

**City of Westwood, Kansas
City Council Work Session
4700 Rainbow Boulevard
August 14, 2025 – 6:00 PM**

Council Present: David E. Waters, Mayor
Andrew Buckman, Councilmember
Jeff Harris, Council President
Jason Hannaman, Councilmember
Laura Steele, Councilmember
Holly Wimer, Councilmember

Council Absent: None

Staff Present: Leslie Herring, City Administrator
Curtis Mansell, Police Chief
John Sullivan, Public Works Director
Ryan Denk, City Attorney
Abby Schneweis, City Clerk

Call to Order

Mayor Waters called the work session to order at 6:00 p.m. on August 14, 2025. Ms. Schneweis called the roll. A quorum was present. The meeting was held in a hybrid manner with attendees being able to join in person and virtually via Zoom.

Receive presentation from of proposal from Hunt Midwest & Finkle+Williams for former Westwood View Elementary School site

On April 1, 2025, an election was held on whether the City should sell the existing Joe Dennis Park on the corner of 50th & Rainbow Blvd. to enable redevelopment of the site and replacement of the park on the former Westwood View School site. The results were 48% in favor and 52% opposed to the sale of the park. The following week, the City's development partner - Karbank - terminated its purchase agreement with the City, which left the City with no way to fund the purchase of the school site under the current agreement between the City and the School District.

The events and activities that have taken place over the past four months are detailed in an August 4, 2025, staff report accompanying the public presentation of the results of a City-run Request for Proposals (RFP) process to identify an assignee to assume the City's right to purchase the former Westwood View School site. [That staff report is accessible via this link to the Planning Commission meeting packet posted to the City website.](#) The presentation from Hunt Midwest – who was recommended for the award by the RFP Review Committee – is available via this link to the project page on the City website: <https://www.westwoodks.org/projects-and-plans/page/former-westwood-view-elementary-school-site>.

The only decision before the City Council is whether to assign the City's purchase rights to a new developer or to terminate the purchase agreement with the School District.

As of end of business on August 12th and since July 31st – when the award recommendation was posted publicly to the City website – City staff has received a total of four (4) emails and one (1) in-person

visitor to City Hall on this topic, each a different contactor. Of the five (5) total contacts made to City staff, only one stated an opinion on whether the City should assign its purchase rights to Hunt Midwest. The other four (4) contactors only asked questions about the Hunt Midwest & Finkle+Williams proposal and process of how the recommendation was developed but did not state an opinion as to whether they felt the City should assign its right. Many of the questions posed in the four inquiries were addressed during the August 4th presentation to Planning Commission.

Public Comments

Questions received from the four members of the public about Hunt Midwest's proposal focused on:

- a. Housing types, ownership, and pricing
- b. Design, architecture, and materials
- c. Green space and public use
- d. Parking, site circulation, and walkability
- e. Stormwater management and environmental impact
- f. City review process and community engagement
- g. Developer collaboration and adaptability
- h. Infrastructure, financing, and public investment

Although concepts for the site were required as part of the selection process to find a partner to accept the City's right to purchase the former school site, at this stage, no site plans, architectural designs, or rezoning proposals are being finalized or approved. If assigned, Hunt Midwest will complete their own due diligence and then seek to close on the property — but any detailed plans or approvals will come later, with full public input. That said, responses to questions about topics a–e above would not be able to be fully addressed until and unless Hunt Midwest closes on the purchase of the property and begins engineering and architecture work in earnest.

It should be noted that teams had only one month – June 11 to July 9 – to develop concept(s) to propose to the City. The time necessary for the team(s) to refine plans would take place if – and only if – the City assigns it purchase right for the property to one of the development partners.

Questions received about the team and proposal that have more immediate relevance to the City Council's decision at-hand revolve around topics f–h (and, to a certain extent c) named above. Those questions have been aggregated and addressed in an addendum to this staff report.

