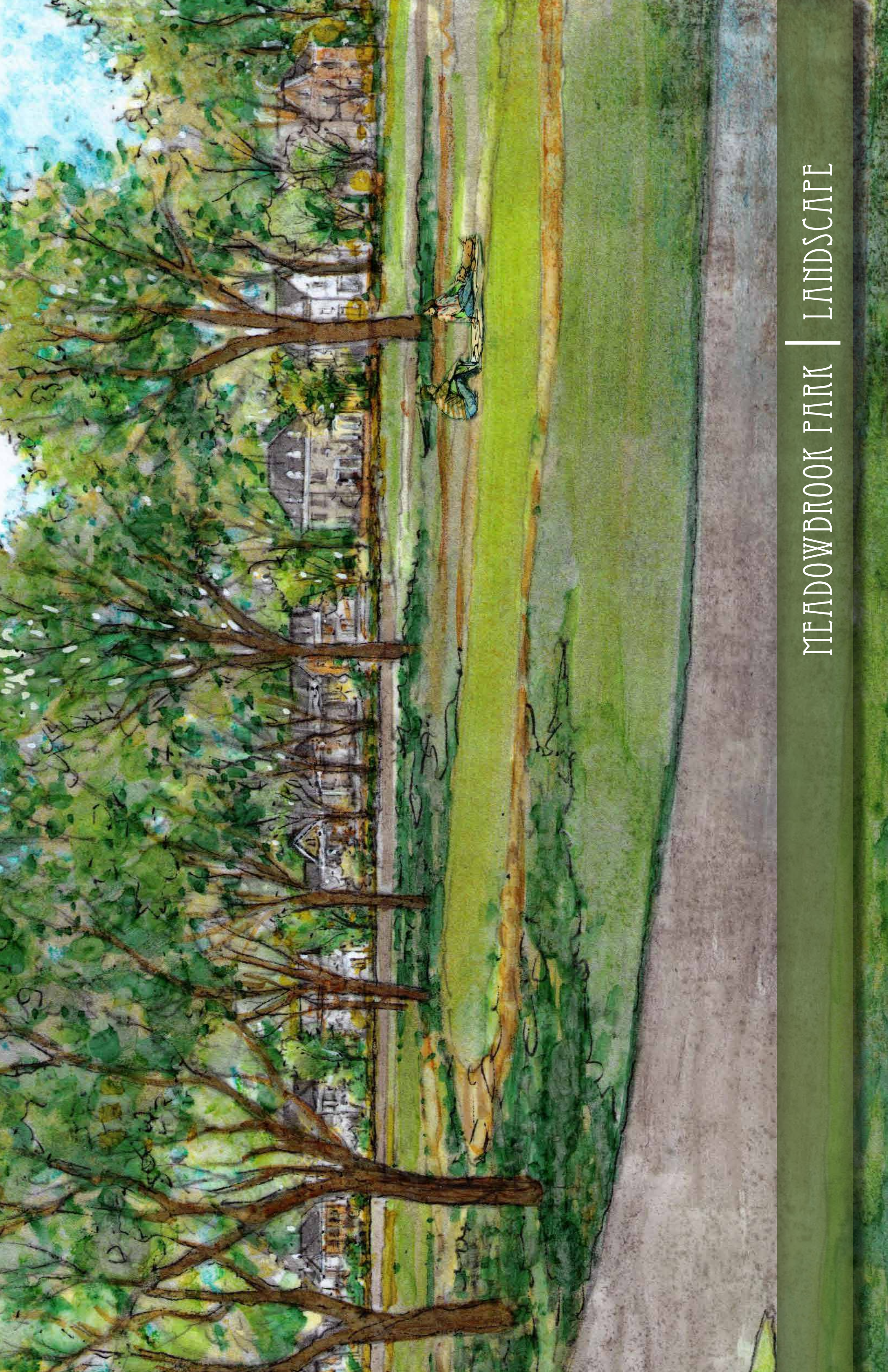
A classic boulevard provides access from Nall Avenue to the west, features a central round-about, and provides access to the neighborhoods on local residential streets. The internal street system interconnects through a neighboring property to West 94th Terrace to the south and the signalized intersection at West 95th Street, and there is a meandering lane through the park that connects to Roe Avenue near the northwest corner of the site.

Legend

	Park Space
	Single Family Residential
	Attached Homes
	Luxury Apartments
	Inn
	Senior Living

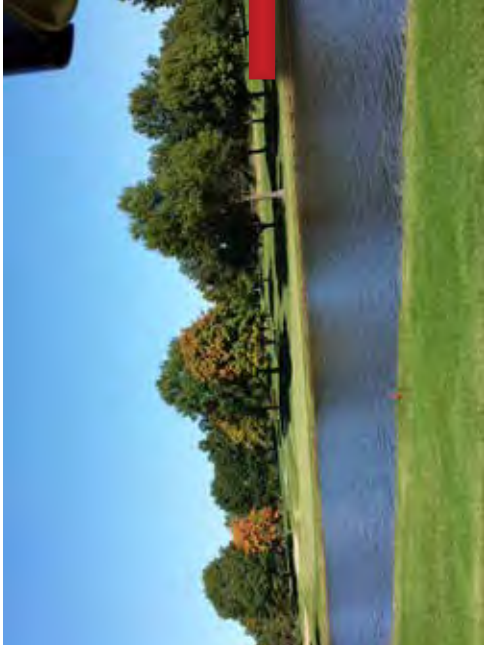




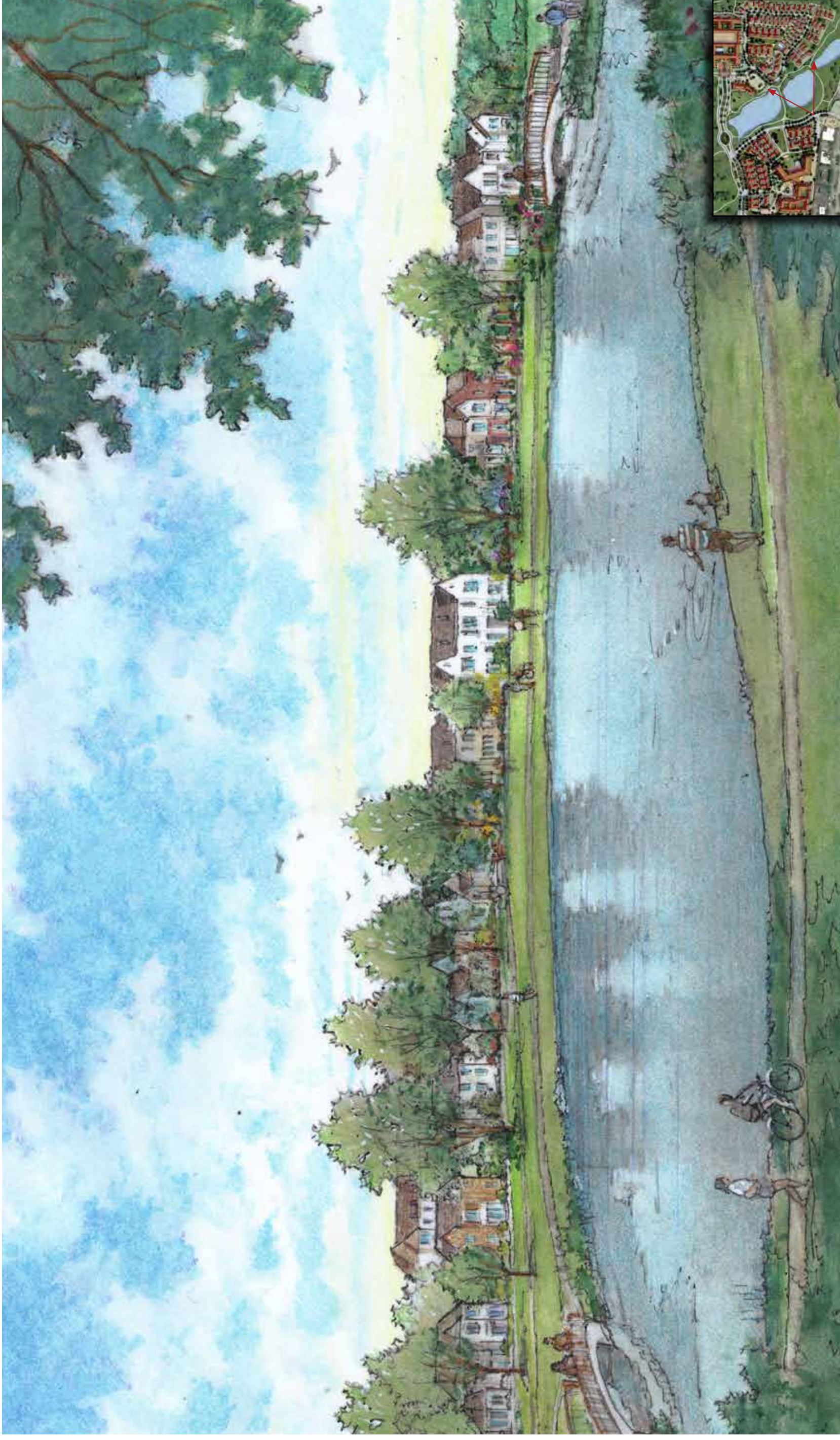


MEADOWBROOK PARK | LANDSCAPE

POTENTIAL GOLF COURSE TO PARK TRANSFORMATIONS



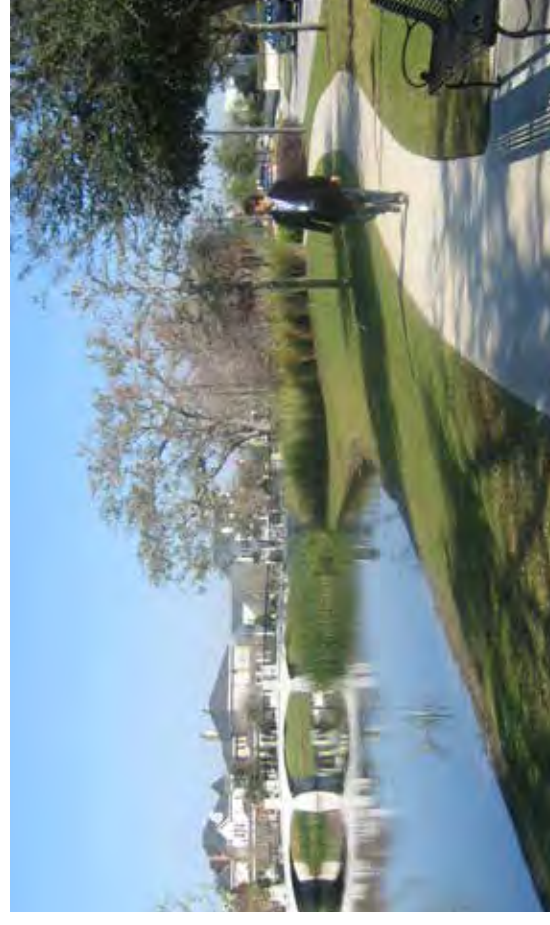
VIEW ACROSS LAKE



“I really love the idea of a park in the area, saving the ponds and trees for the neighbors.”

- Citizen comment from Open House Workshop, March 12-13, 2015

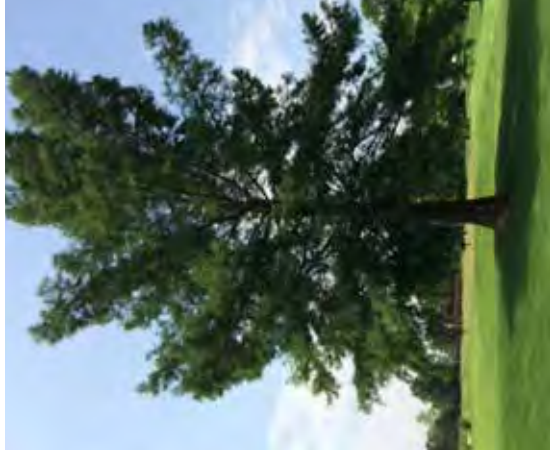
PARK & LANDSCAPE CHARACTER



LANDSCAPE NARRATIVE

It is envisioned that the landscape for the mixed use development will be a series of formal gardens residing within Meadowbrook Park. The character of the landscape will transition from the open views of the park's mature trees, meandering pathways and ponds, to a stricter geometry of smaller scaled elements within the neighborhood's residences and greenspaces. To give a sense of longevity, the neighborhood's landscape plan identifies a multitude of existing trees to retain, strengthening its connection with the surrounding community.

The landscape's formal style will complement the architecture of the neighborhood using elements such as manicured hedges, linear tree arrangements, and stone walls. Garden paths, structures, and ornaments also play a role in creating signature environments that compliment the park setting.

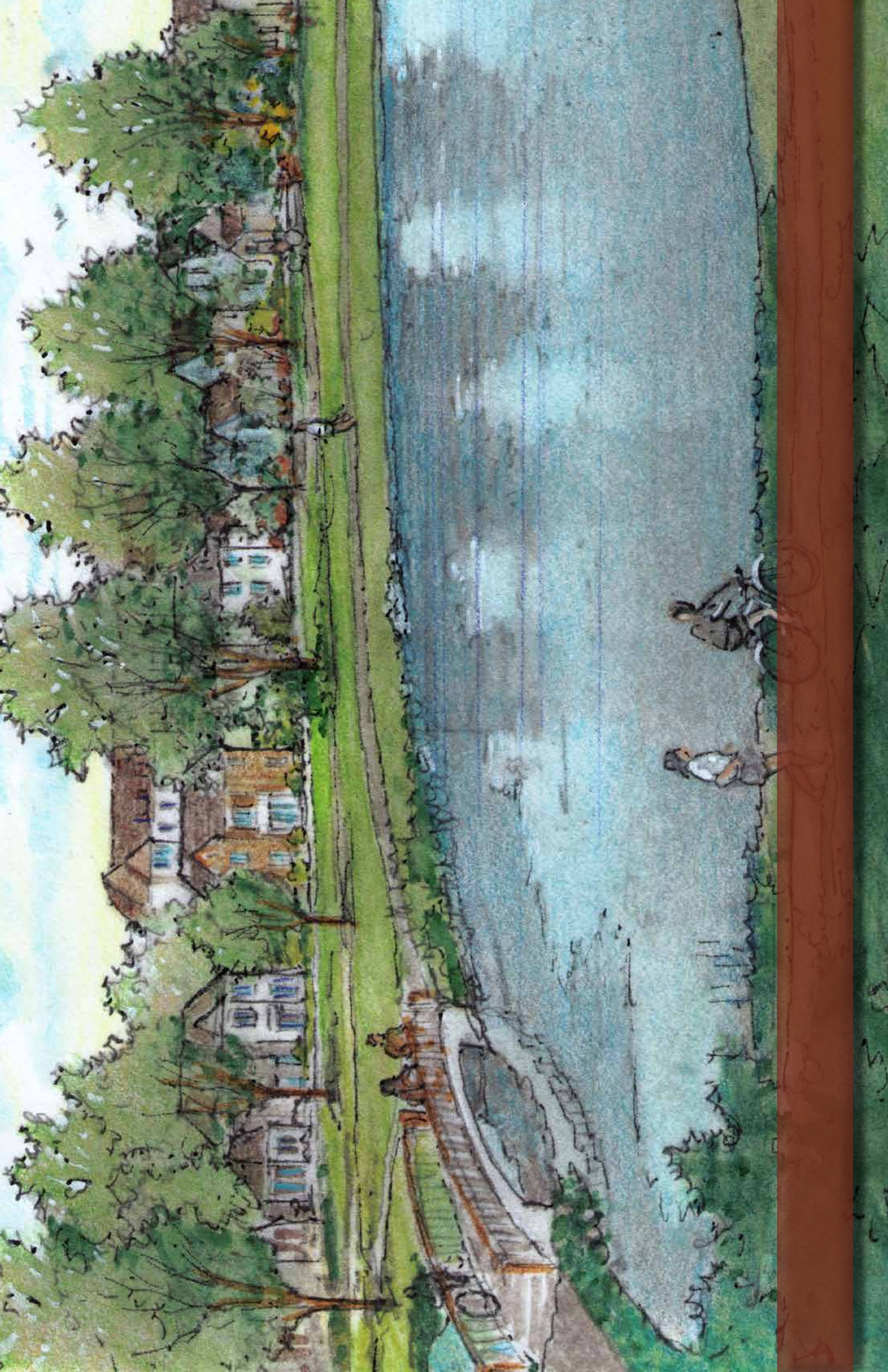


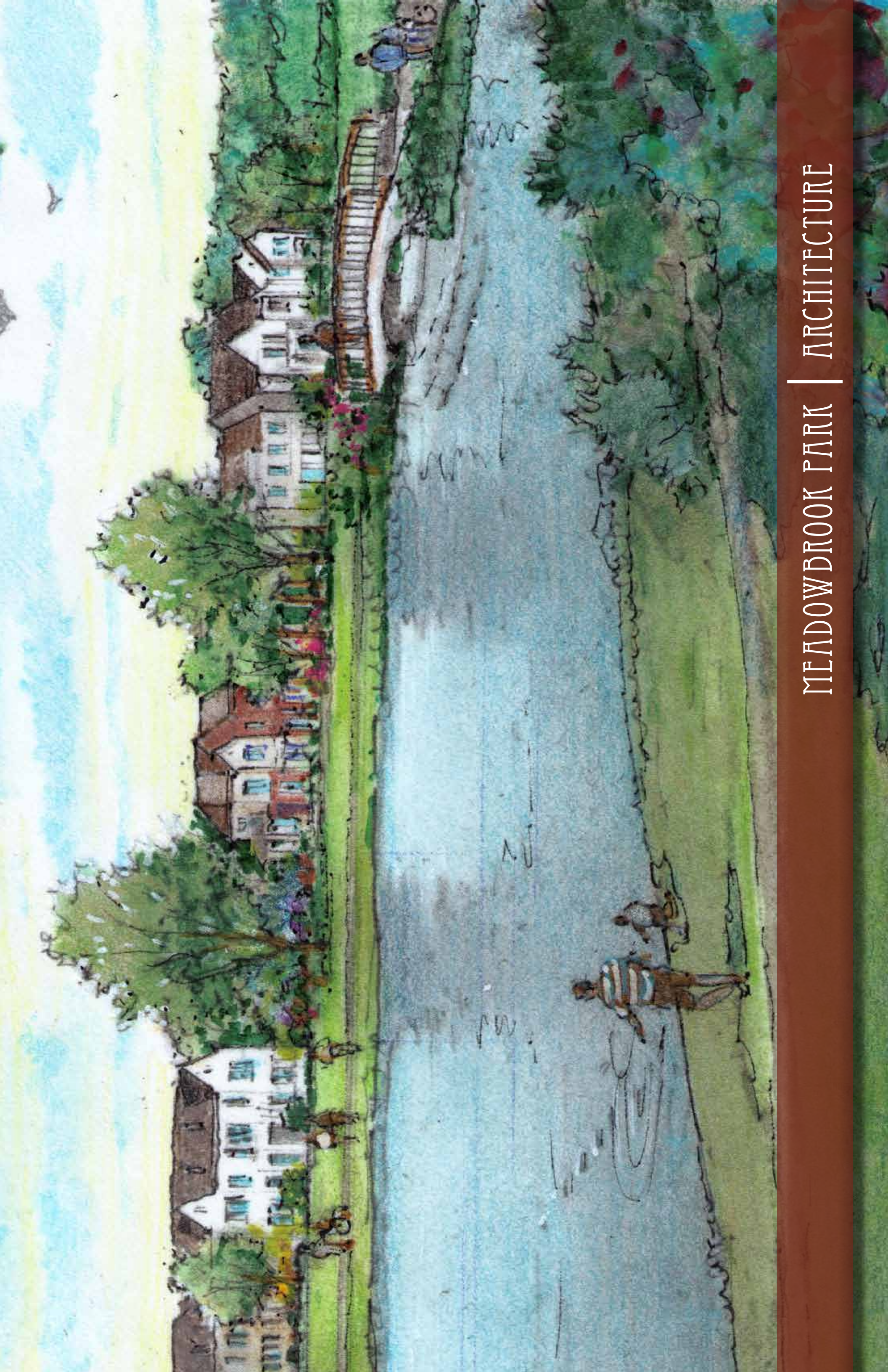
Existing Cypress Tree to be preserved and incorporated into the vision plan. Bingham, Scott, 2015.



Legend

-  Park Space
-  Single Family Residential
-  Attached Homes
-  Luxury Apartments
-  Inn
-  Senior Living
-  Public Park Space





MEADOWBROOK PARK | ARCHITECTURE

SINGLE FAMILY CHARACTER



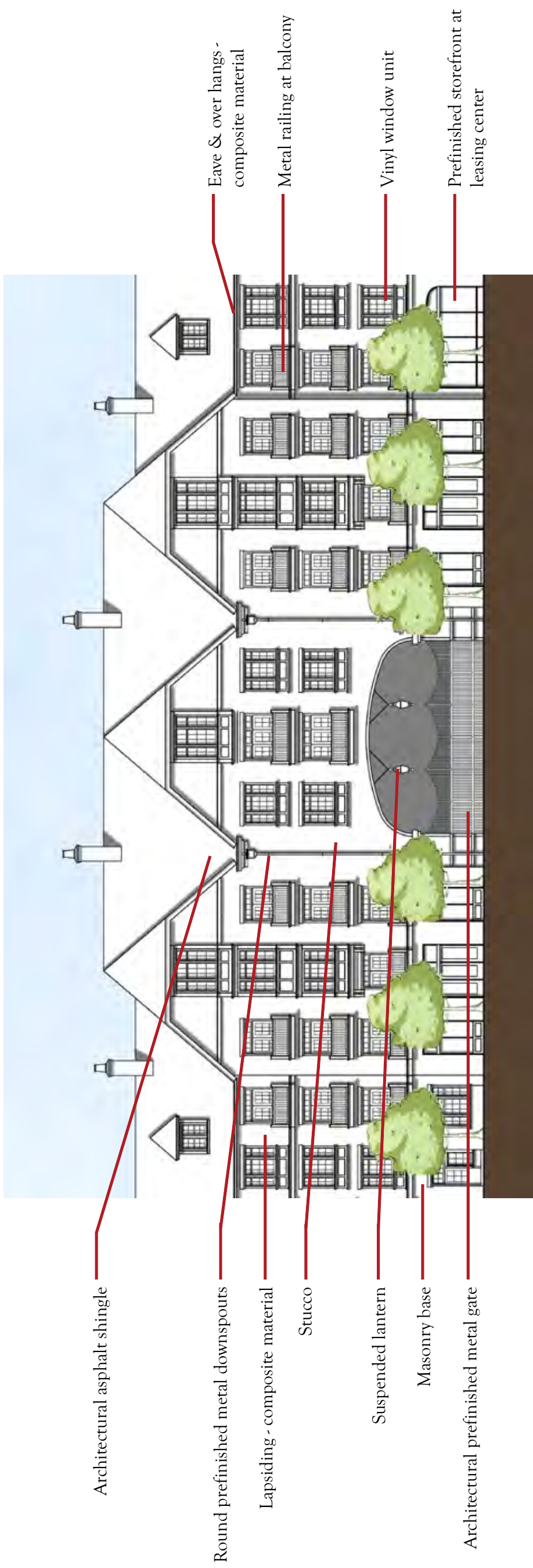
ATTACHED HOME CHARACTER



LUXURY APARTMENTS - THE INN



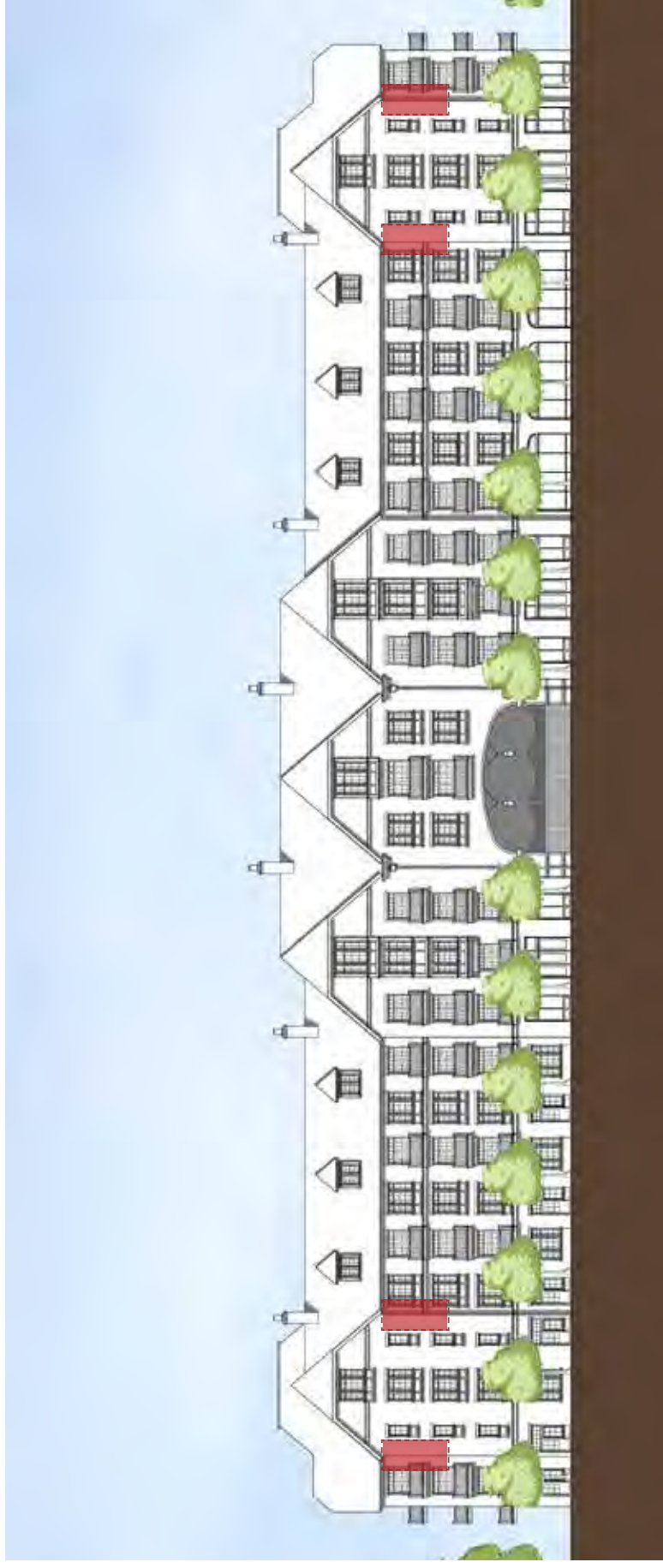
LUXURY APARTMENTS



LUXURY APARTMENTS - ELEVATIONS



Site Plan



West Elevation

Proposed location for
structure mounted signage

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum height shown by up to 25 feet.



