



CITY OF WESTWOOD, KANSAS

CITY COUNCIL MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Thursday, June 11, 2026 at 6:00 PM

AGENDA

Welcome to your Westwood City Council meeting. This meeting may be attended remotely via Zoom:

Access Online: <https://us02web.zoom.us/j/89908289796>

Access by Phone: (312) 626-6799 / **Webinar ID:** 899 0828 9796

[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]

CITY COUNCIL WORK SESSION AGENDA

- I. **CALL TO ORDER - 6:00 PM**
 - II. **WORK SESSION ITEMS/DISCUSSION OF UPCOMING MATTERS**
 - A. "A Call to Action for Local Government Finance Managers" -- Presentation by Jeff White, Columbia Capital Management, LLC
 - B. Capital Improvements Plan (CIP) Overview
 - III. **ADJOURNMENT TO REGULAR MEETING**
-

REGULAR MEETING AGENDA

- I. **CALL TO ORDER - 7:00 PM**
- II. **APPROVAL OF THE AGENDA**
- III. **PUBLIC COMMENT**

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda, or about items on the regular agenda for which the Governing Body, at its discretion, accepts public comment. Public comment should be limited to 2-3 minutes and, unless the topic of public comment is before the Governing Body as part of its agenda, no action will be taken by the Governing Body on public comment items. Please state your name and address for the record. Persons attending virtually online will be able to make public comment by using the "raise hand" function on Zoom.
- IV. **PRESENTATIONS AND PROCLAMATIONS**
 - A. Presentation of Westwood Foundation Scholarship to Molly Benes

- [B.](#) 2024 Building Code Update, Including Kansas "By-Right Housing Development Act" (SB 418) -- Presentation by Joe Kmetz, GBA

V. CONSENT AGENDA

All items listed below are considered to be routine by the Governing Body and will be enacted in one motion (roll call vote). 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 approval of May 14, 2026 City Council Meeting Minutes
- [B.](#) Consider approval of Appropriations Ordinance 787

VI. MAYOR'S REPORT

VII. CITY COUNCILMEMBER REPORTS

VIII. STAFF REPORTS

- [A.](#) Administrative Report (City Administrator Katherine Carttar)
- [B.](#) Public Works Report (Public Works Director John Sullivan)
- [C.](#) Police Department Report (Police Chief Curt Mansell)
- [D.](#) Treasurer's Report (City Treasurer Michelle Ryan)
- E. City Attorney Report (Ryan Denk)

IX. OLD BUSINESS

X. NEW BUSINESS

- [A.](#) Consider authorization for the Purchase of Street Lighting for the 2026 Road Improvement Project
- [B.](#) Consider Ordinance No. 1064 amending the Westwood City Code, as amended, by repealing and replacing in its entirety Chapter 4 Article 3 of the Code of the City of Westwood, Kansas
- [C.](#) Consider Resolution No. 154-2026 authorizing the City of Westwood to apply for a grant from VarietyKC and designating an authorized representative

XI. ANNOUNCEMENTS/GOVERNING BODY COMMENTS

XII. EXECUTIVE SESSION

XIII. ADJOURNMENT

UPCOMING MEETINGS

Regular meetings of the Westwood City Council are held at 7:00 PM on the second Thursday of each month. The next regular meeting of the Westwood City Council will be held July 9, 2026, at 7:00 PM at Westwood City Hall. The City Calendar may be accessed at www.westwoodks.org. To receive further updates and communications, please see or sign up for the following:

Westwood Buzz Email: <https://bit.ly/3wA4DWx>

Facebook: [City of Westwood Kansas-Government](#)
[Westwood, KS Police Department](#)

City of Westwood – 2024 Building Code Update

Including Kansas “By-Right Housing Development Act” (SB 418)

Prepared by Joe Kmetz, GBA – Building Code Services Lead

DATE June 11th, 2026



GBA

Agenda

- Recap of Code Adoption Process
- Summary of SB 418
- Impacts to Development in Westwood
- Necessary Changes to Westwood City Code
- Questions/Discussion

Code Adoption Process Recap

- Voted to approve the new codes on November 13, 2025
- Articles 2 through 10 and 12 repealed and replaced
 - IBC, IRC, IEBC, IFC, IPC, IFGC, IMC, NEC, IECC, and ISPSC
- New applications subject to these requirements starting in January
- Few other jurisdictions in Johnson County had finalized adoption

Summary of SB 418

- **Background**

- Kansas Legislature adopted Senate Bill 418, the "Kansas By-Right Housing Development Act."
- The law significantly changes local zoning authority and development review processes.
- Municipalities are required to update local regulations to comply with state law.

- **Major Provisions**

- Establishes "by-right housing development."
- Requires approval when objective standards are met.
- Imposes strict review timelines.
- Limits discretionary review by planning commissions.
- Requires all residential zoning districts to allow single-family housing.

Summary of SB 418

- **What Qualifies as By-Right Development?** Projects that:
 - Meet zoning and land use regulations.
 - Do not require public infrastructure extensions.
 - Do not create adverse drainage impacts.
 - Include:
 - Single-family homes
 - Townhomes up to 12 units
 - Accessory Dwelling Units (ADUs)

Summary of SB 418

- **Home Design Standards**
 - Single-Family Homes, Townhouses (IRC), and ADUs under 2,500 square feet (not including garage or basement)
 - Must allow use of the 2018 IRC.
 - Must allow single-car garages.
 - Exterior architectural finishes may be required on only one side.
 - Lots as small as 3,000 square feet must be permitted subject to reasonable setbacks.
- **Peer Jurisdictions**
 - Some cities are staying on old 2018 IRCs (no code update)
 - Some are using 2024 IRC while including an administrative exception to allow for 2018 if criteria above is met

Impacts to Development in Westwood

- **Development Review**
 - Reduced Planning Commission discretion for qualifying projects.
 - Increased reliance on objective code standards.
 - Faster review timelines required for staff and consultants.
 - Cities cannot impose a fee for a third-party (required if not met in 30 days)
- **Public Participation**
 - Single-family rezonings are no longer subject to:
 - Neighbor notification requirements.
 - Protest petitions.

Necessary Changes to Westwood City Code

- Building Code
 - Allow for use of Previously Adopted Ordinance 1050 for SF, TH, or ADU less than 2,500 square feet (2018 IRC with amendments)
 - Does not apply to commercial projects
- Zoning Code
 - No changes proposed at this time
 - ADUs already allowed by-right
 - No lot minimums currently in place
 - Further review needed for architectural finishes limit (one side)

Questions/Discussion

Review of 2026 Kansas SB 418

Practical Municipal Overview and July 1, 2026 Preparation Checklist



The Kansas Legislature passed 2026 SB 418, commonly referred to as the “By-Right Housing Development Act.” The legislation substantially changes how cities regulate residential development, process permits, conduct inspections, and apply residential zoning rules. The bill takes effect July 1, 2026.

For municipal officials, the bill primarily affects:

- Residential zoning authority;
- Permit and development review timelines;
- Building inspection procedures;
- Protest petition procedures; and
- Local development regulations applicable to single-family housing.

The legislation is designed to reduce discretionary review and increase housing development opportunities statewide. Cities should review building codes, permitting procedures, inspection staffing, and zoning ordinances before the effective date.

What is a “By-Right Housing Development”?

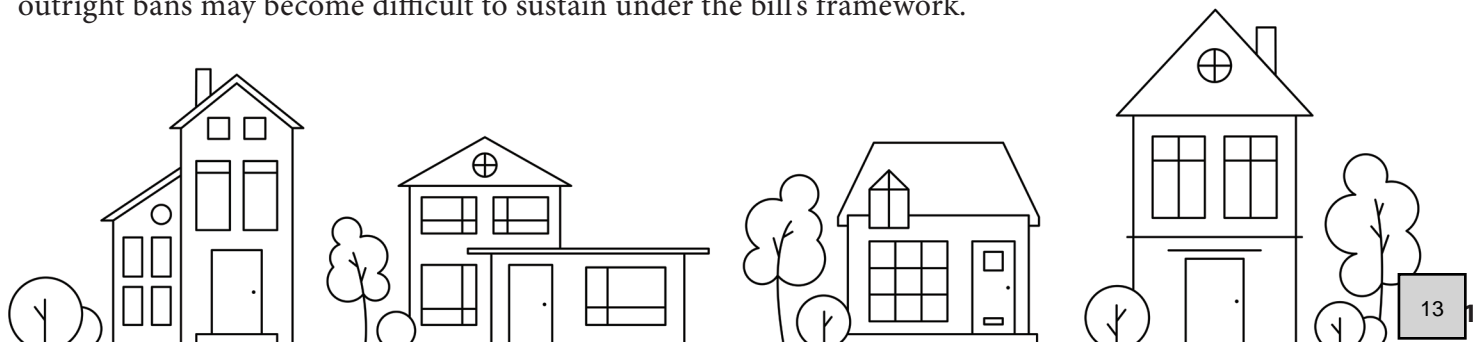
SB 418 defines a “by-right housing development” as a residential development that must be approved administratively — without discretionary review — when the project complies with applicable local regulations and the criteria established in the bill.

The bill generally applies to:

- Single-family homes, including duplexes;
- Townhouses; and
- Accessory dwelling units (ADUs)

SB 418 defines an accessory dwelling unit (ADU) as a secondary housing unit that is subordinate to the primary dwelling unit on the same lot and may include a separate kitchen, bathroom and entrance.

For cities, the inclusion of ADUs is significant because it limits the ability to prohibit accessory residential units outright in qualifying zoning districts. While municipalities may still regulate objective standards such as setbacks, height, utility connections, parking, and life-safety requirements, broad discretionary review or outright bans may become difficult to sustain under the bill’s framework.



However, the definition of a by-right housing development is subject to important limitations. A project is not considered a qualifying by-right housing development if it falls into certain excluded categories identified in the legislation.

The exclusions include developments:

- Located within historic districts;
- Located in floodplains or environmentally sensitive areas where restrictions apply;
- Requiring substantial public infrastructure extensions or upgrades beyond existing service capacity;
- Requiring rezoning or discretionary land-use approvals;
- Involving industrial or commercial conversions outside the bill’s scope;
- Exceeding the bill’s density, size, or lot limitations; and
- Subject to drainage or stormwater deficiencies identified by the permitting authority

Importantly, SB 418 does not eliminate all local authority. Cities retain authority over:

- Utility standards;
- Stormwater and drainage requirements;
- Street and infrastructure standards;
- Platting and subdivision review;
- Objective zoning and dimensional standards;
- Setbacks and lot configuration requirements and;
- Health and safety enforcement.

For municipal officials, the key operational issue is determining:

1. If a proposed project qualifies as a “by-right housing development” under the statute; and
2. If the city’s regulations are written clearly enough to support objective administrative review within the bill’s compressed timelines.

In practice, disputes are likely to center on:

- If a project truly qualifies for by-right treatment;
- If infrastructure limitations justify exclusion;
- If the city acted within statutory deadlines; and
- If denial reasons are sufficiently supported by adopted regulations

Because qualifying developments receive significant statutory protections, cities should expect the threshold determination of whether a project is “by-right” to become one of the most important early review decisions in the development process.

Major Provisions of SB 418 Affecting Cities

1

Creation of the “By-Right Housing Development Act”

The bill creates a statutory framework requiring approval of qualifying residential developments “by right” when the application complies with adopted zoning and land-use regulations. If a proposed development satisfies adopted code requirements, the city may not subject the application to discretionary denial or additional subjective review.

A completed application for a by-right housing development is automatically approved if the permitting authority does not deny the application within specified time limits—30 days generally, 60 days when a subdivision plat is required, and 90 days for larger plats over 40 single-family homes. However, subdivision plats are not deemed approved unless they fully comply with all applicable subdivision statutes and regulations under K.S.A. 12-752.