To aid the City Council in the decision at hand - whether to assign the City's purchase rights to a new developer or to terminate the purchase agreement with the School District – City staff recommends the Governing Body

1. Receive a presentation from Hunt Midwest in support of their proposal;
2. Consider community feedback collected before and during their meeting; and then
3. Provide direction to City staff and the City Attorney as to whether to bring an action item to the City Council at its September 11, 2025, meeting to formally consider approving the assignment.

Ora Reynolds, CEO and President of Hunt Midwest, provided an overview of Hunt Midwest projects and operations.

Brenner Holland, Senior Vice President of Residential Development at Hunt Midwest, provided an overview of the development team's proposal.

The Mayor and Councilmembers asked questions of Hunt Midwest and City Staff and deliberated amongst themselves. No action was taken.

Adjournment to Regular Meeting

The Work session adjourned at 6:59 p.m. to prepare for the regular City Council meeting.

DRAFT

**Westwood, Kansas
City Council Meeting
August 14, 2025 – 7:00 p.m.**

Council Present: David E. Waters, Mayor
Jeff Harris, Council President
Andrew Buckman, Councilmember
Jason Hannaman, Councilmember
Laura Steele, Councilmember
Holly Wimer, Councilmember

Council Absent: None

Staff Present: Leslie Herring, City Administrator
Curtis Mansell, Police Chief
John Sullivan, Public Works Director
Abby Schneweis, City Clerk

Call to Order

Mayor Waters called the meeting to order at 7:00 p.m. on August 14, 2025. Ms. Schneweis called the roll. A quorum was present. The evening's meeting was held in a hybrid manner, with attendees joining both in person and via Zoom.

Approval of the Agenda

Mayor Waters suggested the Council consider adding a change for after Public Comment for remaining Discussion from the Work Session and discussion of any direction to Staff. Motion by Councilmember Harris to approve the August 14, 2025, agenda with the addition stated by the mayor. Second by Councilmember Wimer. Motion carried by a 5-0 voice vote.

Public Comment

Vicki Ross, 4925 Mission Road, read from a written statement she prepared, it is included in the appendix of these minutes document.

Steve Platt, 4910 Glendale, Westwood Hills, acknowledged the Hunt Midwest proposal and said Westwood is comprised of 25% commercial properties and 18% rental properties and he believes that is enough diversity of land uses in the City.

Leni Swails, 2009 W 47th Terrace, said she is concerned about the proposed changes in overnight parking regulations that are part of the recodification of the City Code that will be considered by the Council that evening. Ms. Swails said she believes that on street parking calms traffic and leaves a parking option for overnight visitors.

KC Thomsen, 2013 W 47th Terrace, expressed concern about the changes in overnight parking as well. Mr. Thomsen encouraged the Council to consider allowing for exception for special cases.

Ella Madrigal, 2108 W 48th Street, said she is a senior at Shawnee Mission East and lives with her mother. Ms. Madrigal said she and her mother have busy schedules and cannot coordinate parking their

vehicles according to who leaves in the morning each day. Ms. Madrigal said the Council should consider all types of families with regard to this change.

David Gomoletz, 2427 W 48th Street, said he is in favor of changing the parking regulations to no overnight parking from 2:00 a.m. to 6:00 a.m., Mr. Gomoletz believes the benefits would outweigh the inconveniences and encouraged the Council to allow for exceptions where warranted.

Allison Juarez, 2007 W 47th Terrace, encouraged the City Council to allow for exceptions to the proposed overnight parking prohibition.

Mark Swails, 2009 W 47th Terrace, encouraged the City Council to allow for exceptions to the proposed overnight parking prohibition.

No other comments were made by the public, Mayor Waters closed the Public Comment portion of the meeting.

Mayor Waters and Councilmember Harris noted that Ms. Ross conveyed that the Friends of Westwood Parkland had \$175,000 in pledges for improvements to Joe D. Dennis Park during a meeting they had with her. Mayor Waters and Councilmember Harris agreed that Ms. Ross's statement that the City rejected an offer of \$500,000 was a misstatement.