North Elevation

LUXURY APARTMENTS - ELEVATIONS

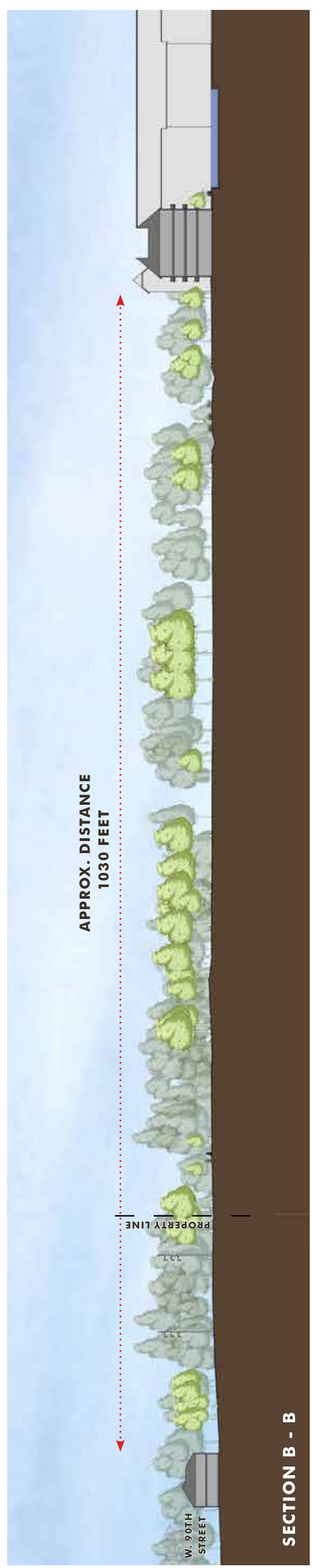
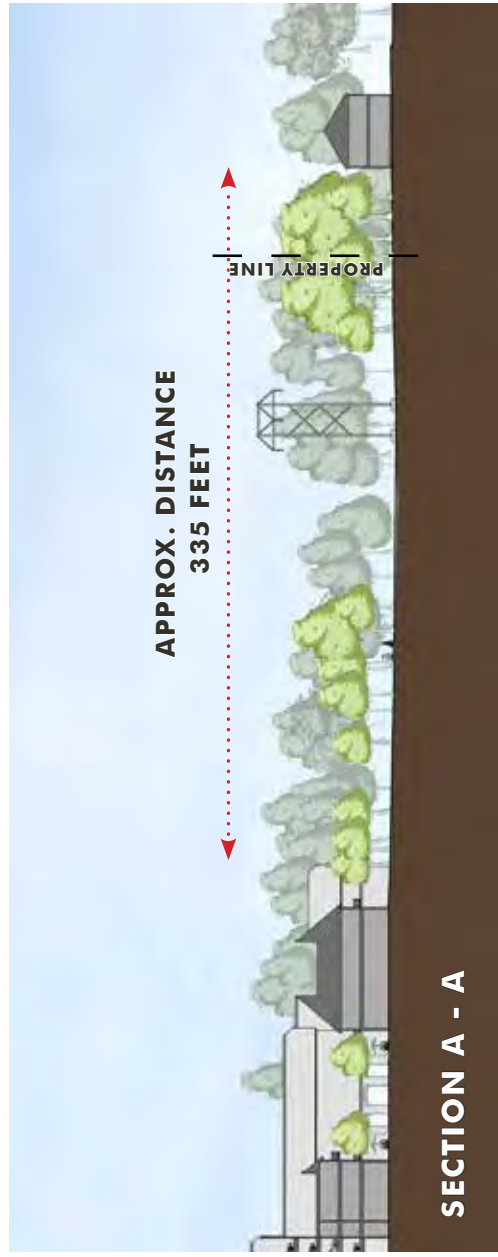


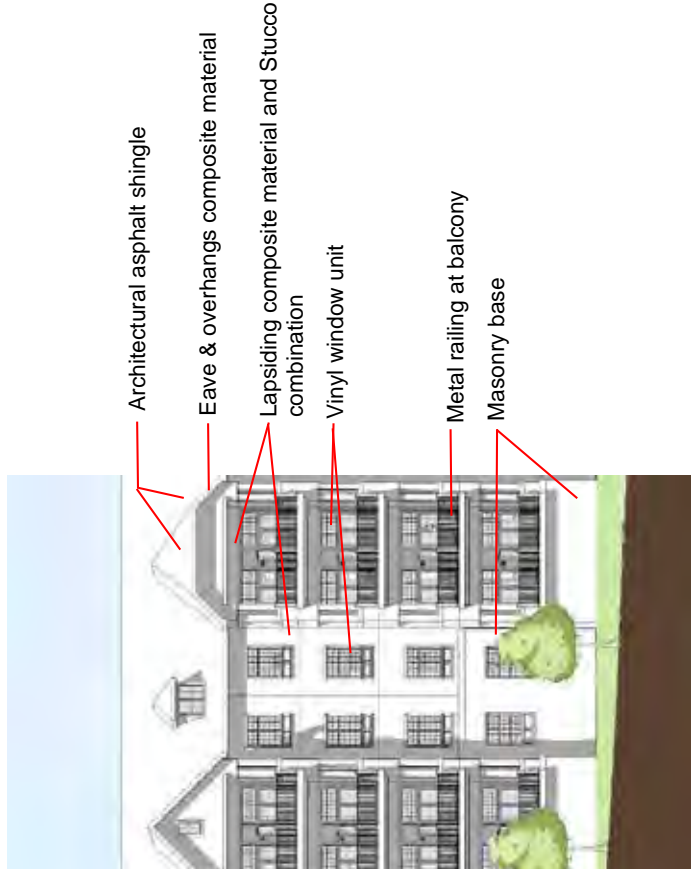
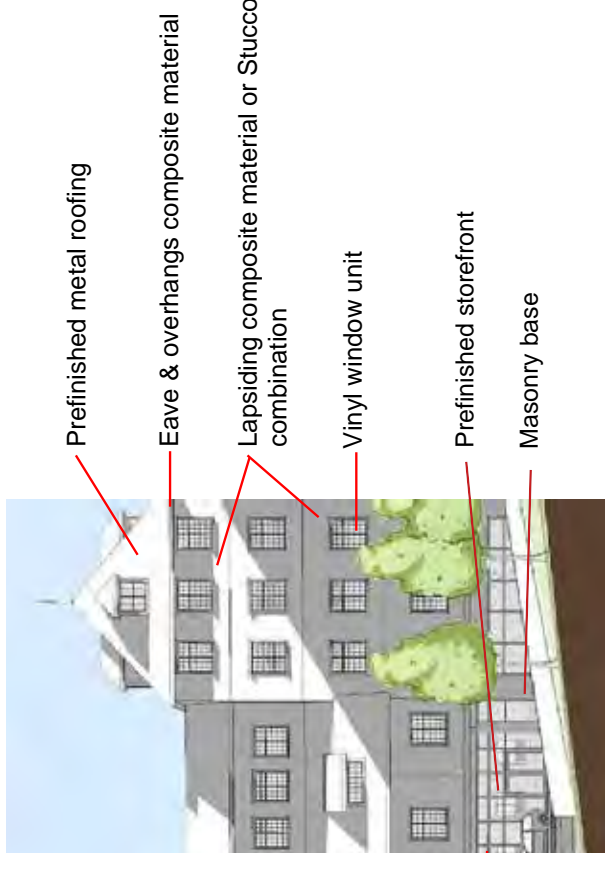
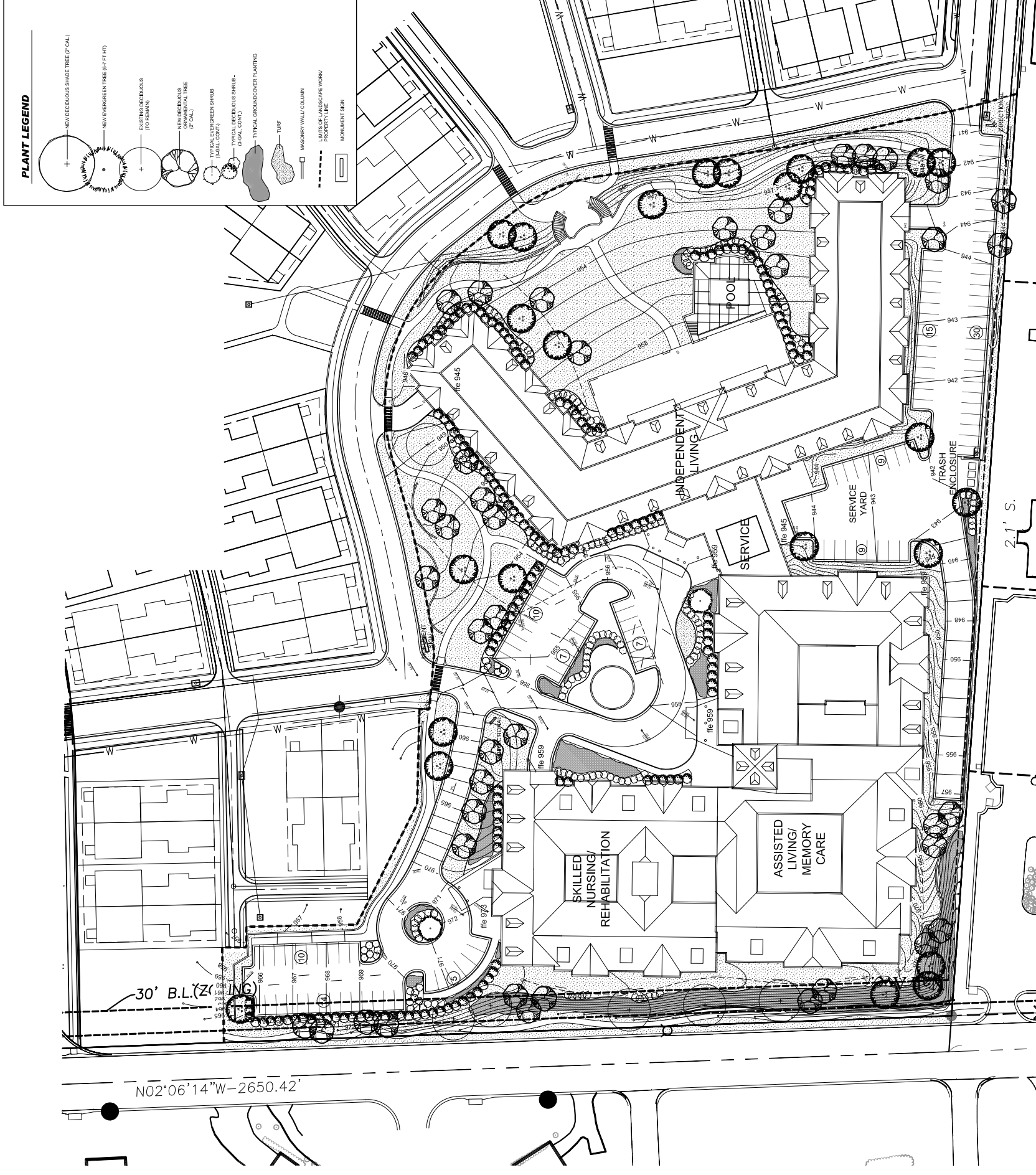
East Elevation



South Elevation

LUXURY APARTMENT - SITE SECTIONS





SENIOR LIVING - ELEVATIONS

©2015 LRK, Inc. All Rights Reserved.



East Elevation

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed maximum height shown by up to 25 feet.



North Elevation



South Elevation



Site Plan



West Elevation

Proposed location for structure mounted signage

THE INN - CHARACTER



THE INN - ELEVATIONS



Site Plan



East Elevation

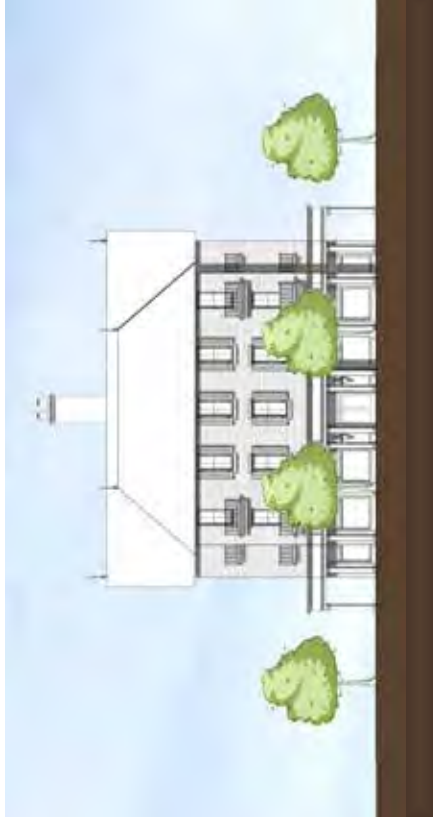


West Elevation

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housings, and roof access stairwells may exceed maximum height shown by up to 25 feet.



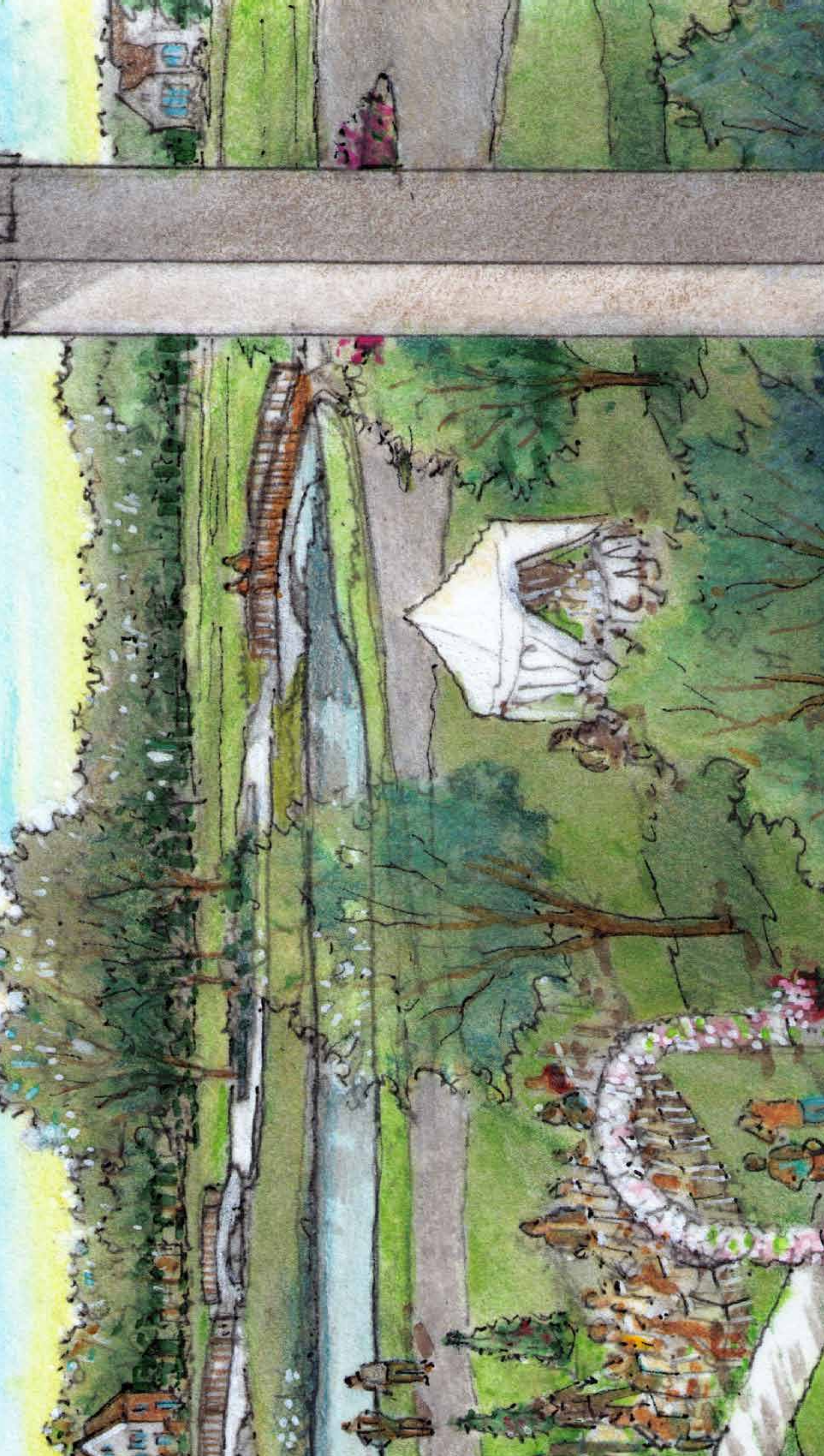
South Elevation



North Elevation

Proposed location for structure mounted signage



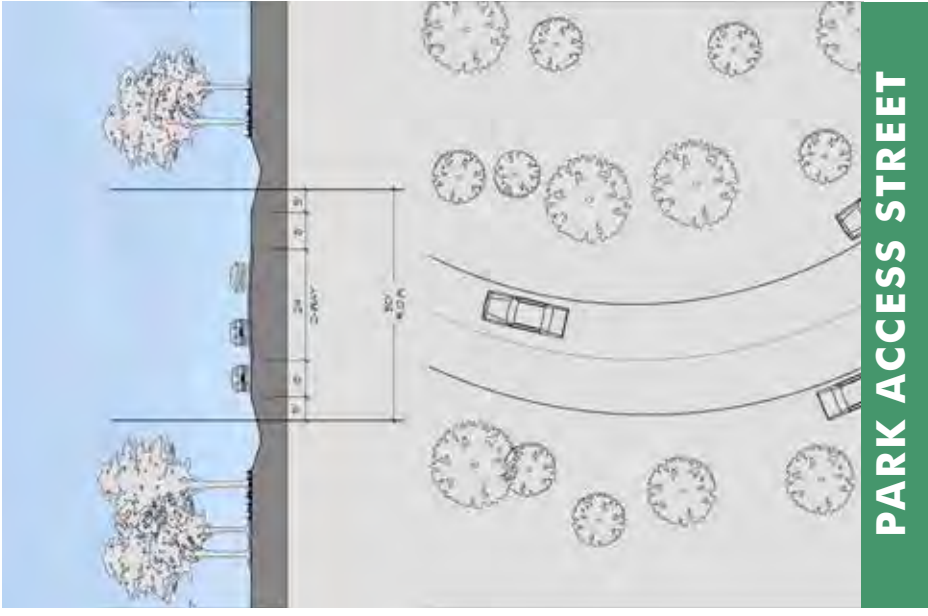


MEADOWBROOK PARK | DEVELOPMENT SUMMARY

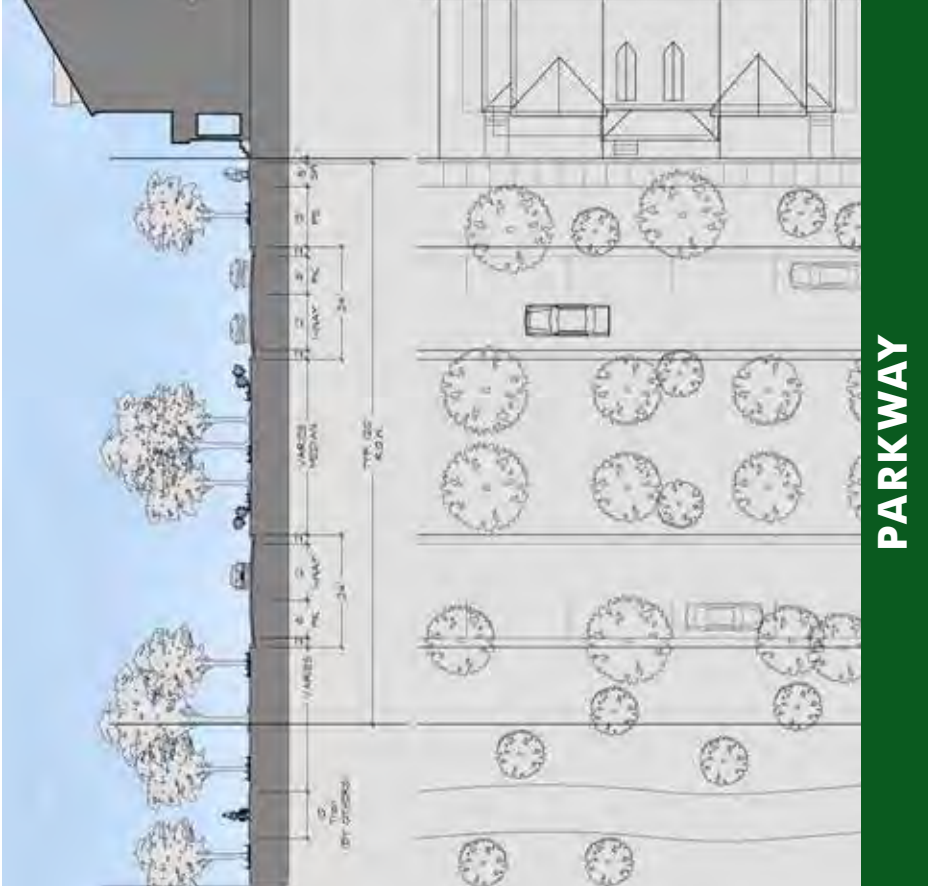
STREET CHARACTER



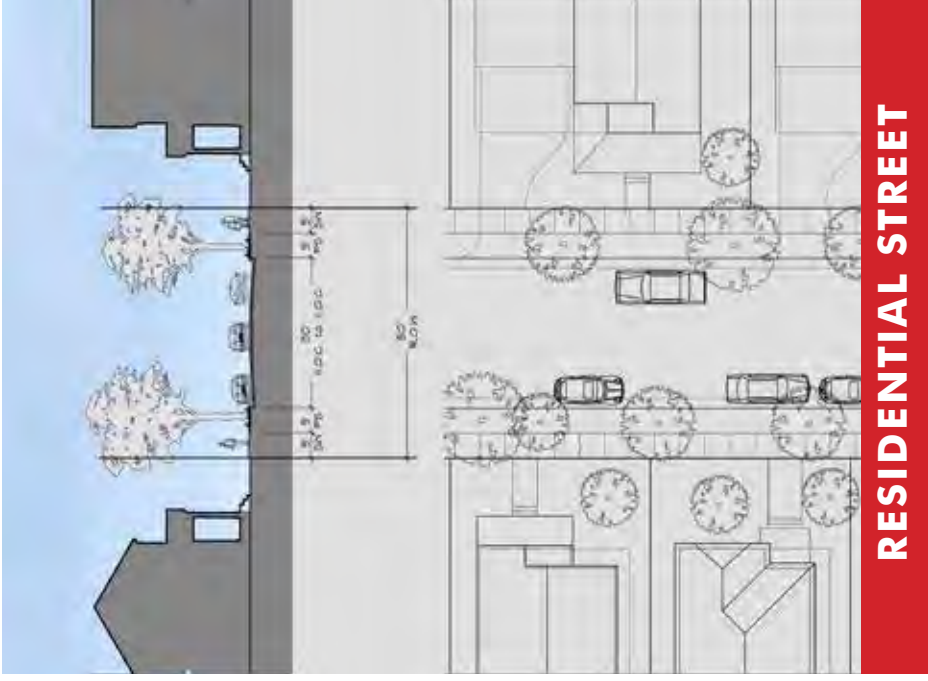
STREET SECTIONS



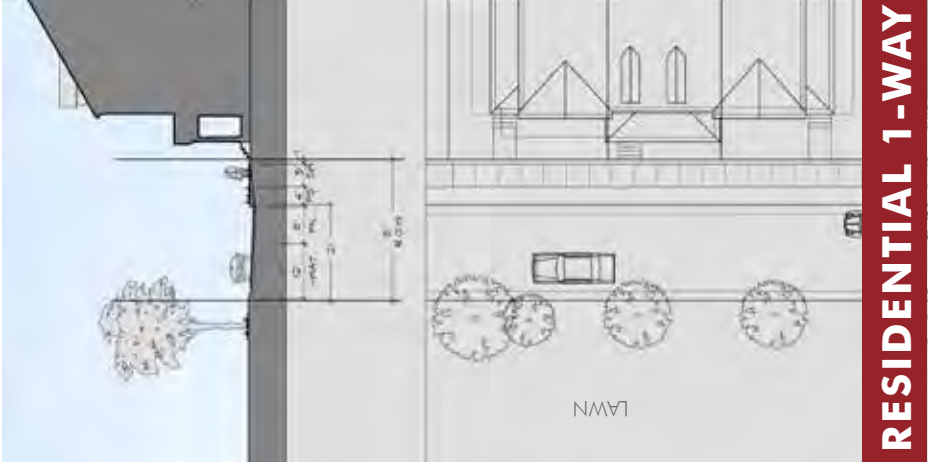
PARK ACCESS STREET



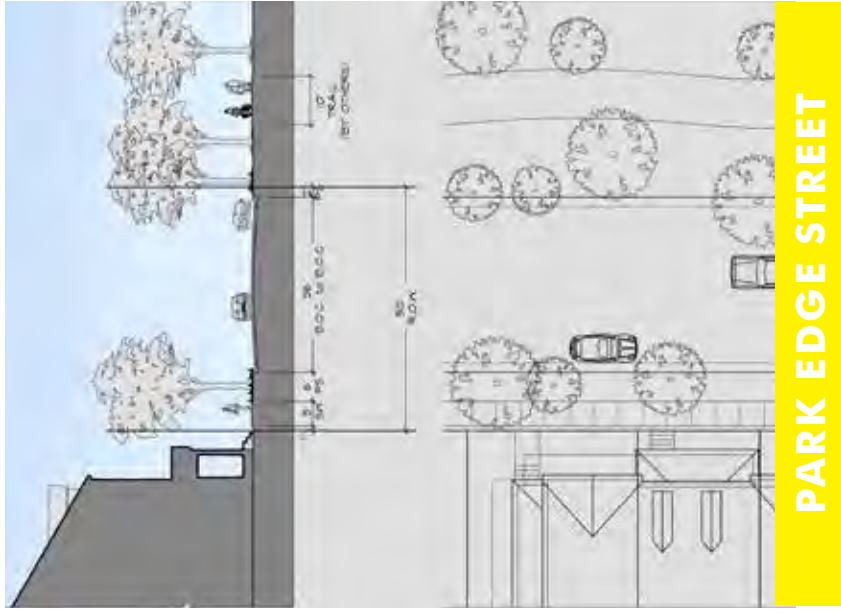
PARKWAY



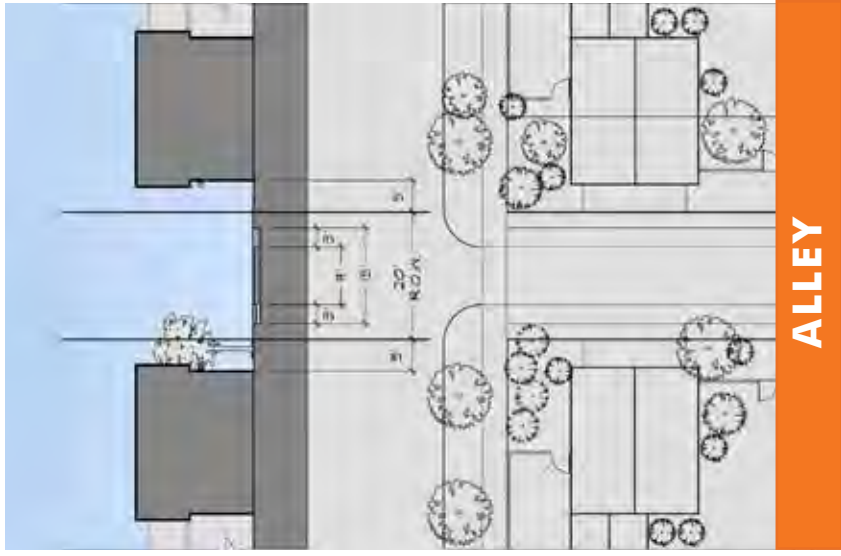
RESIDENTIAL STREET



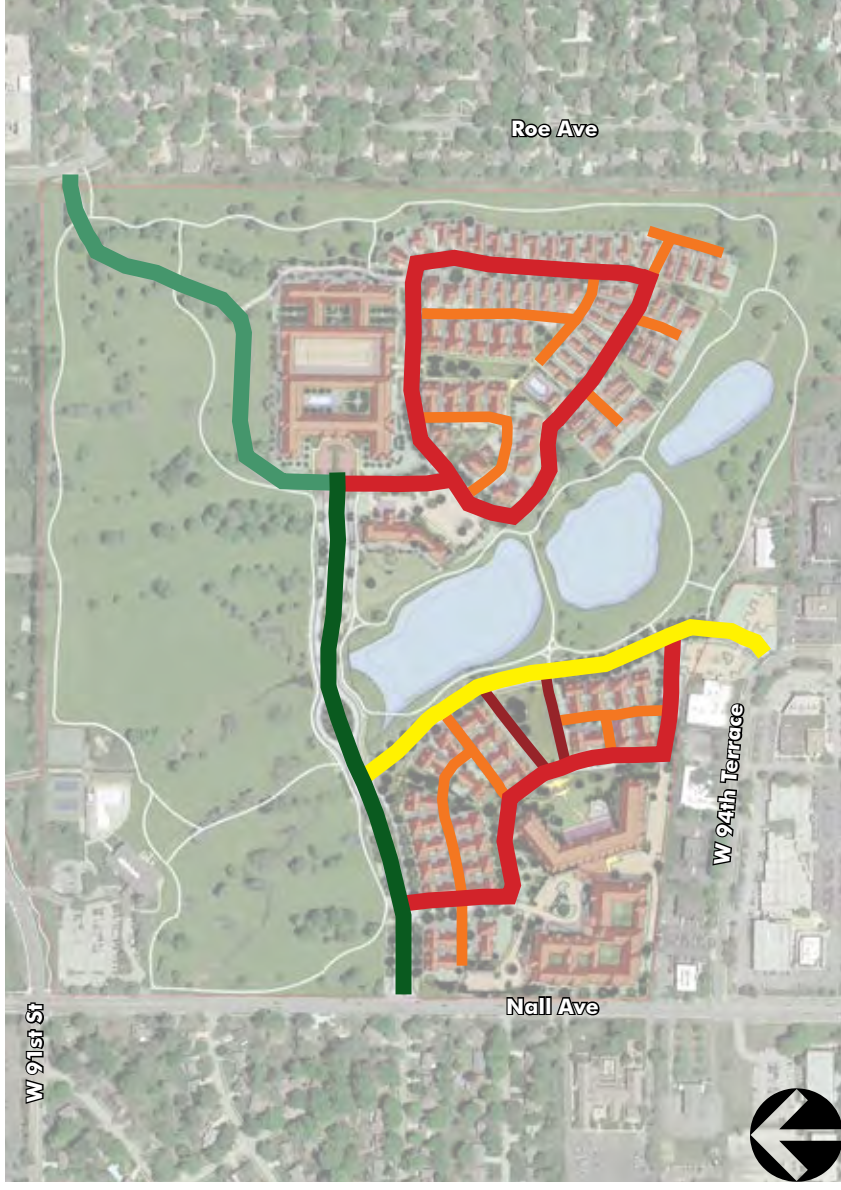
RESIDENTIAL 1-WAY



PARK EDGE STREET



ALLEY



LOT TYPES

ATTACHED HOME LOTS



LOT STANDARDS

- Min. Lot Area: 3,000 sq. ft.
- Min. Lot Width at Front Setback: 25 ft.
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (where attached) / 6 ft. (to an interior lot line)
- Min. Rear Yard Setback: 5 ft. (to alley)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