As the project gets underway, local governments must monitor approved by-right housing ensure they comply with applicable regulations and standards. If a project is not in compliance, the city may enforce corrective actions, including fines, penalties, or requiring modifications to bring it into compliance.

Municipal Considerations

Cities should evaluate whether current approval processes rely on:

- Subjective compatibility standards;
- Broad discretionary authority;
- Staff-level policy determinations; and
- Planning commission recommendations that exceed adopted standards

Where possible, objective standards should be clearly incorporated into code language before July 1.

2

Third-Party Plan Review and Inspection Authority

SB 418 permits, but does not require, cities to use qualified third-party reviewers and inspectors for development document review and inspections under specified conditions.

Development Document Review

If the review of a development document is not completed within 30 days, the document may be reviewed by a qualified third party, provided the reviewer is independent of the applicant and did not prepare the materials being reviewed. The reviewing party must submit the results to the city within 15 days of completion.

Inspections

If a required inspection is not completed within 30 days of a request, the inspection may be performed by an alternative qualified party, including a certified building inspector, an employee of another political subdivision, or another authorized reviewer consistent with the statute. The reviewing party must submit inspection results to the city within 15 days of completion.

Practical Effect

The new framework permits cities to use external inspectors to prevent delays. The trade-off is that the city loses a degree of control over how and when those inspections are processed.

Municipal Considerations

Cities should evaluate:

- Inspection scheduling and turnaround procedures;
- Staffing capacity and backlog risks;
- Permit system workflows and integration of third-party submissions;
- Documentation and record retention of third-party reviews; and
- Whether local ordinances or administrative policies should define approved third-party reviewers and submission standards prior to implementation.

Municipalities may also wish to establish administrative standards for qualifying third-party reviewers and inspection reporting procedures before the effective date.



3

Residential Construction Standards for Certain Single-Family Homes Item B, Section IV, Item

SB 418 establishes minimum regulatory standards that political subdivisions must allow for newly constructed single-family residences under 2,500 square feet of livable floor area (excluding garages and basements) when constructed on individual lots with separate legal descriptions.

Required Allowances

Cities do need to have a building code, but if they do, SB 418 requires that the use of the following codes be allowed as an alternative to the local code should it differ:

- One of the following versions of the 2018 International Residential Code (IRC), at the discretion of the political subdivision:
 - » The 2018 IRC;
 - » The version of the 2018 IRC previously adopted by the political subdivision; or
 - » A version of the 2018 IRC adopted by another political subdivision;
- Construction of single-car garages;
- Architectural finish on only one side of the residence; and
- Residential lot sizes as small as 3,000 square feet, subject to reasonable setback requirements intended to protect public welfare and safety while avoiding unwarranted hardship.

Effect on Local Regulations

The bill provides that any local building code, ordinance, regulation, rule, or resolution that conflicts with these requirements is null and void as applied to qualifying properties.

Municipal Considerations

Cities may wish to review:

- Existing minimum lot size requirements;
- Garage and parking requirements;
- Adopted residential building codes and amendments;
- Subdivision and zoning regulations; and
- Whether local setback standards are consistent with the bill's requirements.



4

Appeals: Deadlines and Automatic Approval Risks

The bill establishes appeal rights and timelines related to inspections and development review decisions.

Key Deadlines:

- Appeals must generally be filed within 15 days.
- If the governing body does not affirm or modify the decision within 60 days:
 - » The development document may be deemed approved, or
 - » The inspection may be deemed waived.

Practical Effect

Failure to act within statutory deadlines may result in automatic approvals or waived inspections.

Municipal Considerations

Cities should immediately review:

- Governing body agendas and scheduling practices;
- Administrative appeal procedures;
- Internal routing timelines;
- Local tracking systems; and
- Legal review processes.

Cities may wish to adopt internal deadline tracking systems before July 1.

5

Residential Zoning Changes

One of the most significant provisions provides that land zoned for any residential use within a city is deemed zoned for single-family residential use as well.

Practical Effect

Cities generally may not prohibit single-family homes in residential zoning districts simply because the district was intended for another residential type.

For example, single-family residences may potentially be permitted in districts previously intended primarily for:

- Multifamily development;
- Townhomes;
- Planned residential districts; and
- Mixed residential configurations.

The bill does preserve some local regulatory authority.

Cities may still regulate matters such as:

- Setbacks;
- Utility standards;
- Development standards;
- Subdivision requirements;
- Grading; and
- Platting.



Municipal Considerations

Cities should conduct a full review of:

- Residential zoning districts;
- Use tables;
- Definitions;
- Planned district regulations;
- Overlay districts;
- Subdivision regulations; and
- Design standards.

Cities should also identify any provisions that directly prohibit single-family dwellings within residential districts.

6

Protest Petition Changes

SB 418 excludes certain owner-initiated rezonings to single-family residential districts from protest petition procedures.

Municipal Considerations

Cities should review:

- Zoning amendment procedures;
- Protest petition forms;
- Public hearing notices;
- Internal legal guidance; and
- Planning commission procedures.

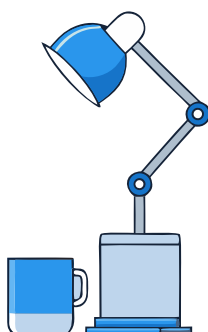
Training for planning staff and governing bodies is advisable before July 1.

Recommended Action Items Before July 1, 2026

Immediate Legal and Policy Review

Cities Should Review:

- Zoning ordinances
- Residential use tables
- Planned unit development provisions
- Subdivision regulations
- Permit approval procedures
- Inspection policies
- Appeal procedures
- Protest petition ordinances
- Administrative regulations and manuals



Permit and Development Review

- Identify any discretionary review provisions
- Clarify objective approval standards
- Review permit processing timelines
- Evaluate staffing capacity
- Update application forms if necessary

Inspection Procedures

- Assess current inspection turnaround times
- Determine if the city will allow third-party reviews
- Develop procedures for third-party inspection submissions
- Determine acceptable certification standards
- Train inspection and code staff

Governing Body Procedures

- Establish systems to monitor new statutory deadlines
- Review agenda scheduling procedures
- Update appeal handling processes
- Educate elected officials on automatic approval risks

Planning and Zoning

- Identify residential districts affected by the new single-family provisions
- Review conflicting code language
- Evaluate potential impacts on infrastructure planning
- Consider code amendments preserving permissible development standards

Practical Questions Cities Should Ask Now


Before July 1, municipal officials may wish to evaluate:

1. Can inspections consistently be completed within 30 days?
2. Are appeal timelines and governing body meeting schedules sufficient to avoid deemed approvals?
3. Which zoning districts currently prohibit single-family residential construction?
4. What local regulations remain enforceable under the new law?
5. Are existing permit software systems capable of tracking statutory deadlines?
6. Does the city want to allow third-party inspections and reviews? If so, have we developed formal policies governing third-party inspections and reviews?

Final Observations

SB 418 represents a substantial shift in the balance between state housing policy and local land-use authority. While cities retain authority over many development standards, the legislation narrows local discretion in residential development review and increases the importance of objective code standards and timely administrative action.

Cities that proactively review procedures, revise ordinances where appropriate, and train staff before July 1 will likely be in a significantly better position to implement the law while preserving as much local regulatory authority as possible.

 **If you have questions or suggestions to improve this guidance, please contact the League's Legal Department at (785) 354-9565.**

**City of Westwood, Kansas
City Council Meeting
4700 Rainbow Boulevard
May 14, 2026 – 7:00 p.m.**

Council Present: David E. Waters, Mayor
Jeff Harris, Council President
Steph Becker, Councilmember
Spencer Day, Councilmember
Laura Steele, Councilmember
Holly Wimer, Councilmember

Council Absent: None

Staff Present: Katherine Carttar, City Administrator
Curtis Mansell, Police Chief
John Sullivan, Public Works Director
Katie Dubovich, City Attorney
Abby Schneweis, City Clerk

Call to Order

Mayor Waters called the meeting to order at 7:00 p.m. on May 14, 2026. Ms. Schneweis called the roll. A quorum was present.

Approval of the Agenda

Motion by Councilmember Harris to approve the April 14, 2026, agenda as submitted. Second by Councilmember Wimer. Motion carried by a 5-0 voice vote.

Public Comment

No comments were made by members of the public.

Presentations and Proclamations

Gun violence Awareness Day Proclamation

Mayor Waters proclaimed Friday, June 5th as Gun Violence Awareness Day in Westwood and encouraged members of the community to support efforts to prevent the tragic impacts of gun violence.

2026 Police Week Proclamation

Mayor Waters proclaimed May 11th through May 17th, 2026, as Police Week to recognize police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Mayor Waters also proclaimed May 15, 2026, as Peace Officers Memorial Day to honor those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

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 April 9, 2026, City Council Meeting Minutes
- B. Consider Appropriations Ordinance 786

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

Mayor’s Report

Mayor Waters provided an overview of events he had attended and plans to attend as Mayor.

Mayor Waters acknowledged the recent passing of Officer Christopher Bishope of the Westwood Police Department on May 3rd. Officer Bishop served the City of Westwood for over 13 years, he also served his country in the Marine Corps. Mayor Waters stated Officer Bishop was a tremendous person and a true asset to the Westwood community. Mayor Waters thanked Chief Mansell, Officer Metcalf and the rest of the Police Department for their service during Officer Bishop’s celebration of life.

Mayor Waters held a moment of silence honor Officer Christopher Bishop.

Councilmember Reports

Councilmember Steele shared she recently attended an E-Mobility policy model work group to talk about creating a cohesive model policy across the metro for electronic scooters and bikes.

Councilmember Harris shared he and Ms. Carttar attended the University of Kansas Health Systems Experience KU Health Systems Day in April.

Councilmember Wimer thanked the Westwood Women’s Club for their work on their Belinder Beautification project.

Councilmember Day shared he attended the League of Kansas Municipalities Leadership Academy on April 17th in Salina.

Staff Reports

Administrative Report

Ms. Carttar provided an overview of the April 2026 Administrative Report included in the agenda packet and offered to answer questions.

Public Works Report

Mr. Sullivan provided an overview of the April and May 2026 Public Works Reports included in the agenda packet and offered to answer questions.

Public Safety Report

Chief Mansell provided an overview of the April 2026 Public Safety Report included in the agenda packet and offered to answer questions.

Chief Mansell acknowledged and thanked the agencies that assisted the Police Department in light of Officer Bishop's passing.

Treasurer's Report

The April 2026 Treasurer's Report was included in the packet, no questions or comments were made about the report.

City Attorney's Report

Ms. Dubovich did not have anything to report.

Discussion to authorize expanded hours of sales for alcoholic liquor during 2026 FIFA World Cup

Ms. Carttar referred to a letter from the Kansas Alcoholic Beverage Control regarding 2026 Amendments to Liquor Laws to allow expanded liquor sales hours for the FIFA World Cup. Councilmember Harris said he would consider taking action if Westwood businesses requested a change in liquor sales hours. Ms. Carttar said local businesses have not expressed interest in expanded service hours during the tournament. No action was taken by the City Council.

Old Business

No Old Business was considered during this meeting.

New Business

Consider Resolution No. 153-2026 adopting an amended Employee Handbook

The Employee Handbook was last amended in November of 2022 by Resolution No. 114-2022. City staff recommends updates to this policy at this time for the following reasons:

- In the midst of the increasingly competitive labor market, certain employee benefits should be revisited to maintain viability as an employer and to communicate to employees their value to the community and organization.

Staff has prepared draft updates communicating the areas identified for amendment within the documents to respond to the reasons named above.

The following is a short summary of the most substantive changes recommended:

- Provide health insurance benefits for part-time employees (employees who regularly work more than 20 hours per week.)
- With current staffing, this corresponds to an approximate increase in the City of Westwood annual budget for salary and compensation of \$25,000.

