



CITY OF WESTWOOD, KANSAS NEWSLETTER

October through December 2016 4700 Rainbow Blvd, Westwood www.westwoodks.org

A MESSAGE FROM THE MAYOR

The air is crisp and the leaves are starting to fall. As another year draws to a close, we look back on the changes that have come about, and what lies ahead. There is much to celebrate in 2016, and a lot to look forward to in 2017!

Woodside Village: On October 13th Westwood held a public hearing regarding a revision of the TIF (Tax Increment Financing) Plan for Woodside Village Phase II. This was an important meeting and was well attended. The approved changes to the plan and the amendment can be found on the City’s website. Some residents had reservations about TIF and several were opposed to any increase in TIF. The majority of those who spoke were in favor of the plan and seeing Phase II come to fruition. Questions have been posed such as “How does the City benefit from this project?” It is important to view the impacts of the Woodside Village development holistically to acknowledge its worth. The impacts reach well outside the development district’s boundaries. The redevelopment agreement was approved in December of 2011. During the next four years our City has seen tremendous benefits that will provide financial independence. I believe these successful changes were led by the significant undertaking of Woodside Village. Everyone in Westwood benefits from these changes.

- 2012: Walmart Neighborhood Market buys Apple Market (Now with 400% increased Sales)
- 2013 - Present: New investment in 47th St & Mission Rd Overlay District, Lane 4 purchased and renovated Northwood; formerly Fairway North - Taco Republic, Lulu’s Asian Bistro, Gus’s Fried Chicken, Sole Patch Salon, 1889 Pizza.
- 2013: Engaged Indigo Design to consult on Joe Dennis Park (Aided in the Westwood Christian Church acquisition)
- 2014: Acquisition of Church (-19%) below other offers (sparked discussions with SMSD)
- 2015: Urban Land Institute’s TAP, engaged Comprehensive Plan team (Shockey Consulting, LLC)
- 2016: SMSD purchases Entercom with intentions of building a new Westwood View School
- 2016: Woodside Village Phase I open; 70% leased within three months, Blue Sushi & Sake Grill and

Ulah open for business with several others businesses opening soon.

Since 2012, Total Assessed property valuations in Westwood have gone up 9%. During that same time, the City mill rate has gone down -8%. In 2016 we hired a new public works team member and we are scheduled to hire an additional police officer in 2017 with no increase to the mill rate. The homes on 47th Terrace and 48th St between State Line Rd & Rainbow were 41% rental properties in 2012. That has decreased to 36% and added major renovations and rebuilds on these streets. I have no doubt that these opportunities likely occurred because of the Woodside Village project. It has become a success for Westwood.

Comprehensive Plan: Shockey Consulting will present a Master Plan to the Planning Commission on November 7th. All are welcomed to come to hear and see what they present after nearly a year of work. As you may have seen, there are signs around town campaigning for *no medium density* anywhere in the City limits. It is important to note that medium density was proposed by residents in Westwood, not the City, staff or elected officials. I have heard rumors that there is already a development planned; that the City is talking with developers of medium density projects; that the City intends to tear down homes in the Westport Annex and that new apartments are being planned on the Church and park spaces. All of this is patently false.

This year’s political climate is crazy and the nation has become polarized in so many ways. We don’t need that to be the sentiment in Westwood. We are all neighbors, we all have the same vested interest in seeing our City succeed and we want to retain our identity of walkable, residential community. As stated so many times, if you want to know facts, contact City Hall, or a member of your City Council. Keep our City positive and be proud, the sun is shining on Westwood! As always, it is an honor to serve you,

John M. Yé
Mayor



WOODSIDE VILLAGE PHASE II FREQUENTLY ASKED QUESTIONS

The City of Westwood approved a redevelopment plan for the Woodside Village project in 2011 which involved incentives outlined in the city's Economic Development Policy. These incentives included TIF (Tax Increment Financing) -- both property tax TIF and sales tax TIF -- and a CID (Community Improvement District). Conditions have changed since 2011 - construction materials costs and property valuations have increased dramatically. Tanner & White Properties (Developer) requested a revised new TIF Plan for the South Phase, and changes to the approved Redevelopment Agreement. This was considered in a public hearing on October 13th, 2016 at the City Council meeting, and the City Council approved the revised plan.

