

**City of Westwood, Kansas
City Council Meeting
4700 Rainbow Boulevard
November 13, 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 November 13, 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

Motion by Councilmember Harris to approve the November 13, 2025 agenda as submitted. Second by Councilmember Steele. Motion carried by a 5-0 voice vote.

Public Comment

Jim Donovan, 3009 W 51st Street, expressed concern regarding the proposed adoption of the 2024 Building Codes, suggesting delaying the action due to potential increased costs and the City being the first in the area to adopt them.

David Gomoletz, 2421 W 48th Street, offered thanks and appreciation to outgoing Councilmembers Andrew Buckman and Jason Hannaman for their service.

Spencer Day, 3003 W 49th Terr, also thanked the outgoing members of the Governing Body.

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 October 9, 2025 City Council Meeting Minutes

B. Consider Appropriations Ordinance 780

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

Mayor's Report

Mayor Waters announced the winners of the recent Westwood City Council elections: Jeff Harris (re-elected), Stephanie Becker, and Spencer Day. He noted they will be sworn in at the December Council meeting. Mayor Waters also thanked outgoing Councilmembers Andrew Buckman and Jason Hannaman for their years of service to the City.

Councilmember Reports

Councilmember Buckman announced that this would be his last night serving as a Councilmember in an official capacity due to a change in his employer's company policies. He expressed his thanks to the Governing Body and staff for the positive and rewarding experience over the last four and a half years.

Staff Reports

Administrative Report

Ms. Herring provided an overview of the November 2025 Administrative Report included in the agenda packet and offered to answer questions. She acknowledged the service of Councilmembers Buckman and Hannaman and thanked the staff for their work in preparing for the transition.

Public Works Report

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

Public Safety Report

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

Treasurer's Report

The October 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 Nos. 1053-1062 adopting updated building codes for the City of Westwood

The Council considered adoption of a series of ordinances to update the City's building codes to the 2024 ICC standards. The City Attorney clarified that staff recommend adopting these codes now to avoid further delay, and the Council retains the ability to amend specific sections as needed in the future. Mayor Waters noted that the intended effective date of the new building codes is January 1, 2026 and confirmed with City Administrator Herring that the ordinances would be published at a later date, so as not to take effect before that date. Herring affirmed the publication would be delayed until the first week of January.

Motion by Councilmember Harris to adopt Ordinance No. 1053 incorporating the 2024 edition of the international building code. Second by Councilmember Hannaman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Hannaman to adopt Ordinance No. 1054 incorporating the 2024 edition of the international residential code with the following changes suggested by City consultant Joe Kmetz of GBA: (1) delete "Winter Design Temperature: Six Degrees Fahrenheit" from 4-302 (i) and (2) change "R305.1" to "R313.1" in 4-302 (j) in two locations and change "Exceptions 3." to "Exceptions 1.". Second by Councilmember Buckman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Wimer to adopt Ordinance No. 1055 incorporating the 2024 edition of the international existing building code. Second by Councilmember Steele. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Hannaman to adopt Ordinance No. 1056 incorporating the 2024 edition of the international fire code. Second by Councilmember Buckman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Harris to adopt Ordinance No. 1057 incorporating the 2024 edition of the international plumbing code. Second by Councilmember Wimer. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Buckman to adopt Ordinance No. 1058 incorporating the 2024 edition of the international fuel gas code. Second by Councilmember Steele. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Wimer to adopt Ordinance No. 1059 incorporating the 2024 edition of the international mechanical code. Second by Councilmember Harris. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Steele to adopt Ordinance No. 1060 incorporating the 2023 edition of the national electrical code. Second by Councilmember Hannaman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Wimer to adopt Ordinance No. 1061 incorporating the 2024 edition of the international energy conservation code. Second by Councilmember Buckman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Motion by Councilmember Steele to adopt Ordinance No. 1062 incorporating the 2024 edition of the international swimming pool and spa code. Second by Councilmember Harris. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

New Business

Consider Ordinance No. 1063 adopting text amendments to zoning regulations

Throughout the year, the Planning Commission has identified several areas in the zoning regulations that either conflict with one another, are commonly requested be waived by applicants for building permits, or which constitute possible conflicts between the letter and the spirit of the zoning regulations. Although most of the cases coming before the Planning Commission are for waivers from

the zoning regulations pertaining to new home builds, there are also other sections of the Zoning Ordinance identified by staff, Planning Commissioners, and City Councilmembers outside of new infill housing that should be considered for updating, especially following current regional and local conversations about housing product availability and environmental sustainability. Conversations about proposed amendments to the zoning regulations have been a topic at several meetings during public hearings.