Councilmember Becker said she did not want to diminish the work of any employee. Councilmember Becker noted the cost for a single employee to be covered by the City's insurance is roughly half a mill,, and the City Council voted to approve a four mill increase for the 2026 budget year to fund the CIP to pay for road projects. Councilmember Becker said it was hard to balance this cost out.

Councilmember Wimer said she is trying to balance the thought of taking care of city employees and the cost of doing so, she noted the Governing Body has not contemplated this policy idea in the past.

Councilmember Harris suggested the Governing Body table this business item to give it more consideration during the upcoming budget season. The other members of the Governing Body were in agreement. No action was taken, no direction was given to staff.

Consider fence variance request for 2203 W 47th Terrace

On April 29, 2026, City staff received an application for a fence variance for 2203 W. 47th Terrace. Homeowner Pauline Gracik is proposing to replace an existing 4' tall chain link fence with 55' of new 5' tall powder coated steel centurion.

This application requires a variance for Westwood Zoning Ordinance 4.3.9.A.2 requiring fences over 4' in height to be constructed from wood.

The City Council may approve fence variances pursuant to Westwood Zoning Ord. Section 4.3.9.F, and as set forth below.

4.3.9 Fence and Wall Standards

F. Fences or walls which would fail to comply with any other requirement of this Ordinance may be constructed and maintained, contingent upon the following:

1. Application shall be made to the Governing Body, which shall study said application to determine the following:
 - a. the fence or wall will not adversely affect the general welfare of the immediate neighborhood in which the fence or wall is to be erected, taking into consideration factors including, but not limited to, the value of the property and the safety of residences in said neighborhood;
 - b. The appearance, location, and purpose of the proposed fence or wall;
 - c. The effect on adjoining properties;
 - d. The size of the area to be enclosed;
 - e. The desirability of open views with regard to beauty, value and safety of the neighborhood; and
 - f. With respect to any fence on a lot adjacent to a street, a variance shall not be granted if the proposed fence would interfere with a safe view of the street for vehicular traffic, or would impair the view from any nearby driveway, or would extend closer to the street than the adjacent front yard setbacks.
2. Said application must be approved by at least four of the five members of the Governing Body.

The applicant desires to add a 5' fence to match the neighbor's new fence. The new fence would be built along the side yards of the real property. A strict application of the zoning regulations would require that the fence not exceed the 4' in height for this desired material type.

Pursuant to previous City Council direction, City staff evaluated the following factors:

- a. Neighbor acknowledgement/consent – Applicant has coordinated with neighbors to the east and south with no concerns received;
- b. ROW impediment – No;
- c. Established tree impact/removal – No, volunteer and nuisance vegetation will be removed with fence replacement; and

d. Resulting sight lines issues – No.

Motion by Councilmember Wimer to approve the requested fence variance at 2203 W. 47th Ter. to allow a 5' fence on the side yard perimeter of the property as described in the application. Second by Councilmember Day. Ms. Schneweis performed a roll call vote. Motion passed 5-0.

Consider a Contract between the Department of Transportation of the State of Kansas and the City of Westwood, Kansas, the authority to award a contract and the commitment of City funds.

The City of Westwood and the Unified Government of Kansas City Kansas and Wyandotte County entered into an agreement for the design and replacement of the intersection at W. 47th St/Ave and Rainbow Boulevard (US 169 HWY). The City of Westwood applied for CCLIP funds from the Kansas Department of Transportation in the amount of \$400,000 and received the award. The Kansas Department of Transportation accepted bids for the project and received four qualified bids. The low bid was from Realm Construction, Inc. in the amount of \$317,426.00. Construction Engineering is estimated to be \$88,564.00. This brings the project total to \$405,990. The remaining deficit is \$5,990.00. KDOT is requiring the City of Westwood to pay them \$6,000.00 to cover the deficit.

The Contract will need signature and returned to KDOT on May 15, 2026. The funds will be required to be sent to KDOT by June 11, 2026. The Contract is to be awarded upon receipt of the signed contract that you are considering. Due to the World Cup activities, the Unified Government has requested that the construction not be allowed to begin prior to July 18, 2026, which KDOT has agreed to. Staff recommends Council authorize the Mayor to sign the contract.

Motion by Councilmember Day to authorize the mayor to execute the Contract between the Department of Transportation of the State of Kansas, and the City of Westwood, Kansas, for the award of contract and commitment of City funds for project 106 KA-7263-01. Second by Councilmember Steele.

Executive Session

The Governing Body did not hold an executive session.

Announcements/Governing Body Comments

Councilmember Day noted there are nappy hours for Westwood residents coming up at the Woodside pools

Adjournment

Motion by Councilmember Harris to adjourn the meeting. Second by Councilmember Steele. Motion carried by a 5-0 voice vote. The meeting was adjourned at 8:06 p.m.

APPROVED: _____
David E. Waters, Mayor

ATTEST: _____
Abby Schneweis, City Clerk

**City of Westwood, Kansas
Appropriation Ordinance No. 787**

AN ORDINANCE APPROPRIATING CITY EXPENDITURES FOR THE PERIOD OF MAY 1, 2026 - MAY 31, 2026 AND SUMMARIZING SAID EXPENDITURE HEREIN.

	General Month Ending 5/31/2026	Capital Improvements Month Ending 5/31/2026	Equipment Reserve Month Ending 5/31/2026	Stormwater Month Ending 5/31/2026	Special Highway Month Ending 5/31/2026	Woodside TIF/CID Month Ending 5/31/2026	Debt Service Month Ending 5/31/2026	Total All Funds Month Ending 5/31/2026
Expenditures								
Salary & Benefits	163,467.68	0.00	0.00	0.00	0.00	0.00	0.00	163,467.68
Employee Expenses	2,144.11	0.00	0.00	0.00	0.00	0.00	0.00	2,144.11
Professional Fees	27,220.86	0.00	0.00	0.00	0.00	0.00	0.00	27,220.86
General Operating Expenses	3,014.68	0.00	0.00	0.00	0.00	0.00	0.00	3,014.68
Utilities	28,696.67	0.00	0.00	0.00	0.00	0.00	0.00	28,696.67
Equipment and Maintenance	2,103.85	0.00	0.00	94.83	0.00	0.00	0.00	2,198.68
Street and Stormwater	0.00	21,253.55	0.00	216.20	0.00	0.00	0.00	21,469.75
Park and Events	959.68	0.00	0.00	0.00	0.00	0.00	0.00	959.68
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Intergovernmental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interfund Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	227,607.53	21,253.55	0.00	311.03	0.00	0.00	0.00	249,172.11

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

SECTION 1. The Claims included herin are hereby approved and allowed.

SECTION 2. That the payment of all claims and charges against the respective accounts and funds provided in the budget for the year 2025 are consistent with that budget and are hereby authorized, ratified and approved.

SECTION 3. This Ordinance shall take effect from and after its passage.

ADOPTED this 11th day of June, 2026.

MAYOR

ATTEST: CITY CLERK



City Administrator's Report

June 2026

To: Mayor and City Council
From: Katherine Carttar, City Administrator
Date: June 11, 2026
RE: Administration Department

Administrative Department Updates:

1. First 100 Days
 - a. A priority during my first 100 days continues to be to meet with as many people as possible to gain a full picture of the priorities of Westwood.
 - b. Meeting all the various companies, consultants and contractors that expand the capacity of Westwood to ensure we are providing the first class city services, this includes our utilities.
 - c. Strengthening my relationships with Mid-America Regional Council and the City and County administrators in Northeast Johnson County and the Metro (e.g. attending the MARC City Manager's Roundtable).
2. Budget!
 - a. No better way to truly understand a city than to analyze its budget. In preparation for budget season, I have been combing through the budget and all the various funds to ensure I have a solid handle on it as we work to submit a budget.
 - b. Over the past month I have attended budget workshop presentations provided by the State of Kansas, Johnson County and the Eastern Kansas GFOA to prepare for my role in shepherding the City Council through the budget process
 - c. A great focus has been on the Capital Improvements Plan (CIP) as it is a significant portion of the City's "discretionary" budget. Working with Public Works Director, John Sullivan, to determine what projects could or should be reprioritized.
3. Grant Submission
 - a. VarietyKC Ten Parks Project letter of interest was submitted on June 1, requesting funds to redevelop Joe D. Dennis Park into a fully inclusive park.
4. Economic Development Updates
 - a. Hunt Midwest: Reviewing preliminary plans and scheduling a community meeting for the 2nd week of July.
 - b. City Hall Redevelopment: Working with our partners to refine the scope and numbers.

Westwood Public Works Monthly Report

TO: GOVERNING BODY
FROM: JOHN SULLIVAN, DIRECTOR OF PUBLIC WORKS
RE: MONTHLY REPORT, MAY 2026
DATE: JUNE 9, 2026

Some of the activities for Public Works in May include:

1. Daily collection of trash from City Hall and City Parks.
2. Perform a weekly inspection of the playground equipment and park facilities.
3. We emptied and serviced the pet waste dispensers throughout the city, 9 in all.
4. Perform a weekly inspection of the traffic control signs throughout the city; replace poles and signs as required.
5. I prepared the Purchase Orders and documentation for those purchases.
6. Performed routine maintenance at the City Hall to include the service of the air handling equipment, re-lamping fixtures and repairing or installing appurtenances including plumbing fixtures.
7. I represented the city at various meetings to include:
No outside meetings.
8. Received, via email, Kansas One-Call Locate Requests, advised callers of their status with the City of Westwood regarding utilities and advised, when appropriate, the need to either get an excavation permit, building permit or fence permit. I provided the building official with a copy of the locate requests for follow-up for any building permits that may be required and answered any questions when asked.
9. We performed routine maintenance on the Public Works vehicles and equipment to include fluid services, cleaning, and general repairs.
10. Routine maintenance of the Public Works Facility to include the air handling equipment, plumbing, electrical, and cleaning.
11. Performed various clerical duties for the Public Works Department's daily functions.
12. I attended Public Works, City Council and Staff and Committee meetings as required.
13. Observed activities associated with ROW Permits.
14. We marked streetlight and traffic signal utilities when requested by the One-Call System.
15. We performed monthly safety checks at all City properties as well as monthly fire extinguisher inspections.
16. We cleaned the City Hall roof drains.
17. We swept Westwood Streets.
18. We checked and cleaned roof drains at City Hall.
19. We repaired potholes city wide.
20. Serviced mowing equipment.
21. We began seasonal lawn mowing, various properties.
22. We removed a dead tree at City Hall.
23. We readied the water trailer by re-installing the pump motor and hose.

24. We replace the roof drain at Public Works to prevent water in the building.
25. We planted flowers at City Hall.
26. Repaired sprinkler line and replaced a sprinkler head at Public Works.
27. We water the plants in the islands and corners on Belinder 3 times a week, and water flowers at City Hall.
28. We replaced a photocell at PW Building.
29. We removed storm damaged limbs from various locations in the city.
30. We met with a homeowner on Booth about a drainage issue.
31. We trimmed shrubs at various locations.
32. We placed the garage sale banners in various locations and removed the following week.
33. We removed two dead trees from 5050 Rainbow property.
34. We took the bucket truck for its annual boom inspection and repair of a leaking hydraulic cylinder.
35. We installed new street sign poles and no parking signs on Belinder Court and Booth off W. 47 Street.

This concludes my activities report for some of the activities for Public Works in May.