Remaining Discussion of Hunt Midwest Proposal

Mayor Waters opened the floor for Council to discuss the Hunt Midwest proposal and ask any questions they may have.

Councilmember Buckman asked Mr. Sullivan, Chief Mansell, and Ms. Herring if they had any concerns about the proposal. No members of staff raised any concerns rising to the level of objection nor caution.

Mayor Waters said one of the goals of the Governing Body was to increase diversity in housing, and the Hunt Midwest proposal would help meet more needs.

Councilmember Harris asked Mr. Denk if an HOA would introduce any new risks for the City. Mr. Denk said he didn't have any concerns about the development of the HOA. Mr. Denk said it is important for properties that have a common area to have an HOA to maintain it to a certain desired standard by the properties that are adjacent to it.

Councilmember Steele thanked the RFP committee, and trusts the committee brought forward the most appropriate choice for the Council to consider for approval.

Councilmember Hannaman said the proposal is the best outcome the Governing Body could ask for, and he could not see a more realistic outcome for the former Westwood View Elementary property.

Councilmember Harris said he received a door hanger from the Friends of Westwood Parkland shortly after the April 1st Special Election stating that they had begun forming a four-city task force that included Westwood, Westwood Hills, Mission Woods, and Fairway to raise funds needed to convert the former Westwood View property into parkland. Councilmember Harris asked Ms. Herring if any of the cities have contacted Westwood to move forward with such a proposal, Ms. Herring said they had not. Councilmember Harris asked Ms. Herring if Friends of Westwood Parkland brought its own proposal for

redevelopment of the former Westwood View property, Ms. Herring said they did not submit any such thing to city staff. Councilmember Harris said the door hanger stated Friends of Westwood Parkland will be working with the Shawnee Mission School District to redevelop the site and asked Ms. Herring if city staff have received any such indication from the school district. Ms. Herring said no.

Motion by Councilmember Harris to direct staff to draft an agreement that assigns the City of Westwood purchase agreement with Shawnee Mission School District to Hunt Midwest. Second by Councilmember Wimer. Motion carried by a 5-0 voice vote.

Presentations and Proclamations

No presentations or proclamations were made.

Consent Agenda

All items listed below are considered to be routine by the Governing Body and will be enacted in one motion. There will be no separate discussion of these items unless a member of the Governing Body so requests, in which event the item will be removed from the consent agenda and considered separately following approval of the consent agenda.

- A. Consider July 10, 2025 City Council Meeting Minutes
- B. Consider Appropriations Ordinance 777

Motion by Councilmember Harris to approve the Consent Agenda as submitted. Second by Councilmember Buckman. Ms. Schneweis conducted a roll call vote. Motion carried by a 5-0 vote.

Mayor's Report

Mayor Waters provided a review of events he attended and plans to attend as Mayor of Westwood.

Mayor Waters shared that a candidate forum for Westwood City Council candidates will be held on Wednesday, September 10th at 7:00 p.m. at Westwood View Elementary School. The event is hosted by the Johnson County Post.

Councilmember Reports

No reports were made by members of the Council.

Staff Reports

Administrative Report

Ms. Herring provided an overview of the August 2025 Administrative Report included in the agenda packet and offered to answer questions.

Public Works Report

Mr. Sullivan provided an overview of the July and August 2025 Public Works Reports included in the agenda packet and offered to answer questions.

Public Safety Report

Chief Mansell provided an overview of the July 2025 Public Safety Report included in the agenda packet and offered to answer questions.

Treasurer's Report

The July 2025 Treasurer's Report was included in the packet, no questions or comments were made about the report.

City Attorney's Report

Mr. Denk did not have anything to report.

Old Business

Consider Ordinance No. 1049 authorizing the recodification of ordinances for the City of Westwood, Kansas

Recodification is the process by which all adopted ordinances (and modern, current State and Federal laws, where applicable) are integrated into a City's Codebook so that the Codebook reflects the current and comprehensive laws of the City.