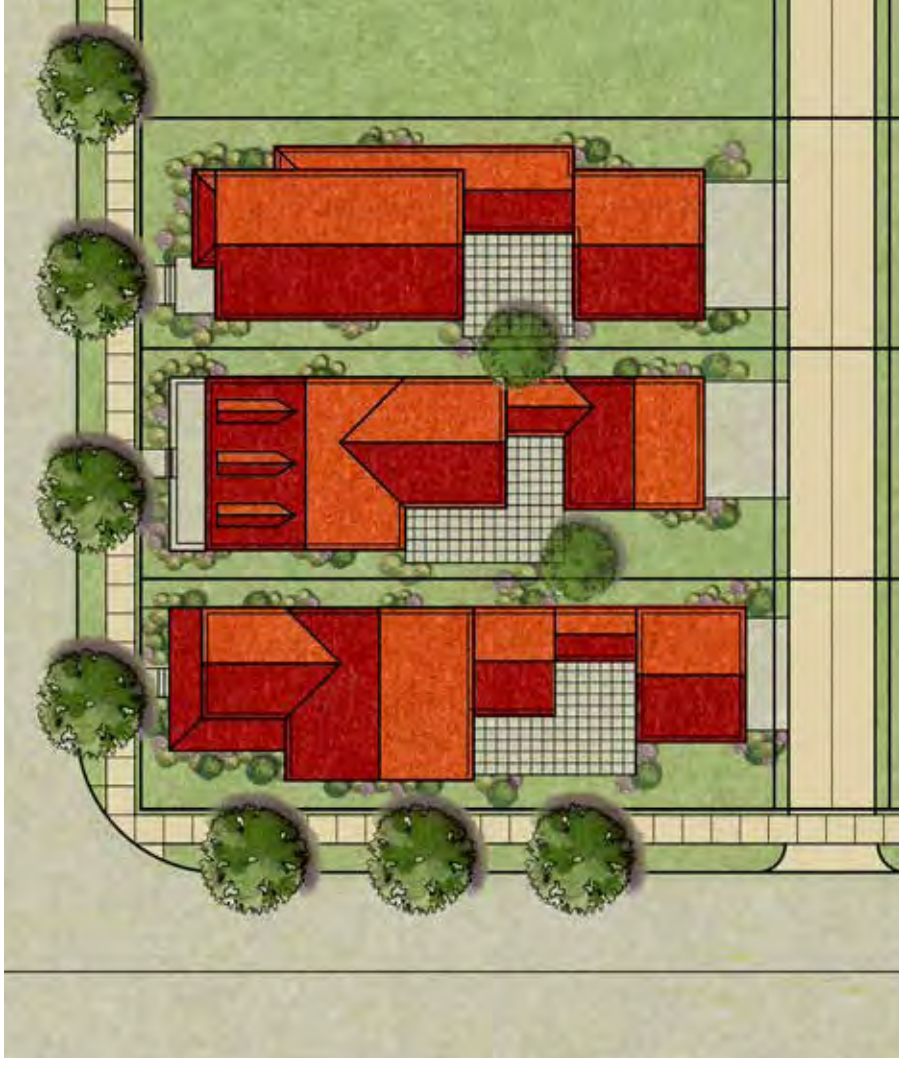
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Attached Home Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

COTTAGE LOTS



LOT STANDARDS

- Min. Lot Area: 4,000 sq. ft.
- Min. Lot Width at Front Setback: 40 ft.
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
- Min. Rear Yard Setback: 5 ft. (to alley)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

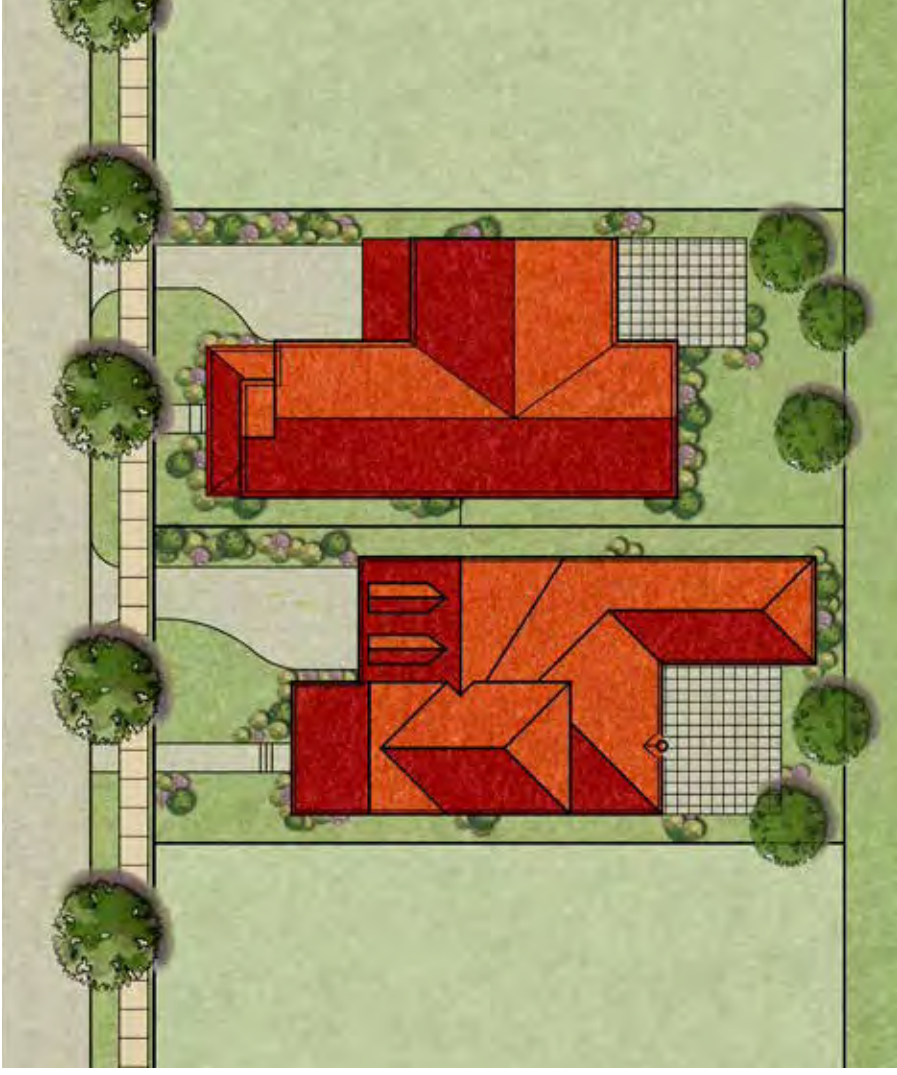
*Landscaping shown is illustrative and will be further details at final approval

LOT OPTIONS

Any Attached Home Lot may be reassigned as a Cottage Lot, and vice versa. Any Attached Home or Cottage Lot may be "split" in such a manner to enlarge the adjacent lots on both sides.

LOT TYPES

VILLAGE LOTS



LOT STANDARDS

- Min. Lot Area: 5,000 sq. ft.
- Min. Lot Width at front setback: 55 ft.
- Min. Front Yard Setback: 5 ft.
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
- Min. Rear Yard Setback: 5 ft.
- Maximum Building Height: 45 ft.
- Vehicular Access: Front-load from street

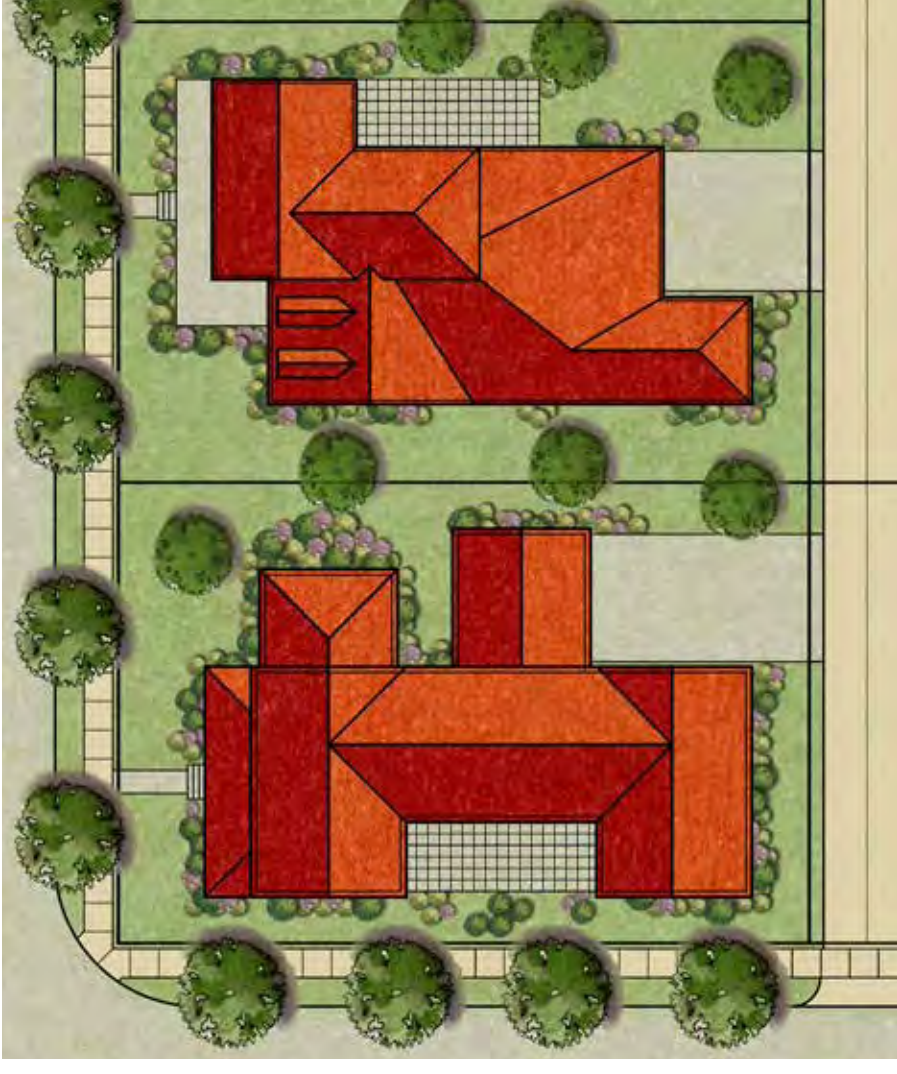
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Village Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

MANOR LOTS



LOT STANDARDS

- Min. Lot Area: 6,000 sq. ft.
- Min. Lot Width at Front Setback: 60 ft.
- Min. Front Yard Setback: 10 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 5 ft.
- Min. Rear Yard Setback: 5 ft. (to alley)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Manor Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

EXTERIOR MATERIALS AND COLORS

Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, cultured stone and fiber-cement siding or shakes.

Every structure will have a brick, stone or cultured stone base. Synthetic stucco, E.I.F.S. and 'softcoat stucco' are not allowed.

The use of brick, stone or cultured stone including any patterns, must be appropriate to the architectural design of the building. When appropriate to the design, the brick may be painted.

Materials may be combined on a single building, but a single material should cover the majority of any attached or detached single family building. Any change in materials should occur at an appropriate inside corner or where appropriate to the style such as at a belt course.

Roof materials shall consist of standing seam, pre-finished metal or copper, slate or synthetic slate, wood shakes, dimensional asphalt or dimensional fiberglass shingles. Low-pitched porch and bay roofs will be standing seam, pre-finished metal or copper unless located on the fourth floor or higher.

All entry door and window trim, soffits, fascias, cornices and similar architectural trim elements shall be painted wood, fiber-cement, cellular PVC or an alternate synthetic wood material. Metal and hollow back vinyl trim are prohibited, metal trim is only allowed when adjacent to metal roofing.

The palette of materials and colors for the luxury apartment and senior living buildings is the following:

- A brick, stone or cultured stone base course will be provided which includes the first floor and may extend to the top of the second floor. Appropriate exterior wall finish materials will be wood siding, wood shakes, and fiber-cement siding or shakes.
- The color schemes will be medium tone-on-tone with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the inn is the following:

- A brick, stone or cultured stone base course will be provided which may include the first floor. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, cultured stone and fiber-cement siding or shakes.
- The color scheme will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the attached homes is the following:

- A brick, stone or cultured stone base course will be provided which may extend to the sill line of the first floor. Appropriate exterior wall finish materials will be brick, stucco, wood siding, wood shakes, fiber-cement siding or shakes.
- The color schemes will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the detached homes is the following:

- A brick, stone or cultured stone base course will be provided. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, cultured stone and fiber-cement siding or shakes.
- The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings and railings.



The above color palettes are illustrative of the range of color schemes proposed to be used.

DEVELOPMENT PROGRAM

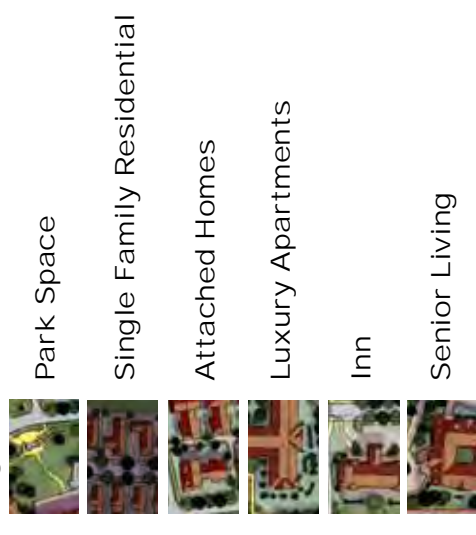
The development program includes the following components:

- Detached Single Family Homes - 53 homes composed of 20 Cottage Lots, 13 Village Lots and 20 Manor Lots
- Attached Homes - 70
- Luxury Apartments - 280 residences
- Inn - 50 rooms with restaurant and ancillary commercial space, totaling approximately 15,000 square feet
- Senior Living - 120 units of Independent Living, 120 units of Assisted Living / Memory Care, 90 units of Skilled Nursing Living, with restaurant and ancillary service and amenity space, totaling approximately 8,000 square feet and exterior grand terrace and pool.

The site is proposed to be developed in one single phase lasting a total of approximately 40 months following final approval



Legend



“I WOULD LIKE TO GIVE MY UTMOST
SUPPORT FOR THIS PROJECT, BOTH THE
PARK AND DEVELOPMENT PORTIONS.”

- CITIZEN COMMENT FROM OPEN HOUSE WORKSHOP, MARCH 12-13

Exhibit D

Feasibility Study & Financial Analysis

[See attached]

Robert Thomas CPA, LLC
Certified Public Accountants

CITY OF PRAIRIE VILLAGE, KANSAS
MEADOWBROOK REDEVELOPMENT DISTRICT/PARK AND VILLAGE AREA PLAN

October 1, 2015

FEASIBILITY CONSULTANT'S REPORT

October 1, 2015

City of Prairie Village, Kansas (the "City")

MB-18, LLC (the "Developer")

Columbia Capital Management Inc. (the "Financial Advisor")

Pursuant to the request of the City of Prairie Village, we have performed certain procedures, as discussed below, in connection with the proposed Redevelopment Plan-Park and Village Project Area-Meadowbrook Redevelopment District ("the Plan"), dated October 9, 2015.

The Financial Advisor has provided us with its *Meadowbrook Redevelopment District/Park and Village Project Area Plan—Financial Analysis | October 2015* (the "Financial Model") based on certain data, not limited to assessed values and tax revenues derived therefrom, and other assumptions (collectively, the "Assumptions") of the Plan. We relied on the Assumptions without independently verifying the reliability of such information.

The procedures were performed solely to assist the addressees of this report in evaluating the mathematical accuracy of the Financial Model, prepared by the Financial Advisor, which indicate that:

- the Plan's benefits and tax increment ("TIF") revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the Plan's project costs; and
- based on the City's issuance of General Obligation Bonds (the "GO Bonds") and Special Obligation Bonds (the "SO Bonds"), and the Developer's use of Industrial Revenue Bonds ("IRB Bonds") to finance the Plan's projected costs, the TIF revenues are sufficient to cover debt service related to the City's issuance of General Obligation Bonds and Special Obligation Bonds on an annual basis.

The procedures we performed are summarized below:

1. Using the Assumptions, as provided by the Financial Advisor, we independently calculated the projected TIF revenue receipts by year. We found the receipts to be in agreement.
2. Using the Assumptions, as provided by the Financial Advisor, we independently calculated that the sources of funds provided by the GO Bonds, the SO Bonds and the IRB Bonds would be sufficient to pay the projected costs of the Plan.
3. Using information provided by the Financial Advisor, we independently calculated projected debt service on the GO Bonds and on the SO Bonds.
4. Using the Assumptions, as provided by the Financial Advisor, we independently calculated that the TIF receipts would be sufficient to pay the debt service on the GO Bonds and the SO Bonds on an annual basis.

Based on performing the agreed-upon procedures, we have found that the calculations provided by the Financial Advisor, when compared to those calculations independently prepared by us, are arithmetically accurate and reflect, based on the Assumptions set forth herein, that:

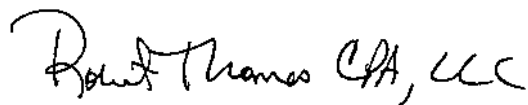
- the Plan's benefits and TIF revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the Plan's project costs; and
- the projected TIF revenues are sufficient to cover debt service related to the City's issuance of GO Bonds and SO Bonds on an annual basis.

This engagement was performed in accordance with standards established by the American Institute of Certified Public Accountants (the "AICPA"). The sufficiency of these procedures is solely the responsibility of the specified users of the report. We make no representation regarding the sufficiency of the procedures summarized above, either for the purpose for which this report has been requested or for any other purpose.

We were not engaged to, and did not, perform an examination, the objective of which would be the expression of an opinion on the achievability of the anticipated calculations. Accordingly, in accordance with standards for attestation services established by the AICPA, we cannot express such an opinion. Had we performed an examination or performed additional procedures, other matters might have come to our attention that would have been reported to you.

The results of our independent calculations with respect to the proposed transactions are summarized in the accompanying exhibits. The original computations, along with related characteristics and Assumptions contained herein, were provided by the Financial Advisor. We relied solely on this information and these assumptions and limited our work to performing those procedures set forth above.

This report is issued solely for the information of, and assistance to, the addressees of this report and is not to be quoted or referred to in any document, except for the required transaction documents. Additionally, this report should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. Under the terms of our engagement, we have no obligation to update this report because of events or transactions occurring subsequent to the date of this report.

A handwritten signature in black ink that reads "Robert Thomas CPA, LLC". The signature is written in a cursive style with a large initial "R".

Shawnee Mission, Kansas

APPENDIX



PRAIRIE VILLAGE, KANSAS

City of Prairie Village, Kansas

Meadowbrook Redevelopment District/
Park and Village Project Area Plan

Financial Analysis | October 2015





Columbia Capital Management, LLC
6330 Lamar Avenue, Suite 200
Overland Park, Kansas 66202
913.312.8077

Jeff White
Principal
jwhite@columbiacapital.com

Columbia Capital is an SEC-registered investment adviser and a registered municipal advisor. Columbia Capital provides advice as a fiduciary to its clients.



INTRODUCTION

MB-18, LLC, a single purpose limited liability company listing VanTrust Real Estate II, LLC, as its only member with more than a five (5) percent ownership (the “Developer”), submitted its “Redevelopment Project Plan—Park and Village Project Area—Meadowbrook Redevelopment District” dated October 9, 2015 (the “Plan”) to the City of Prairie Village, Kansas (the “City”) for consideration. The Plan would be constructed in the Meadowbrook Redevelopment District, created by the City on September 8, 2015, and roughly bounded by Somerset Dr., 95th St., Nall Ave. and Roe Ave. in Prairie Village (the “District”). The Developer is constituted as a Kansas limited liability company in good standing as of October 7, 2015, according to the records of the Kansas Secretary of State.

The purpose of this financial analysis (the “Analysis”), along with its companion findings of Robert Thomas CPA, LLC, of Shawnee Mission, Kansas (the “Feasibility Consultant”), is to satisfy the requirements of Kansas statutes related to the development of tax increment financing district (KSA 12-1770 *et seq.*), specifically the requirement found at KSA 12-1772(a)(1).

Tax increment financing (TIF) is a tool that allows a city to identify a defined geographic area within which certain taxes, including *ad valorem* property taxes, sales taxes and other revenues, may be captured for a period of limited duration and redirected to the payment or reimbursement of certain eligible project costs.

In Kansas, TIF is limited to a 20-year duration from a city’s approval of a project plan, capturing incremental property taxes (i.e., those net new taxes created by the development above base year levels) plus other taxes pledged by the City for capture, including but not limited to sales taxes, transient guest taxes and franchise fees.

The Plan contemplates the capture of 100% of incremental *ad valorem* property taxes, plus certain transient guest taxes generated within the District.

RELATIONSHIPS

Columbia Capital Management, LLC (the “Financial Advisor”) is a registered municipal advisor and serves as the City’s financial advisor. The City engaged the Financial Advisor to provide a financial evaluation of the Plan and to prepare analysis to be used by the Feasibility Consultant in making certain statutory findings. The Financial Advisor is not now, nor has ever been, engaged by the Developer or its related entities to provide it with similar services.

The Financial Advisor serves as a fiduciary to the City. The reader’s interests may vary from those of the City’s.

RELIANCE

This Analysis is not a feasibility study or a projection of the likelihood of success of the project proposed in the Plan. In preparing this analysis, the Financial Advisor relied upon certain data and information supplied to it by the Developer, contained both in the Plan and provided to it separately. Except where noted herein, the Financial Advisor has relied upon this data and information without independently verifying the veracity or reliability of such information. The Financial Advisor has provided the Feasibility Consultant with its permission to rely upon this Analysis in its determination of the Plan’s feasibility.

As with any work of this kind, the Analysis is almost exclusively forward-looking. The reader should note that small changes in modeling inputs could have significant impacts on modeled financial outcomes. The reader must consider this Analysis in light of contractual arrangements that the City would expect to undertake with the Developer to formalize the development components of the Plan and their anticipated timing for completion.

MODELING

The Financial Advisor developed a financial model based upon the components of the Plan, in concert with additional details provided to it by the Developer (the “Modeling”). The Modeling, provided here as **Exhibit A**, consists of eight schedules:

- 1) a table of contents identifying the individual schedules
- 2) a list of the key inputs and assumptions used to develop the Modeling
- 3) a calculation of the projected TIF receipts by year
- 4) a calculation of the base year assessed valuation for the Plan area
- 5) a schedule of anticipated project sources and uses of funds
- 6) a schedule of anticipated TIF bond sources and uses of funds
- 7) a schedule showing the sufficiency of TIF receipts to pay bond principal and interest by year, and
- 8) a schedule of bond interest rates used by the analysis.

The paragraphs that follow further discuss the analytics underpinning the Modeling.

KEY INPUTS AND ASSUMPTIONS

The second schedule of the Modeling, labeled “Inputs and Assumptions,” identifies key assumptions the Financial Advisor used to develop the Modeling. The table below describes the importance and basis for these assumptions.

Input/Assumption	Source	Notes/Impact
Vertical Construction Commences	Project Schedule	Delays in completion of improvements may reduce the generation of TIF receipts
Credit for Partial Valuation	Developer	With respect to certain higher density uses, the Modeling assumes the County Assessor will provide partial valuation credit for construction in progress.
Assessment Ratios	Statutory	
Annual Growth Rates	Assumptions by Financial Advisor	Slower growth rates will reduce future anticipate TIF receipts; higher growth rates will have the opposite effect
Levy Rates	Johnson County Records and Tax Administration (2014 levies for 2015)	
Development Classes/Unit Count	Developer	Pursuant to the Plan
Development Classes/Projected Value per Unit/Square Foot	Developer	Actual values being lower than projections will reduce the amount of TIF receipts available compared to the Modeling. Material deviations could impair the City’s ability to make debt service payments on the bonds. See “Assessment of Valuations” herein.
Construction Timing	Developer	
Number of Rooms/Inn	Developer	Pursuant to the Plan
Average Occupancy	Developer	Downtown KC/Crown Center average daily occupancy at 65% Jan-July 2015 (per Visit KC).
Average Daily Rate	Developer	
Transient Guest Tax (TGT) Rate	Developer	Requires Prairie Village City Council approval; no TGT currently exists
State Collection Fee	Statutory	

ASSESSMENT OF VALUATION

Because of the critical importance of the assumptions of valuation of the Plan's components to the ultimate outcome of the Plan, the Financial Advisor undertook an independent assessment of actual valuations for existing properties in Johnson County that could be considered comparable to the anticipated uses of the Plan. This assessment included visual inspection of some of the properties noted, walking tours of apartment units and a review of Johnson County valuation records for the subject properties. **Exhibit B** to this Financial Analysis provides the results of this assessment.

PROJECT USES OF FUNDS

The fifth schedule of the Modeling, labeled "TIF Project Sources and Uses," includes detail on anticipated TIF-eligible costs. All cost categories other than "Bond Transaction Costs" were provided by the Developer, both as part of the Plan and from additional detail the Developer provided to the Financial Advisor. The allocation of project costs across the two series of bonds is illustrative. The Developer represents that these costs estimates were provided by its engineers and contractors, based upon conceptual project designs. The City expects that the actual costs within these categories will change as designs mature to the construction drawing stage, at which time the project components could be bid for construction.

The column entitled, "IRB/Sales Tax Contribution," reflects the Developer's anticipated contribution of the value of the sales tax it would have paid on construction materials for the higher density components of the project if it were not entitled to a sales tax exemption provided through the City's issuance of industrial revenue bonds for that purpose. The projected amount of such contribution was provided by the Developer and cannot be verified until both the private development costs are known and the geographic locations from which construction materials will be obtained are identified.

BOND MODELING

As described in the Plan, the City anticipates issuing two series of TIF Bonds to finance the TIF-eligible costs required to implement the Plan. The Plan contemplates that the City will divide each dollar of TIF receipts equally between the two series of bonds.

Series A would be full faith and credit TIF bonds (the "GO Bonds") ultimately secured by the City's general obligation pledge, meaning that the City agrees to raise property taxes to fund principal and interest payments if necessary to pay bondholders in full and on-time. The Financial Advisor anticipates these bonds would receive the City's general obligation bond rating of 'Aaa', the highest credit rating available. The Modeling contemplates that the GO Bonds would be structured to provide ensure approximately \$1.10 in TIF receipts available for each \$1.00 of debt service due in each year. Recognizing that GO Bond interest would be due prior to the generation of any TIF receipts, the Modeling contemplates the use of "capitalized interest"—that is, the City will use a portion of its bond proceeds to make interest payments on the GO Bonds until such time as TIF receipts are expected to be sufficient to cover such interest payments. The Modeling contemplates these bonds would be offered via competitive sale as required by Kansas law. The costs of issuing the bonds and compensating the City's counsel and consultants are provided in the modeled bond

issuance. Final maturity on the GO Bonds occurs within 20 years of the anticipated date of adoption of the Plan by the Prairie Village City Council.

Series B would be “special obligation” TIF bonds (the “SO Bonds”) secured solely by the TIF receipts; the City will not provide any credit enhancement to the SO Bonds, meaning that bondholders are at risk of the underperformance of the Plan. The Financial Advisor anticipates these bonds would not carry a credit rating. The Modeling contemplates that the SO Bonds would be structured to provide ensure approximately \$1.25 in TIF receipts available for each \$1.00 of debt service due in each year. Recognizing that SO Bond interest would be due prior to the generation of any TIF receipts, the Modeling contemplates the use of capitalized interest on this series as well. The Modeling contemplates these bonds would be purchased by the Developer or a related entity at a negotiated interest rate; the Modeling assumes a 6% tax-exempt yield. The costs of issuing the bonds and compensating the City’s counsel and consultants are provided in the modeled bond issuance. Final maturity on the SO Bonds occurs within 20 years of the anticipated date of adoption of the Plan by the Prairie Village City Council.

The Financial Advisor developed the bond modeling used in this Analysis, including deriving likely interest rates and estimating costs of issuance.

FINANCIAL ADVISOR STAFF INVOLVEMENT

Jeff White and Adam Pope of Columbia Capital Management, LLC participated in the development of this Financial Analysis, including the physical inspection of potentially comparable properties. Please direct any questions to Jeff White at (913) 312-8077.





Exhibit A—Modeling





CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Modeling Set

DISCUSSION DRAFT ONLY

Version: PV TIF Model-Project Plan-100815.xlsx

Last Updated: 10/8/15 19:59

Schedules

- (1) Inputs and Assumptions
- (2) TIF Incremental Revenue Calculations
- (3) Base Year Assessed Value Calculation
- (4) Project Sources & Uses of Funds
- (5) TIF Bond Sources & Uses of Funds
- (6) TIF Bond Debt Service and Coverage
- (7) TIF Bond Interest Rate Derivations

Disclaimers

- All figures herein are subject to change.
- This modeling is not to be construed as a feasibility study or as advice to bondholders.
- Columbia Capital Management, LLC prepared the modeling. Columbia Capital serves as a municipal advisor to the City of Prairie Village, Kansas, and has a fiduciary duty to provide advice to the City putting the City's interests first. Your interests may differ from the City's.
- This modeling may be used only by the City and its development partners. It may not be used for other purposes.





CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Inputs and Assumptions

General Assumptions

TIF District Created	10/1/15
Vertical Construction Commences	3/1/16
Credit for Partial Valuation	25%
TIF Annual Admin Costs	10,000
TIF Plan Adopted	11/15/15
Maximum Final Bond Maturity	11/15/35

Assessment Ratios

Residential	11.50%
Commercial	25.00%

Annual Growth Rates

AV	1.0%
TGT	0.5%

Levy Rates (2014) (1)

	Totals	TIF Capture	
State of Kansas	1.500	0.000	0%
Johnson County	17.764	17.764	18%
JCCC	9.461	9.461	10%
JCPRD	2.349	2.349	2%
City of PV	19.493	19.493	20%
USD 512 GF	28.477	28.477	29%
USD 512 Bond	7.434	7.434	7%
USD 512 Uniform	20.000	0.000	0%
Fire Dist #2	11.003	11.003	11%
Library	3.157	3.157	3%
Totals	120.638	99.138	

(1) Source: Johnson County AIMS, pulled 2/6/15. Confirmed by JW.



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Inputs and Assumptions

Development Classes (2)

Code	Class	Description	No. of Units/SF	Projected Value /Unit or SF	Projected Appraised Value	Assessment Ratio	Projected Assessed Value	Construction Timing (Months)	Completion Expected
SF1	Residential	Single Family (48x120)	9	594,664	5,351,976	11.50%	615,477	20	11/1/17
SF2	Residential	Single Family (50x120)	14	756,846	10,595,844	11.50%	1,218,522	20	11/1/17
SF3	Residential	Single Family (60x120)	1	828,926	828,926	11.50%	95,326	20	11/1/17
SF4	Residential	Single Family (60x110)	12	720,805	8,649,660	11.50%	994,711	32	11/1/18
SF5	Residential	Single Family (65x120)	5	850,550	4,252,750	11.50%	489,066	32	11/1/18
SF6	Residential	Single Family (80x120)	4	1,225,369	4,901,476	11.50%	563,670	32	11/1/18
SF7	Residential	Single Family (90x120)	1	1,009,128	1,009,128	11.50%	116,050	32	11/1/18
SF8	Residential	Single Family (65x110)	2	792,886	1,585,772	11.50%	182,364	32	11/1/18
SF9	Residential	Single Family (65x135)	2	720,805	1,441,610	11.50%	165,785	32	11/1/18
SF10	Residential	Single Family (100x100)	2	1,297,450	2,594,900	11.50%	298,414	32	11/1/18
SF11	Residential	Single Family (90x135)	1	1,492,067	1,492,067	11.50%	171,588	32	11/1/18
SF12	Residential					11.50%			
TH1	Residential	Townhome (30x120)	70	396,443	27,751,010	11.50%	3,191,366	32	11/1/18
TH2	Residential					11.50%			
TH3	Residential					11.50%			
MF1	Residential	Multifamily (Market)	280	126,141	35,319,480	11.50%	4,061,740	18	9/1/17
MF2	Residential	Multifamily (Senior)	330	108,121	35,679,930	11.50%	4,103,192	32	11/1/18
MF3	Residential					11.50%			
MF4	Residential					11.50%			
Inn	Commercial	44-Room Inn	44	180,201	7,928,844	25.00%	1,982,211	18	9/1/17
Retail	Commercial	Retail	5000	166	830,550	25.00%	207,638	18	9/1/17

(2) Source: VT Projections dated 9/30/2015

Note: VT derived projected market value by looking at taxes paid for similar comps in JoCo and backing into the valuation

Transient Guest Tax (3)

Number of Rooms	44
Average Occupancy	60%
Average Daily Rate	140
TGT Rate	9%
Amt Captured by City	25,000
State Collection Fee	2%

(3) Source: VT projections dated 2/9/2015 and 9/30/15; email from Rich Muller on 2/9/2015 clarifying number of rooms subject to TGT; City capture per MOU



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Incremental Revenue Calculation

ASSESSED VALUATION

Property Class	Description	Partial?	Completion	0	1	2	3	4	5	6	7	8
				2015	2016	2017	2018	2019	2020	2021	2022	2023
SF1	Single Family (48x120)	No	11/1/17	0	0	Complete	Assess	615,477	621,632	627,848	634,127	640,468
SF2	Single Family (50x120)	No	11/1/17	0	0	Complete	Assess	1,218,522	1,230,707	1,243,014	1,255,444	1,267,999
SF3	Single Family (60x120)	No	11/1/17	0	0	Complete	Assess	95,326	96,280	97,243	98,215	99,197
SF4	Single Family (60x110)	No	11/1/18	0	0	0	Complete	Assess	994,711	1,004,658	1,014,705	1,024,852
SF5	Single Family (65x120)	No	11/1/18	0	0	0	Complete	Assess	489,066	493,957	498,896	503,885
SF6	Single Family (80x120)	No	11/1/18	0	0	0	Complete	Assess	563,670	569,306	575,000	580,749
SF7	Single Family (90x120)	No	11/1/18	0	0	0	Complete	Assess	116,050	117,210	118,382	119,566
SF8	Single Family (65x110)	No	11/1/18	0	0	0	Complete	Assess	182,364	184,187	186,029	187,890
SF9	Single Family (65x135)	No	11/1/18	0	0	0	Complete	Assess	165,785	167,443	169,117	170,809
SF10	Single Family (100x100)	No	11/1/18	0	0	0	Complete	Assess	298,414	301,398	304,412	307,456
SF11	Single Family (90x135)	No	11/1/18	0	0	0	Complete	Assess	171,588	173,304	175,037	176,787
TH1	Townhome (30x120)	Yes	11/1/17	0	0	Complete	Assess	797,842	0	0	0	0
TH1	Townhome (30x120)	No	11/1/18	0	0	0	Complete	Assess	3,191,366	3,223,280	3,255,513	3,288,068
MF1	Multifamily (Market)	Yes	9/1/16	0	Complete	Assess	1,015,435	0	0	0	0	0
MF1	Multifamily (Market)	No	9/1/17	0	0	Complete	Assess	4,061,740	4,102,358	4,143,381	4,184,815	4,226,663
MF2	Multifamily (Senior)	Yes	11/1/17	0	0	Complete	Assess	1,025,798	0	0	0	0
MF2	Multifamily (Senior)	No	11/1/18	0	0	0	Complete	Assess	4,103,192	4,144,224	4,185,666	4,227,523
Inn	44-Room Inn	No	9/1/17	0	0	Complete	Assess	1,982,211	2,002,033	2,022,053	2,042,274	2,062,697
Retail	Retail	No	9/1/17	0	0	Complete	Assess	207,638	209,714	211,811	213,929	216,068
Subtotal: Assessed Valuation				0	0	0	1,015,435	10,004,554	18,538,928	18,724,318	18,911,561	19,100,677
Less: Base Year Valuation				0	0	0	-1,015,435	-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760
Total: Incremental Assessed Valuation				0	0	0	0	8,928,794	17,463,168	17,648,558	17,835,801	18,024,917

TRANSIENT GUEST TAX BASE

Class	Description	Completion	0	1	2	3	4	5	6	7	8
			2015	2016	2017	2018	2019	2020	2021	2022	2023
Inn	44-Room Inn	9/1/17	0	0	112,420	1,349,040	1,355,785	1,362,564	1,369,377	1,376,224	1,383,105

TIF REVENUE CALCULATION

	0	1	2	3	4	5	6	7	8
	2015	2016	2017	2018	2019	2020	2021	2022	2023
Incremental Property Taxes	0	0	0	0	885,183	1,731,264	1,749,643	1,768,206	1,786,954
Incremental TGT Revenues	0	0	9,915	118,985	119,580	120,178	120,779	121,383	121,990
TGT Retained by City	0	0	-9,915	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000
Other Income	0	0	0	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
TOTAL INCREMENTAL REVENUES	0	0	0	83,985	969,763	1,816,442	1,835,422	1,854,589	1,873,944



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Incremental Revenue Calculation

Version

ASSESSED VALUATION				TIF Year/Calendar Year								
				9	10	11	12	13	14	15	16	17
Property Class	Description	Partial?	Completion	2024	2025	2026	2027	2028	2029	2030	2031	2032
SF1	Single Family (48x120)	No	11/1/17	646,873	653,341	659,875	666,474	673,138	679,870	686,668	693,535	700,471
SF2	Single Family (50x120)	No	11/1/17	1,280,679	1,293,486	1,306,421	1,319,485	1,332,680	1,346,006	1,359,466	1,373,061	1,386,792
SF3	Single Family (60x120)	No	11/1/17	100,189	101,191	102,203	103,225	104,257	105,300	106,353	107,416	108,490
SF4	Single Family (60x110)	No	11/1/18	1,035,100	1,045,451	1,055,906	1,066,465	1,077,129	1,087,901	1,098,780	1,109,767	1,120,865
SF5	Single Family (65x120)	No	11/1/18	508,924	514,014	519,154	524,345	529,589	534,885	540,233	545,636	551,092
SF6	Single Family (80x120)	No	11/1/18	586,557	592,423	598,347	604,330	610,374	616,477	622,642	628,868	635,157
SF7	Single Family (90x120)	No	11/1/18	120,762	121,969	123,189	124,421	125,665	126,922	128,191	129,473	130,768
SF8	Single Family (65x110)	No	11/1/18	189,768	191,666	193,583	195,519	197,474	199,449	201,443	203,457	205,492
SF9	Single Family (65x135)	No	11/1/18	172,517	174,242	175,984	177,744	179,522	181,317	183,130	184,961	186,811
SF10	Single Family (100x100)	No	11/1/18	310,530	313,636	316,772	319,940	323,139	326,370	329,634	332,930	336,260
SF11	Single Family (90x135)	No	11/1/18	178,555	180,340	182,144	183,965	185,805	187,663	189,540	191,435	193,349
TH1	Townhome (30x120)	Yes	11/1/17	0	0	0	0	0	0	0	0	0
TH1	Townhome (30x120)	No	11/1/18	3,320,948	3,354,158	3,387,699	3,421,576	3,455,792	3,490,350	3,525,254	3,560,506	3,596,111
MF1	Multifamily (Market)	Yes	9/1/16	0	0	0	0	0	0	0	0	0
MF1	Multifamily (Market)	No	9/1/17	4,268,930	4,311,619	4,354,735	4,398,283	4,442,265	4,486,688	4,531,555	4,576,871	4,622,639
MF2	Multifamily (Senior)	Yes	11/1/17	0	0	0	0	0	0	0	0	0
MF2	Multifamily (Senior)	No	11/1/18	4,269,798	4,312,496	4,355,621	4,399,177	4,443,169	4,487,601	4,532,477	4,577,801	4,623,579
Inn	44-Room Inn	No	9/1/17	2,083,324	2,104,157	2,125,198	2,146,450	2,167,915	2,189,594	2,211,490	2,233,605	2,255,941
Retail	Retail	No	9/1/17	218,229	220,411	222,616	224,842	227,090	229,361	231,655	233,971	236,311
Subtotal: Assessed Valuation				19,291,683	19,484,600	19,679,446	19,876,241	20,075,003	20,275,753	20,478,511	20,683,296	20,890,129
Less: Base Year Valuation				-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760	-1,075,760
Total: Incremental Assessed Valuation				18,215,923	18,408,840	18,603,686	18,800,481	18,999,243	19,199,993	19,402,751	19,607,536	19,814,369

TRANSIENT GUEST TAX BASE				TIF Year/Calendar Year								
				9	10	11	12	13	14	15	16	17
Class	Description	Completion		2024	2025	2026	2027	2028	2029	2030	2031	2032
Inn	44-Room Inn	9/1/17		1,390,020	1,396,971	1,403,955	1,410,975	1,418,030	1,425,120	1,432,246	1,439,407	1,446,604

TIF REVENUE CALCULATION				TIF Year/Calendar Year								
				9	10	11	12	13	14	15	16	17
				2024	2025	2026	2027	2028	2029	2030	2031	2032
Incremental Property Taxes				1,805,890	1,825,016	1,844,332	1,863,842	1,883,547	1,903,449	1,923,550	1,943,852	1,964,357
Incremental TGT Revenues				122,600	123,213	123,829	124,448	125,070	125,696	126,324	126,956	127,590
TGT Retained by City				-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000
Other Income				-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
TOTAL INCREMENTAL REVENUES				1,893,490	1,913,228	1,933,161	1,953,290	1,973,617	1,994,145	2,014,874	2,035,808	2,056,947



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Incremental Revenue Calculation

: PV TIF Model-Project Plan-100815.xlsx
Subject to Change

ASSESSED VALUATION

Property Class	Description	Partial?	Completion	18	19	20
				2033	2034	2035
SF1	Single Family (48x120)	No	11/1/17	707,475	714,550	721,695
SF2	Single Family (50x120)	No	11/1/17	1,400,660	1,414,666	1,428,813
SF3	Single Family (60x120)	No	11/1/17	109,575	110,671	111,778
SF4	Single Family (60x110)	No	11/1/18	1,132,074	1,143,395	1,154,828
SF5	Single Family (65x120)	No	11/1/18	556,603	562,169	567,791
SF6	Single Family (80x120)	No	11/1/18	641,509	647,924	654,403
SF7	Single Family (90x120)	No	11/1/18	132,075	133,396	134,730
SF8	Single Family (65x110)	No	11/1/18	207,547	209,622	211,719
SF9	Single Family (65x135)	No	11/1/18	188,679	190,566	192,471
SF10	Single Family (100x100)	No	11/1/18	339,622	343,019	346,449
SF11	Single Family (90x135)	No	11/1/18	195,283	197,236	199,208
TH1	Townhome (30x120)	Yes	11/1/17	0	0	0
TH1	Townhome (30x120)	No	11/1/18	3,632,072	3,668,393	3,705,077
MF1	Multifamily (Market)	Yes	9/1/16	0	0	0
MF1	Multifamily (Market)	No	9/1/17	4,668,866	4,715,554	4,762,710
MF2	Multifamily (Senior)	Yes	11/1/17	0	0	0
MF2	Multifamily (Senior)	No	11/1/18	4,669,815	4,716,513	4,763,678
Inn	44-Room Inn	No	9/1/17	2,278,500	2,301,285	2,324,298
Retail	Retail	No	9/1/17	238,674	241,061	243,471
Subtotal: Assessed Valuation				21,099,030	21,310,020	21,523,120
Less: Base Year Valuation				-1,075,760	-1,075,760	-1,075,760
Total: Incremental Assessed Valuation				20,023,270	20,234,260	20,447,360

TRANSIENT GUEST TAX BASE

Class	Description	Completion	18	19	20
			2033	2034	2035
Inn	44-Room Inn	9/1/17	1,453,837	1,461,106	1,468,412

TIF REVENUE CALCULATION

	18	19	20
	2033	2034	2035
Incremental Property Taxes	1,985,067	2,005,984	2,027,110
Incremental TGT Revenues	128,228	128,870	129,514
TGT Retained by City	-25,000	-25,000	-25,000
Other Income	-10,000	-10,000	-10,000
TOTAL INCREMENTAL REVENUES	2,078,295	2,099,854	2,121,624



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District

Base Year Value Calculation

BASE YEAR VALUES

Parcel ID	Description	JoCo Assessor Data		Calculated	
		Land sf (1)	Acreage (1)	Acreage	2015 AV (1)
OF251233-2026	Clubhouse		7.94	7.94	380,001
OF251233-2001	Golf Course		113.83	113.83	639,728
OF251233-2023	Storage Building		1.1	1.10	23,528
OF251233-2002	Golf Course	76,893		1.77	21,523
OF251233-1013	Golf Course	45,187		1.04	1,130
OP2300000B 000A1	Golf Course		2.06	2.06	675
OP2300000B 0001	Golf Course	30,401	0.7	0.70	760
OP2300000B 0002	Golf Course		0.7	0.70	765
OP2300000B 0003	Golf Course		0.7	0.70	765
OP2300000B 0004	Golf Course		0.7	0.70	765
OP2300000B 0005	Golf Course		0.7	0.70	765
OP2300000B 0006	Golf Course		0.7	0.70	765
OP2300000B 0007	Golf Course		0.7	0.70	765
OP2300000B 0008	Golf Course		0.7	0.70	765
OP2300000B 0009	Golf Course		0.7	0.70	765
OP2300000B 0010	Golf Course		0.7	0.70	765
OP2300000B 0011	Golf Course		0.7	0.70	765
OP2300000B 0012	Golf Course		0.7	0.70	765
Totals				136.13	1,075,760

(1) Source: JoCo Appraiser's 2015 Annual Notice of Value. Verified by JW on 2/25/14.



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
TIF Project Sources and Uses

Version: PV TIF Model-Project Plan-100815.xlsx

USES OF FUNDS BY SOURCE

	GENERAL OBLIGATION BONDS	SPECIAL OBLIGATION BONDS	IRB/SALES TAX CONTRIBUTION	OTHER	TOTALS	
CONSTRUCTION BUDGET/AVAILABLE FUNDS	11,365,000	7,940,000	1,720,000	0	21,025,000	
Parks						
Land Acquisition	5,996,330	5,996,330			5,996,330	
Pond Work	1,525,590	1,334,165	191,425		1,525,590	
Trails	1,339,550	1,339,550			1,339,550	
ParkDesign & Imprvmts.	703,631	499,601	21,173	182,857	703,631	
Activity Center/Other Park	1,500,000			1,500,000	1,500,000	
Site Preparation						
Grading/Erosion Control	180,225	180,225			180,225	
Streets and Paving						
Public Streets	1,383,943	1,383,943			1,383,943	
Street Trees/Landscaping	208,000	208,000			208,000	
Street Lighting	138,000	138,000			138,000	
Nall Avenue Turn Lanes	15,970	15,970			15,970	
Public Transit Imprvmts	37,143		37,143		37,143	
Utilities						
Storm Sewers	1,020,063	1,020,063			1,020,063	
Sanitary Sewer	1,047,442	1,047,442			1,047,442	
Contingency						
Park Contingency	755,354	755,354			755,354	
Utility Contingency	457,194		457,194		457,194	
Construction Contingency	520,855		520,855		520,855	
Fees						
Inspection Fees	241,427		241,427		241,427	
Engineering Design/Survey	482,855		482,855		482,855	
Construction Staking	80,476		80,476		80,476	
Construction Bonds	160,952		160,952		160,952	
Bond Transaction Costs						
Capitalized Interest	2,536,329	1,006,556	1,529,773		2,536,329	
Costs of Issuance	596,848	348,190	248,658		596,848	
Underwriting Fees	93,178	85,238	7,940		93,178	
Rounding/Other	3,645	16	3,629		3,645	
TOTAL USES	21,025,000	11,365,000	7,940,000	1,720,000	0	21,025,000



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Sources and Uses of TIF Bonds

Dated Date: 2/15/16
Delivery Date: 2/15/16
Date of Source File: 10/4/15

GENERAL OBLIGATION BONDS

SOURCES OF FUNDS	TAX-EXEMPT	TAXABLE	TOTAL
Par Amount of Bonds	11,365,000	0	11,365,000
Other Sources	0	0	0
TOTAL SOURCES	11,365,000	0	11,365,000
USES OF FUNDS			
Project Fund Deposit	9,925,000	0	9,925,000
Capitalized Interest	1,006,556	0	1,006,556
Costs of Issuance	348,190	0	348,190
Underwriting Fees	85,238	0	85,238
Rounding/Other	16	0	16
TOTAL USES	11,365,000	0	11,365,000

Assumed Share of TIF Revenue Stream 50%
Typical Annual Debt Service Coverage 1.10x

SPECIAL OBLIGATION BONDS

SOURCES OF FUNDS	TAX-EXEMPT	TAXABLE	TOTAL
Par Amount of Bonds	7,940,000	0	7,940,000
Other Sources	0	0	0
TOTAL SOURCES	7,940,000	0	7,940,000
USES OF FUNDS			
Project Fund Deposit	6,150,000	0	6,150,000
Capitalized Interest	1,529,773	0	1,529,773
Costs of Issuance	248,658	0	248,658
Underwriting Fees	7,940	0	7,940
Rounding/Other	3,629	0	3,629
TOTAL USES	7,940,000	0	7,940,000

Assumed Share of TIF Revenue Stream 50%
Typical Annual Debt Service Coverage 1.25x



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Bond Debt Service and Coverage

Dated Date: 2/15/16
Delivery Date: 2/15/16

TIF Plan Adoption: 11/15/15
Maximum Bond Maturity Date: 11/15/35
Date of Source File: 10/4/15

GENERAL OBLIGATION BONDS

Revenue Share: 50%

	Incremental Revs	Taxables			Tax-Exempts			Net Debt Service	Debt Service Coverage	Excess Revenues	Cum. Excess Revenues
		Scale	Principal	Interest	Cap I	Scale	Principal				
2015	0										
2016	0							n/a	0	0	
2017	0							n/a	0	0	
2018	41,993							n/a	41,993	41,993	
2019	484,882	1.53	265,000	313,461	-156,730		421,730	1.14x	63,151	105,144	
2020	908,221	1.77	510,000	309,406			819,406	1.10x	88,815	193,959	
2021	917,711	1.95	530,000	300,379			830,379	1.10x	87,332	281,291	
2022	927,294	2.14	550,000	290,044			840,044	1.10x	87,250	368,541	
2023	936,972	2.31	570,000	278,274			848,274	1.10x	88,698	457,239	
2024	946,745	2.42	590,000	265,107			855,107	1.10x	91,638	548,877	
2025	956,614	2.53	615,000	250,829			865,829	1.10x	90,785	639,662	
2026	966,581	2.64	640,000	235,270			875,270	1.10x	91,311	730,973	
2027	976,645	2.75	665,000	218,374			883,374	1.10x	93,272	824,245	
2028	986,809	2.84	690,000	200,086			890,086	1.10x	96,723	920,967	
2029	997,072	2.93	720,000	180,490			900,490	1.10x	96,582	1,017,550	
2030	1,007,437	3.02	750,000	159,394			909,394	1.10x	98,043	1,115,593	
2031	1,017,904	3.09	785,000	136,744			921,744	1.10x	96,160	1,211,752	
2032	1,028,474	3.15	815,000	112,488			927,488	1.10x	100,986	1,312,739	
2033	1,039,148	3.20	850,000	86,815			936,815	1.10x	102,333	1,415,071	
2034	1,049,927	3.25	890,000	59,615			949,615	1.10x	100,312	1,515,383	
2035	1,060,812	3.30	930,000	30,690			960,690	1.10x	100,122	1,615,505	
Totals	16,251,239		0	0	0	11,365,000	4,277,290	-1,006,556	14,635,734		



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
 Bond Debt Service and Coverage

Dated Date: 2/15/16
 Delivery Date: 2/15/16

TIF Plan Adoption: 11/15/15
 Maximum Bond Maturity Date: 11/15/35
 Date of Source File: 10/4/15

SPECIAL OBLIGATION BONDS

Revenue Share: 50%

	Incremental Revs	Taxables			Tax-Exempts			Net Debt Service	Debt Service Coverage	Excess Revenues	Cum. Excess Revenues
		Scale	Principal	Interest	Cap I	Scale	Principal				
2015	0										
2016	0										
2017	0										
2018	41,993						338,773	-338,773	0	0	0
2019	484,882						476,400	-476,400	0	0	0
2020	908,221	6.00	100,000	476,400	-238,200		476,400	-476,400	0	41,993	41,993
2021	917,711	6.00	255,000	470,400			338,200		1.43x	146,682	188,674
2022	927,294	6.00	280,000	455,100			725,400		1.25x	182,821	371,495
2023	936,972	6.00	305,000	438,300			735,100		1.24x	182,611	554,106
2024	946,745	6.00	330,000	420,000			743,300		1.24x	183,994	738,100
2025	956,614	6.00	355,000	400,200			750,000		1.24x	186,972	925,072
2026	966,581	6.00	385,000	378,900			755,200		1.25x	191,545	1,116,617
2027	976,645	6.00	415,000	355,800			763,900		1.25x	192,714	1,309,331
2028	986,809	6.00	450,000	330,900			770,800		1.25x	195,781	1,505,112
2029	997,072	6.00	485,000	303,900			780,900		1.25x	195,745	1,700,857
2030	1,007,437	6.00	525,000	274,800			788,900		1.25x	197,909	1,898,766
2031	1,017,904	6.00	560,000	243,300			799,800		1.24x	197,272	2,096,038
2032	1,028,474	6.00	605,000	209,700			803,300		1.25x	204,137	2,300,175
2033	1,039,148	6.00	650,000	173,400			814,700		1.24x	203,204	2,503,379
2034	1,049,927	6.00	695,000	134,400			823,400		1.24x	205,074	2,708,452
2035	1,060,812	6.00	745,000	92,700			829,400		1.25x	209,748	2,918,200
Totals	16,251,239		0	0	0	7,940,000	6,497,773	-1,529,773		12,908,000	



CITY OF PRAIRIE VILLAGE

Meadowbrook Redevelopment District
Bond Interest Rate Derivations

Version: PV TIF Model-Project Plan-100815.xlsx

MMD as of: **10/1/15**

TAX-EXEMPT

TAXABLE Curve Shift: + 60

Benchmark 'AAA' Yields

GENERAL OBLIGATION: + 50

SPECIAL OBLIGATION: + Term

GENERAL OBLIGATION: + 50

SPECIAL OBLIGATION: + 250

2015	
2016	0.23
2017	0.57
2018	0.81
2019	1.03
2020	1.27
2021	1.45
2022	1.64
2023	1.81
2024	1.92
2025	2.03
2026	2.14
2027	2.25
2028	2.34
2029	2.43
2030	2.52
2031	2.59
2032	2.65
2033	2.70
2034	2.75
2035	2.80

2015	
2016	0.73
2017	1.07
2018	1.31
2019	1.53
2020	1.77
2021	1.95
2022	2.14
2023	2.31
2024	2.42
2025	2.53
2026	2.64
2027	2.75
2028	2.84
2029	2.93
2030	3.02
2031	3.09
2032	3.15
2033	3.20
2034	3.25
2035	3.30

2015	
2016	6.00
2017	6.00
2018	6.00
2019	6.00
2020	6.00
2021	6.00
2022	6.00
2023	6.00
2024	6.00
2025	6.00
2026	6.00
2027	6.00
2028	6.00
2029	6.00
2030	6.00
2031	6.00
2032	6.00
2033	6.00
2034	6.00
2035	6.00

2015	
2016	1.33
2017	1.67
2018	1.91
2019	2.13
2020	2.37
2021	2.55
2022	2.74
2023	2.91
2024	3.02
2025	
2026	
2027	
2028	
2029	
2030	
2031	
2032	
2033	
2034	
2035	

2015	
2016	6.60
2017	6.60
2018	6.60
2019	6.60
2020	6.60
2021	6.60
2022	6.60
2023	6.60
2024	6.60
2025	6.60
2026	6.60
2027	
2028	
2029	
2030	
2031	
2032	
2033	
2034	
2035	

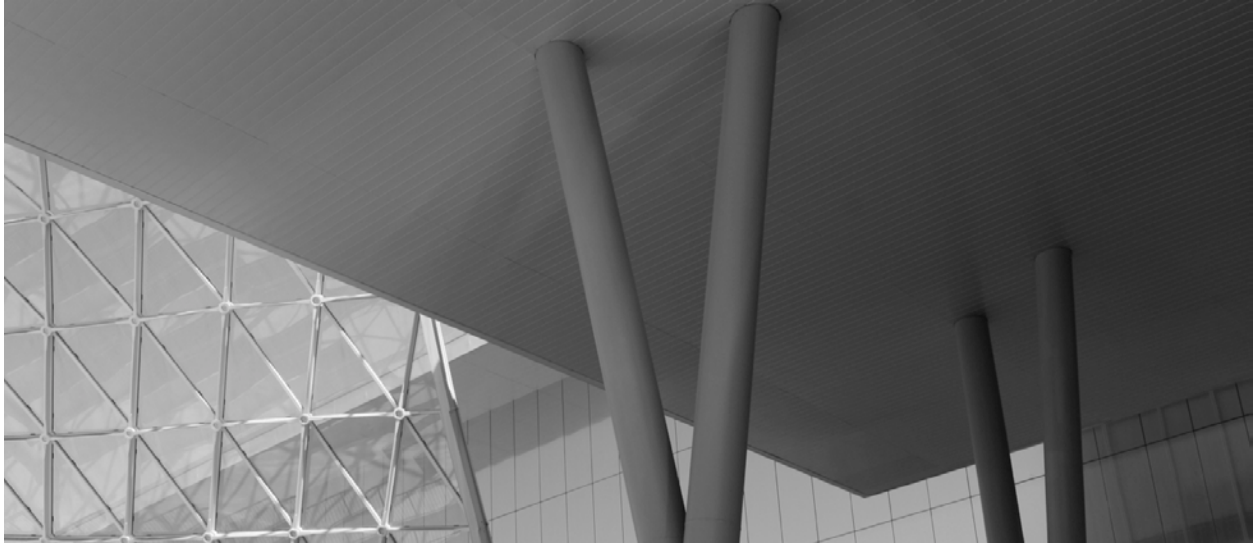


Exhibit B—Results of Comparable Assessed Value Survey



Apartments

Property	Address	Year Built	2015 AV	Units	AV/Unit
Highlands Lodge	5000 Indian Creek Parkway Overland Park, KS	2013	\$31,143,000	184	\$169,255
Village at Mission Farms	4080 Indian Creek Parkway Overland Park, KS	2011	\$30,576,000	185	\$165,276
Corbin Crossing	6801 W 138 th Terrace Overland Park, KS	2006	\$36,645,000	298	\$122,970
Woods of Cherry Creek	12321 Metcalf Avenue Overland Park, KS	1999	\$28,342,000	231	\$122,693
Deer Creek Apartments	12849 Metcalf Avenue Overland Park, KS	2001	\$47,166,000	404	\$116,748

Senior Living

Property	Address	Year Built	2015 AV	Units	AV/Unit
Mission Square	6220 Martway Street Mission, KS	2010	\$11,598,520	55	\$210,882
Village Shalom	5500 W 123 rd Street Overland Park, KS	1999	\$41,925,850	209	\$200,602
Forum at Overland Park	3501 W 95 th Street Overland Park, KS	1988	\$17,796,640	207	\$85,974
Brighton Gardens	7105 Mission Road Prairie Village, KS	1998	\$10,836,310	164	\$66,075

Single Family

Address	Year Built	Land Sq. Footage	Sq. Footage	2015 AV	Notes
2804 W 71 st Street Prairie Village, KS	2014	13,127	3,797	\$908,700	Teardown Rebuild
3104 W 71 st Street Prairie Village, KS	2011	14,034	3,193	\$844,800	Teardown Rebuild
11404 High Dr. Leawood, KS	1992	11,447	2,604	\$803,000	Patio Homes at Hallbrook
2800 W 71 st Street Prairie Village, KS	1953	12,035	2,909	\$744,200	Remodel
11412 High Dr. Leawood, KS	1992	11,935	3,331	\$587,100	Patio Homes at Hallbrook

Town Homes

Address	Year Built	Land Sq. Footage	Sq. Footage	2015 AV	Notes
7925 Bristol Court Prairie Village, KS	1977	4,088	2,790	\$516,000	Triplex
7870 Howe Circle Prairie Village, KS	2013	8,416	1,799	\$381,500	Reverse One and One Half
7866 Howe Circle Prairie Village, KS	1988	3,705	1,523	\$334,200	Conventional
4040 W 79 th Street Prairie Village, KS	1985	0	1,580	\$209,900	Quadraplex

Exhibit E

City Meeting Minutes

[See attached]

CONSENT AGENDA
CITY OF PRAIRIE VILLAGE

November 16, 2015

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
November 2, 2015**

The City Council of Prairie Village, Kansas, met in regular session on Monday, November 2, 2015 at 7:30 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas.