Westwood Public Works

To: Governing Body
From: John Sullivan, Director of Public Works
Date: June 9, 2026
Re: Monthly Status Report

- CCLIP funding: The project has been bid with Realm Construction the low bidder at \$317,426.00. At the request of the Unified Government, we will not start construction till after the World Cup is complete or after July 18, 2026.
- WaterOne Main Replacement, W. 47th & Rainbow Blvd.: WaterOne is expected to be complete with the main replacement on June 12th. This will include the curb & gutter replacement and sidewalk ramp and sidewalks.
- W. 47th Place Complete Street Project: After meeting with the Gas and WaterOne folks they have determined that they need to replace the mains on W. 47th Place. There timing for both of these projects will make it impractical to construct road improvements in 2026. I plan to bid for this project in December/January timeframe for construction beginning in early 2027. I am working on securing our CARS funding to that timeframe. The gas co. and the water utility will perform their replacements in October/November of this year.
- W. 50th Street, Belinder Ave. to Mission Rd. & W. 51st Street Belinder Ave. to Mission Rd.: As with the W. 47th Place project both the water and gas utilities are planning to replace mains and services on the W. 50th Street project. The Water District was to start yesterday on the main replacement, and the gas utility is to start in two weeks. We are putting the project out for bid on Monday of next week, with a bid opening on June 30th. I expect the project bid will be considered at the July Council Meeting.
- Outdoor Warning Siren Relocation: The easement documents will be on the June 22nd School Board agenda for consideration and approval. If approved, we will schedule the construction.
- Concrete Repairs Various Locations: I prepared a list of locations that need sidewalks, curb & gutter and driveway approach repairs throughout the city. I will be bringing into a future Meeting a request to accept a bid.

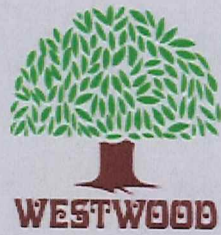
Westwood Police Department Westwood City Council Report

Item C. Section VIII, Item

5/1/2026



5/31/2026



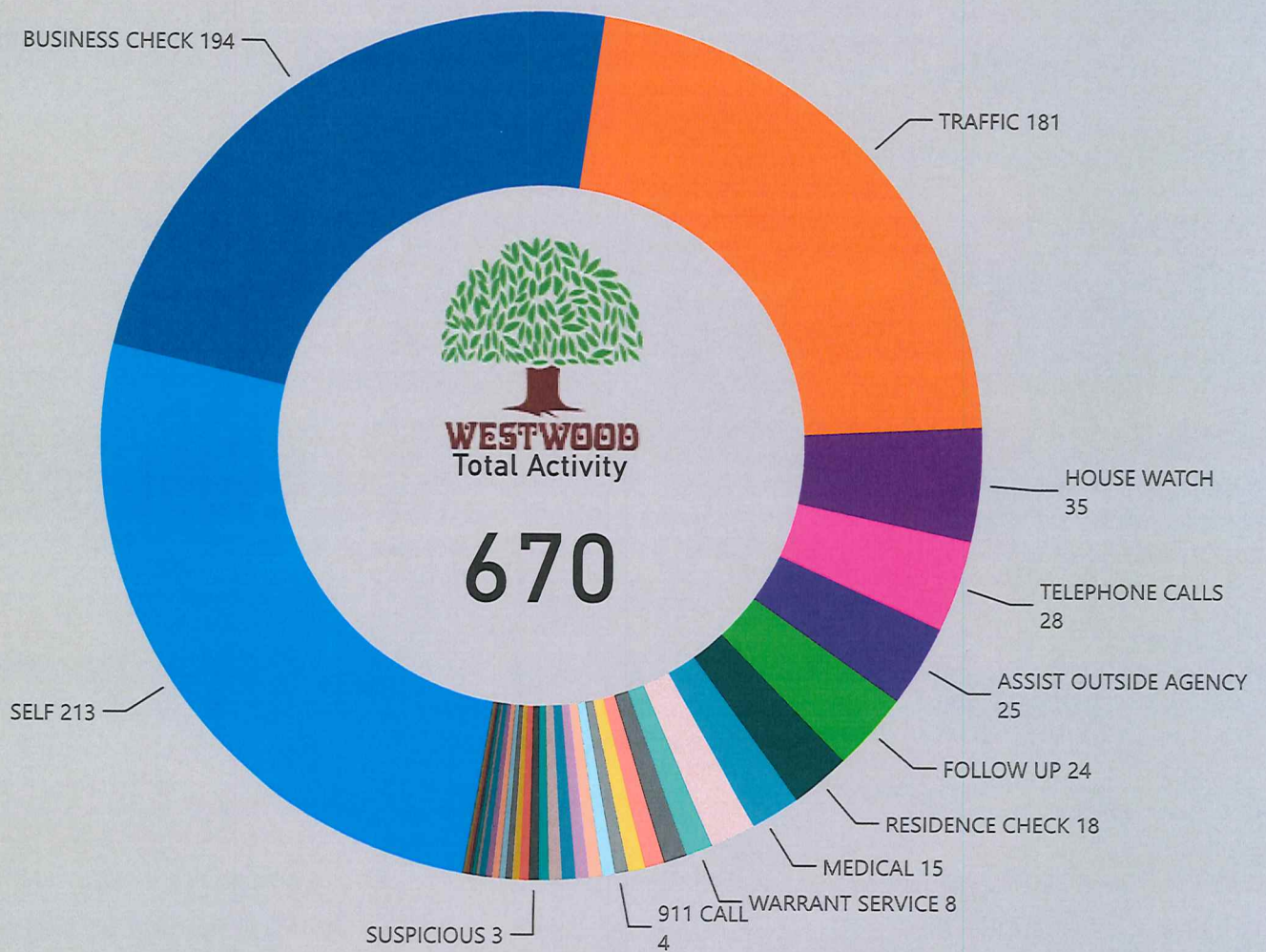
Westwood Police Department City Council Report

Item C. Section VIII, Item

5/1/2026



5/31/2026



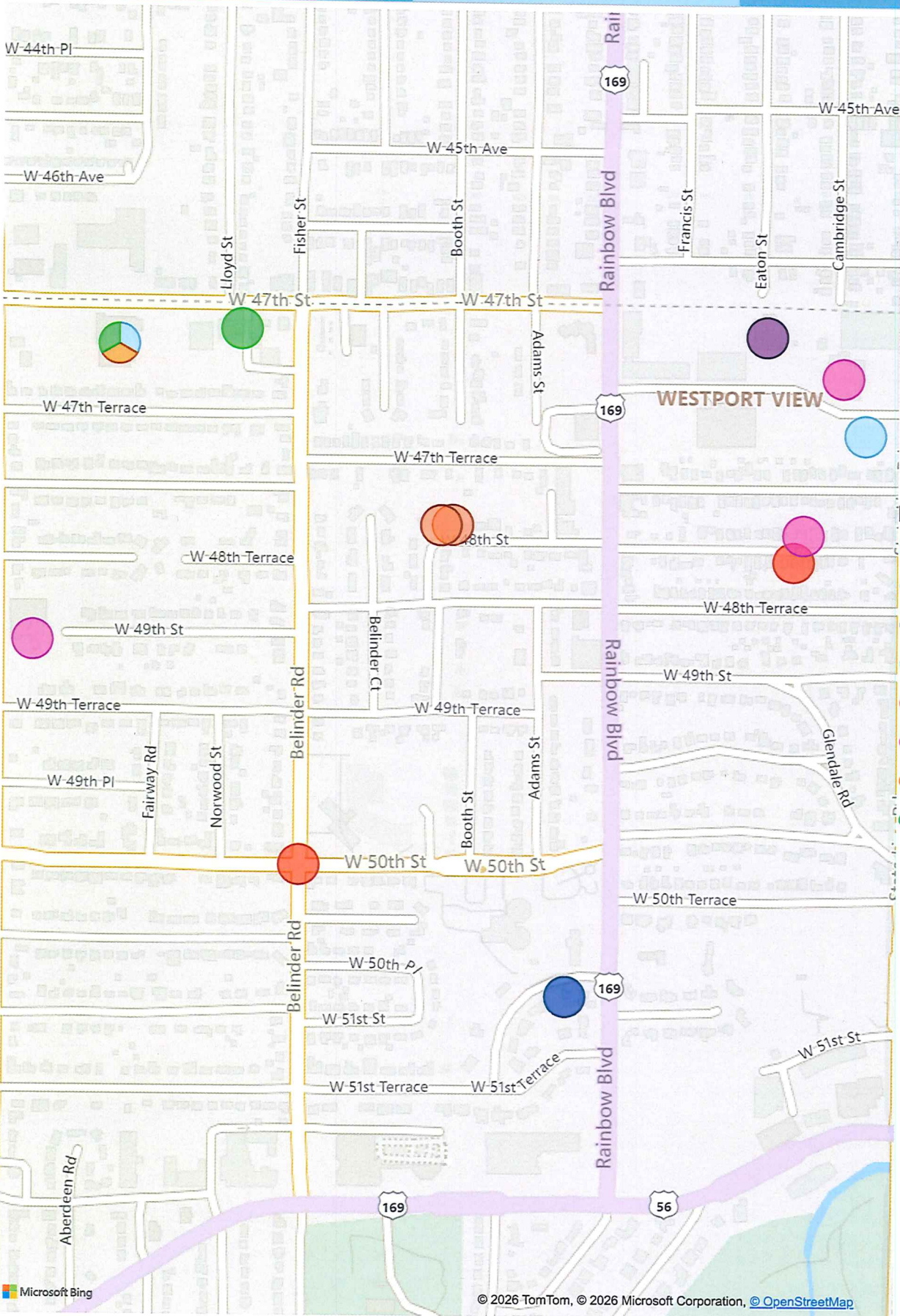
Westwood Police Department Westwood City Council Report

Item C. Section VIII, Item

5/1/2026



5/31/2026



- Nature of Call**
- ACCIDENT
 - AUTO THEFT REPORT
 - BURGLARY
 - DISTURBANCE
 - NOISE COMPLAINT
 - SUSPICIOUS
 - THEFT REPORT
 - TRESPASSING

Westwood Police Department Westwood City Council Report

Item C. Section VIII, Item

5/1/2026



5/31/2026



Case Number	Report Type	Summary
20260147	Theft	Reporting officer was dispatched to a theft at Walmart. The suspect concealed several meat items in his bag and walked past all points of sale. Officers attempted to contact the suspect outside of the store where he ran on foot. A taser was deployed and the suspect was taken into custody.
20260148	Drugs/Narcotics	The officer stopped a vehicle for having no tail lights. The license plate on it was not registered to this vehicle or its driver. There was also no insurance on the vehicle. The driver was found to be in possession of Marijuana and drug paraphernalia. She was issued a citation for traffic charges and drug charges and released at the scene. The car was towed due to its unsafe condition.
20260153	Accident-Non Injury	V1 pulled into the parking lot and struck a fire hydrant
20260156	Accident-Injury	V1 was southbound on Rainbow Blvd and stopped for pedestrians crossing in the crosswalk. After the pedestrians were clear of the crosswalk, V1 continued southbound and did not notice traffic stopped in front of her at the stoplight at Shawnee Mission Pkwy. V1 rear-ended V2, which rear-ended V3.
20260161	Drugs/Narcotics	Reporting officer conducted a traffic stop in the 5100 Blk of Rainbow Blvd. The juvenile driver was placed under arrest for possession of a weapon and narcotics.
20260163	Drugs/Narcotics	The officer stopped a vehicle for having no operational brake lights. He was found to be in possession of Marijuana and had three children in the rear seat unbuckled. He was issued four citations and released.
20260164	Criminal Damage to Property	Reporting officer responded to Woodside Health Club for an attempted auto burglary where glass was damaged but was not broken. No items were stolen. The report was changed to a Criminal Damage to Property. Unknown suspect(s) or vehicle.
20260171	Theft	Received a call for a theft in progress at Walmart in Westwood and the suspect was detained as he was walking away from the store. He was charged with misdemeanor theft and released pending court date.
20260172	Auto Theft	Officer responded to a auto theft report. Vehicle left unlocked with keys inside.
20260173	Criminal Damage to Property	Reporting officer responded to a call reference to property destruction. The victim had a small metal garden fence thrown into her front yard. A portion of the fence was broken. No suspect information at this time.