- In January 2023, CivicPlus (which acquired MuniCode) embarked on a recodification of the Westwood Municipal Code. City staff provided access to all necessary City materials and CivicPlus went to work reviewing and preparing the Code for public, searchable online access.
- In February 2024, City staff received the Code sections for review and from there worked with CivicPlus staff, the City Attorney, and the Governing Body and Planning Commission to review and tweak the City Code to prepare it for final review and adoption.
- In July 2024, the Planning Commission reviewed and provided input and changes to the Zoning Ordinance (Chapter 16 of the City Code)
- In October 2024, the City role in review of the Code sections concluded and CivicPlus began finalizing the Code for consideration and adoption by the Governing Body.
- In June 2025, CivicPlus provided the final Code document and ordinance for adoption of the recodification. Once CivicPlus receives the Council-approved ordinance, they will activate the online searchable City Code on the City's website.

The intent of recodification is housekeeping, to ensure consistency and legality of the code provisions and to address any confusion or conflicting elements of the code. The following is a summary of the notable edits to the Zoning Ordinance, advanced by City Council in March and April 2024 and by Planning Commission in July 2024 relating only to Chapter 16 re: zoning regulations:

General

- Fees have been separated out from the City Code and included in a master fee schedule, adopted by the City Council and reviewed annually Code has been updated generally to reflect current organizational structure

Chapter 1: Administration

- No notable changes

Chapter 2: Animal Control and Regulation

- Discontinuation of pet licensing program; continuation of pet vaccination requirement

Chapter 3: Beverages

- No notable changes

Chapter 4: Buildings and Construction

- Chapter to be updated at least every six years when new code sets are adopted. Chapter last revised in 2021 and 2022 with adoption of 2018 ICC code set; set to be updated again in Fall 2025 with adoption of 2024 ICC code set.

Chapter 5: Business Regulations

- Remove requirement that City-licensed massage therapists carry a City-issued ID card
- Reflect City's participation in County-administered tow rotation system

Chapter 6: Elections

- No notable changes

Chapter 7: Fire

- No notable changes

Chapter 8: Health & Welfare

- Except native grasses as approved on lists maintained by the county or the county's extension office from nuisance definition
- Allow compost systems, so long as maintained in the back yard
- Allow the City to remove trees on public or private property if it's deemed to be hazardous, not only if it meets the definition of dead or diseased
- Add requirement that refuse bins be placed in such a way as to avoid impeding pedestrian or vehicle traffic
- Add requirement that at least one off-street parking space per property is required for occupied dwellings
- Increase clearance of trees over streets from 12 to 14 feet (requirement remains 8 feet over sidewalks)

Chapter 9: Municipal Court

- Allow remote/virtual court appearances under certain conditions

Chapter 10: Police

- Change fee structure for repeated false alarms, requiring police personnel response

Chapter 11: Public Offenses

- No notable changes

Chapter 12: Public Property

- Remove process for allowing camping on public grounds

Chapter 13: Public Rights-of-Way

- No notable changes

Chapter 14: Traffic

- Whereas two-hour on-street parking is currently permitted overnight, prohibit on-street parking completely between midnight and 6 AM. This change will allow the Police Department to enforce the heretofore effective prohibition of overnight parking currently in place. (Notably, the City's restrictions on overnight parking have been in place since 1953.)

Chapter 15:

- No notable changes

Chapter 16: Zoning

- Cleaning up 4.3.12 to be consistent with RV parking regulations in 14-217, which also covers this topic

A clean version of the draft for adoption is included in this July 2025 meeting packet. To view the tracked changes from Spring 2024, which were used by CivicPlus to build the recodification in tonight's meeting packet, [click here for Chapters 1-7 and 9](#) and [click here for Chapters 8 and 10-16](#).