The 9th Amendment, will do four major things:

- 1) Increases the Public Financing "Cap" for the South Phase of the project;
- 2) Changes the deadlines for the South Phase of the project;
- 3) Proposed the creation of a new additional 0.9% Community Improvement District (CID) on the Club property only; and
- 4) Agrees to release the South Phase land to the developer prior to completion of the Club Phase of the project.

Why are the costs so much higher than what was originally estimated?

Post-Great Recession, the construction industry has experienced a major resurgence, particularly in the multi-family segment of the commercial real estate market. Since 2012, construction costs have increased substantially due primarily to skilled labor shortages and increased material costs of carpentry, drywall, plumbing and electric. Contractors are having to pay up to retain quality local subcontractors and avoid the risk of subcontractor flight mid-job. This construction market reality accounts for a significant portion of the cost increases. Also, the scope increased with the approved changes to the South Phase site plan. Further, the developer is including a higher quality of finishes in the residential units to compete with other high-end apartment products that are in the market now or becoming available in the near future.

Does this new TIF Plan extend the life of the TIF?

The approved TIF Plan does extend the life of the TIF for the South Phase of the project. The new TIF Plan gives the developer a fresh 20-year "TIF Clock" for the South Phase of the project only. Accordingly, the TIF on the South Phase would expire in 2036. It does not do

anything to extend the TIF on the balance of the Woodside Village project, including the North Phase. The North Phase TIF will still expire in 2033. Even though the TIF clock is being restarted, the developer is still limited to collecting a maximum of 20-years of TIF revenue from both the South Phase and North Phase of the project.

Why would the City agree to transfer South Phase land earlier than previously required?

The developer believes that it has the opportunity to finance the Club Phase and the South Phase of the project together as a package, but it would require a mortgage on the city-owned South Phase land when that loan for both phases closed. The City may decide that it wants the developer to line up the financing for both of these phases together as soon as possible, as opposed to financing the Club first and hoping that the developer can later find the financing for the South Phase. Although the City agreed to transfer this land earlier for this joint, two-phase financing, it still has a reversionary interest (a right to take the property back) if the developer fails to complete the South Phase on time. The 9th Amendment to the Redevelopment Agreement identifies 13 separate conditions which must occur before the South Phase land can be transferred to the developer including permits, site plan approvals, guaranteed maximum price contracts and private financing for both the Club Phase and South Phase. These conditions are designed to ensure that both the Club Phase and the South Phase are "shovelready" and fully financed to further ensure completion of construction of both Phases. The developer has also agreed that the lender's mortgage interest is subordinate (inferior to and behind) the City's reversionary rights in this property unless and until the start of construction on the South Phase. So if nothing ever happens on the South Phase, the lender will not have funded part of the loan on the South Phase and the City can reclaim the property. If the South Phase is started but never completes, the City still has a reversionary right, but it will be behind the lender and will have to coordinate and collaborate with the lender to get the South Phase finished.

What happens if the developer does not finance both the Club Phase and the South Phase together?

Then the City does not have to put the South Phase land in early and the South Phase deadlines are not extended at all. Those parts of the Redevelopment Agreement document go back to the way they were originally.

For more information about the Woodside Village Development visit http://www.westwoodks.org/wv_dev_info



2016 LEAF PICK UP PROGRAM

Fall is here and with it brings the Westwood leaf pick up program. For those who wish to participate in the program, please take note of the following guidelines:

Leaf pickup is scheduled to begin on **Tuesday, November 1st** and will continue throughout November. Westwood Public Works personnel will be making passes through the City starting at 51st Terrace and will work their way north to 47th Street. Once they have passed your residence, they may not be back for at least three to six business days depending on the amount of leaves to be gathered, the weather, or mechanical difficulties with the equipment. At the end of each weekday the City will post a map of streets that have been serviced for the day so participants can get a better idea of when to expect a pickup at their home. Participants can also call the Public Works facility at 913.432.1550 for a updated daily recording of leaf pickup operations status.