Westwood Police Department Westwood City Council Report

Item C. Section VIII, Item

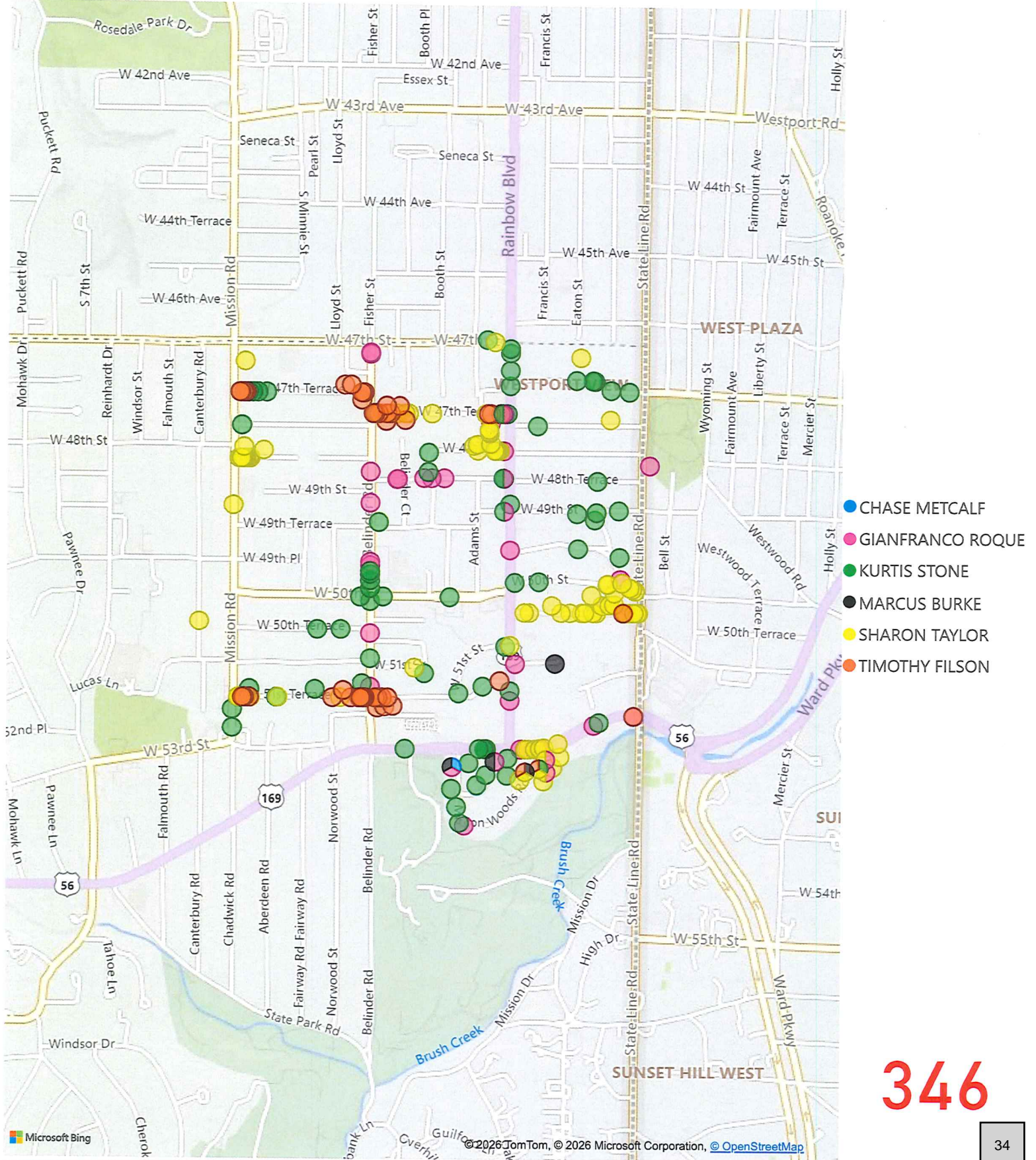
5/1/2026



5/31/2026



Area Checks by Officer



WESTWOOD
COURT SUMMARY
MAY, 2026

COURT DATE	ARRAIGNMENTS	TRIALS	FINES	LETTERS	WARRANTS
May 01, 2026	38	05	\$ 3,265.00	07	12
May 15, 2026	40	13	\$ 3,735.00	16	15
TOTALS					
May, 2026	78	18	\$ 7,000.00	23	27
May, 2025	71	11	\$10,476.00	13	37
			TOTAL (\$ 7,000.00) less		
			* Kansas DL fees:		\$ 0.00
			* Judges Training Fund:		\$ 19.00
			* LET Training Fund:		\$ 427.50
			* Seat Belt Fund:		\$ 20.00
			May 2026 TOTAL:		\$ 6,533.50

Y.T.D. TOTALS 2026		Y.T.D. TOTALS 2025	
ARRAIGNMENTS:	357	ARRAIGNMENTS:	394
TRIALS	97	TRIALS:	63
LETTERS:	128	LETTERS:	134
WARRANTS:	110	WARRANTS:	123
FINES:	\$53,016.00	FINES:	\$51,732.00
KS DL FEES:	\$392.00	KS DL FEES:	\$487.00
JUDGES FUND:	\$120.00	JUDGES FUND:	\$127.00
L.E.T.FUND:	\$ 2,667.50	L.E.T FUND:	\$2,877.50
COMM CORRECTIONS:	\$00.00	COMM CORRECTIONS:	\$00.00
SEAT BELT FUND:	\$280.00	SEAT BELT FUND:	\$380.00

**City of Westwood
Treasurer's Report
May 31, 2026**

1. Balance Sheet by Fund – shows overall ending cash balances for the City by Fund.
 - a. Ending unencumbered cash through 5/31/2026 was \$5,366,190. The 5/33/2025 cash balance was \$4,881,087. This is an increase in cash of \$485,103.
2. Cash Flow – shows beginning cash by fund and associated revenues and expenditures for each fund in a more summarized format.
3. Statement of Operations – General Fund
 - i. Revenue received for the month was \$101,694. The revenue received in May 2025 was \$238,949. The decrease in revenue is due to the sales tax not being remitted to the City until June 1, 2026. The sales tax revenue in 2025 was \$100,749. The fees and licenses are down by \$46,600 over the prior year.
 - ii. Year to date revenue in the General Fund is up by \$28,379.
 - b. The year-to-date expenditures totaled \$1,604,583. The prior year-to-date expenditures were \$1,203,423.
 - i. In March 2026 there was a transfer to the Capital Improvement fund of \$370,000. The transfer in 2025 was made at the end of the year. This accounts for the increase in expenditures in 2026 over 2025 at this time.
 - c. Net Receipts Over Expenditures are \$84,111 year to date. The prior year's receipts over expenditures were \$456,892 but did not include any transfers.
4. Statement of Operations - Other Funds
 - a. The Capital Improvement fund retired an encumbrance from December 31, 2025 for \$127,703 and had street expenditures of \$21,254
 - b. The Woodside TIF/CID Fund did not have any expenditures in May 2026..

I am happy to answer any questions upon request.

Michelle Ryan
City of Westwood Treasurer

ACCOUNTANTS' COMPILATION REPORT

To the City Council
City of Westwood, Kansas
Westwood, Kansas

Management is responsible for the accompanying financial statements of **City of Westwood, Kansas** (a municipal entity), which comprises the statement of assets, liabilities and fund balance by fund – regulatory basis and the statement of cash flow – regulatory basis as of and for the one month ended May 31, 2026, in accordance with the regulatory basis of accounting, and for determining that the regulatory basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

The financial statements are prepared in accordance with the regulatory basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the regulatory basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the City's assets, liabilities, fund balance, receipts, and expenditures. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to **City of Westwood, Kansas**.



ADAMSBROWN, LLC
Certified Public Accountants
Hays, Kansas

June 8, 2026



City of Westwood, Kansas
Statement of Assets, Liabilities and Fund Balance by Fund - Regulatory Basis
 As of May 31, 2026

	General Fund	Capital Improvements Fund	Equipment Reserve Fund	Stormwater Fund	Special Highway Fund	Woodside TIF/CID Fund	Debt Service Fund	All Funds
	05/31/2026	05/31/2026	05/31/2026	05/31/2026	05/31/2026	05/31/2026	05/31/2026	05/31/2026
Assets								
Current Assets								
Cash In Bank	125,709.78	243,767.85	68,891.04	155,828.15	71,994.76	68,220.60	185,351.97	919,764.15
Cash In Bank - Bond Fund	41,165.46	0.00	0.00	0.00	0.00	0.00	0.00	41,165.46
Cash In Bank - Woodside Village Acct	9.77	0.00	0.00	0.00	0.00	0.00	0.00	9.77
Petty Cash	339.00	0.00	0.00	0.00	0.00	0.00	0.00	339.00
Cash Charles Schwab 2843	4,480.30	0.00	0.00	0.00	0.00	0.00	0.00	4,480.30
Cash Charles Schwab 3099	764.80	532.91	293.10	822.23	1,075.38	736.84	0.00	4,225.26
Investment Charles Schwab 2843	1,069,600.92	0.00	0.00	0.00	0.00	0.00	0.00	1,069,600.92
Investment Charles Schwab 3099	321,976.00	1,398,277.16	287,128.80	309,423.87	201,079.26	808,720.33	0.00	3,326,605.42
Total Current Assets	1,564,046.03	1,642,577.92	356,312.94	466,074.25	274,149.40	877,677.77	185,351.97	5,366,190.28
Total Assets	\$ 1,564,046.03	\$ 1,642,577.92	\$ 356,312.94	\$ 466,074.25	\$ 274,149.40	\$ 877,677.77	\$ 185,351.97	\$ 5,366,190.28
Liabilities and Fund Balance								
Current Liabilities								
Encumbrances	0.00	0.00	0.00	0.00	0.00	59,252.00	0.00	59,252.00
Woodside Village Deposits	9.19	0.00	0.00	0.00	0.00	0.00	0.00	9.19
Refundable Bond Deposits	39,606.37	0.00	0.00	0.00	0.00	0.00	0.00	39,606.37
KPERS/KPF Payable	(76.12)	0.00	0.00	0.00	0.00	0.00	0.00	(76.12)
Total Current Liabilities	39,539.44	0.00	0.00	0.00	0.00	59,252.00	0.00	98,791.44
Total Liabilities	39,539.44	0.00	0.00	0.00	0.00	59,252.00	0.00	98,791.44
Fund Balance								
Fund Balance	1,440,395.17	1,199,586.66	354,597.09	320,981.84	242,589.12	736,103.67	488,023.75	4,782,277.30
Fund Balance - Current Year	84,111.42	442,991.26	1,715.85	145,092.41	31,560.28	82,322.10	(302,671.78)	485,121.54
Total Fund Balance	1,524,506.59	1,642,577.92	356,312.94	466,074.25	274,149.40	818,425.77	185,351.97	5,267,398.84
Total Liabilities and Fund Balance	\$ 1,564,046.03	\$ 1,642,577.92	\$ 356,312.94	\$ 466,074.25	\$ 274,149.40	\$ 877,677.77	\$ 185,351.97	\$ 5,366,190.28

See accountants' compilation report.