At its regular meeting on July 7, 2025, the Planning Commission reviewed Chapter 16 and directed staff to schedule a public hearing on August 4, 2025 to formally consider the edits and prepare this chapter – as well as all other chapters of the City Code – for adoption by City Ordinance by the Governing Body. The City Council should review the recodified City Code as presented in the meeting packet. Once the Governing Body is satisfied with the document, City staff will prepare it for adoption following the August 4th public hearing on text amendments to Chapter 16, which could occur as early as the August 14th City Council meeting.

Please note that there is stated interest from the Planning Commission to make more substantive changes to the zoning ordinance relative to recent cases and matters, and that review process can occur simultaneously but separately from this recodification. Any additional changes to the Zoning Ordinance can be achieved via the text amendment process and recommended to the City Council for adoption by ordinance once the Planning Commission determines which amendments it would like to recommend for consideration.

A general discussion ensued about the proposed changes to overnight parking. Ms. Herring committed that staff will create an outlined process for overnight parking for residents who have special circumstances or temporary need to park on the street overnight. This plan will be shared with the Governing Body during the September 11th City Council meeting. There was a general consensus among the Governing Body that this was acceptable. Mayor Waters asked those in the audience if they had any objections, none were made.

Motion by Councilmember Hannaman to approve Ordinance No. 1049 authorizing the codification of ordinances of the City of Westwood, Kansas with the direction to staff that was discussed. Second by Councilmember Buckman. Councilmembers Harris and Wimer thanked those in the audience for their public comment during the meeting. Ms. Schneweis performed a roll call vote. Motion carried 5-0.

Consider Ordinance No. 1050 adopting and enacting a new code for the City of Westwood, Kansas

Motion by Councilmember Hannaman to approve Ordinance No. 1050 adopting and enacting a new code for the City of Westwood, Kansas. Second by Councilmember Steele. Ms. Schneweis performed a roll call vote. Motion carried 5-0.

New Business

Consider Ordinance No. 1051 modifying a school zone

The new Westwood View Elementary opened in August 2022. At that time, it was determined that there would need to be new/modified ordinance(s) regarding required school zones. Ordinances were

modified to include the new requirements. However, parts of the existing school zones from the old Westwood View were left in place in anticipation of Rushton Elementary utilizing the building on a temporary basis, which occurred from August 2022 through May 2024. In May 2025, the Shawnee Mission School District submitted application to the City for a demolition permit of the school building and demolition activities are underway. This action removes any school zones not applicable to the current Westwood View Elementary building, located west of the former building.

The Manual on Uniform Traffic Control Devices (MUTCD) recommends school zones extend two hundred ft. (200') to two hundred-fifty feet (250') in all directions as measured from the nearest property line of a school. The illustration below illustrates the modification of the school zone currently in place on 50th Street east of Belinder Ave. The noted proposed deletion would bring the City's school zones into alignment with MUTCD recommendations.

A school zone currently exists on W. 50th Street from Rainbow Boulevard to Norwood St. in both directions as established in August 2022 per Westwood City Code 14-102 (c). With the old Westwood View school now permanently closed, a eastern portion of the existing school zone should be removed. The new modified school zone will now encompass both directions of travel on W. 50th St. at a point starting at Norwood St. moving east to a point two hundred-fifty (250) feet east of the eastern most property line of the current Westwood View Elementary School.

Motion by Councilmember Wimer to approve Ordinance No. 1051 modifying school zones. Second by Councilmember Steele. Ms. Schneeweis performed a roll call vote. Motion carried 5-0.

Consider Resolution No. 146-2025 updating the City Manual for Infrastructure Standards

The 2008 recodification of the City ordinances included reference under Chapter 13-105 Administration (c) "The city's public works director, or his or her designee, shall administratively develop infrastructure policies and practices to regulate and govern construction within and the use of the rights-of-way." The Manual of Infrastructure Standards was created and adopted with the 2008 recodification. The document was meant to be adopted by resolution for subsequent changes which the first changes occurred on June 8, 2017, by Resolution #60-2017.