After Thanksgiving (November 24th) changes in leaf pickup operations will occur. Westwood is contracting with the City of Roeland Park to make a final collection of leaves on **Thursday, December 8th**. Roeland Park utilizes a different type of leaf collecting equipment which requires leaves to be collected from the street rather than in the yard. Those who wish to participate in the final round of leaf pick up and live on a local street should rake leaves in to the street beginning the weekend of December 3rd. Leaf pick up along Mission Road, 47th Street, Rainbow Blvd, and State Line Road will not utilize the Roeland Park equipment and leaves should not be raked into these streets at any time.

To aid in the efficient removal of your leaves, please remember the following:

- No sticks or trash - only leaves. Piles containing an abundance of sticks will be left until the sticks are removed

WESTWOOD WOMEN'S CLUB MEETINGS

The Club meets on the third Wednesday of the month, September thru May, at 12:30p.m. in the Community Room at City Hall. Ron Shaffer, JOCo. Commissioner will reflect on post election results on November 16th. The newly opened Conroy's Restaurant is the venue for the holiday luncheon on December 14th. A tour of the Roasterie manufacturing facility will take place on January 18th. The Club welcomed three new enthusiastic members this year and encourages other residents to join. Guests are always welcome. If you have questions contact Linda Horn at 913.677.4389 or linda_335@msn.com.

- Rake leaves into as narrow a pile as possible
- Please avoid raking the leaf piles directly under low hanging trees, our equipment



- gets tangled in the low overhanging limbs. We need a minimum of 14 feet in height, from the ground to the lowest limb, to operate the equipment. If this condition is found to exist, your leaves will be left until the pile is moved to a location that is accessible
- **During the month of November:** rake just to the curb or edge of the sidewalk, not onto the sidewalk which forces pedestrians into the street, and not into the streets or gutters.
- **Starting the weekend of December 3rd:** Residents living on a local street may start raking leaves into the street one (1) foot away from the curb for Roeland Park personnel to make a final leaf collection.

After the December 8th leaf pick-up date, Westwood Public Works personnel will sweep the streets and gutter lines a final time.

Residents may still use Town & Country Disposal's compost program by bagging leaves in paper bags or rigid containers designated for yard waste through January 4, 2017 if they do not want loose leaves lying about. There is no limit on the amount of yard waste that can be collected on a Wednesday per residence per week by Town & Country Disposal.

We thank you for making this program a success and we appreciate your patience and cooperation.

TOWN & COUNTRY AMNESTY DAY

On Wednesday, December 28th residents will be able to exceed the normal 96 gallon limit of solid waste pick-up without having to purchase extra bag tags. Please note that Amnesty Day does not apply to bulk item pick-up, the two item limit per household per month still applies during this collection day.

MAYOR'S HOLIDAY TREE LIGHTING ON DECEMBER 1ST

Please join us on Thursday, December 1st at 6pm at City Hall to celebrate the beginning of the holiday season! More details about this event will be provided on the City's website once they are confirmed.



2017 CITY ISSUED LICENSES

All owners of pets, businesses, residential rental property, those who rent out rooms in their home, and massage therapists are required by City Ordinances to apply for a license on a yearly basis. On January 15, 2017 all licenses issued by the City during 2016 will expire. All renewal forms are available on the City’s website under the Forms section. If you have any questions regarding any of these licenses contact Abby Schneweis at 913.362.1550 or abby.schneweis@westwoodks.org.