City of Westwood, Kansas

Statement of Cash Flow - Regulatory Basis

For the One Month Ended May 31, 2026

	General Fund Month Ending 05/31/2026	Capital Improvements Fund Month Ending 05/31/2026	Equipment Reserve Fund Month Ending 05/31/2026	Stormwater Fund Month Ending 05/31/2026	Special Highway Fund Month Ending 05/31/2026	Woodside TIF/CID Fund Month Ending 05/31/2026	Debt Service Fund Month Ending 05/31/2026	All Funds Month Ending 05/31/2026
Unencumbered Cash, Beginning Period	1,691,763.64	1,791,533.97	356,312.94	466,385.28	274,149.40	887,850.68	185,351.97	5,653,347.88
Receipts								
Fees and Licenses	14,525.32	0.00	0.00	0.00	0.00	0.00	0.00	14,525.32
Building Permits	41,869.50	0.00	0.00	0.00	0.00	0.00	0.00	41,869.50
Intergovernmental	31,798.93	0.00	0.00	0.00	0.00	0.00	0.00	31,798.93
Fines	7,220.00	0.00	0.00	0.00	0.00	0.00	0.00	7,220.00
Reimbursements	792.54	0.00	0.00	0.00	0.00	0.00	0.00	792.54
Interest Earnings	4,516.93	0.00	0.00	0.00	0.00	425.09	0.00	4,942.02
Miscellaneous	46.70	0.00	0.00	0.00	0.00	0.00	0.00	46.70
Total Receipts	100,769.92	0.00	0.00	0.00	0.00	425.09	0.00	101,195.01
Expenditures								
Salary & Benefits	163,467.68	0.00	0.00	0.00	0.00	0.00	0.00	163,467.68
Employee Expenses	2,144.11	0.00	0.00	0.00	0.00	0.00	0.00	2,144.11
Professional Fees	27,220.86	0.00	0.00	0.00	0.00	0.00	0.00	27,220.86
General Operating Expenses	3,014.68	0.00	0.00	0.00	0.00	0.00	0.00	3,014.68
Utilities	28,696.67	0.00	0.00	0.00	0.00	0.00	0.00	28,696.67
Equipment and Maintenance	2,103.85	0.00	0.00	94.83	0.00	0.00	0.00	2,198.68
Street and Stormwater	0.00	21,253.55	0.00	216.20	0.00	0.00	0.00	21,469.75
Park and Events	959.68	0.00	0.00	0.00	0.00	0.00	0.00	959.68
Interfund Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	227,607.53	21,253.55	0.00	311.03	0.00	0.00	0.00	249,172.11
Adjustments								
Increase / (Decrease) in Payables	0.00	(127,702.50)	0.00	0.00	0.00	(10,598.00)	0.00	(138,300.50)
Increase / (Decrease) in Refundable Bond Deposits	(880.00)	0.00	0.00	0.00	0.00	0.00	0.00	(880.00)
Total Adjustments	(880.00)	(127,702.50)	0.00	0.00	0.00	(10,598.00)	0.00	(139,180.50)
Ending Cash	\$ 1,564,046.03	\$ 1,642,577.92	\$ 356,312.94	\$ 466,074.25	\$ 274,149.40	\$ 877,677.77	\$ 185,351.97	\$ 5,366,190.28

CITY OF WESTWOOD, KANSAS

Supplementary Information



City of Westwood, Kansas
Schedule of Receipts and Expenditures - Regulatory Basis
 General Fund
 For The One and Five Months Ended May 31, 2026 and May 31, 2025

	Month Ending	Year To Date	Year To Date	Year Ending	
	05/31/2026	05/31/2026	05/31/2025	12/31/2026	12/31/2026
	Actual	Actual	Prior Year	Current Budget	Over/(Under) Budget
Receipts					
Taxes	\$ 0.00	\$ 1,192,181.79	\$ 1,118,550.59	\$ 2,331,259.00	\$ (1,139,077.21)
Fees and Licenses	14,525.32	169,885.97	216,527.30	444,000.00	(274,114.03)
Building Permits	41,869.50	71,176.00	39,766.93	85,000.00	(13,824.00)
Intergovernmental	32,723.46	162,668.56	155,848.28	396,600.00	(233,931.44)
Restricted Fees	0.00	9,330.00	0.00	0.00	9,330.00
Fines	7,220.00	49,526.00	48,523.00	100,000.00	(50,474.00)
Reimbursements	792.54	2,888.41	30,759.42	0.00	2,888.41
Interest Earnings	4,516.93	26,286.80	30,879.82	0.00	26,286.80
Miscellaneous	46.70	4,750.83	19,460.20	5,100.00	(349.17)
Total Receipts	101,694.45	1,688,694.36	1,660,315.54	3,361,959.00	(1,673,264.64)
Expenditures					
General Overhead					
Salary & Benefits	2,815.00	17,205.90	16,281.00	50,400.00	(33,194.10)
Employee Expenses	1,244.28	4,556.77	3,888.77	9,000.00	(4,443.23)
Professional Fees	6,639.94	63,440.21	58,326.54	263,250.00	(199,809.79)
General Operating Expenses	629.50	14,019.07	11,085.77	910,950.00	(896,930.93)
Utilities	27,163.89	108,127.89	99,036.59	277,500.00	(169,372.11)
Equipment and Maintenance	0.00	0.00	125.30	0.00	0.00
Street and Stormwater	0.00	0.00	(78.52)	0.00	0.00
Park and Events	0.00	9,255.00	8,715.00	16,000.00	(6,745.00)
Miscellaneous	0.00	61,143.07	54,600.02	60,000.00	1,143.07
Intergovernmental	0.00	45,840.18	0.00	10,000.00	35,840.18
Interfund Transfers	0.00	370,000.00	0.00	495,000.00	(125,000.00)
Total General Overhead	38,492.61	693,588.09	251,980.47	2,092,100.00	(1,398,511.91)
Administrative					
Salary & Benefits	41,059.72	220,185.33	174,971.64	540,325.00	(320,139.67)
Employee Expenses	340.40	1,773.92	5,228.08	16,000.00	(14,226.08)
Professional Fees	2,025.00	21,191.67	34,809.51	80,000.00	(58,808.33)
General Operating Expenses	175.26	1,265.08	6,723.83	3,000.00	(1,734.92)
Equipment and Maintenance	61.99	520.40	0.00	0.00	520.40
Interfund Transfers	0.00	0.00	0.00	2,500.00	(2,500.00)
Total Administrative	43,662.37	244,936.40	221,733.06	641,825.00	(396,888.60)
Public Works					
Salary & Benefits	36,123.40	180,915.56	212,520.88	534,400.00	(353,484.44)
Employee Expenses	31.20	3,952.06	3,137.82	7,750.00	(3,797.94)
Professional Fees	1,202.00	3,697.00	0.00	12,000.00	(8,303.00)
General Operating Expenses	1,191.24	5,639.64	6,332.62	27,500.00	(21,860.36)
Utilities	835.04	2,843.73	4,293.53	14,580.00	(11,736.27)
Equipment and Maintenance	1,206.39	14,338.42	34,288.67	73,000.00	(58,661.58)
Interfund Transfers	0.00	0.00	0.00	10,000.00	(10,000.00)
Total Public Works	40,589.27	211,386.41	260,573.52	679,230.00	(467,843.59)
Police					

See accountants' compilation report.



City of Westwood, Kansas
Schedule of Receipts and Expenditures - Regulatory Basis
 General Fund
 For The One and Five Months Ended May 31, 2026 and May 31, 2025

	Month Ending 05/31/2026	Year To Date 05/31/2026	Year To Date 05/31/2025	Year Ending 12/31/2026	
	<u>Actual</u>	<u>Actual</u>	<u>Prior Year</u>	<u>Current Budget</u>	<u>Over/(Under) Budget</u>
Salary & Benefits	84,394.09	403,126.45	419,545.62	1,051,750.00	(648,623.55)
Employee Expenses	528.23	9,463.11	10,860.43	22,500.00	(13,036.89)
Professional Fees	17,353.92	24,207.22	6,300.67	54,600.00	(30,392.78)
General Operating Expenses	1,018.68	9,957.61	22,030.43	71,100.00	(61,142.39)
Utilities	264.00	791.88	1,277.56	4,500.00	(3,708.12)
Equipment and Maintenance	811.75	2,689.55	1,710.60	12,000.00	(9,310.45)
Park and Events	0.00	1,100.00	1,100.00	1,500.00	(400.00)
Interfund Transfers	0.00	0.00	0.00	10,000.00	(10,000.00)
Total Police	<u>104,370.67</u>	<u>451,335.82</u>	<u>462,825.31</u>	<u>1,227,950.00</u>	<u>(776,614.18)</u>
Parks & Rec					
General Operating Expenses	0.00	0.00	0.00	3,000.00	(3,000.00)
Utilities	433.74	1,583.43	3,547.70	30,000.00	(28,416.57)
Equipment and Maintenance	23.72	42.20	47.52	10,000.00	(9,957.80)
Park and Events	959.68	1,710.59	2,715.72	17,250.00	(15,539.41)
Total Parks & Rec	<u>1,417.14</u>	<u>3,336.22</u>	<u>6,310.94</u>	<u>60,250.00</u>	<u>(56,913.78)</u>
Total Expenditures	<u>228,532.06</u>	<u>1,604,582.94</u>	<u>1,203,423.30</u>	<u>4,701,355.00</u>	<u>(3,096,772.06)</u>
Receipts Over (Under) Expenditures	<u>\$ (126,837.61)</u>	<u>\$ 84,111.42</u>	<u>\$ 456,892.24</u>	<u>\$ (1,339,396.00)</u>	<u>\$ 1,423,507.42</u>

See accountants' compilation report.



City of Westwood, Kansas
Schedule of Receipts and Expenditures - Regulatory Basis
 Other Funds
 For The One Month Ended May 31, 2026

	Other Funds					
	Capital Improvements Fund	Equipment Reserve Fund	Stormwater Fund	Special Highway Fund	Woodside TIF/CID Fund	Debt Service Fund
	Month To Date 05/31/2026 Actual	Month To Date 05/31/2026 Actual	Month To Date 05/31/2026 Actual	Month To Date 05/31/2026 Actual	Month To Date 05/31/2026 Actual	Month To Date 05/31/2026 Actual
Receipts						
Interest Earnings	0.00	0.00	0.00	0.00	425.09	0.00
Interfund Transfers	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	0.00	0.00	0.00	0.00	425.09	0.00
Expenditures						
Equipment and Maintenance						
Repairs & Maint Leaf Truck	0.00	0.00	94.83	0.00	0.00	0.00
Street and Stormwater						
Capital Improvement Expense	21,253.55	0.00	0.00	0.00	0.00	0.00
Leaf Pickup Expenses	0.00	0.00	216.20	0.00	0.00	0.00
Interfund Transfers	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	21,253.55	0.00	311.03	0.00	0.00	0.00
Receipts Over (Under) Expenditures	\$ (21,253.55)	\$ 0.00	\$ (311.03)	\$ 0.00	\$ 425.09	\$ 0.00

See accountants' compilation report.



City of Westwood, Kansas
Schedule of Receipts and Expenditures - Regulatory Basis
 Other Funds
 For The Five Months Ended May 31, 2026

Other Funds

	Capital Improvements Fund Year To Date 05/31/2026 Actual	Equipment Reserve Fund Year To Date 05/31/2026 Actual	Stormwater Fund Year To Date 05/31/2026 Actual	Special Highway Fund Year To Date 05/31/2026 Actual	Woodside TIF/CID Fund Year To Date 05/31/2026 Actual	Debt Service Fund Year To Date 05/31/2026 Actual
Receipts						
Taxes						
Ad Valorem Tax	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 13,468.81
City Sales & Use Tax - Special	129,954.83	0.00	0.00	0.00	0.00	0.00
Motor Vehicle Tax	0.00	0.00	0.00	0.00	0.00	399.67
Restricted Fees						
Stormwater Utility Fee	0.00	0.00	152,034.00	0.00	0.00	0.00
State Hwy Maintenance	0.00	0.00	0.00	7,389.70	0.00	0.00
Special Highway Fund Revenue	0.00	0.00	0.00	22,971.08	0.00	0.00
WV CID-1	0.00	0.00	0.00	0.00	354,537.54	0.00
WV CID-2	0.00	0.00	0.00	0.00	46,870.07	0.00
Interest Earnings	8,352.86	1,715.85	1,846.92	1,199.50	7,626.54	0.00
Interfund Transfers	370,000.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	508,307.69	1,715.85	153,880.92	31,560.28	409,034.15	13,868.48
Expenditures						
Professional Fees	1,758.00	0.00	1,164.06	0.00	0.00	0.00
General Operating Expenses	0.00	0.00	1,992.25	0.00	0.00	0.00
Equipment and Maintenance						
Repairs & Maint Leaf Truck	0.00	0.00	4,553.71	0.00	0.00	0.00
Street and Stormwater						
Capital Improvement Expense	63,558.43	0.00	0.00	0.00	0.00	284,900.00
Leaf Pickup Expenses	0.00	0.00	1,078.49	0.00	0.00	0.00
Miscellaneous						
UMB TIF Payment	0.00	0.00	0.00	0.00	260,177.83	0.00
UMB CID Payment	0.00	0.00	0.00	0.00	66,341.31	0.00
Interest on GO Bond	0.00	0.00	0.00	0.00	0.00	31,306.26
Market Value Adjustment	0.00	0.00	0.00	0.00	192.91	334.00
Interfund Transfers	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	65,316.43	0.00	8,788.51	0.00	326,712.05	316,540.26
Receipts Over (Under) Expenditures	\$ 442,991.26	\$ 1,715.85	\$ 145,092.41	\$ 31,560.28	\$ 82,322.10	\$ (302,671.78)

See accountants' compilation report.