ROLL CALL

Mayor Laura Wassmer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Brooke Morehead, Sheila Myers, Dan Runion, David Morrison, Ted Odell and Terrence Gallagher.

Staff present was: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Public Works Director; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator; Lisa Santa Maria, Finance Director; and Joyce Hagen Mundy, City Clerk.

Also present was Teen Council member Kellie O'Toole, Captain Byron Roberson and City Financial Consultant Jeff White.

Mayor Laura Wassmer led all present in the Pledge of Allegiance.

INTRODUCTION OF STUDENTS & SCOUTS

No scouts or students were in attendance.

PUBLIC PARTICIPATION

No one was present to address the City Council.

CONSENT AGENDA

Council President Brooke Morehead moved for the approval of the Consent Agenda for November 2, 2015:

1. Approve Regular City Council Minutes - October 19, 2015
2. Approve purchase of a 2016 Ford F150 for an Animal Control vehicle from Shawnee Mission Ford at a cost not to exceed \$22,000

A roll call vote was taken with the following members voting "aye": Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Myers, Morehead, Runion, Morrison, Odell and Gallagher.

COMMITTEE REPORTS

Council Committee of the Whole

COU2015-36 Consider Charter Ordinance No. 26 repealing certain prior Charter Ordinances codified into the City Code and Ordinance 2338 enacting substitute provisions of the Code of the City of Prairie Village regarding elections and vacancies for office

Katie Logan noted the only change to the ordinance from what was presented at the committee meeting on October 19th is the addition of a provision for an organizational meeting on the 2nd Monday in January. The initial terms of office for Council and Mayor have been shortened by three months to accommodate the change in the election date.

Ruth Hopkins confirmed that the April election has been cleared with the Johnson County Election Office. Mayor Wassmer stated the state legislators have stated they would allow the proposed April election.

Terrence Gallagher confirmed that the process for filing a mayoral or council vacancy has not changed.

Andrew Wang moved the Governing Body adopt Charter Ordinance #26

exempting the City of Prairie Village, Kansas, from the provisions of K.S.A. 13-513 and K.S.A. 12-104a, which relate to vacancies in the Office of the Mayor or Council Member and the K.S.A. 25-2108a relating to primary elections, and repealing Charter Ordinances nos. 14, 20 and 24. The motion was seconded by Sheila Myers.

A roll call vote was taken with the following members voting “aye”: Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Myers, Morehead, Runion, Morrison, Odell, Gallagher and Wassmer.

Andrew Wang moved the City Council adopt Ordinance 2338 amending Sections 6-104 entitled “City Officers; General Election”, 6-105 entitled “Council Members Elections; Terms”, and 6-106 entitled “Commencement of Terms of Office; Oath of Office” of Article 1, Chapter VI entitled “Elections” of the code of the City of Prairie Village, Kansas. The motion was seconded by Ted Odell.

A roll call vote was taken with the following members voting “aye”: Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Myers, Morehead, Runion, Morrison, Odell, and Gallagher.

COU2015-40 Consider bid award for the 2015 Tree Trimming Program

Steve Noll moved the City Council approve the award of the of the bid for the 2015 Tree Trimming Program to The Davey Tree Expert Company for \$83,040.00 for trimming trees in city right-of-way. The motion was seconded by David Morrison and passed by a vote of 11 to 1 with Ruth Hopkins voting in opposition.

Mayor's Report

Mayor Wassmer reported on her activities representing the city including attending the retirement celebration of Sgt. Curt Winn, speaking at the Corinth Hills

Homes Association meeting and attending a Council/Mayor/Legislator meeting. She noted that she heard the legislature will attempt to move up the effective date for the property tax lid. Eric Mikkelson stated it was important that the city monitor those actions in relation to the city's 2017 budget. Quinn Bennion noted that the impact would more likely be on the 2016 budget and that staff is monitoring. Mayor Wassmer reported that she and several other council members will be attending the National League of Cities Conference at the end of this week.

STAFF REPORTS

Public Safety

- Chief Schwartzkopf reported the Dispatch area is operational with a few final items remaining to be completed on the remodel.
- The "Coffee with a Cop" on November 1st at Hy-Vee was well attended.
- Officer Brian Wolf will be recognized with the bronze valor award by the Metro Chiefs' Association for his actions at the Bank of America robbery last year.

Public Works

- Keith Bredehoeft reported that they have begun laying asphalt on 75th Street.
- WaterOne is replacing the main line on Mission Road between 79th and 83rd.
- The replacement trees for those removed because of Emerald Ash Bore will be planted in the spring, not the fall.

Erik Mikkelson acknowledged the tree planting and identification recently done in Windsor Park noting he was pleased with this new amenity to the park.

Administration

- Nolan Sunderman reported on the upcoming Legislative Regional Suppers.
- Lisa Santa Maria noted the recently distributed Third Quarter Financial Report and highlighted some of the items.
- The 2016 budget books are at the printers and will be distributed shortly. The budget book can be found on the city's website.
- The final certified mil levy by the county for the city is 19.5.
- The City received a Certificate of Achievement Award from GFOA for the 2014 CARF Report.
- Quinn Bennion announced that due to the length of the Planning Commission's November agenda, the Meadowbrook items will be continued as a special meeting to be held at Meadowbrook on Thursday, November 12th at 6 p.m.
- Mr. Bennion reported the primary concerns expressed at the neighborhood meeting were related to the proposed roadway onto Roe.

OLD BUSINESS

There was no Old Business to come before the City Council.

NEW BUSINESS

Jori Nelson provided an update from the Shawnee Mission School Board meeting noting that the building permit has been issued for Briarwood and the contract has been awarded. The Board also recognized a Shawnee East student for receiving a perfect ACT score.

Committee meetings scheduled for the next two weeks include:

Board of Zoning Appeals	11/03/2015	6:30 p.m.
Planning Commission	11/03/2015	7:00 p.m.
Tree Board	11/04/2015	6:00 p.m.
Sister City Committee	11/09/2015	5:30 p.m.
Prairie Village Arts Council	11/11/2015	5:30 p.m.
Park & Recreation Committee	11/11/2015	6:30 p.m.
Jazz Fest Committee	11/12/2015	5:30 p.m.
Planning Commission Meeting @ Meadowbrook	11/12/2015	6:00 p.m.
Council Committee of the Whole	11/16/2015	6:00 p.m.
City Council	11/16/2015	7:30 p.m.

=====

The Prairie Village Arts Council is pleased to present the paintings of Chun Wang in the R. G. Endres Gallery during the month of November. The artist reception will be Friday, November 13th, from 6:30- 7:30 p.m.

Save the Date - The Northeast Johnson County Chamber of Commerce Annual Gala will be held on Saturday, November 21st at Overland Park Convention Center at 5:30 p.m.

Save the Date - Johnson & Wyandotte Counties Council of Mayors Holiday Social on Wednesday, December 2nd at 5:30 p.m. at Sporting KC Stadium.

Save the Date for the Mayor’s Holiday Tree Lighting on Thursday, December 3rd from 6 p.m. to 7 p.m.

Save the Date for the Annual Volunteer Appreciation Event on Friday, December 4th at 6:30 p.m. at Milburn Country Club.

Save the Date for the annual Gingerbread House decorating parties on Sunday, December 6th at 1:30 p.m. or 3:00 p.m. at Brighton Gardens.

ADJOURNMENT

With no further business to come before the City Council the meeting was adjourned at 8:00 p.m.

Joyce Hagen Mundy
City Clerk



CITY CLERK DEPARTMENT

Council Meeting Date: November 16, 2015
CONSENT AGENDA

Consider renewal of Blue Valley Public Safety contract for the City's outdoor warning siren system maintenance in 2016

RECOMMENDATION

Recommend the City Council approve the agreement between the City of Prairie Village and Blue Valley Public Safety in the amount of \$3,840.00.

BACKGROUND

Blue Valley Public Safety has maintained the siren system for the City's outdoor warning each year since 1984. The maintenance cost is the same as previous years with no changes to the terms and conditions. The City has a good working relationship with Blue Valley Public Safety and the agreement has been approved by the City Attorney.

ATTACHMENTS

1. Agreement

PREPARED BY

Meghan Boom
Deputy City Clerk

Date: November 12, 2015



509 JAMES ROLLO DRIVE ♦ PO BOX 363
 GRAIN VALLEY, MO 64029
 (816) 847-7502

MAINTENANCE AGREEMENT

PO # _____

Maintenance Period: 01-01-16 thru 12-31-16

Payment Period: Annual

Customer Address		Billing Address		
Prairie Village Police Department ATTN: Jennifer Wright, Ex. Asst. 7710 Mission Road Prairie Village, KS 66208				
Phone	Attention of			
Qty.	Model and Description	Unit per Month	Month Total	Annual
4	M/N 2001 Sirens	16.00	64.00	
6	M/N FCTD/DCFCTB Radio Controls	18.00	108.00	
24	Batteries	5.50	132.00	
	Monthly Total (Jan-Jun.):		304.00	1,824.00
2	Eclipse-8 Sirens	16.00	32.00	
	Monthly Total (Jul-Dec.):		336.00	2,016.00
	ANNUAL TOTAL:			\$ 3,840.00
2	UNDER WARRANTY: M/N Eclipse-8 Sirens thru 6/16			

BLUE VALLEY PUBLIC SAFETY

Dee A. Wieduwilt

Dee A. Wieduwilt, Office Manager

Date: 11/5/2015 11:07:00 AM

CUSTOMER

City of Prairie Village, KS

By: _____

Date: _____

TERMS AND CONDITIONS

This Maintenance Agreement (this Agreement) is between Blue Valley Public Safety ("BLUE VALLEY") and the ("CUSTOMER") as indicated on the reverse side of this Agreement.

In consideration of the mutual agreements herein contained, BLUE VALLEY and the CUSTOMER agree as follows:

1. Subject to the terms and provisions of the Agreement, BLUE VALLEY hereby agrees to maintain and service for equipment (the "EQUIPMENT") described on the reverse side of this Agreement beginning and ending on the dates indicated.

2. CUSTOMER hereby agrees to pay BLUE VALLEY the total of monthly charge(s) set forth on the reverse side for the one-year term of this Agreement. In addition, CUSTOMER shall pay for any sales, use, excise or other taxes, if any, which may be imposed upon the furnishing of parts, components or service pursuant to this Agreement.

3. The services to be performed by BLUE VALLEY hereunder shall consist of repair or replacement of the EQUIPMENT and parts and components thereof which have malfunctioned or become inoperative in normal wear and usage. This Agreement does not extend to repair or replacement of the EQUIPMENT or parts or components thereof which have malfunctioned or become inoperative for any other reason, including, but not limited to, misuse, abuse, vehicular accident, fire, natural disaster, explosion or other casualty, or modification or alteration by any party other than BLUE VALLEY.

4. BLUE VALLEY'S obligation to service the EQUIPMENT pursuant to this Agreement shall consist of its obligation of repair or replacement hereinabove set forth. In the event of any breach of such obligation by BLUE VALLEY, CUSTOMER'S sole remedy shall be to terminate this Agreement and receive from BLUE VALLEY the lesser of: (i) the actual and reasonable cost of such repair or replacement by another party; or (ii) the monthly charges theretofore paid by CUSTOMER in respect of such of the EQUIPMENT for which breach is claimed by CUSTOMER. In no event shall BLUE VALLEY be responsible for consequential damages or other damages, such as, but not limited to, loss of profits, cost of purchasing or renting replacement equipment, or loss of use of the EQUIPMENT or vehicles in which the EQUIPMENT shall be installed. This limitation on the liability of BLUE VALLEY shall not extend to any claim for damages arising out of injury to person or property directly and proximately caused by the EQUIPMENT.

5. BLUE VALLEY shall be under no obligation to provide services at any site other than the site, designated pursuant to this Agreement. In the event that BLUE VALLEY should nonetheless perform service at any other site at the request of CUSTOMER, then CUSTOMER shall be responsible for providing a safe and suitable working site, and shall be responsible for all additional costs and expenses incurred by BLUE VALLEY in performing services at such site, including, but not limited to, transportation costs, temporary equipment rentals, employee overtime, and additional labor costs resulting from utilization of local union workmen to conform with any agreements or other requirements affecting such work site.

6. Any item of the EQUIPMENT which is not new or which has not been subject to a Maintenance service agreement with BLUE VALLEY immediately prior to this Agreement shall be inspected by BLUE VALLEY at CUSTOMER'S request and restored to operative condition at the expense of CUSTOMER. In the event BLUE VALLEY is unable to restore the EQUIPMENT to operative condition, then effective upon the date of notice of such fact to CUSTOMER, this Agreement shall be terminated as to such EQUIPMENT and the charges hereunder equitably reduced. Such termination shall have no effect as to any other EQUIPMENT hereinabove specified, and in addition, CUSTOMER shall pay its reasonable charges for parts and labor expended in its attempt to restore such EQUIPMENT to operative condition.

7. BLUE VALLEY warrants that parts, components and services furnished pursuant to this Agreement shall be commercially free from defects of material and workmanship at the time EQUIPMENT is returned to CUSTOMER. Any claim for breach of this warranty shall be ineffective unless written notice thereof shall be given to BLUE VALLEY within the period of one year from the date hereof. THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY, FITNESS FOR PURPOSE AND OF ANY OTHER TYPE, WHETHER EXPRESS OR IMPLIED.

8. BLUE VALLEY shall use reasonable diligence to perform its obligations hereunder on a commercially timely basis but subject to delays or failures resulting from fire, war, labor disputes, acts of God, governmental regulations, commercial shortages, component or material unavailability, and other causes beyond its reasonable control. Performance by BLUE VALLEY is further conditioned upon complete information or instructions being furnished by CUSTOMER regarding inoperative or malfunctioning conditions of the EQUIPMENT and possible causes thereof.

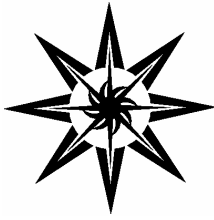
9. CUSTOMER represents and warrants that: (i) CUSTOMER owns the EQUIPMENT or has full right of possession and use thereof throughout the term of this Agreement; (ii) CUSTOMER has full power and authority to enter into this Agreement; and (iii) the performance of this Agreement by BLUE VALLEY as hereinabove set forth will not violate any contracts or arrangements to which CUSTOMER is a party or which may be binding upon CUSTOMER.

10. This Agreement may terminate by either party hereto in whole or in part as to less than all items of the EQUIPMENT upon giving to other party sixty (60) days advance written notice of its intent to terminate; except that (i) BLUE VALLEY shall complete all services herein required of it with respect to EQUIPMENT therefore delivered to BLUE VALLEY and shall return same to CUSTOMER; (ii) CUSTOMER shall pay for all charges or other costs accruing prior to the effective date of termination or with respect to EQUIPMENT thereafter returned to CUSTOMER by BLUE VALLEY; and (iii) BLUE VALLEY shall return to CUSTOMER all payments made by CUSTOMER applicable to terminated maintenance service to have been rendered by BLUE VALLEY subsequent to the effective date of termination.

11. This Agreement constitutes the only agreement between BLUE VALLEY and CUSTOMER respecting the subject matter hereof and supersedes all prior agreements or understandings, whether written or oral. This Agreement may not be amended or modified except in writing signed by BLUE VALLEY and CUSTOMER. Neither party may assign any rights hereunder without the prior written consent of the other. This Agreement shall be solely for the benefit of BLUE VALLEY and CUSTOMER and no other party shall have any rights hereunder.

12. *SPECIAL PROVISIONS

_____ 96 _____ Hours response time.



CITY CLERK DEPARTMENT

Council Meeting Date: November 16, 2015
CONSENT AGENDA

Consider Approval of 50 Plus Facility Use Agreement

RECOMMENDATION

Recommend the Governing Body approve the Interlocal Agreement between the City of Prairie Village and Johnson County Park & Recreation District for the use of City facilities for 50+ programming in 2016.

BACKGROUND

For the past several years Johnson County Park & Recreation District and the City of Prairie Village have entered into an interlocal agreement making it possible for the District to provide 50+ programming in city facilities. The terms of the agreement, which renews annually, have not changed.

RELATION TO VILLAGE VISION

LG2A Build on intermunicipal cooperative activities, agreements and planning initiatives

ATTACHMENTS

1. Interlocal Agreement.

PREPARED BY

Joyce Hagen Mundy
City Clerk

Date: November 12, 2015

2016 CITY OF PRAIRIE VILLAGE 50 PLUS FACILITY USE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of November, 2015 by and between the City of Prairie Village, Kansas, hereinafter referred to as the "City", and the Johnson County Park and Recreation District, hereinafter referred to as the "JCPRD", each party having been organized and now existing under the laws of the State of Kansas.

WHEREAS, K.S.A. 19-2862 authorizes JCPRD to enter into contracts; and the City is authorized to enter into contracts by virtue of Article 12, Section 5, of the Kansas Constitution and K.S.A. 12-101; and

WHEREAS, JCPRD has established and conducts a program to provide for the recreational, cultural, educational, and social needs of senior citizens; and

WHEREAS, the City has facilities available for such programs; and

WHEREAS, a coordinated approach to the provision of recreational and cultural services to the population is most effective and efficient; and

WHEREAS, the Governing Body of the City did approve and authorize its Mayor to execute this agreement by official vote of said body on the ____ day of _____, 2015; and

WHEREAS, the Governing Body of JCPRD did authorize its chairperson to execute this agreement by official vote of said body on the ____ day of _____, 2015.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants and agreements herein contained, and for other good and valuable consideration, the parties agree as follows:

1. The JCPRD shall have access to and the use of city facilities for the term, times and use as hereinafter mutually agreed upon.
2. Duration of Agreement and Termination - This agreement shall be in effect from **January 1, 2016** through the period ending **January 1, 2017**, provided that this agreement may be terminated by either party, giving at least 30 days' prior written notice to the other party of its intention to terminate this agreement; further provided that if the City or JCPRD shall fail or refuse to comply with any of the obligations or provisions herein agreed, the affected party shall have the right to notify the other party in writing of such default; and if the party so notified shall remain in default for 30 days thereafter, the affected party may elect to cancel this agreement immediately thereafter.
3. No Legal Entity Created - There will be no separate legal entity created under this agreement.
4. Purpose of the Agreement - The purpose of this agreement is to facilitate cooperation in the establishment and operation of recreational and cultural programs and to define responsibilities for the operation, finances, publicity, facility maintenance, and other matters pertaining to the programs.
5. Financing - Except as may be otherwise provided herein, JCPRD shall provide all funding and personnel necessary to manage the 50 Plus programming.

6. Acquisition Holding, and Disposal of Property - The city facilities shall remain the property of the City. JCPRD may not install any fixtures or make any physical changes to the premises and facilities of the City. Any equipment used in the city facilities will either be owned by the City or JCPRD as listed in Appendix A. No equipment is to be jointly owned. In the event that this agreement is terminated, all property shall be returned to the owner agency. The maintenance, repair, replacement, and general upkeep of equipment shall be the responsibility of the owner except as otherwise provided in this agreement. The JCPRD will be responsible for the set up of the facility.
7. Administration of Agreement - The 50 Plus program at the Prairie Village City facilities shall be administered by JCPRD.

8. Responsibilities

JCPRD

- a. Shall provide all support supplies needed to maintain the programs to include office supplies, printing, etc., the cost to be the responsibility of JCPRD.
- b. Shall provide all necessary personnel to establish and maintain quality programs.
- c. Shall permit only persons qualified to conduct programs, to instruct, lead or supervise the classes. It is the responsibility of JCPRD to ensure that the instructors are qualified.
- d. Shall provide an annual report to the City Administrator which will include the number of programs, the number of people served, residency of persons served, an inventory of equipment, the class fee structure.
- e. Shall be responsible for moving tables and chairs to accommodate the programs conducted by JCPRD. JCPRD shall also be responsible for replacing the tables and chairs in the positions required, if such placement does not occur a \$25 maintenance fee will be charged.

The City:

- a. Shall provide access to the Community Center and Municipal Building facilities during days and times agreed upon by the City and JCPRD for programs. The City may choose to provide access at other dates and times provided that such approval is in writing and agreeable to both parties.
 - b. Shall furnish tables and chairs.
 - c. May provide access to kitchen facilities as required for special events, said access to be during non-lunch hours.
9. Indemnification - In case any action in court is brought against the City or City's representative, or any officer or agent, for the failure, omission, or neglect of JCPRD or its officers, agents or employees to perform any of the covenants, acts, matters, or things by this Agreement undertaken, or for injury or damage caused, in whole or in part, by the alleged negligence or other actionable

fault of JCPRD, its officers, agents and employees, the JCPRD shall indemnify and save harmless the City and City’s representative and its officers and agents, from all losses, damages, costs, expenses, judgments, or decrees, or portions thereof, arising out of such action and which arise from and are proximately caused by the negligent or other actionable fault of JCPRD, its officers, agents or employees, provided, however, nothing in this Agreement shall constitute a waiver by JCPRD of any defense JCPRD may have against a third party under the Kansas Tort Claims Act, K.S.A. 75-6101, et seq. and amendments thereto.

10. Disclaimer of Liability - The City shall not be liable or obligated to JCPRD or any participants in the program for any injuries or damages sustained while participating in any of the programs or for any damage incurred to JCPRD or participants in its programs upon the premises by fire, theft, casualty, acts of God, civil disaster, and other occurrences and events beyond the control of the City.
11. Insurance - JCPRD shall secure and maintain, or have maintained throughout the duration of this contract, insurance of such types and in such amounts as may be necessary to protect JCPRD and the City against all hazards or risks generated by JCPRD and the City against all hazards or risks generated by JCPRD or any of its agents. JCPRD shall offer to the City other evidence of such insurance coverage, and any and all renewals thereof, in the form of a Certificate of Insurance. This certificate of insurance shall list the City of Prairie Village as an additional insured.

The Certificate shall list the following insurances:

General Aggregate	\$2,000,000
Products and Completed Operations	\$2,000,000
Personal/Advertisement Injury	\$ 500,000
Fire Damage	\$ 300,000
Each Occurrence	\$ 500,000

Workers Compensation and Employers Liability as determined by Kansas Statutes.

12. Miscellaneous Provisions By the terms of this agreement, the 50 Plus program is a program of JCPRD; provided, however, since the City is providing the facilities for the programs, every effort shall be made by both agencies to inform the participants and the public that the programs are made possible through the joint efforts of JCPRD and the City.
13. Verbal Statements Not Binding - It is understood and agreed that the written terms and provisions of this agreement shall supersede all prior verbal statements of any and every official and/or other representative of the City and JCPRD, and such statements shall not be effective or be construed as entering into, forming a part of, or altering in any way whatsoever the written agreement.
14. Inspection of Premises by City - The City shall have the right to inspect the premises and facilities occupied by JCPRD at all reasonable times.
15. Provisions Separable - It is the intent of the parties hereto in the preparation and execution of the agreement to avoid a conflict with the applicable laws or regulations of the State of Kansas; and if any provision herein is found to be in conflict with the regulation, it is the intent of the parties hereto that such provision shall have no force and effect, and the remainder of the agreement shall be valid as though such conflicting provision had not been written or made a part hereof.

- 16. Nonassignability of Agreement - This agreement shall not be assigned, transferred, or sold, nor the premises and facilities corporation, in whole or part, except with the express written consent of the City.
- 17. Placing Agreement in Force - The City shall cause three copies of this agreement to be executed and each party hereto shall receive a duly executed copy of this agreement for its official records.

IN WITNESS WHEREOF, **four** copies of the above and foregoing agreement have been executed by each of the parties on the day and year first above written.

DATE: _____

CITY OF PRAIRIE VILLAGE, KANSAS

Laura Wassmer, Mayor

ATTEST:

Joyce Hagen Mundy, City Clerk

Catherine P. Logan, City Attorney

DATE: _____

BOARD OF PARK AND RECREATION COMMISSIONERS
JOHNSON COUNTY PARK AND RECREATION DISTRICT

George J. Schlagel, Chair

ATTEST:

Nancy Wallerstein, Secretary

APPROVED AS TO FORM:

Ernest C. Ballweg, JCPRD Legal Counsel

APPENDIX

This appendix lists the equipment referenced on page 2 paragraph 6 of the Facility Use Agreement between the City of Prairie Village and Johnson County, Kansas for the use of the Prairie Village Community Center:

The following equipment is solely the property of the City of Prairie Village

Description

- Garbage Disposal - in-sink Erator (Pro-Series)
- Tile Wall Mural
- Television/VCR Unit – installed on ceiling
RCAVG4240 (donated to the City)
- Piano (donated to City by Unitarian-Universalist Fellowship)
- Dover Grey Folding Tables
5 - 30 x 96
- Blue Padded Chairs - 45



MAYOR

Council Meeting Date: November 16, 2015
CONSENT AGENDA

Consider Appointment to the Prairie Village Environment & Recycle Committee

RECOMMENDATION

Mayor Wassmer requests Council ratification of the appointment of Catherine Sinclair to the Prairie Village Environment & Recycle Committee completing the unexpired term of Ben Claypool expiring April 2017.

BACKGROUND

Catherine is involved in a variety of community environmental initiatives and wants to become more involved with environmental issues on a local level.

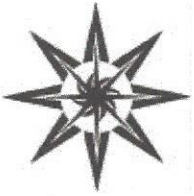
ATTACHMENTS

Volunteer Application

PREPARED BY

Meghan Buom
Deputy City Clerk

Date: November 9, 2015



**City of Prairie Village
APPLICATION TO VOLUNTEER**

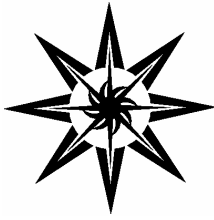
Please complete this form and return it to the City Clerk's Office, 7700 Mission Road, Prairie Village, Kansas 66208. If you have any questions, please contact the City Clerk's Office at 913-381-6464 or send an e-mail to cityclerk@pvkansas.com.

Name Catherine Sinclair Spouse's Name Rohan Sinclair
Address _____ Zip 66208 Ward _____
Telephone: Home _____ Work _____ Fax _____
E-mail _____ Other Number(s): _____
Business Affiliation _____
Business Address _____
What Committee(s) interests you? Environmental / Sustainability

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

I have volunteered with Bridging the Gap and After the Harvest.
I have a certificate in Project Management. I have just started
working at Hotel Phillips as Director of Housekeeping. I'm about
to join the Green Business Network to ~~the~~ network & share
environmental initiatives. I'm Australian & moved to Kansas
in February after living in San Francisco for one year.
I'm very interested in getting environmental issues in the
local public eye.