Conducting an annual review of the zoning regulations is an established goal of the Planning Commission and is included in the Planning Commission's annual work plan adopted at the beginning of each year. The last time the zoning regulations were updated was in February 2022. In 2023, the City Code recodification process kicked off and just concluded with adoption of the recodification in August 2025. The zoning regulations were updated during that period only for clarity and consistency, with more substantive revisions to be made now that the recodification has concluded.

The slate of sections recommended for amendment have been discussed by the Planning Commission at all of their meetings from August through November, a builder & developer focus group was invited to review and provide feedback in late September, and a small working group including staff, City Councilmember Jason Hannaman, and Planning Commissioners has convened to discuss the text amendments in between meetings.

At its November 3, 2025, regular meeting, the Planning Commission held a public hearing to accept public input on the recommended text amendments. No public comment was received during the hearing. The Planning Commission thereafter unanimously advanced the text amendments as identified in the meeting packet to be recommended to the Westwood Governing Body for consideration.

Councilmember Hannaman noted a technical correction to the R-1 zoning language (changing hyphens to dashes in section 4.3.2B). Hannaman also suggested the Council consider modifying the regulations relating to lot coverage within the commercial zoning districts. After discussion amongst the Council about Hannaman's suggestion, the Council achieved consensus that no additional changes would be made to the recommendations advanced by the Planning Commission at this time. The Council agreed that the suggestion should be shared with the Planning Commission to consider during its next round of text amendments and advance as a recommendation should they so choose.

Motion by Councilmember Hannaman to approve Ordinance 1063 amending the Westwood Zoning Ordinance incorporating the changes as noted to section 4.3.2B. Second by Councilmember Buckman. Ms. Schneweis performed a roll call vote. Motion carried by a 5-0 vote.

Consider agreement with Capital Electric Co. for installation of streetlights on Booth St. and Belinder Ct. (cul de sacs off of 47th St.)

The City purchased streetlights for the two cul-de-sac streets south of W. 47th Street for new street lighting for intended inclusion with the W. 47th Street Project. The means and methods provided by the contractor on that project did not work for the installation and therefore were not contracted for. An earlier bidding only received one response and that bid was more than budgeted. Staff conducted a solicitation for bids again in 2025 and received two bids, with the low bid being \$127,702.50 provided by Capital Electric.

Motion by Councilmember Hannaman to authorize the Mayor to execute the Agreement between Capital Electric Co., and the City of Westwood, Kansas, in the amount of \$127,702.50. for the installation

of a streetlighting system on Belinder Court and Booth Street cul-de-sacs south of W. 47th Street. Second by Councilmember Buckman. Motion carried with a 5-0 voice vote.

Consider renewal of Agreement between Johnson County and the City of Westwood for Information Technology Services for 2026

Since January 2016, the City of Westwood has contracted with Johnson County’s Department of Technology and Innovation (DTI) for technology support services for the Police Department, alone. The Administration and Public Works Departments were added to the support services agreement in 2023, with implementation completed in 2024.

The 2026 contract amount is \$31,800.95. This is 5% above the 2025 contract amount of \$30,198.92, which was 9.5% above the 2024 contract amount of \$27,371.71. This amount has been budgeted in the FY 2026 General Fund.

Pursuant to the City’s Financial and Purchasing Policy, since this agreement commits more than \$25,000, staff is bringing it before the City Council for review and approval.

Motion by Councilmember Buckman to authorize the City Administrator to execute the Renewal of Information Technology Services Agreement between the Board of County Commissioners of Johnson County, Kansas and the City of Westwood for the 2026 calendar year. Second by Councilmember Hannaman. Motion carried by a 5-0 voice vote.

Executive Session

The Governing Body did not hold an executive session.

Announcements/Governing Body Comments

No announcements were made by the Governing Body.

Adjournment

Motion by Councilmember Harris to adjourn the meeting. Second by Councilmember Buckman. Motion carried by a 5-0 voice vote. The meeting was adjourned at 8:18 p.m.

APPROVED: _____

David E. Waters, Mayor

ATTEST: _____

Abby Schneweis, City Clerk