Pets: Dogs and cats over six months of age are required to be licensed on a yearly basis in Westwood. Please complete, detach, and return the application below to City Hall with the appropriate fees. Your pet’s tag(s) will be mailed to you along with your paid receipt. Fees: \$3.00 for spayed/neutered dogs and cats and \$5.00 for unaltered dogs and cats. There is no charge to senior

citizen pet owners age 60 and over.

Businesses: Fees for business licenses vary depending on the nature of service the business is providing as well as the square footage of the business. A fee table is included on the renewal application.

Rental Properties: Rental license fees are \$30 per property. In addition to licensure, rental properties are subject to an annual codes inspection by Westwood’s Building Official. This inspection should be conducted before January 15, 2018.

Massage Therapy: All massage therapy practitioner and establishment owner/manager licenses are subject to review by City Council. Fees for massage therapy license are \$25 for a practitioner and \$50 for an owner/manager.

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2017 DOG AND CAT LICENSE APPLICATION

Owner Name(s): _____
 Address: _____
 Phone: Primary _____ Alternative _____
 Email Address: _____
 Veterinarian name: _____
 Veterinarian Address: _____
 Veterinarian Phone Number: _____

<p>Pet #1 Name: _____ Male <input type="checkbox"/> Female <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Breed: _____ Color: _____ Has this animal been spayed/neutered? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Pet #2 Name: _____ Male <input type="checkbox"/> Female <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Breed: _____ Color: _____ Has this animal been spayed/neutered? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Pet #3 Name: _____ Male <input type="checkbox"/> Female <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Breed: _____ Color: _____ Has this animal been spayed/neutered? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Pet #4 Name: _____ Male <input type="checkbox"/> Female <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Breed: _____ Color: _____ Has this animal been spayed/neutered? Yes <input type="checkbox"/> No <input type="checkbox"/></p>





CITY OF WESTWOOD

4700 Rainbow Boulevard
Westwood Kansas 66205

E-MAIL: info@westwoodks.org

PHONE: 913.362.1550 **FAX:** 913.362.3308

WEBSITE: www.westwoodks.org

MAYOR: John Yé

COUNCIL MEMBERS: Margaret Bowen, Lisa Cummins,
Jason Hannaman, David Waters, Joe Whisler

CHIEF OF POLICE: Greg O'Halloran

SERGEANT: Gary Baker

PUBLIC SAFETY OFFICERS: Chris Bishop, Marcus Burke,
Cliff Chaffee, Kurtis Stone, Penny Teddy

COURT CLERK: Shelley Floyd

DIRECTOR OF PUBLIC WORKS: John Sullivan

SUPERINTENDENT OF PUBLIC WORKS: Mitch Landis

PUBLIC WORKS STAFF: Richard Fatherley, James Rankin

CITY CLERK: Fred Sherman

BUILDING OFFICIAL: Eddie McNeil

ASSISTANT CITY CLERK: Abby Schneweis

NOTEABLE DATES

NOVEMBER 2016

7TH: Planning Commission - 7pm

8TH: General Election - Polls open 6am - 7pm

10TH: City Council - 7pm

24TH & 25TH: City Offices Closed

DECEMBER 2016

1ST: Mayor's Holiday Tree Lighting - 6pm

5TH: Planning Commission - 7pm

8TH: City Council - 7pm

26TH: City Offices Closed

28TH: Town & Country Amnesty Day

CONTACT INFORMATION

Emergencies	911
City Hall	913.362.1550
Public Works	913.432.1550
Public Safety	913.362.3737
JOCo Sheriff 24 Hour Dispatch	913.782.0720
Municipal Court	913.362.3737
Town & Country Disposal	816.380.5595
Kansas Gas Service	1.800.794.4780
KCPL	816.471.5275
WaterOne	913.895.5500
JOCo Wastewater	913.715.8587
Animal Control	913.782.0720
JOCo Information	913.715.1500
Driver's License Bureau	913.432.2266
JOCo Election Office	913.782.3441
JOCo Appraiser	913.715.9000
JOCo Transportation	913.782.2210
Shawnee Mission School Dist.	913.993.6200