Thank you for your interest in serving our community.



City Clerk

Council Meeting Date: November 16, 2015
Consent Agenda

Approve the issuance of Cereal Malt Beverage Licenses for 2016 to the following businesses

RECOMMENDATION

Staff recommends the City Council approve the issuance of Cereal Malt Beverage Licenses for 2016 to the following businesses:

- Four B Corp - Hen House 22 located at 4050 W 83rd Street
- Four B Corp - Hen House 28 located at 6950 Mission Rd
- Hy-Vee Inc - Store located at 7620 State Line Rd
- Walgreen Co - Store #13032 located at 4016 W 95th Street
- Rimann Liquors of Prairie Village located at 3917 Prairie Lane
- Minit Mart - located at 9440 Mission Road

BACKGROUND

The State of Kansas requires a Cereal Malt Beverage license for each business selling cereal malt beverages. The listed businesses have submitted an application for a 2016 Cereal Malt Beverage License to allow for the sale of beer in unopened original containers only. This application is being submitted in accordance with Prairie Village Municipal Code 3-202. The applications are available for review in the City Clerk's Office.

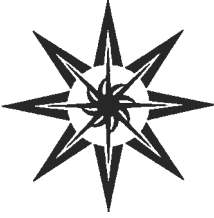
ATTACHMENTS

None

PREPARED BY

Joyce Hagen Mundy
City Clerk

Date: November 12, 2015



MAYOR

**Council Meeting Date: NOVEMBER 16, 2015
CONSENT AGENDA**

Consider Appointment to the Parks & Recreation Committee

RECOMMENDATION

Mayor Wassmer requests Council ratification of the appointments of Keith Novorr and Carey Bickford to the Prairie Village Parks & Recreation Committee completing the unexpired terms ending in April, 2017 and April, 2016 respectively.

BACKGROUND

Both Keith and Carey are avid park users and are excited to become involved on this committee.

ATTACHMENTS

Volunteer Applications

PREPARED BY

Joyce Hagen Mundy
City Clerk

Date: November 12, 2015

Cc:
Subject: City of Prairie Village Volunteer Application

A new entry to a form/survey has been submitted.

Form Name: Volunteer Application
Date & Time: 09/16/2015 1:53 PM
Response #: 9
Submitter ID: 521
IP address: 75.81.117.197
Time to complete: 7 min. , 1 sec.

Survey Details

Page 1

Volunteer Information

Name

keith Novorr

Address

[REDACTED]

Zip

66208

Email

[REDACTED]

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Other Phone

Not answered

Business Affilitaion

owner- Michael's Clothing

Business Address

1830 Main St

Select Ward

Click for [map](#)

Not answered

Which committee(s) would you like to serve on? (check all that apply)

Park and Recreation

Background

Please tell us about yourself, listing any special skills or experiences you have.

I've been affiliated with Michael's clothing for 36 years. My grandfather started the business in 1905. I coached little league baseball for 10 years so I would be interested in getting involved with this committee. I've been a PV home owner since 1981. Looking forward to helping out the community.

Thank you,
City of Prairie Village

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Volunteer Information

Name

Carey Bickford

Address

[REDACTED]

Zip

66208

Email

[REDACTED]

Home Phone

[REDACTED]

Work Phone

N/A

Other Phone

[REDACTED]

Business Affilitaion

N/A

Business Address

N/A

Select Ward

Click for [map](#)

(o) 6

Which committee(s) would you like to serve on? (check all that apply)

Civil Service Commission

Park and Recreation

VillageFest

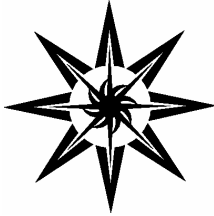
Background

Please tell us about yourself, listing any special skills or experiences you have.

I am a stay at home mother to a 3 year old son. We are frequent users of the park and recreation system in our beloved city Prairie Village, and therefore would bring the perspective of the many young families who use these facilities and programs. Prior to leaving the workforce in 2013, I was an Account Executive in Sales for Perceptive Software - working with our largest tier clients. I currently serve as a volunteer in several capacities at Children's Mercy Hospital including the Family Advisory Board, Chair of the Mercy Ambassadors Steering Committee, and as a weekly volunteer in the Intensive Care Nursery (NICU) also currently serve as Membership Chair of the SMSD Parents as Teachers PTA Board. I completed the Prairie Village Citizen Police Academy in 2014. I look forward to the opportunity to serve my community, and appreciate your consideration.

Thank you,
City of Prairie Village

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.



ADMINISTRATION

Committee of the Whole Meeting: November 2, 2015
City Council Meeting: November 16, 2015

Proposed Charter Ordinance No. 27 - Establishment of a Transient Guest Tax

Background:

Currently, the City of Prairie Village does not have a transient guest tax (TGT). In Kansas, a transient guest tax is a local tax set by a city or county and administered by the Kansas Department of Revenue. This tax, commonly called a hotel tax, is imposed on the gross receipts received for sleeping accommodations. A transient guest is a person who occupies a room in a hotel, motel, or tourist court for not more than 28 consecutive days.

The proposed Meadowbrook redevelopment includes a small boutique inn. Most of the additional revenue generated from the transient guest tax would be utilized to pay the debt service on the general obligation bonds and special obligation bonds for the Meadowbrook Park project.

Draft Charter Ordinance No. 27 would establish a transient guest tax in the City of Prairie Village at nine percent (9%). A charter ordinance requires a 60 day protest period and is required as the proposed rate exceeds the maximum rate in the Kansas statute. A charter ordinance also requires 2/3 approval of the Governing Body.

A separate fund will be established for transient guest tax revenues. Discussions regarding a City Council Policy for proper uses and the role of the City Council regarding transient guest tax revenues will occur at a later date.

Following the November 2 City Council meeting, the Governing Body requested research regarding Airbnb rentals and the application of the proposed Transient Guest Tax. Cities across the nation are attempting to address this issue. Currently, Prairie Village has less than five available rentals through Airbnb. Corporate Airbnb representatives have voiced that as a corporation they are not planning to collect the tax. Airbnb does have a test market in the state of Washington where they are collecting transient guest tax. Outside of that market, it is the responsibility of the property owner which they claim is too onerous. Although the transient guest tax application to Airbnb could generate additional revenue, there could be administrative hurdles. Airbnb will not remove a listing even if they are notified of noncompliance by local officials. Staff is not aware of any other city in Kansas with a transient guest tax which they are attempting to collect on Airbnb properties. Prairie Village does currently require an annual rental license for Airbnb operators.

Staff recommends the City take the position that transient guest tax will not be collected on Airbnb operators at this time. In the future, other cities in Kansas or Prairie Village may initiate the collection. At that time, it is recommended the discussions include additional research and contact with Airbnb operators for their input as well as public discussion.

Attachments:

1. Draft Charter Ordinance No. 27
2. Kansas Department of Revenue Transient Guest Tax Overview

Prepared By:

Nolan Sunderman
Assistant to the City Administrator
Date: November 10, 2015

CHARTER ORDINANCE NO. 27

A CHARTER ORDINANCE EXEMPTING THE CITY OF PRAIRIE VILLAGE, KANSAS, FROM THE PROVISIONS OF SUBPARAGRAPH (a) OF K.S.A. 12-1697 AND FROM THE PROVISIONS OF SUBPARAGRAPH (e) OF K.S.A. 12-1698, WHICH RELATE TO THE LEVY OF A TRANSIENT GUEST TAX, TO THE MAXIMUM RATE THEREOF, AND TO THE PURPOSES FOR WHICH TRANSIENT GUEST TAX REVENUES MAY BE SPENT; AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECTS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section 1. The City of Prairie Village, Kansas, is a city of the first class, and by the power vested in it by Article 12, Section 5, of the Constitution of the State of Kansas, hereby elects to exempt, and does hereby exempt, itself from, and makes inapplicable to it, the provisions of subparagraph (a) of K.S.A. 12-1697 and the provisions of subparagraph (e) of K.S.A. 12-1698, which relate to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which transient guest tax revenues may be spent and hereby provides substitute and additional provisions on the same subjects as set forth herein. The referenced statutes are not uniformly applicable to all cities in Kansas.

Section 2. A transient guest tax of nine percent (9%) is hereby levied upon the gross receipts derived from or paid by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel or tourist court located within the City of Prairie Village. The percentage of such transient guest tax may hereafter be determined by the Governing body by ordinary ordinance.

Section 3. Revenues received by the City from the transient guest tax shall be expended for all, or any portion of, community, economic development and cultural activities which encourage or which are deemed to result in increased economic development, visitors and tourism for the City, and to the payments of principal and interest on bonds issued by the City, including bonds issued pursuant to K.S.A. 12-1774.

Section 4. All other provisions of K.S.A. 12-1697 and K.S.A. 12-1698, not exempted hereby, shall remain the same.

Section 5. If for any reason any chapter, article, section, subsection, sentence, portion or part of this proposed Ordinance set out herein, or the application thereof to any person or circumstances is declared to be unconstitutional or invalid, such decision will not affect the validity of the remaining portions of this Ordinance.

Section 6. This ordinance shall be published once each week for two (2) consecutive weeks in the official city newspaper.

Section 7. THIS IS A CHARTER ORDINANCE AND SHALL TAKE EFFECT 61 DAYS AFTER FINAL PUBLICATION UNLESS WITHIN 60 DAYS OF ITS FINAL PUBLICATION A PETITION SIGNED BY A NUMBER OF ELECTORS OF THE CITY OF PRAIRIE VILLAGE EQUAL TO NOT LESS THAN TEN PERCENT OF THE NUMBER OF ELECTORS WHO VOTED AT THE LAST PRECEDING REGULAR CITY ELECTION SHALL BE FILED IN THE OFFICE OF THE CITY CLERK OF PRAIRIE VILLAGE, DEMANDING AN ELECTION ON THE CHARTER ORDINANCE, IN WHICH CASE THE CHARTER ORDINANCE SHALL BECOME EFFECTIVE ONLY IF AND WHEN APPROVED BY A MAJORITY OF THE ELECTORS VOTING THEREON.

PASSED BY THE GOVERNING BODY, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, ON THIS NOVEMBER 16, 2015.

Laura Wassmer, Mayor

ATTEST:

Joyce Hagen Mundy
City Clerk

APPROVED AS TO FORM:

Catherine P. Logan
City Attorney



TRANSIENT GUEST TAX

Kansas law allows counties to impose a transient guest tax. The also allows cities to impose this tax if they are located within a county which has not already imposed such tax. This rule of law generally prohibits a county and a city within that county from both imposing a transient guest tax. See our web site for a complete list of the Kansas cities and counties imposing this tax and the rates thereof.

Although the transient guest tax is a **local** tax (imposed by cities or counties), it is by law administered by the Kansas Department of Revenue. Like sales tax, it is collected by hotels from their customers and remitted to the Kansas Department of Revenue on forms provided by the Kansas Department of Revenue. 98 percent of the transient guest tax is returned to the cities and counties for use in promoting tourism. The remaining 2 percent is kept by the Kansas Department of Revenue to offset the cost of administering the tax.

“HOTEL” DEFINED FOR TRANSIENT GUEST TAX

For transient guest tax purposes, a *hotel* (other than a hotel located within a Redevelopment District – see next page) is defined as an establishment having *more than two bedrooms*. Thus, a hotel, motel, tourist court or any other establishment renting out a minimum of three sleeping rooms within a city or county that has imposed a transient guest tax must collect and remit this tax on its room rentals.

Accommodation brokers (defined on page 3) must also collect any applicable transient guest tax on their sleeping room rentals, even though they may only have two or more rooms. [K.S.A. 12-1692(f)]

If you are located in an area that has levied a transient guest tax, you must collect it when the number of sleeping rooms available for guests is at least:

- 3 – local transient guest tax for hotels
- 2 – local transient guest tax for accommodation brokers
- 9 – state transient guest tax in a redevelopment district (discussion follows)



A bed and breakfast in Topeka, KS has a total of three sleeping rooms that it rents out to guests. It is required to collect, report and remit transient guest tax, but not retailers' sales tax, on its room rentals (four or more rooms required for sales tax – see pages 3 and 4).

TRANSIENT GUEST TAX IMPOSED ON ...

Transient guest tax is imposed on the gross receipts received for sleeping accommodations. The amount of money received for sleeping accommodations subject to this tax is the same amount subject to Kansas retailers' sales tax, including no show revenue and other taxable room

fees discussed on page 4. Like sales tax, transient guest tax does not apply to the rental of non-sleeping rooms (i.e., ballrooms, banquet, meeting, reception rooms or office space). See *Revenue Ruling 19-2010-04* herein.



A motel rents its sleeping rooms for \$67 per night – single occupancy. The retailers sales tax rate is 6.15% and the transient guest tax rate is 4 percent. The retailer sales tax due is \$4.12 ($\$67 \times .0615 = \4.12), and the transient guest tax due is \$2.68 ($\$67 \times .04 = \2.68).

NOTE: The transient guest and sales tax should be separately stated on the bill (see example on page 6). If the transient guest tax is not a separate line item, it is subject to sales tax because it becomes part of the sales tax base for calculation of sales tax on the room rental.

A *transient guest* is a person who occupies a room in a hotel, motel, or tourist court for not more than 28 consecutive days. Therefore, unlike sales tax, transient guest tax is not collected on the rental of sleeping rooms for more than 28 consecutive days to the same person or entity. So, a guest who occupies a room for 29 or more consecutive days is no longer a *transient* guest.



A hotel rents two of its sleeping rooms to American Life Inc. employees on a continuous basis (over 28 consecutive days). While sales tax is due on the gross receipts received, NO transient guest tax is due.

The tax exempt entities listed on page 4 may purchase (rent) a sleeping room exempt from Kansas sales tax. However, for transient guest tax purposes, only the U.S. government, its agencies and instrumentalities is exempt from paying transient guest tax — provided that it is a **direct** purchase. This exemption is by operation of federal law.



The state of Kansas purchases hotel sleeping rooms in Hutchinson for Highway Patrol troopers during the week of the state fair. Although the room rentals are exempt from sales tax as a direct purchase by a state agency, the room rentals are subject to transient guest tax.

In summary, there are only two exemptions to charging transient guest tax: 1) the sleeping room(s) are rented as a direct purchase by the federal government, its agencies or instrumentalities, **or** 2) the room(s) are rented to the same guest for more than 28 consecutive days.

On all other sales (rental) of sleeping rooms by a hotel located in a city or county that has imposed a transient guest tax, the transient guest tax must be collected and remitted to the Kansas Department of Revenue.



You rent a room to a guest for \$50 per night, billed on a weekly basis of \$350, plus 6.5% sales tax and 6 percent transient guest tax. On the 29th rental day (beginning of the 5th week), you will credit the guest's account for the previously paid transient guest tax of 6 percent.

COUNCIL COMMITTEE OF THE WHOLE
November 2, 2015

The Council Committee of the Whole met on Monday, November 2, 2015 at 6:00 p.m. in the Council Chambers. The meeting was called to order by Council President Brooke Morehead with the following members present: Mayor Laura Wassmer, Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Sheila Myers, Dan Runion, David Morrison, Ted Odell and Terrence Gallagher.

Staff Members present: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Public Works Director; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator, Lisa Santa Maria, Finance Director and Joyce Hagen Mundy, City Clerk. Also present was Teen Council member Kellie O'Toole, Sgt. Byron Roberson and Jeff White with Columbia Capital, the city's financial consultant.

Update regarding Mission Road 71st to 75th Street Project

Keith Bredehoeft stated the Mission Road Project from 71st Street to 75th Street will be constructed in 2016 and is a CARS (County Assistance Road System) project and is funded at 50% by Johnson County. This project was moved up to 2016 given the concerns of the sidewalk at back of curb as many children routinely use these sidewalks given the proximity of Shawnee Mission East High School and St. Ann's School. Retaining walls at the back of the sidewalk add to the concerns in this area. This concern about safety molded the primary purpose of the project which is to create a safe pedestrian corridor which would be wider and be separated from vehicular traffic.

The Council Sub-Committee consisting of Mayor Wassmer, Council Members Wang, Mikkelson, Myers, Noll, and Odell have met three times to discuss the project. One public meeting was held to discuss ideas for the corridor and options for the roadway. In addition to the primary goal, the committee is seeking to provide a roadway that can effectively handle the vehicular traffic demands and to improve the aesthetics of this main roadway through the city.

Mr. Bredehoeft stated he is seeking feedback and direction from the Council that he can take to the final public meeting on this project. The project is on schedule to go out to bid in February and begin construction after the conclusion of the school year. Mr. Bredehoeft introduced Kristen Leathers and Mike McKenna with Affinis and Robert Whitman with Gould Evans who have worked on this project.

One of the early ideas presented for this section of Mission Road was to make the road a three lane section, two through lanes with a center turn lane. Public Works hired TranSystems to do a traffic analysis from 71st Street to 75th Street and it was determined that given the traffic volumes on Mission Road that a three lane section would be acceptable. Other ideas discussed were to restripe the road to a three lane section along with the idea of adding bike lanes to each side of the existing road.

Kristen Leathers stated that the committee reviewed four conceptual roadway options. Number 1 was very similar to the current roadway. Number 2 had increased green space moving the curb 2.5' to 5.5' to provide a wider buffer between the sidewalk and roadway. Number 3 provides for a 8' trail on the west side with a 7' green space buffer between the trail and curb and sidewalk on the east side with a greenspace buffer. Option 4 incorporated bike lanes with no change to the curb. The sidewalk would be extended to the curb.

The committee is recommending option 3 which keeps the east curb at the same location, has three lanes of traffic with the west side having an 8-foot trail separated from the curb by an approximate 7' greenspace buffer. This trail will provide access to the Prairie Village Shopping Center.

Terrence Gallagher expressed concern with the proposed plan for the east side of the roadway. He would like to see the east side handled similar to the west side. He was particularly concerned with the impact of the existing utility poles.

Keith Bredehoeft replied the committee looked at pulling in the curb on both sides. They felt it was more of a priority to have greater separation on the west side than to pull in on the east side. He is hopeful that the city can acquire needed sidewalk easements on the east to provide for the desired buffer between the roadway and the sidewalk on the east as well.

Jori Nelson stated the committee felt that with Mission Road being a primary roadway through Prairie Village it would be advantageous to look not only for greater pedestrian safety but to also add aesthetic features that would identify Mission Road as the Main Street of Prairie Village connecting the two shopping centers. Ms. Nelson noted the properties on the east side are predominantly commercial. Mr. Gallagher replied that the only commercial property on the east side was the one office building. Ms. Nelson responded the east side contains Brighton Gardens, the condominiums, St. Ann's school and church, the office building and the former post office building. The west side is a connector between the two shopping centers.

Sheila Myers stated the location of the utility poles prevents the action desired by Mr. Gallagher. He added there are residents walking on both sides of the street and both need to be protected. He views having to walk around utility poles as dangerous. Mrs. Myers responded that with acquired easements the sidewalk will be located to the east of the utility poles. Mr. Gallagher stressed the "if the city gets the desired easements". Mayor Wassmer suggested the Council wait to see the outcome of the request for easements on the east. She stated the extra space on the west side is necessary for the desired aesthetics.

Dan Runion asked if the committee considered burying the utility lines. Mr. Bredehoeft noted the estimated cost to do so is one million dollars per mile.

Kristen Leathers reviewed the realignment of the traffic patterns at the 71st and 75th Street intersections. She stated that the projected roadway costs are within the allotted budget.

Eric Mikkelson asked when the next public meeting would be held. Mr. Bredehoeft replied within the next two weeks.

Terrence Gallagher stated that he now understood the committee and staff's plan in dealing with the utility poles and providing additional buffer.

Robert Whitman with Gould Evans stated that many of the proposed aesthetic features are design elements that continue the theme created by the recent aesthetic improvements on Mission Lane at the Village Shops. The features include benches, brick paver areas, planting beds, stone seatwalls, pedestrian pole light with banner and pedestrian street name tiles along with the addition of several street and ornamental trees. The projected cost is approximately \$150,000.

Jori Nelson stated she likes the proposed street lights and banners, but questioned the addition of benches and if they would be used. Mr. Whitman reviewed the potential location of the benches and noted their role in encouraging walking by older residents in the area.

Terrence Gallagher asked if there are any benches proposed on the 75th Street project. Mr. Bredehoeft replied they were removed to allow for the placement of more trees. Mr. Gallagher questioned if the school district would allow the continuation of this streetscape south of 75th Street. Mayor Wassmer replied the plan is to continue the use of as many of these elements along Mission Road as possible to the Corinth Square Shopping Center. She noted there are limitations in that the city does not own all of the property, but felt that some of the elements could be continued. Mayor Wassmer provided history on the "Main Street" charette that was done in 2000 with the goal of making both 75th Street and Mission Road as more welcoming and identifiable main streets of the City. However, due to economic conditions the plan was not pursued at that time. Keith Bredehoeft noted that this would be considered in 2017 when the Mission Road 75th to 83rd Street roadway project was constructed.

Dan Runion asked if there would be bike lanes going all the way. Mayor Wassmer replied there were no bike lanes that the eight-foot trail would also accommodate bike riders. Eric Mikkelson noted however, the roadway lanes would be wider than they currently are allowing bike riders more space to ride on the roadway, even though official bike lanes would not be designated.

Quinn Bennion stated that the question he has heard raised most by residents is whether the three lanes can accommodate the current and future vehicular needs. Mike McKenna with Affinis responded that a three lane roadway with a center turn lane can accommodate the same or more traffic than a four lane roadway. Ashley Weaver raised concerns with turning lane conflicts.

Andrew Wang questioned how much of the aesthetic elements would be able to be carried on south of 75th Street where there will be a four lane roadway. Mr. Bredehoeft replied the light poles and banners could be accommodated. Additional easements may

be needed for the benches. Mr. Wang noted the primary goal of this project is to provide for safer pedestrian travel and to change traffic patterns. He questioned the expenditure of an additional \$150,000 on an already one million dollar project for aesthetics. He is not supportive of using economic development funds for this expense without the Council undertaking a serious discussion of potential uses of the economic development funds, especially when each year the city struggles to maintain its infrastructure.

Eric Mikkelson urged anyone with an idea for the use of the economic development funds to bring it forward. He does not view it as being fiscally responsible for the city to have these funds sitting unused and not earning any interest for ten years and doing no good for the city.

Dan Runion questioned if Mission Road going south of 75th Street could be reduced to three lanes. Mr. Bredehoeft replied that traffic volumes south of 75th Street are higher than what can be accommodated with three lanes. Mr. Mikkelson agreed with Mr. Bredehoeft and felt that 75th Street was an appropriate point to return to four lanes.

Steve Noll noted the first difference between 71st to 75th Street and 75th to 83rd Street is the location of a major high school. Continuing south you have primarily higher traffic land uses with the municipal campus, public library, large senior adult community, apartments, etc. There is a significant difference in vehicular traffic.

Terrence Gallagher agreed with Mr. Wang that there needs to be a plan for the use of economic development funds and suggested the aesthetic items be bid as potential alternates.

Brook Morehead stated she sees these as two different projects with the roadway addressing the request of the residents for safer pedestrian travel and a second project that continues from the Prairie Village Shopping Center to the Corinth Square Shopping Center for an aesthetic "main street" connecting the shops.

Jori Nelson suggested that First Washington be contacted to assist with the cost of connecting the two centers.

Andrew Wang felt the aesthetic elements should not be presented as a definite part of the project. Eric Mikkelson felt that everyone was ok with presenting the project as primarily the roadway changes with a possibility of adding aesthetic elements.

Mayor Wassmer stated that if the Council was not going to support the aesthetic elements, she does not feel they should be presented to the public.

Brooke Morehead moved the Council direct staff to present the proposed roadway design at the final public meeting. The motion was seconded by Sheila Myers and passed unanimously.

Terrence Gallagher stated the aesthetic elements need to be presented as something that could be included as part of the project if funding were available. He does not feel the concerns expressed are regarding the aesthetic elements, but how these elements would be funded the potential use of economic development funds.

Sheila Myers asked what the economic development fund is used for. Quinn Bennion replied the fund was established ten years ago with funds collected as part of a sales tax to fund schools with a portion of that tax going to the cities. The tax has reached its sunset and no additional revenue is going into the fund. The fund was used for partial payment of the new parking lot for Shawnee Mission East and it is used to fund the Exterior Grant Program.

Jori Nelson asked for the fund balance. Eric Mikkelson stated it was approximately \$1.9 million.

Several options were discussed by the Council including funding only some of the elements, only funding with a guarantee that the elements would be continued from 75th to 83rd Street, seeking a partnership with First Washington on the funding and questions regarding the potential cost of the trees.

Mr. Bredehoeft noted it is anticipated that the aesthetic items will cost in the neighborhood of \$150,000. These costs would be in addition to the \$1,000,000 that is currently budgeted for the project. He added that CARS funds cannot be used for aesthetic items. The committee recommends that the Economic Development funds be used for these aesthetic items. Funding for the project is included in the 2016 CIP. Funding from the Economic Development Fund would be transferred at the time of awarding the construction contract.

COU2015-40 Consider Bid Award for 2015 Tree Trimming Program

Keith Bredehoeft presented the 2015 bid for the annual tree trimming of trees in the City right-of-way. He reviewed a map of the nine areas bid for trimming this year. All the trees will be trimmed to remove any dead wood larger than 2-inches over the right-of-way, remove limbs interfering with sight line to traffic signals and street signs, and with a cone under the street lights.

The Davey Tree Expert Company submitted the low bid for this contract in the amount of \$83,040.00. The 2015 Public Works Operating Budget has \$125,000 for this program. Staff has checked their references and also met with the contractor to review expectations for this project.

Five bids were received and opened on October 23, 2015, by the City Clerk. The following bids were received:

Bidder	Total
Davey Tree	\$ 83,040.00
Smith Bros.	\$212,520.00

KC Tree	\$228,503.00
VanBooven	\$250,425.00
Arbor Masters	\$296,306.00

Mayor Wassmer noted that the Davey Tree Expert Company is run by arborists. She feels it is important that this work be overseen by an arborist. There are aesthetic ways to trim trees. Mr. Bredehoeft noted they will not have a public works employee with them on a daily basis to oversee their work.

Steve Noll asked if the contract would be awarded for the bid amount or the budgeted amount of \$125,000. Mr. Bredehoeft replied it would be awarded for the bid amount and noted that the contract contains language that would allow the city to terminate the agreement.

Ashley Weaver asked if the city has seen any of their work. Mr. Bredehoeft replied the company has the qualifications to do the proposed work.

Andrew Wang questioned the wide variation in the bids received. Mr. Bredehoeft responded that staff felt the project area contained more than the \$125,000 budgeted for the work.

Jori Nelson asked if the city would be able to get out of the agreement if performance was unsatisfactory. City Attorney Katie Logan stated the city could terminate the agreement. Dan Runion asked if there was a penalty for termination. Mr. Bredehoeft replied there was not. Mayor Wassmer asked why the project area was not expanded to cover the budgeted amount. Mr. Bredehoeft replied it was not expanded because the areas covered would require a significant amount of time to complete. Mr. Mikkelson stated he was not supportive of increasing the contract amount to the budgeted amount noted the city has other infrastructure needs.

Ted Odell made the following motion, which was seconded by Eric Mikkelson and passed by a vote of 11 to 1 with Ruth Hopkins voting in opposition:

RECOMMEND THE CITY COUNCIL APPROVE THE AWARD OF THE BID FOR THE 2015 CITY TREE TRIMMING PROGRAM TO THE DAVEY TREE EXPERT COMPANY IN THE AMOUNT OF \$83,040.00 FOR THE TRIMMING OF CITY RIGHT-OF-WAY TREES.

**COUNCIL ACTION TAKEN
11/02/2015**

Council President Brooke Morehead recessed the committee meeting at 7:28 p.m. to be continued after the conclusion of the city council meeting.

Council President Brooke Morehead reconvened the Council Committee of the Whole meeting at 8:00 p.m.

COU2015-41 Consider approval of Charter Ordinance #27 Creating a Transient Guest Tax

City Attorney, Katie Logan, stated that the City of Prairie Village does not have a transient guest tax (TGT). In Kansas, a transient guest tax is a local tax set by a city or county and administered by the Kansas Department of Revenue. This tax, commonly called a hotel tax, is imposed on the gross receipts received for sleeping accommodations. A transient guest is a person who occupies a room in a hotel, motel, or tourist court for not more than 28 consecutive days.

The proposed Meadowbrook redevelopment includes a small boutique inn. Most of the additional revenue generated from the transient guest tax would be utilized to pay the debt service on the general obligation bonds and special obligation bonds for the Meadowbrook Park project.

Mrs. Logan presented a draft Charter Ordinance No. 27 establishing a transient guest tax in the City of Prairie Village at nine percent (9%). Area Transient Guest Tax Rates are as follows: the cities of Olathe and Shawnee at 6%; the city of Merriam at 7%; the cities of Leawood and Lenexa at 8% and the cities of Mission and Overland Park at 9%. Mrs. Logan noted a separate fund will be established for transient guest tax revenues.