City of Westwood, Kansas
Summary of Expenditures - Actual and Budget
Regulatory Basis
For The Five Months Ended May 31, 2026

	Certified Budget	Expenditures Chargeable to Current Year	Difference Over/(Under)
Expenditures			
General Fund	\$ 4,701,355.00	\$ 1,604,582.94	\$ (3,096,772.06)
Stormwater Fund	\$ 211,368.00	\$ 8,788.51	\$ (202,579.49)
Special Highway Fund	\$ 250,000.00	\$ 0.00	\$ (250,000.00)
Woodside TIF/CID Fund	\$ 2,522,600.00	\$ 326,712.05	\$ (2,195,887.95)
Debt Service Fund	\$ 573,313.00	\$ 316,540.26	\$ (256,772.74)
Total Expenditures	\$ 8,258,636.00	\$ 2,256,623.76	\$ (6,002,012.24)

See accountants' compilation report.

Council Action Form

Meeting Date: June 11, 2026

Staff Contact: John Sullivan, Public Works Director

Agenda Item:

Consider authorization for commitment of City Funds for Street Lighting Poles, Fixtures and Foundations

Background / Description of Item

In preparation for the upcoming Road Improvement Project on W. 50th Street and W. 51st Street, between Belinder Avenue and Mission Road, I want to purchase the street lighting poles, fixtures and foundations directly from the distributor as opposed to having it as a bid item and paying an additional markup from a contractor.

Staff Comments/Recommendation

We have done this on prior streetlighting projects, and it works out to our advantage not only in the cost savings but also in the manufacturing timeline.

Budget Impact

The costs will be funded by the CIP and is budgeted for this project.

Suggested Motion

I move to authorize the expenditure of \$131,360.00 for 20 street lighting poles, fixtures and foundations for the 2026 Road Improvement Project.

COUNCIL ACTION FORM

Meeting Date: June 11, 2026

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Consider Ordinance No. 1064 amending the Westwood City Code, as amended, by repealing and replacing in its entirety Chapter 4 Article 3 of the Code of the City of Westwood, Kansas.

Background/Description of Item

The Kansas Legislature passed 2026 SB 418, commonly referred to as the “By-Right Housing Development Act.” The legislation substantially changes how cities regulate residential development, process permits, conduct inspections, and apply residential zoning rules. The bill takes effect July 1, 2026.

For municipal officials, the bill primarily affects:

- Residential zoning authority;
- Permit and development review timeline’s;
- Building inspection procedures;
- Protest petition procedures; and
- Local development regulations applicable to single-family housing.

The legislation is designed to reduce discretionary review and increase housing development opportunities statewide. Cities should review building codes, permitting procedures, inspection staffing, and zoning ordinances before the effective date.

SB 418 establishes minimum regulatory standards that political subdivisions must allow for newly constructed single-family residences under 2,500 square feet of livable floor area (excluding garages and basements) when constructed on individual lots with separate legal descriptions.

Staff Comments/Recommendation

The City of Westwood is following Kansas SB 418 except for the minimum regulatory standards that political subdivisions must allow for newly constructed single-family residences under 2,500 square feet. In November of 2025, the City of Westwood made International Residential Code (IRC) 2024 the standard for all residential construction in the City. SB 418 requires a lesser minimum regulatory standard but allows a municipality to utilize the version of the 2018 IRC previously adopted.

To that end, staff is recommending that residential construction with over 2,500 square feet of livable space continue to follow the Westwood Code IRC 2024, while residential construction under 2,500 square feet have the option to comply with IRC 2018 as previously amended by the City of Westwood in March 2021.

Suggested Motion

I move the City Council approve Ordinance No. 1064 amending the Westwood City Code, as amended, by repealing and replacing in its entirety Chapter 4 Article 3 of the Code of the City of Westwood, Kansas.

ORDINANCE NO. 1064

AN ORDINANCE AMENDING THE WESTWOOD CITY CODE, AS AMENDED, BY REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 4 ARTICLE 3 OF THE CODE OF THE CITY OF WESTWOOD, KANSAS.

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

SECTION ONE: That Chapter 4 Article 3 of the Code of the City of Westwood, Kansas, be repealed and replaced in its entirety as follows:

4-301 Incorporating The 2024 Edition Of The International Residential Code For One- And Two-Family Dwellings of 2,500 Square Feet or More

There is hereby incorporated by reference for the purpose of regulating building and construction practices and to provide for the public safety and welfare within the corporate limits of the City of Westwood, Kansas, that certain document known as the “International Residential Code for One- and Two Family Dwellings,” 2024 Edition, including Appendix Chapters BB, BC, BE, BF, BG, BO, CE as published by the International Code Council for residences of 2,500 square feet or more or residences less than 2,500 square feet which are electing not to proceed under Sections 4-303 and 4-304 of this Code, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed. No fewer than two (2) copies of the International Residential Code for One- and Two-Family Dwellings shall be marked or stamped “Official Copy as incorporated by ordinance No. [XXXX]” with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance and filed with the city clerk to be open to inspection and available to the public at all reasonable hours. One such copy, however, may be in electronic form, provided that any changes or amendments are attached to or recorded in such electronic format so as to be readily understood. The police department, municipal judge and all administrative departments of the city charged with enforcement of the ordinance shall be supplied, at the cost of the city, such number of official copies of such International Residential Code for One- and Two-Family Dwellings similarly marked, as may be deemed expedient.

4-302 Revised, Amended, Or Deleted Sections Of The 2024 Edition Of The International Residential Code For One- And Two-Family Dwellings of 2,500 Square Feet or More

The following sections of the International Residential Code for One-and Two-Family Dwellings 2024 Edition shall be revised, amended, or deleted residences of 2,500 square feet or more proceeding or for residences less than 2,500 square feet which are electing not to proceed under Sections 4-303 and 4-304 of this Code:

- a. Section R101.1, entitled “Title,” shall be amended to read: “These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Westwood, Kansas, and shall be cited as such and will be referred to herein as “this code.””
- b. Section R105.2, entitled “Work exempt from permit,” shall be revised and amended to delete exemptions 1, 2, 3, 4, 5, 7, 9 and 10 from the permit requirement under the heading “Building”:

- c. Section R108.3, entitled “Building permit valuations,” shall be amended to add the following sentence at the end of said provision: “Alternatively, building permit fees may be set and established administratively by the City according to the schedule as established by the City and as amended.”
- d. Section R108.6, entitled “Work commencing before permit issuance,” shall be amended to read “Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to one half of the permit fee, in addition to required fees.
- e. Section R112.1, entitled “General,” shall be amended to read as set out in section 4104 of the City Code.
- f. Section R113.4, entitled “Violation penalties,” shall be amended to add the following at the end of said provision: In addition to any administrative remedies or other legal or equitable remedies provided, any persons violating the provisions of this code shall, upon conviction thereof be fined in a sum not to exceed \$500.00, or be imprisoned not to exceed six months or be both so fined and imprisoned. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the city ordinances is committed, continued or permitted by any such person.
- g. Section R114., entitled “Notice to Owner (Stop Work Order)” shall be amended so that the second sentence shall read; “The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner’s agent, or to the person doing the work, or posted on the property in a conspicuous place; and shall state the conditions under which work will be permitted to resume.”
- h. Section R201.3, entitled “Terms defined in other codes,” shall be amended to read as follows: “Where terms are not defined in this code and are defined in the 2017 National Electrical Code, International Building Code, International Fire Code, the International Fuel Gas Code, or the International Mechanical Code, such terms shall have meanings ascribed to them as in those codes.”
- i. Section R301.2, entitled “Climatic and geographic design criteria, shall be amended as follows: “The criteria herein shall be administratively established by the building official and inserted herein.” Section R301.2, Table R301.2(1), is hereby amended to insert the criteria as follows:

Ground Snow Load: 20 pounds per square foot
Wind Speed: 107 miles per hour
Topographic effects: No
Special Wind Region: No
Windborne Debris Region: No
Seismic Design Category: A
Weathering: Severe Frost Line Depth: 36 inches
Termite: Moderate to Heavy
Ice Barrier Underlayment Required: Yes
Winter Design Temperature: Six degrees Fahrenheit
Flood Hazards: Latest adopted FIRM and FBFM documents
Air Freezing Index: 1000
Mean Annual Temperature: 54.8 degrees Fahrenheit

Manual J Design Criteria

- *Elevation: 955 feet*
- *Altitude correction factor:*
- *Coincident wet bulb: 73*
- *Indoor winter design relative humidity*
- *Indoor winter design dry-bulb temperature*
- *Outdoor winter design dry-bulb temperature*
- *Heating temperature difference*
- *Latitude: 39° N*
- *Daily range: M*
- *Summer design gains:*
- *Indoor summer design relative humidity:*
- *Indoor summer design dry-bulb temperature*
- *Outdoor summer design dry-bulb temperature*
- *Cooling temperature difference*

- j. Section R305.1, entitled “Minimum height,” shall be amended to amend only the first sentence thereof to read as follows: “Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 6 feet 8 inches.” Also, the subparagraph of section R305.1, entitled “Exceptions 3.,” shall be amended to read as follows: “Not more than 50% of the required floor area of a room or space is permitted. to have a sloped ceiling less than 5 feet, 8 inches in height with no portion of the required floor area less than 5 feet in height.”
- k. Section R309.2, entitled “One- and two-family dwellings automatic sprinkler systems.,” is hereby deleted in its entirety.
- l. Section R310.8, entitled “Heat Detectors” shall be added and should read as follows: “Heat detectors shall be installed in attached garages and shall interconnect with smoke alarms located in the individual dwelling unit in accordance with Section 310.4. ”
- m. Section R316, entitled “Story above grade plane” shall delete criterium number 4 listed in the exception.
- n. Section 333 entitled “Physical security.” shall be added and shall read as follows:
 333.1 Purpose. The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.
 333.1.1 Scope. The provisions of this Section shall apply to all new structures and to additions made to existing buildings.
 333.2 Doors. Except for vehicular access doors, all exterior swinging doors of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall comply with Sections 333.2.1 through 333.2.5 for the type of door installed. When approved by the code official, doors into individual dwelling units that are inside of buildings with exterior doors meeting the requirements of Sections 333.2 through 333.4.6 and meeting the lighting requirements in Sections 333.6 through 333.6.2, are exempt from the requirements of Section 333.
 333.2.1 Wood doors. Where installed, exterior wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum thickness of one and three- fourths inches (1 3/4”) at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one inch (1”) thick.

The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch (1/4") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (1/2") in depth.

333.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

333.2.3 Fiberglass doors. Fiberglass doors shall have a minimum skin thickness of onesixteenth inch (1/16") and have reinforcement material at the location of the deadbolt.

333.2.4 Double doors. Where installed, the inactive leaf of an exterior double door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the doorframe.