To coincide with the current recodification effort the Manual of Infrastructure Standards has been updated to reflect very minor changes with the most significant being the update of the Westwood Standard Details that are drawings of specific construction methods related to the items found in the Rights-of-Way.

Motion by Councilmember Buckman to adopt Resolution 146-2025, Manual of Infrastructure Standards. Second by Councilmember Hannaman. Motion carried by a 5-0 voice vote.

Consider Resolution No. 147-2025 adopting the 2026 Master Fee Schedule

City Staff is working with Civic Plus to finalize a recodification of the Westwood City Code. As part of the recodification process all fee amounts have been removed and language has been added to adopt such fees by Resolution.

The change in the language in the City Code to adopt fees by a Resolution allows the City to update fees on a more regular basis and keep up with the local market. During the November 14, 2024 City Council meeting, Council voted unanimously to approve Resolution 134-2024, which adopted a master fee

schedule effective January 1, 2025. Staff plans to review and update the fee schedule on a yearly basis during the budget adoption process. This is the first such annual review.

The FY2026 fee schedule includes one change; Right-of-Way Permit Temporary Road Closure Application - \$25.00. Staff recommend the rest of the FY 2026 fee schedule remain unchanged.

Motion by Councilmember Buckman to approve Resolution No. 147-2025 adopting the 2026 master fee schedule Second by Councilmember Steele. Motion carried by a 5-0 voice vote.

Fiscal Year 2026 revised budget presentation

Ms. Herring provided an overview of the revised 2026 budget included in the meeting packet.

Councilmember Wimer asked the Governing Body if they have heard from residents regarding the proposed mill rate increase since notices were sent out by Johnson County. Councilmember Harris said he had coffee with one resident to discuss the proposed mill rate, otherwise no other Governing Body members said they received contact from constituents.

Consider the appointment of Chris Ledin to the Westwood Planning Commission

The members of the Westwood Planning Commission are appointed by the Mayor, with the consent of the Governing Body, and serve for a term of three (3) years each (16.1.4.2). In the event of a vacancy, the Mayor nominates and the City Council confirms appointments.

Last month, Kevin Breer notified the Mayor, Planning Commission Chair, and City Administrator of his resignation from Planning Commission. Breer had served on the Planning Commission since his appointment in 2015. In his resignation, he cited his desire to focus more of his time on his family, including his middle-school aged son.

Following Commissioner Breer's notice to vacate his seat, the Mayor, with input from the Planning Commission Chair, reviewed past statements of interest from residents who expressed a desire to serve on the Planning Commission. Following review, Mayor Waters nominates Chris Ledin to fill the vacated term of Kevin Breer. Mr. Ledin stood out for his stated and demonstrated passion about urban design, building science, and environmental sustainability.

Kevin Breer's unexpired term is March 1, 2024 – February 28, 2027. Ledin would serve the remainder of Breer's term as outlined below.

Candidate	Residential Address	Term
Chris Ledin	2211 W 48th St	September 8, 2025 – February 28, 2027

Motion by Councilmember Harris to confirm the appointment of Chris Ledin to the Westwood Planning Commission to serve a vacated term expiring February 28, 2027, and for Leslie Herring in her capacity as notary public to administer the oath of office at the next regular meeting of the Planning Commission meeting. Second by Councilmember Wimer. Motion carried by a 5-0 voice vote.

Announcements/Governing Body Comments

Councilmember Harris thanked everyone for a productive meeting.

Executive Session

The Governing Body did not hold an executive session.

Adjournment

Motion by Councilmember Hannaman to adjourn the meeting. Second by Councilmember Steele.
Motion carried by a 5-0 voice vote. The meeting was adjourned at 9:12 p.m.

APPROVED: _____
David E. Waters, Mayor

ATTEST: _____
Abby Schneweis, City Clerk