Jori Nelson asked why Section 3 of the proposed ordinance did not include a specific amount. Mrs. Logan responded the ordinance only authorizes the collection of the tax. She noted the development agreement being prepared will address the specific dollar amount and more detail will be provided in the project plan. The tax is anticipated to amount to \$100,000 per year.

Quinn Bennion added that before the Inn is constructed, the City Council will develop a policy on the use of the transient guest tax and also add a line item to the city's budget to address it.

Eric Mikkelson asked if this would also apply to Airbnb. Mrs. Logan replied that the definition in the proposed ordinance is from the state statutes. It was not her intention to include them. Mr. Bennion added that he is not aware of any city that applies the transient guest tax to Airbnb.

Sheila Myers asked how it could be enforced. Mr. Mikkelson noted they are subject to rental inspections. Dan Runion clarified that Mr. Mikkelson was not abdicating for their inclusion, but merely seeking clarification in the language to clearly address if they were or were not subject to the tax.

Mrs. Logan noted the charter ordinance requires a 60 day protest period and is required as the proposed rate exceeds the maximum rate in the Kansas statute. She added that a charter ordinance also requires 2/3 approval of the Governing Body. Formal action should be taken on this at the November 16th meeting.

Andrew Wang noted the proposed tax rate is higher than many other cities and asked how it was determined. Mr. Bennion replied it was set at the level requested by the developer.

Sheila Myers made the following motion, which was seconded by Eric Mikkelson and passed unanimously:

**RECOMMEND THE GOVERNING BODY ADOPT CHARTER ORDINANCE #27 EXEMPTING THE CITY OF PRAIRIE VILLAGE, KANSAS, FROM THE PROVISIONS OF SUB-PARAGRAPH (A) OF K.S.A. 12-1697 AND FROM THE PROVISIONS OF SUBPARAGRAPH (e) OF K.S.A. 12-1698, WHICH RELATE TO THE LEVY OF A TRANSIENT GUEST TAX, TO THE MAXIMUM RATE THEREOF, AND TO THE PURPOSES FOR WHICH TRANSIENT GUEST TAX REVENUES MAY BE SPENT; AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECTS WITH REQUESTED CLARIFICATION
COUNCIL ACTION REQUIRED**

Presentation on Brush with Kindness Program

Code Enforcement Officer Marcia Gradinger noted the city’s Brush with Kindness program began in 2011 as a partnership with Heartland Habitat for Humanity. The program is fully funded by the Prairie Village Foundation. The property owners work alongside the volunteers unless they are physically unable to do so. In 2015, the city completed six projects and has three pending projects. The average cost of the projects was \$1,934.15.

Before and after slides of the completed projects were presented for the following locations:

- 7111 Cedar - Painted house and gutters, built a front porch
- 4925 West 72nd Street - Painted house and gutters, new front porch and installation of three new windows through the Minor Home Repair Program
- 5027 West 72nd Terrace - Construct wheel chair ramp and porch
- 7736 Rosewood - Painted house, new gutters and downspouts installed and trimmed vegetation
- 4930 West 72nd Terrace - Painted house, trimmed landscape, front tree and vegetation
- 7116 Roe Avenue - Paint, new gutters, replace fascia, vegetation and trees trimmed and new windows through the Minor Home Repair Program.

Ms. Gradinger recognized service and material donations by Rhino Builders, Safety Tree, Deffenbaugh Industries and Westlake Hardware. She stressed this community program meets a need for improvements to properties that would not otherwise be possible.

Jori Nelson, who worked on one of the Brush with Kindness projects, acknowledged the commitment to this program and the residents it serves by Marcia with behind the scene work, physical labor and moral support to residents. She thanked Ms. Gradinger for her passion and service for this program.

Executive Session

Ashley Weaver moved pursuant to KSA 75-4319 (b) (1) that the Governing Body, recess into Executive Session in the Multi-Purpose Room for a period not to exceed 75 minutes for the purpose of consulting with the City Attorney on matters which are privileged in the attorney-client relationship. Present will be the Mayor, City Council, City Administrator, Assistant City Administrator, City Attorney and Financial Consultant Jeff White. The motion was seconded by Sheila Myers and passed unanimously.

Council President Brooke Morehead reconvened the meeting at 9:45 p.m.

ADJOURNMENT

With no further business to come before the Council Committee of the Whole, Council President Brooke Morehead adjourned the meeting at 9:45 p.m.

Brooke Morehead
Council President

MAYOR'S ANNOUNCEMENTS

November 16, 2015

Committee meetings scheduled for the next three weeks:

Planning Commission	12/01/2015	7:00 p.m.
Environment/Recycle Committee	12/02/2015	5:30 p.m.
Council Committee of the Whole	12/07/2015	6:00 p.m.
City Council	12/07/2015	7:30 p.m.

=====

The Prairie Village Arts Council is pleased to present the paintings of Chun Wang in the R. G. Endres Gallery during the month of November.

City Offices will be closed on Thursday, November 26th & Friday, November 27th in observance of the Thanksgiving Holiday. Deffenbaugh will also celebrate the holiday with Thursday's service being provided on Friday and Friday's service provided on Saturday.

Save the Date - The Northeast Johnson County Chamber of Commerce Annual Gala will be held on Saturday, November 21st at Overland Park Convention Center at 5:30 p.m.

Save the Date - Johnson & Wyandotte Counties Council of Mayors Holiday Social on Wednesday, December 2nd at 5:30 p.m. at Sporting KC Stadium.

Save the Date for the Mayor's Holiday Tree Lighting on Thursday, December 3rd from 6 p.m. to 7 p.m.

Save the Date for the Annual Volunteer Appreciation Event on Friday, December 4th at 6:30 p.m. at Milburn Country Club.

Save the Date for the annual Gingerbread House decorating parties on Sunday, December 6th at 1:30 p.m. or 3:00 p.m. at Brighton Gardens.

INFORMATIONAL ITEMS
November 16, 2015

1. Planning Commission Agenda - December 1, 2015
2. Planning Commission Minutes - October 3, 2015
3. Board of Zoning Appeals Minutes - August 4, 2015
4. Sister City Committee Minutes - September & October, 2015
5. Arts Council Minutes - September 9, 2015
6. Parks & Recreation Committee Minutes - September 9, 2015
7. Environmental Committee Minutes - September 23, 2015
8. Park & Recreation Committee Minutes - October 29, 2015
9. Tree Board Minutes - November 4, 2015
10. Mark Your Calendar

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, DECEMBER 1, 2015
7700 MISSION ROAD
7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF REGULAR PC MEETING MINUTES - NOVEMBER 3, 2015 & SPECIAL PC MEETING MINUTES - NOVEMBER 12, 2015
- IV. PUBLIC HEARINGS
 - PC2015-09 Request for Rezoning from R-1a (Single Family Residential) to MXD (Mixed Use District) and CP-2 (Planned General Business District) and
 - PC2015-118 Approval of Preliminary Development Plan
9101 Nall Avenue
Current Zoning: R-1a
Proposed Zoning: MXD & CP-2
Applicant: Justin Duff, VanTrust Real Estate
 - PC2015-119 Request for Preliminary Plat Approval
9101 Nall Avenue
Applicant: Justin Duff, VanTrust Real Estate

(If Continued on November 12, 2015)
- V. NON-PUBLIC HEARINGS
 - PC2015-115 Request for Site Plan Approval
7501 Mission Road
Current Zoning: C-0
Applicant: Chris Hafner, Davidson Architecture
 - PC2015-116 Request for Building Line Modification
8440 Roe Avenue
Current Zoning: R-1a
Applicant: Dana Blay
 - PC2015-120 Request for Site Plan Approval
4195 Somerset
Current Zoning: C-2
Applicant: Generator Studio
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing**

PLANNING COMMISSION MINUTES
October 6, 2015

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 6, 2015, in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 with the following members present: James Breneman, Melissa Brown, Patrick Lenahan, Jonathan Birkel, Gregory Wolf and Jeffrey Valentino.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, Building Official; Eric Mikkelson, Council Liaison and Joyce Hagen Mundy, Commission Secretary.

Chairman Nancy Wallerstein welcomed newly appointed Planning Commission member Melissa Brown who is completing the unexpired term of retired Commissioner Randy Kronblad.

APPROVAL OF MINUTES

Jonathan Birkel noted his statement in the 4th paragraph on page 5 should read “Mr. Birkel views the plans submitted as early working documents to which an additional level of detail will be needed for final design.” He also noted the vote on page eleven should be “4 to 1” not “4 to 0” James Breneman moved for the approval of the minutes of the Planning Commission for September 1, 2015 with the corrections noted above. The motion was seconded by Jonathan Birkel and passed by a vote of 6 to 0 with Gregory Wolf and Melissa Brown abstaining. .

PUBLIC HEARINGS

There were no Public Hearings scheduled before the Commission.

NON PUBLIC HEARINGS

**PC2015-115 Request for Site Plan Approval
7501 Mission Road**

Chris Hafner, with Davidson Architects, has requested that the Planning Commission continue this item to their November 3rd meeting to allow additional time for the applicant to prepare a revised site plan submittal. Gregory Wolf moved the Planning Commission continue consideration of PC2015-115 to the November 3, 2015 Planning Commission meeting. The motion was seconded by James Breneman and passed unanimously.

**PC2015-116 Request for Building Line Modification
8440 Roe Avenue**

Dana Blay, 8031 Wenonga Road, appeared before the Planning Commission to request a platted front building line modification from 75' to 60' for the construction of a new garage at 8440 Roe Avenue.

The lot is located on the northwest corner of 85th and Roe, and has a platted setback line of 75 feet adjacent to both 85th Street and Roe Avenue. The house sets at an angle on the lot. The current house extends over both platted setbacks - a small corner of the structure on the northeast portion of the building along Roe (approximately 3') and a larger portion of the structure on the south along 85th Street (approximately 30'). This proposal would extend approximately 15' further into the platted setback on the south side along 85th street; however, it would meet all zoning setbacks for the R-1A district

Mr. Blay stated that the homes association does not allow garages to be located on the front entry garages. It has been questioned whether the front is on 85th Street or Roe Avenue.

Chris Brewster noted because the house sits at an angle, the encroachments into the platted setbacks occur deepest on the corners, and the extent of the encroachment is less as each façade angles deeper into the lot. Also, because the lot is a corner lot, the required zoning setbacks depend on which street frontage is interpreted as the "front". By ordinance, lots in the R-1A district have a 30' front setback, 25' rear setback, and 5' side yard setback, with a 15' setback on street-side side yards. The proposed application will meet all of these setbacks, and would meet the most strict interpretation of either frontage (i.e. it is more than 30' from both Roe and 85th street, and meets the side and rear setbacks on the other lot lines).

Based on input from the Homes Association and the neighbors alternate plans are being considered with the garage being a rear entry or side entry. The proposed design would be similar and the requested building line modification would accommodate either of the designs.

Melissa Brown asked if the Homes Association had any design restrictions. Mr. Blay stated they did not and noted the addition proposed mimics the neighboring house.

The property to the west of this property is closest to the proposed addition. It has a platted setback of 50'. The structure on this lot is situated approximately 100' from the closest corner of the proposed addition. An existing tree-line along the property boundary provides a buffer between the two properties.

Chris Brewster reviewed the following criteria for the approval of a building line modification:

1. That there are special circumstances or conditions affecting the property;
The lot is a corner lot with the building situated at an angle. The platted setbacks of 75' on both sides are not consistent with adjacent property and are far larger than the zoning setbacks.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The buildable area of the lot is reduced as a result of the platted setbacks. While the lot is large and there is a reasonable amount of buildable area under the platted setbacks, it is still more constraining than other lots in the area.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

Most corner lots in the neighborhood have an “intersection orientation” with the home situated at an angle and deep setbacks on both street frontages. The current structure already encroaches into the platted setback (approximately 3’ on Roe and approximately 30’ on 85th street). However since these encroachments occur at an angle, only the corner encroaches at the deepest spot. Both the existing encroachments and what is proposed will still be well within the most restrictive interpretation of zoning setbacks for the property.

Jim Breneman confirmed that if approved the addition would meet the zoning code in relation to required setbacks and that the action requested is basically the approval of the building envelope. Mr. Breneman noted a discrepancy in the staff report referencing a ten foot extension and later a fifteen foot extension. Mr. Brewster stated the correct distance is fifteen feet.

Mr. Breneman stated that he prefers the original plan proposed. Mr. Blay responded that the homes association does not allow garage to face Roe.

Jeffrey Valentino questioned if 85th Street or Roe Avenue was considered the front of this property. Mr. Brewster replied by the zoning code Roe Avenue is the front with the general orientation of the house toward Roe and the house addressed on Roe. He noted that all of the lots in the neighborhood have an angled orientation.

Mr. Valentino asked if the building line modification would allow the applicant to build up to the 30 foot setback. Mr. Brewster replied the building line modification would only allow for that portion of the building as shown on the plan to extend to the 30’ setback.

Larry Rouse, 8445 Linden Lane, the adjacent property owner noted that if the garage were added on the side his view to Roe would be blocked. He feels the proposed plan crams the construction to on the back of the lot. The turn into the garage as proposed will be difficult. Mr. Rouse also noted there is a two foot elevation difference between this property and his. He is ok with turning the garage to face 85th Street.

Mr. Rouse stated the Homes Association has deferred officially ruling on the proposed plan. The Association does not want open garages facing Roe and noted that many have garages opening on the side and he feels this is a much better plan.

Jonathan Birkel confirmed that Mr. Blay is open to the suggested change. Mr. Blay stated that he has been working with Mr. Rouse and noted the green space on the

property would remain the same. Mr. Birkel asked if the garage faced Roe if the curb cut off 85th Street and the existing drive be eliminated. Mr. Blay replied that he didn't know if that would be possible, noting the very tight turn space created.

Patrick Lenahan confirmed the building line modification sets the maximum limits.

The Planning Commission Secretary noted that if approved the approved building line modification would be adopted by resolution that would reference the approved plan and only allow for construction to the extend beyond the platted building setback as shown on the attached plan and this would be filed with the County.

Chairman Nancy Wallerstein confirmed the Homes Association action has not been resolved.

Patrick Lenahan moved the Planning Commission continue PC2015-116 to its November 3rd meeting allowing time for a final plan to be determined and homes association action to be resolved. The motion was seconded by Gregory Wolf and passed unanimously.

PC2015-117 Request for Building Height Modification 6516 Granada

Rick Jones, representing Michael and Jackie Gary, the property owners of 6516 Granada who were also in attendance, appeared before the Commission to request a modification from building height elevations as provided in Section 19.44.030 to build a new structure with a first floor elevation that is 1.52 feet higher than the existing home elevation, for a property located at 6516 Granada Drive.

Mr. Jones noted that the lot is large - approximately 145' deep and approximately 115' wide at the lot frontage (137' at the rear). The proposed elevation is 941.50 feet; the elevation of the existing home is 939.98'. The elevation of the adjacent home to the northwest is 945.40' and the elevation of the adjacent home to the southeast is 937.30'. Both the elevation of the existing home and the elevation of the proposed new home on the subject site are between these two elevations, and roughly near the average (The proposed home brings it closer to the middle - 3.9' difference on northwest and 4.2' difference on the southeast, while the existing home was closer to the existing home on the southeast).

The proposal is to bring the new structure to nearer the midpoint of the two adjacent structures and an additional 1.52' above the current structure. This is greater than the additional 6" + allowed due to the additional setbacks, but within 3' limit allowed through Planning Commission review.

Mr. Jones noted that the increased elevation will help to address water problems from the creek located to the rear of the property. The proposed plan also has a swale on each side of the property to further address this issue.

Chris Brewster noted that Section 19.44.030 requires new homes to be built at or below the first floor elevation of any existing home, or to require additional setbacks (each additional 5' elevation allows an additional 6" raise in building elevation). Up to 3' in elevation change may be approved with Planning Commission review. The intent of this section is to address the scale and height of new structures as old homes are torn down and new homes are built.

The proposed structure exceeds the required zoning setbacks by the following:

- Required front - 30'; proposed front setback 40'
- Required side setbacks - 5'; proposed approximately 10' on northwest and approximately 17' on southeast
- Required rear setbacks - 25'; proposed approximately 48'

Per the ordinance this application could be raised an additional 6" due to the side setback on the northwest.

Mr. Brewster stated the proposed elevation is similar to that of existing adjacent homes, placing the proposed home roughly at the mid-point of those homes and would not compromise the intent of the ordinance language limiting changes in elevation from existing structures. The elevation change is small, it is within the discretionary limits of the Planning Commission review, and the proposed home includes additional setbacks on both sides. Staff recommends approval of this proposed elevation to 941.50 feet for the first floor elevation.

Gregory Wolf moved the Planning Commission approve the requested increase proposed for first floor elevation of the new home at 6516 Granada to 941.50 feet. The motion was seconded by Patrick Lenahan and passed unanimously.

PC2015-06 Consider Final Development Plan for 7930 State Line Road

Jeff Bartz, with BHC Rhodes, noted that the Governing Body approved the request for 7930 State Line Road from R-1B Single-Family Residential and C-0 Office Building to CP-1 and PC 2015-07 Conditional Use Permit for Drive-Thru Window at their September 21st, 2015 meeting. In their approval they amended condition #8 relative the proposed fence stating that the fence height shall be set at the height necessary to prevent headlights from high profile vehicles from entering adjacent residential lots from the highest point of the property and added a new condition that the applicant shall remove four (4) parking spaces closest to the residential properties or relocate them so they are no closer to the residential properties than the closest spot after they are removed.

Mr. Bartz stated that a headlight analysis conducted based on ASCO Standards¹ and presented the results of that study reflecting no overflow lighting at positions #1 & #2. At position #3 there is a potential for overflow lighting. However, he noted that ASCO states that headlight range is 150 to 250 feet with the distance from this location to the fence being 200 feet. Mr. Bartz added that trees will be added at this location to prevent any overflow lighting.

Wes Jordan stated that the lighting impacts may be somewhat uncertain prior to the actual construction of the project. Therefore, staff is recommending that the City have the ability to require modifications if after the project is built it is determined that the performance criteria associated with the conditions of approval are not being met. Chris Brewster noted that their landscape architects reviewed the entire plan and stated the proposed landscaping will exceed the height of the fence and provide complete screening within three to five years.

Eric Mikkelson stated the concern and direction of the City Council was that no headlight illumination be visible on the adjacent residential properties and the fence be constructed at a height to prohibit this. The proposed analysis noting the possibility of overflow lighting conflicts with the direction of the City Council. This is to occur from day one, not three to five years when the trees have grown to a sufficient height. He wants a guarantee that this will not occur and feels the height of the fence should be sufficient to prohibit it from occurring. Mr. Bartz responded that from the property the tree line blocks the view of the adjacent houses. Mr. Mikkelson stated he had been on the site and was able to see Mr. Wooldridge's home.

Mr. Mikkelson stated that if the applicant guaranteed the light would be blocked he would be satisfied. Mr. Bartz stated the light would be blocked.

Jonathan Birkel asked if the analysis took into consideration the height of the windows on the adjacent residences. Mr. Bartz replied it did not.

James Breneman asked if the 200' from position #3 to the fence was a direct measurement. Mr. Bartz replied it was. Mr. Breneman asked if the fence could be constructed higher than the proposed eight feet. Wes Jordan replied that is the direction of the City Council and if necessary it would be allowed. It was suggested that a possible extension be used while necessary and removed when no longer needed rather than to construct a high fence. It was noted that some of the adjacent property owners had stated that they were opposed to a ten-foot fence. Nancy Wallerstein asked if there was currently a fence on the property. Mr. Bartz replied there is a four foot chain-link fence around the property with one residential property having constructed a fence. Mrs. Wallerstein stated she felt an eight foot fence would be satisfactory and be aesthetically pleasing to the residents. Mr. Bartz noted the old light in the parking lot of the office building property will be replaced with lighting meeting the current code.

Nancy Wallerstein noted the plans submitted show two signs on the south façade and only one sign is allowed per façade. Mr. Bartz confirmed that there will only be one sign on the south façade. Mrs. Wallerstein asked if the large "Slim Chickens" logo inside a bright red circle that was proposed on the initial submittal on the rear façade has been removed as it was not included in the plans. Mitch DiCarlo stated the signage will comply with the city's code. Mrs. Wallerstein stated she wanted to be sure that sign would not be installed as earlier presented. Mr. DiCarlo questioned the value of any signage on the rear of the building. Chris Brewster noted the code does allow one sign per façade.

Nancy Wallerstein asked what the height of the drive-thru sign was. Mr. Bartz replied it was the same height as the Panda Express drive-thru sign. Mr. Brewster noted the code does not address drive-thru signage as it is approved in conjunction with the required conditional use permit.

Jeffrey Valentino noted the packet included information of an odor filter and asked staff if they had any comments on it. Mr. Brewster stated that would be handled by the Building Official.

Planning Consultant Chris Brewster stated the proposed restaurant is 2,897 square feet with a service area of 539 feet and a patio of 548 square feet for a total of 3,984 square feet. There is an associated Conditional Use Permit for a drive-thru that has been approved for the site and its layout and orientation, as shown on the site plan, are consistent with the CUP approved. The proposed building will be located on the site that was formerly occupied by an office building and the proposed building is substantially smaller than the current use.

The Planning Commission concurred with the following analysis of the criteria for approval of a site plan prepared by staff:

A. The site is capable of accommodating the building, parking area, and drives for the appropriate open space and landscape.

The building and parking lot have been configured to meet the unique shape of the site. The building is located to the eastern portion of the site, near State Line Road, with parking and the drive-thru access located to the west portion.

In response to new condition 17 added by the City Council as a condition of rezoning, the applicant has reduced the total parking spaces on-site by removing 4 spaces that were the closest to the adjacent residential properties to the north of the site. The total parking count on-site is proposed for 45 spaces reduced from the 49 spaces previously shown.

Additionally the applicant has provided an improved landscape and fencing plan based on conditions of the City Council rezoning approval. Condition 8 was amended to require a "fence height necessary to prevent headlight beams from a high profile vehicle from entering adjacent residential lots from the highest point of the property. In conjunction with this as part of the overall screening, the Planning Commission and Council required additional landscape items in condition 4.

The applicant has provided a Headlight Beam Profile with the final site plan. This profile was shot at 3 locations on the site, including the highest location where headlight spread could reach residential property (Vehicle Location # 3). This proposes that no light will spill onto residential property with an 8' fence based on vehicle spread. At greater distances the light and spread dissipates to not reach the property. However, to meet the Council condition, the applicant will need to cite the source of this data (height at which the light source is measured, distance prior to light dissipating, and typical spread of the light). If this data source is a credible source and the data demonstrated aligns

with this source is correct, and determination on meeting the Council condition can be made.

Regarding the landscape conditions, the revised plan does not meet the conditions set with the rezoning approval. The tree (Golden Rain Tree) shown along State Line Road is not a shade tree and a single tree along the frontage is insufficient (the condition was for 3 to 4 street trees in the frontage area with specific species recommended). Additionally, the rate of survival with Japanese Spurge in this environment is low, an alternative, similar material should be used; similarly the size of some plants should be changed to ensure survivability in this region. The concentration of the Green Giant Arborvitae is sufficient and on the higher end of the screening. This can be expected to provide a 50% screening immediately and be completely filled in within 5 years. This will add to the screening provided by the fence. The far west end of the property, adjacent to residential and office properties will be planted with turf and the total impervious surface of the site will be greatly reduced.

B. Utilities are available with adequate capacity to serve the proposed development. Utilities are currently in place serving the site and should be adequate to serve this proposed building and use. There is an overhead power line running east-west, along the south property line.

C. The plan provides for adequate management of stormwater runoff. A significant reduction in the amount of impervious surface is proposed with this site plan. With the associated increase in pervious surface a Stormwater Master Plan is not required. The stormwater issues have been reviewed by Public Works and improvements above current conditions will be implemented the building permit process.

D. The plan provides for safe and easy ingress, egress and internal traffic circulation. Adequate ingress and egress is proposed for the site. The design of the site allows for ample stacking space for the drive-thru so that it will not impact traffic flow on State Line. The design of the drive-thru access and parking will minimize the conflicts between pedestrians and vehicles on the site.

E. The plan is consistent with good planning and site engineering design principles. Given the unique shape of the site, the plan appears to be well laid out. The site plan incorporates the design and other changes requested by the Planning Commission and City Council to minimize the external impacts of the site design. The site design maintains pedestrian access along State Line Road and provides good internal pedestrian circulation between the parking and restaurant.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood. The proposed use is a fast food restaurant which has the distinct architectural style of the Slim Chicken brand. The fast-food restaurants, like Panda Express, McDonald's, Wendy's and Culvers, and other strip commercial uses like CVS and LatteLand along the State Line Corridor create and different development environment from the typical

Prairie Village design. By the development environment established the architecture quality proposed is compatible with the surrounding neighborhood. The proposed development plan for the site provides a good, solid separation from the neighborhood to the west and the residential development within. Similarly, the materials proposed, brick veneer, lap siding, wood and metal roofing can be found in the existing development within this section of the State Line Corridor. The building is within scale of others in the area.

Signage

The applicant has submitted a signage design for approval by the Planning Commission, as part of this site plan approval. The package proposes a monument sign, three wall signs, two business signs (showing entrance and exit points) and a menu board.

The monument sign is located along State Line Road within the landscape provided. The height of the Monument sign proposed is 6 feet in height, which is in excess of the 5 foot height requirement, per the signage ordinance for commercial districts.

The wall signage is proposed on the east and south facing facades of the building. Additionally, there are two wall signs proposed for the south side of the building and no signs on the north façade (no elevations for that façade were provided). The sign ordinance applicable for commercial districts, allows only one wall sign per façade. The wall signs are dimensioned, but there is no area calculation in relation to the façade (by ordinance, no more than 5% is permitted per façade.)

The business (directional) signs are located adjacent to the ingress and egress point to the site. The location of the signs has not been dimensioned on the drawings. All signs on a site are required to be at least 5 feet from any property line.

The monument sign height cannot exceed 5 feet including the base; the sign face cannot exceed 20 sq. ft. and the sign must be placed at least 12 feet back of curb on private property.

There are no specifications for the height and size of the menu board signs.

A sign package will need to be submitted that clearly demonstrates meeting the ordinance requirements, or for Planning Commission review and approval of any planned deviations from these ordinance requirements per the C-P1 zoning district.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community, specifically to improve the retail sector. These issues have become a goal for the City and this project represents a step in that direction.

Nancy Wallerstein asked Mr. Bartz if the applicant was in agreement with the conditions recommended by staff. Mr. Bartz replied they had concerns with the required street trees as they feel they will impede the sight distance. Mr. Brewster replied the landscape plan was looked at as a whole and stated that staff felt more trees were desired than proposed. He stated staff would work with the applicant's landscape architect to resolve the issue. Staff feels that the number of trees is not important but the design element is important. Gregory Wolf suggested that condition 3A be amended from "Add 3 to 4 street trees" to "Add 1 to 4 street trees" and added at the end of the sentence "as approved by Staff".

James Breneman suggested the Commission add to Condition 6 the following: "e. There will be no lighted signs on the west elevation."

Gregory Wolf moved the Planning Commission approve the Final Development Plan for 7930 State Line Road subject to the following conditions:

1. That the applicant adhere to the site design recommendations found in the City Council approval of case numbers PC 2015-06 for the rezoning approval dated September 21, 2015, and PC 2015-07 for the CUP approval by Planning Commission dated September 1, 2015.
2. That the source of the data for the Headlight Beam Profile be provided to ensure that Council condition number 8 is met, and that the applicant be under a continuing obligation to meet this condition. If actual field conditions demonstrate headlight impacts on residential property, adjustments to the fence height may be required by the City.
3. That the applicant make the following changes to the landscape plan:
 - a. Add 1 to 4 street trees along State Line along the sidewalk and/or in islands using appropriate shade trees such as, Swamp White Oak, Silver Linden, Bald Cypress and Emerald Sunshine Elm or other varieties as approved by Staff.
 - b. The installed height of the Downy Serviceberry should be 5' in height for survivability.
 - c. Replace the use of Japanese Surge with Liriope.
 - d. Show the location of the proposed Monument sign on the landscape plan.
4. That the applicant submit the Planting Plan to the Tree Board for review and approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
5. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.

6. That the applicant prepare revisions to sign standards, to reflect the changes recommended herein, for prior to issuing any sign permits.
 - a. The monument sign be designed to be no higher than 5' from the average base height.
 - b. The directional signs be placed at least five feet from the front and side property lines.
 - c. That only one wall sign be placed on the south side of the building, any north elevations shown, and wall signs limited to 5% of the façade.
 - d. Dimensions and heights of the menu board sign.
 - e. There will be no lighted sign on the west elevation.

Any deviations from these requirements would require review approval by the Planning Commission under the CP-1 zoning.

7. That the applicant submit three copies of the revised plans to Staff.
The motion was seconded by James Breneman and passed unanimously.

OTHER BUSINESS ANNOUNCEMENTS

Wes Jordan announced that the Shawnee Mission School Board has scheduled a Special Board Meeting for Wednesday, October 7th at 7:30 a.m. to consider the city's request for the Meadowbrook TIF District. The County and the School District by state statutes have the right to veto TIF requests within 30 days of their application. The final date to veto is October 8th. No comments are being accepted; however, the Mayor and several council members, staff and residents plan to attend the meeting.

Monday, October 12th at 5:00 p.m. is the Special Planning Commission Meeting to consider if the proposed Meadowbrook Project is consistent with the City's Comprehensive Plan. Mr. Jordan noted that this is contingent on decision of the school board and advised the Commission that he would keep them updated.

Monday, October 19th at 6 p.m. is a scheduled joint City Council/Planning Commission meeting. Chris Brewster will review and clarify the respective responsibilities of the Commission and the Governing Body. Also on the agenda is a presentation by the Fire District on their possible location of a fire station replacing the station at 9011 Roe on the municipal campus, a presentation by First Washington on their plans for the shopping centers and presentation and discussion of proposed design standards for the city.

NEXT MEETING

There will be a BZA meeting in November to hear a request for an exception for lot coverage at 2400 Somerset Drive, not a variance. The Planning Commission Agenda is full with the continued site plan application for 7501 Mission Road; the continued request for a building line modification at 8440 Roe Avenue; site plan approval for improvements at the Corinth Square Shopping Center; Public Hearing on the rezoning of the Meadowbrook property from R-1a to MXD and CP-1, approval of the preliminary

development plan and preliminary plat and an application for a special use permit for a new wireless communication facility at 3921 West 63rd Street.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 8:42 p.m.

Nancy Wallerstein
Chairman

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, November 2, 2015**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, November 2, 2015 in the Council Chambers of the Municipal Building at 7700 Mission Road. Chairman Gregory Wolf called the meeting to order at 6:30 p.m. with the following members present: Jim Breneman, Jonathan Birkel, Jeffrey Valentino, Melissa Brown, Patrick Lenahan and Nancy Wallerstein. Also present in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, Planning Consultant; Wes Jordan, Assistant City Administrator, Eric Mikkelson, Council Liaison, Mitch Dringman, Building Official and Joyce Hagen Mundy, Board Secretary.

APPROVAL OF MINUTES

Nancy Wallerstein moved the moved the minutes of the August 4, 2015 meeting of the Board of Zoning Appeals be approved as written. The motion was seconded by James Breneman and passed by a vote of 5 to 0 with Melissa Brown and Jeffrey Valentino abstaining as they were not in attendance.

**BZA2015-05 Request for an Exception from PVMC 19.44.035 to increase lot coverage by 1.1% by enclosing an existing porch
8400 Somerset**

David Cooley, 8400 Somerset Drive, stated there back porch is faces west and they have few shade trees making the porch very hot during the summer months. They are proposing to cover the unenclosed porch to provide the shade necessary for them to get more use from the porch in the summer. While an unenclosed porch can project into a rear yard up to twelve feet, a porch is defined as a structure and the covered area counts towards lot coverage requirements. With the covered proposed unenclosed porch area, the lot coverage increases to 31.1% or 1.1% over the 30% lot coverage requirement. Mr. Cooley noted that if the exception were denied, the porch would need to be shortened by five feet.

Nancy Wallerstein asked if there were other covered patios in the area. Mr. Cooley replied there are some screened and enclosed porches to the south. Many of the neighboring residents have shade tree coverage or umbrellas for their porch or patio areas.

Mrs. Wallerstein asked if Homes Association approval was required and had been received. Mr. Brewster responded the city does not require Homes Association approval. Mr. Cooley replied that his homes association had review and approved the proposed plan.

Chairman Gregory Wolf opened the public hearing for comments on the application. No one was presented to address the Board on the application and the public hearing was closed at 6:36.

Chris Brewster noted the applicant is proposing to add an unenclosed porch to the rear of an existing house. The existing footprint of the house is 3,190.3 square feet (according to AIMS online mapping) and the proposed footprint of the porch roof is 400 square feet.

The coverage percentages are as follows:

- Existing home = 28.48%
- Existing home with proposed porch = 32.05%:

[Note: the applicant's information indicates that the building coverage is 3,080 square feet, and therefore the proposal is only at 31.1% coverage or 1.1% / 123 square feet over the requirement.]

Mr. Brewster reviewed the following criteria required for granting of an exception per Section 19.44.035 of the Zoning Regulations:

A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.

The lot is relatively flat and has no topographic features that are particularly unique. The lot also is rectangular in shape which is similar to other lots in the area. Building patterns in the area include variations and projects that create unique spaces on the lots. The proposed porch is a small projection, and only minimally exceeds the coverage requirement. The encroachment is in the rear area and will create a quality relationship and potential enhancement to the existing open space.

B. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health and safety.

The lot area is 11,200 square feet which is consistent with all of the lots on this block face. Lots backing to this lot on the same block are much larger and therefore have a larger buildable area. Lots across the street are substantially larger to account for different land uses and building patterns as a transition to commercial areas to the north.

The proposed porch enclosure will not adversely impact any open space benefits of the 30% coverage relative to surrounding property because:

1. It is a transition area to different development patterns to the front and back;
2. it is a small percentage, so relationships to similarly situated side properties is minimal;
3. it is being placed over a patio that is already paved so landscape or storm water will not be negatively impacted by what is existing and currently allowed; and

4. it is within the encroachment allowances for the zoning district, so the relationship of the structure to adjoining property is already permitted.

C. The plan provides adequate management of storm water runoff.

A storm water study has not been submitted with this project. However the proposed enclosure will not increase the impervious surface of the lot. The applicant has explained that the structure will shed water in a similar manner to the existing impervious surface, and that downspouts can potentially improve the direction and drainage of the runoff relative to structures and adjacent property.

D. The plan is consistent with good land planning and site engineering design principles; and

The plan does propose a more useable outdoor space with a better relationship to existing open space and landscape areas.

E. An appropriate degree of compatibility will prevail between the architectural quality of the existing building and the proposed building expansion.

Plans have been submitted to show compatibility of the proposed roof with the existing building architecture, including roof slope, materials, and ornamentation of foundation posts.

Nancy Wallerstein moved the Board find favorably on the required criteria and grant the requested exception allowing for the proposed construction of an unenclosed covered porch increasing lot coverage to 31.1%

OLD BUSINESS

There was no Old Business to come before the Board.

ADJOURNMENT

Chairman Gregory Wolf adjourned the meeting of the Board of Zoning Appeals at 6:36 p.m.

Gregory Wolf
Chairman

Sister City Committee Minutes
August 10, 2015

Present: Jim Hohensee, Carole Mosher, Cindy Dwigans, Bob McGowan, Bob Glywa, Vera Glywa, Ivan Novikov, Nolan Sunderman

It was noted that Carole's name should be added to the attendees at the June meeting in the minutes. With that change, the minutes were approved on motion by Cindy, seconded by Bob G.

Ivan talked about the Sister City International. He spoke about fundraising lectures he attended and other contacts he made, including Scotty Colson, from Birmingham who is a consul for Ukraine. Other ideas he mentioned included using Rotary Clubs for home stays and events as not good fundraising mechanisms. Ivan found the trip rewarding on a personal level.

Vera moved to spend the \$75 necessary for the wine and cheese at the Art reception in September from the community foundation account. Bob McGowan seconded and the motion carried. On motion from Vera, seconded by Carole, it was agreed that a glossy guide for the upcoming art show would be prepared. The motion was approved.

Plans for the Ukraine Independence Day celebration on August 23 were discussed. Jim moved that \$350 be appropriated for Cindy to purchase food. Bob G. seconded the motion and it was carried. Jim moved, with a second by Cindy, that \$100 be appropriated for soda pop and coffee.

Vera asked about the art work from the first art show the committee sponsored. The Strawberry Hill Museum could be given a picture of a church from that show. The location and status of the art was unknown. Cindy moved that it be loaned to the museum. The minutes will need to be checked to determine if the committee owns the work or if the city owns it. If the city owns it, Nolan will look into transferring it to the committee. Jim tabled any motion concerning the art work until its status and location were determined.

Ivan moved to adjourn. Vera seconded and the motion carried.

Sister City Committee Minutes
September 21, 2015

Present: Jim Hohensee, Cindy Dwigans, Bob McGowan, Bob Glywa, Vera Glywa, Peter Jarosewicz, Nolan Sunderman

Bob Glywa proposed that we should pay for the art show from the Community Foundation funds. He argued that the funds would likely not be available once the sister city committee is no longer sponsored by the city.

Cindy argued against the proposal, stating that it would be better to use the budgeted money. She believes the Foundation funds will carry over and be available to any successor organization.

The two proposals were discussed. Language Quinn Benion used when advising of the city's decision to discontinue the committee was referenced. Specifically, the language that the money would be transferred to any successor organization that had the same purpose as the foundation. Jim stated that he had lost trust in dealing with the Foundation and felt that since the money was in the "sister city committee" fund, that it would no longer be available once there was not a sister city committee. Bob Glywa argued that since no successor organization was likely to have identical purposes to the Foundation, that they would likely never transfer the money. Cindy expressed trust in the city, the Foundation and their intentions and believed the funds would be available for use for future sister city events.

Bob Glywa moved that the art show expenses be paid from the sister city sub account in the Community Foundation. Bob McGowan seconded the motion. The motion carried. Cindy voted against.

Nolan mentioned that an Open World delegation would be visiting Prairie Village in September and that a lunch would be provided during their visit. He invited committee members to the lunch. Cindy moved to authorize Nolan spend up to \$200 for lunch during the visit. Bob Glywa seconded the motion, and it was approved.

Vera moved to adjourn, with Bob McGowan seconding. The motion carried and the meeting adjourned.

Prairie Village Arts Council
Wednesday, September 9, 2015
5:30 pm
Prairie Village City Hall - 7700 Mission Road
Multi-Purpose Room

Meeting Minutes

The Prairie Village Arts Council met at 5:30 p.m. in the Multi-Purpose Room. Members present: Shelly Trewolla, chair, Julie Flanagan, Dan Andersen (by phone), Serena Schermoly, Betsy Holliday, Melissa Brown, Stacy Krieg, Julie Flanagan, Wayne Wilkes, and Shervin Razavian. Also present was Wes Jordan (Assistant City Administrator).

Minutes - were approved as presented.

Financial Report - Wes Jordan presented a report (attached) detailing the available funds through the PV Foundation and the line items as approved in the Prairie Village Budget. The Financial Report was approved as presented.

City Council Report - No report

Exhibits/Receptions

September Exhibit - Art by the Sister City Committee is scheduled for September 11th - between 6:30-7:30 p.m. Serena, Julie, and Sheila said they would be able to attend the event which will be supported by staff - Nolan and Kathy.

October Exhibit - State of the Arts is scheduled for October 9th between 6:00 - 8:00 p.m.

Old Business

Fallen Soldier Statue - Wes reported the wordage for the plaque had been finalized and completed in time for the unveiling at State of the Arts.

Jazzfest Booth/Advertising Impact - Serena and Julie will staff the booth 2:30-4:30 pm, Betsy and her husband 4:30-6:30 pm, Serena and Melissa 6:30-8:30 pm, and Julie 8:30-10:30 pm. The Council also approved the expense of copying new flyers to distribute for approximately \$50.00.

Future of the Arts - The Council discussed the new initiative, how to market & notify schools, and which schools (K-12) would be included. The Council did decide that all schools (public and private) within the city limits and bordering schools such as Trailwood, Tomahawk, and Highlands would be included. There will be continued discussion about the event and also consideration to private school notification locations that extended beyond Prairie Village.

State of the Arts - In preparation for State of the Arts, the Council discussed the status, staffing, and progress of the following subcommittees to handle general planning and organization preparation for the event.

- Receive Artwork on Oct 1st between 12:00 - 5:00 pm (Dan, Julie, Serena, Shelly)
- Arrange Art Work/Labels on Oct 1st at 6 pm (Shelly, Melissa, Dan, Wayne, Betsy, and Art).
- Marketing/Press Release - Serena, Stephen, Wayne, Melissa, and Julie.
- Juror(s) - Shelley Trewolla reported that noted local artist Larry Thomas will select the art pieces to be included in the competition and the winner for each of the award categories. Mr. Thomas is the chair of the Fine Arts Department at Johnson County Community College and is represented by the Sherry Leedy Contemporary Art Gallery in Kansas City.
- Yard signs - discussion about workload vs size and effectiveness....referred to the Marketing subcommittee to determine.
- Sponsorships - Serena.
- Shopping/Food/Drink - Shervin, Betsy, and Art.
- Tent/Tables/Video Screen - Shelly, Dan, and Serena.
- Contracted Music - Dan in process of finalizing - \$350.00
- Awards - Awards - The following nine awards will be presented this year: one (1) \$1,000 award for the R.G. Endres Best in Show; two (2) \$750 Merit Awards; one (1) \$500 Arts Council Award; and five (5) \$100 Honorable Mention Awards.
- Certificates - Serena will be responsible for certificates to include the name of sponsor(s).
- Day of Event set up - (Dan will be here early) TBD to include bartenders 12pm Shervin, Michael, Betsy, Shelly, Julie.
- Slideshow - Dan and Rod.
- Wine - Jack
- Centerpiece(s) & Decorations - Shelly and Julie.
- Volunteer Coordination - Julie still in need of volunteers.
- Fallen Soldier Presentation - Wes will write the narrative for Shelly to read at 6:15 pm.
- New Sign/Logo - Serena (approved to not exceed \$400)
- Public Works Coordination of Tents and Trash Barrels - Shelly and Dan.
- After event Art pickup 12:00 - 4:00 pm on Oct 30) - Shelly and Art
- One large cooler w/ice - Public Works
- Staff Assistance - Quinn, Nolan, Kathy, and Wes.

New Business - Serena shared with the Council she had recently viewed an outdoor night exhibit in South Bend, Indiana, where 9 artists had projected their work onto buildings. She thought this may be an idea that the Council could explore further in the future.

Adjournment - The meeting was adjourned at 7:20 p.m.

PARKS AND RECREATION COMMITTEE

September 9, 2015

6:30 PM

City Hall

Minutes

The Parks and Recreation Committee met at 6:30 PM at City Hall. In attendance: Ted Odell, Chair, Terrence Gallagher, Vice-Chair, Kevin Letourneau, Matt Geary, Dianne Pallanich, Diane Mares, Lauren Wolf, Peggy Couch, Kellie O'Toole, and Clarence Munsch. Staff: Nolan Sunderman, Keith Bredehoeft, and Corey Hansen.

Mr. Odell called the meeting to order at 6:30 PM.

Public Participation

- There was no public participation.

Reports

1. Public Works Report

Mr. Bredehoeft provided and reviewed a list of the park improvements and maintenance related accomplishments over the last month. Mr. Bredehoeft introduced Corey Hansen as the new Field Superintendent. The south Harmon Park parking lot was also discussed as to the reasoning behind the temporary closure due to maintenance of the water tower.

2. Recreation Report

Mr. Sunderman provided an overview of the pool season and improvements that were made. Weather was a large challenge this year. It was noted there was no synchronized swim team due to low registration numbers. Prairie Village is scheduled to host the All-City swim meet in 2015. We had very low lifeguard availability at the end of the season during reduced hours. Mr. Sunderman is working with the Police Department to improve security at the facility. The pool hosted the first dog swim with 77 dogs. Mr. Sunderman also presented a few of the updated park photos that will be used in future marketing materials. Skateboarding 101 went very well with many compliments on the program. Mr. Sunderman noted that Bill Sanderson has resigned from his position on the Parks & Recreation Committee. There are currently two committee vacancies – Ward IV and Ward VI.

3. Chairperson's Report

Mr. Odell provided an update on the proposed Meadowbrook development and timeline. Mr. Odell noted his involvement in the park planning committee and requested continued input from the committee. The upcoming Park Open House was also discussed as additional information would be sent out to the committee inviting

them to attend. Mr. Gallagher noted a clarification regarding his comments at a previous City Council meeting on the location of a proposed fire station on City property and the skatepark. It is not Mr. Gallagher's intention to remove the skatepark but look for the best location if there is a need to remove and rebuild the park.

New Business

- Mr. Bredehoeft presented the Kansas Forest Service Grant information regarding tree planting at Windsor Park. This grant is a partnership between the Kansas State Extension, Kansas Forest Service, and the U.S. Forest Service. An tree identification booth with an incorporated bench will be constructed along with the tree plantings. There were a few concerns noted on the potential for vandalism and maintenance of the identification booth. Another concern was noted on whether that is the best location for the tree plantings.
- Mr. Sunderman presented the recommended revised pool rules and a history of the proposed revisions. This item was tabled for future discussions. Mrs. Pallanich noted the whirlpool reference which will be removed. A discussion was held regarding the whirlpool and the possibility to have it removed. The Committee suggested the idea to place a picnic table and canopy in that area. Mrs. Pallanich also requested information on the need for the concrete steps on the outside of the adult pool and the ADA lift. She felt with the ADA lift in place, the concrete steps were not needed. She requested to have the concrete steps removed or have staff paint a yellow caution line to avoid a tripping hazard.
- Mr. Sunderman presented to the Prairie Village Pool Membership Structure along with options for revisions. Mr. Sunderman noted the challenges of defining a family and the difficult conversations staff has been involved in over the previous pool season. Various options were discussed. The Committee showed interest in moving toward an individual membership rate structure. Additional information will be presented at the October meeting based on feedback from the Committee. Mr. Gallagher also requested a full review of the park pavilion rental rates and other fees.

Old Business

- There was no old business discussed.

Information Items

- October 14, 2015
 - Next Committee Meeting will be at 6:30 p.m. at City Hall in the Council Chambers.

Adjournment – The meeting was adjourned at 8:00 p.m.

PRAIRIE VILLAGE ENVIRONMENT AND RECYCLE COMMITTEE

September 23, 2015

Pete Jarchow, for the Steering Committee, opened the meeting at 5:30 p.m.

Members attending were Pete, Thomas O'Brien, Karin McAdams, Margaret Goldstein, Al Pugsley, Penny Mahon, Deb English, Maurine Kierl and Ben Claypool. From the city was Wes Jordan, Asst. City Manager. Todd Smith, a prospective member, was present, and John Blessing from Deffenbaugh Industries was the featured speaker.

The minutes from the July meeting were approved as written.

Speaker: John Blessing, Community Relations Manager from Deffenbaugh Industries.

- The latest news from Deffenbaugh:
 - Groups from Prairie Village and the environmental committee toured the landfill just last week and found it interesting. Many want to visit the MRF (Materials Recovery Facility), and Deffenbaugh will be glad to arrange a visit next spring.
 - Deffenbaugh is now owned by Waste Management, the largest recycler in the United States. The Deffenbaugh name will be kept.
 - Waste Management has a strong environmental ethic, with a special interest in green building. This is already affecting local facilities. They will also introduce compressed gas truck to the existing fleet.
- Issues regarding recycling:
 - At current prices for recycled materials, recycling is not a moneymaker for Waste Management.
 - They are looking at managing curbside recycling of glass, with possible pilot in early 2016. This would be done in partnership with Ripple Glass. It was noted that Prairie Village has been a strong contributor to Ripple Glass; the Corinth site in particular has often been the 2nd or 3rd more active one in the area.
 - Waste Management has introduced a system for recycling batteries and light bulbs by mail. Go to wastemanagement.com for details. [Note: I tried this and it worked fine. KM]
 - At this point, trash collection and recycling are paid from tax money through the city. Curbside glass collection would probably be the same.
- Food waste collection (an item that generated great interest):
 - The pilot project in Normandy Square is still current. Use is about 20%, which is low. If it stays low, it can be incorporated easily into yard waste. If demand becomes heavy, then pathogens can develop and expensive new processes are required.
 - At this point, a lot of yard waste is used in the landfill, together with shale. This is daily cover and helps reduce odors.
 - Compost is being given away, but because people put plastic and other materials into the yard waste, the quality is not optimal.

- With food waste, as with all recycling, the final result is only effective if participants put out clean/appropriate materials for collection. This is a big issue.
- **Recycle Often, Recycle Right** – an education program:
 - This is a new education component just now being tried. Mr. Blessing has used it once and likes it. Materials are available.
 - The advantage for Waste Management will be getting cleaner materials for recycling.
 - Residents are encouraged to recycle and take other environmental actions.
 - Participants can take online classes and enter actions they have taken.
 - In return they receive points redeemable with retailers. They also receive updates on the effectiveness of the program as well as social media contacts with other participants.
 - It is possible that points will be able to help local schools as well.
 - There is a small cost per household.
 - The Prairie Village Environmental Committee and the City of Prairie Village could partner in some way to administer this program.

Committee reports:

- **Community Forum:**

- The date is October 1. The online registration form is a bit tricky for registration and more so for paying. Perhaps because of that, registration numbers are low so far. Tom will send out a copy of the postcard so we can send them to our friends.
- This year's "appetizers" from Broadmoor culinary program appear to be more like a feast. This would be a great bargain at \$15.
- The "Four P's" – Pete Jarchow, Polly Swafford, Al Pugsley and Penny Mahon – have offered to handle the registration table again.

- **Earth Fair:**

- The new Shawnee Mission East librarian, Bill Hiles, wants to do the Book Fair as usual. He's concerned about storage; there is less room this year for storing books. Todd Smith has access to storage but transportation could be a problem. We will check with Tom Heinz to see if he has ideas, too.
- The Belinder choir has already agreed to perform at the fair.
- Toby Grotz has agreed to do sound.
- Epic Cleaning Products, a sustainable local company, is not really suitable for displaying at the forum but they may be just right for the Earth Fair.
- Ideas about a possible director are very much needed.

- Karin McAdams will poll the Earth Fair committee about a date for the first committee meeting.
- **Education Committee:** Ben has ordered signs for next year's Village Fest.
- **Announcements from Wes Jordan:**
 - Re: Meadowbrook: there will be a planning meeting specifically for the park on Tuesday, September 29 from 3:30 to 7:00 p.m.
 - Curbside recycling from Team Thrift has not been doing well, in spite of the addition of hard goods to materials collected. The Municipal Foundation has only received \$300, which does not make the project worth the city's time.
 - Re: budget: the Environmental Committee has not spent all its allotted funds. A summary was passed out, which shows which funds need to be encumbered by the end of the year.
 - The city met with Ripple Glass about the noise from the bins. It's not possible to screen the bins, so better signage will be tried. 80,000 pieces of glass were collected in Prairie Village.

The meeting was adjourned at 7:20. The next meeting will be held on October 28 at 5:30.

Respectfully submitted,

Karin McAdams

PARKS AND RECREATION COMMITTEE

October 29, 2015

6:30 PM

City Hall

Minutes

The Parks and Recreation Committee met at 6:30 PM at City Hall. In attendance: Ted Odell, Chair, Terrence Gallagher, Vice-Chair, Kevin Letourneau, Matt Geary, Dianne Pallanich, Diane Mares, and Dan Searles. Staff: Nolan Sunderman, Corey Hansen, and Zach Bauer.

Mr. Odell called the meeting to order at 6:30 PM.

Public Participation

- There was no public participation.

Consent Agenda

- The minutes were unanimously approved from the September 9, 2015 meeting.

Reports

1. Public Works Report

Mr. Hansen provided and reviewed a list of the park improvements and maintenance related accomplishments over the last month. The tree planting in Windsor Park was completed along with 30 volunteers. The sign structure will be installed once it is completed by Kansas State University students. The tree planting was funded through a grant program. A new concrete pad and grill was installed at Porter Park. All parks have been aerated, seeded, and fertilized. The playfield at Taliaferro Park has been seeded and it will continue to be watered. The tree in centerfield will be removed. The fence at Porter Park was repaired and the gaps in the fence were filled. A new fence – black chain link – will be installed along the back of the drainage channel.

2. Recreation Report

Mr. Sunderman provided an overview of the SuperPass program and the results from the 2015 season. The City generated the most revenue from all cities in the 2015 season. However, the City had a large number of individuals who visited the Fairway Pool this year and will owe money to them. The 2015 Annual Recreation Report was also provided which included a general overview of the pool operations along with the various recreation programs – swim team, dive team, tennis, pickleball, and skateboarding. The synchronized swim team was discussed and it will not be offered in 2016. Mr. Sunderman notified the committee the lifeguard job descriptions will be posted soon as well as a reimbursement program for lifeguard certifications to attract new lifeguards. Mr. Sunderman is also working with the Police Department on security concerns at the pool facility. They are researching camera options for the front desk,

concession, and parking lot areas. The Prairie Village Foundation also has available funding for potential park improvements. The committee discussed obtaining additional information and costs for a climbing wall at Franklin Park.

3. Chairperson's Report

Mr. Odell provided an update on the proposed Meadowbrook development and timeline. A copy of the draft Park Master Plan was distributed to the committee. This was information that was available at the recent Park Open House. Mr. Odell provided an overview of the park development, noting it is still in the draft stage. Mr. Odell and Mr. Gallagher provided information on the various features and recent discussions regarding the Park Advisory Committee. Mr. Odell also discussed preparing a budget overview with future park projects along with a meeting schedule and upcoming discussion items.

New Business

- There was no old business discussed.

Old Business

1. Revised Pool Rules – A copy of the revised pool rules was distributed. Revisions were based off feedback and discussion at the September 9 meeting. Discussion will continue at the next Parks & Recreation Committee meeting.
2. Pool Membership Structure – Mr. Sunderman provided an update on the pool membership structure revisions. A number of decision points were discussed along with a proposed recommendation. The Committee discussed the recommendation and requested additional information. Mr. Bauer provided information regarding estimated revenue from the new structure. Three pricing options will be presented at the November meeting for further revision and discussion. A chart was also distributed of area public facilities available for rent to utilize as the committee reviews the pavilion rental rates.

Information Items

- November 11, 2015
 - Next Committee Meeting will be at 6:30 p.m. at City Hall in the Council Chambers.

Adjournment – The meeting was adjourned at 8:15 p.m.

TREE BOARD

City of Prairie Village, Kansas

MINUTES (draft)

Wednesday November 4, 2015
Public Works Conference Room
3535 Somerset Drive

Board Members: Deborah Nixon, Linda Marcusen, Jonathan Pruitt, Tucker Poling, Frank Riott
Other Attendees: Suzanne Lownes

Deborah Nixon called the meeting to order at 6:00 p.m. with a quorum present.

- 1) **Review and Approve Minutes of September 2, 2015** - Motion by Frank Riott to accept the minutes, seconded by Tucker Poling. **Approved unanimously.**
- 2) **Fall Seminar** - The Tree Board discussed what might bring in more attendees to the meetings. There was also discussion on coordinating a Tree Board Summit. It was decided for everyone to think about ideas and work on these topics next year.
- 3) **Old Business** - There was discussion that the board needed to add to their to do list some landscaping standard recommendations for residential and commercial remodeling.
- 4) **New Business** -
 - a) **Meadowbrook Plan Comments** - The main things that the Board was looking at as far as the plans was: adequate street trees, natural buffers between land uses, shade for cars in parking areas, screens from parking lots and overall diversity of trees.
The following recommendations were made:
 - The tree types looked good except there was some question about the use of the Eastern Red Cedar; it tends to be invasive so review of intended use would be recommended.
 - The Tree Board would like to see more street trees along Nall for better screening as well as walk-ability.
 - There was a question as to why there are no large trees on the East side of the Apartments, all the other sides are indicated to have large trees except that side which is open toward the existing houses. The Tree Board would like to see larger trees along the east side if there is no conflicts that prevent this from happening.
 - The expectation for the residential areas is that the street and alleyway trees be representative in the amounts indicated by the plans, they wanted to make sure this is a minimum included by the developer and not something that would later be decided by the individual lot owner.
 - In both the Inn parking lot and the Senior Living parking lot the Tree Board would like an increase in canopy. They are looking for 12 foot minimum wide tree planting strips throughout the lots.
 - b) **Miscellaneous** - Jonathan Pruitt brought up the issue of private tree companies removing right-of-way trees. He suggested sending out letters to the tree contractors concerning the City policies on street trees. Suzanne Lownes informed him that contractors are required to get an Arborist License annually before performing work in the City. So, if such a letter was approved then that would be a good avenue to disseminate the information to the tree contractors.

Jonathan also brought up some of the suggestions that Robert Whitman discussed at the Fall Seminar. He liked the idea of picking out a street that was in need of more street trees and how to motivate those residents to allow planting of more street trees. It was also discussed about Whitman's idea of picking an award winning street to help promote tree awareness. The Board would like to work on ideas to promote planting more street trees where needed and stop the non-approved removal of City trees.

5) Next Meeting - February 3, 2016 at 6:00pm

The meeting adjourned at 7:35 p.m.
Minutes prepared by Suzanne Lownes

**Council Members
Mark Your Calendars
November 16, 2015**

November 2015 Chun Wang exhibit in the R.G. Endres Gallery
November 21 Northeast Johnson County Chamber of Commerce Annual Gala
November 26/27 City Offices Closed for Thanksgiving Holiday

December 2015 Peter Smokorowski exhibit in the R.G. Endres Gallery
December 2 Johnson & Wyandotte Counties Council of Mayors Holiday Social
December 3 Mayor's Holiday Tree Lighting at Corinth Square
December 4 Employee Holiday Luncheon
December 4 Volunteer Appreciation Holiday Party
December 6 Gingerbread House Event at Brighton Gardens
December 7 City Council Meeting
December 11 Artist reception in the R. G. Endres Gallery 6:30 - 8:00 p.m.
December 21 City Council Meeting
December 25 City Offices Closed for Christmas Holiday