333.2.5 Sliding doors. Where installed, exterior sliding doors shall comply with all of the following requirements:

1. Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior with the installation of shims or screws in the upper track.
2. All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin or a surface mounted bolt assembly. Metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface. The surface mounted bolt assembly shall be installed at the base of the door.

333.3 Door frames. The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with Sections 333.3.1 through 333.3.3 for the type of assembly installed.

333.3.1 Wood frames. Wood door frames shall comply with all of the following requirements: All exterior door frames shall be set in frame openings constructed of double studding or equivalent construction, including garage doors, but excluding overhead doors. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-14 Grade 40. In wood framing, horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces or equivalent bracing on each side of the door opening.

333.3.2 Steel frames. All exterior door frames shall be constructed of 18 gauge or heavier steel, and reinforced at the hinges and strikes. All steel frames shall be anchored to the wall in accordance with manufacturer specifications. Supporting wall structures shall consist of double studding or framing of equivalent strength. Frames shall be installed to eliminate tolerances inside the rough opening.

333.3.3 Door jambs.

1. Door jambs shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of a solid wood block.
2. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

333.4 Door hardware. Exterior door hardware shall comply with Sections 333.4.1 through 333.4.6.

333.4.1 Hinges. Hinges for exterior swinging doors shall comply with the following:

1. At least two (2) screws, three inches (3") in length, penetrating at least one inch (1") into wall structure shall be used. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
2. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

333.4.2 Strike plates. Exterior door strike plates shall be a minimum of 18 gauge metal with four offset screw holes. Strike plates shall be attached to wood with not less than three inch (3") screws, which shall have a minimum of one inch (1") penetration into the nearest stud. Note: For side lighted units, refer to Section 333.4.6. 333.4.3 Escutcheon plates. All exterior doors shall have escutcheon plates or wraparound door channels installed around the lock protecting the door's edge.

333.4.4 Locks. Exterior doors shall be provided with a locking device complying with one of the following: Single Cylinder Deadbolt shall have a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

333.4.5 Entry vision and glazing. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports.

333.4.6 Side lighted entry doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Sections 333.3.1, 333.3.2 and 333.3.3. The door frame that separates the door opening from the side light, whether on the latch side or the hinge side, shall be double stud construction or equivalent construction complying with Sections 333.3.1 and 333.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

333.5 Street numbers. Street numbers shall comply with Section 505 of the International Fire Code.

333.6 Exterior lighting. Exterior lighting shall comply with Sections 333.6.1 through 333.6.2.

333.6.1 Front and street side exterior lighting. All front and street side door entrances should be protected with a minimum of one light outlet having a minimum of sixty (60) watts of lighting (or energy efficient equivalent), installed so that the light source is not readily accessible.

333.6.2 Rear exterior lighting. Homes with windows or doors near ground level below eight feet (8') on the rear side of the house shall be equipped with a minimum of one light

outlet having 100 watt lighting (or energy efficient equivalent) and shall be of the flood light type. Those fixtures placed below eight feet (8') shall be fixtures manufactured such that the light source is not readily accessible.

333.7 Alternate materials and methods of construction. The provisions of this Section are not intended to prevent the use of any material or method of construction not specifically prescribed by this Section, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this Section to exclude any sound method of structural design or analysis not specifically provided for in this Section. The materials, methods of construction, and structural design limitations provided for in this Section shall be used, unless the enforcing authority grants an exception. The enforcing authority is authorized to approve any such alternate provided they find the proposed design, materials, and methods of work to be at least equivalent to those prescribed in this Section in quality, strength, effectiveness, burglary resistance, durability, and safety.

- o. Section R401.1, entitled "Application," shall be amended by adding the following paragraph: "Foundation designs for one- and two-family dwellings may use the approved standards and designs provided in the Johnson County Residential Foundation Guidelines in lieu of the prescriptive requirements of Chapter 4 of this Code as approved by the Building Official."
- p. Section R401.1.1 shall be added to read as follows: "R401.1.1 Residential Foundation Repairs. All repairs to be conducted on existing residential foundations and crawl spaces shall be prepared by a licensed engineer within the State of Kansas and submitted for review and permitting."
- q. Section R403.1.1, entitled "Minimum size," is hereby added to read as follows: "The minimum size for all residential concrete footings shall be 8 inches in depth and 16 inches in width. Steel shall be minimum ½" in size with two (2) bars running parallel in the footing. Single story trench footings are to be a minimum of 12 inches in width. Footing projections shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum load-bearing value of soil shall be 2,000 psf. Soils investigation reports are required when it appears the soil bearing value is below 2,000 psf, or when conditions exist as described in R401.4. Footings for structures with more than two stories shall be designed by a licensed Kansas engineer."
- r. Section R404.1.1 entitled "Design required." should include an additional item (number 3) that reads as follows: "3. Foundation walls over ten (10') feet in height measured from the top of the footing to the top of the wall."
- s. Section R501.3, entitled "Fire protection of floors," is hereby amended to read as follows: "Floor assemblies not required elsewhere in this code to be fire resistance rated shall be provided with a ½ inch gypsum wallboard membrane, 5/8-inch wood structural membrane or equivalent on the underside of the floor framing member for open web-type floor truss systems and I joist systems.
Exceptions:
 - 1. Floor systems located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved systems.

2. Floor systems located directly over a crawl space not intended for storage or fuel fired appliances.
 3. The aggregate area of the unprotected portions shall not exceed eighty square feet (80 sq. ft.).”
- t. Section R907.3, entitled “Recovering versus Replacement,” is hereby amended to read as follows: “New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof decking. Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.”
- u. Section N1101.6, entitled “Definitions” should be amended to include the following terms and corresponding definitions:
- ELECTRIC VEHICLE.** An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
- EV-CAPABLE SPACE.** A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.
- EV-READY SPACE.** A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.
- v. Section N1101.15, entitled “Electric Vehicle Charging.” Should be added to read as follows: “Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.2. Where more than one parking facility is provided on a site, electric vehicle parking spaces shall be calculated separately for each parking facility.
- w. Section N1101.15.1, entitled “New single family and two-family dwelling units.” Should be added to read as follows: “Single family and two-family dwelling units shall provide not less than 1 EV-Capable Spaces per dwelling unit.
- x. Section N1105.15.2, entitled “Identification” should be added to read as follows: “Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, meet the requirements of this code.

Parking spaces equipped with EVSE shall be identified by signage. A permanent and visible “EV-Capable” or “EV-Ready” label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point.

- y. Section N1106.5 entitled “ERI-based compliance.” Shall amend the table titled “Maximum Energy Rating Index” to read as follows:

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
0 and 1	51	35
2	51	34
3	50	33
4	60	47
5	54	43
6	53	43
7	52	46
8	52	46

- z. Section N1103.3.2 (R403.3.2)entitled “Building cavities.” Is hereby deleted in its entirety.
- aa. Section N1103.3.7 (R403.3.7) entitled “Duct system testing.” shall be amended to have the first sentence read: “Each duct system located outside the thermal envelope shall be tested for air leakage in accordance with ANSI/RESNET/ICC 380 or ASTM E1554.”
- bb. Section N1103.5.1.1 (R403.5.1.1) entitled “Circulation systems.” shall be amended to deleted the second sentence that reads “Gravity and thermosyphon circulation systems shall be prohibited.”
- cc. Section P2603.5.1, entitled “Sewer depth.” Shall be amended to read as follows:
“Building sewers that connect to private sewage disposal systems shall be not less than 36 inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than 36 inches (mm) below grade.”
- dd. Section P2904, entitled “Dwelling Unit Fire Sprinkler Systems,” is hereby to be used as a reference for standards and requirements only if a sprinkler system is installed. Automatic Fire Sprinkler systems (section R309.2) are deleted from the requirements of this code adoption.

- ee. Section E3601.6.2 entitled “Service disconnect location.” Should be amended to read as follows: “The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. Service entrance conductors shall not pass between floors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside. [230.70(A)(1)(2), 230.72(C)]”
- ff. Section E3901.4.2 entitled “Island and peninsular countertops and work spaces.” Should be amended to read as follows: “Receptacle outlets shall be installed in accordance with the following: [210.52(C)(2)]
1. At least one receptacle outlet shall be provided for the first 9 square feet (0.84 m²), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m²), or fraction thereof, of the countertop or work surface. [210.52(C)(2)(a)]
 2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)] A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]
- gg. Section E3901.4.3 entitled “Receptacle outlet location.” shall be amended to read as follows: “Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:
1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
 2. Receptacle outlet assemblies listed for the use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
 3. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base. [210.52(C)(3)]
- hh. Section E3902.2, entitled “Garage and accessory building receptacles,” is hereby amended to read as follows: “125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
 2. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”
- ii. Section E3902.5, entitled “basement receptacles,” is hereby amended to read as follows: “All 125-volt single phase 15 and 20 ampere receptacles installed in basements shall have ground-fault circuit interrupter protection for personnel.

Exceptions:

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. Single dedicated receptacles supplying a sump pump.
3. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”

4-303. Incorporating The 2018 Edition Of The International Residential Code For One-And Two-Family Dwellings Of 2,500 Square Feet or Less.

In accordance with Kansas Statutes (as may be amended), new construction of single-family residences that are less than 2,500 square feet of total livable floor area, or gross floor area minus garages and basements, in size, and are constructed on each such residence's own separate lot or parcel with its own individual legal description, may utilize the 2018 International Residential Code as provided for within Sections 4-303 and 4-304. Such applicants who do not elect to proceed under the 2018 IRC, shall comply with Section 4-301 and 4-302 of this Code. There is hereby incorporated by reference for the purpose of regulating building and construction practices and to provide for the public safety and welfare within the corporate limits of the City of Westwood, Kansas, that certain document known as the “International Residential Code for One- and Two-Family Dwellings,” 2018 Edition, including Appendix Chapters F, H, J, K and N as published by the International Code Council, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed. However, with respect to Appendix F, Radon Control Methods, this Appendix shall apply only to the construction of new residential structures and shall not apply to additions to or the remodeling of existing residential structures. No fewer than two (2) copies of the International Residential Code for One- and Two-Family Dwellings shall be marked or stamped “Official Copy as incorporated by ordinance No. 1011” with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance and filed with the city clerk to be open to inspection and available to the public at all reasonable hours. One such copy, however, may be in electronic form, provided that any changes or amendments are attached to or recorded in such electronic format so as to be readily understood. The police department, municipal judge and all administrative departments of the city charged with enforcement of the ordinance shall be supplied, at the cost of the city, such number of official copies of such International Residential Code for One- and Two-Family Dwellings similarly marked, as may be deemed expedient.

4-304. Revised, Amended, Or Deleted Sections Of The 2018 Edition Of The International Residential Code For One-And Two-Family Dwellings Of 2,500 Square Feet or Less.

The following sections of the International Residential Code for One-and Two-Family Dwellings 2018 Edition shall be revised, amended, or deleted:

- a. Section R101.1, entitled “Title,” shall be amended to read: “These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Westwood, Kansas, and shall be cited as such and will be referred to herein as “this code.””
- b. Section R105.2, entitled “Work exempt from permit,” shall be revised and amended to delete exemptions 1, 2, 3, 4, 5, 7, 9 and 10 from the permit requirement under the heading “Building”:
- c. Section R108.3, entitled “Building permit valuations,” shall be amended to add the following sentence at the end of said provision: “Alternatively, building permit fees may be set and established administratively by the City according to the schedule as established by the City and as amended.”
- d. Section R108.6, entitled “Work commencing before permit issuance,” shall be amended to read “Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to one half of the permit fee, in addition to required fees.
- e. Section R112.1, entitled “General,” shall be amended to read as set out in section 4-104 of the City Code.
- f. Section R113.4, entitled “Violation penalties,” shall be amended to add the following at the end of said provision: In addition to any administrative remedies or other legal or equitable remedies provided, any persons violating the provisions of this code shall, upon conviction thereof be fined in a sum not to exceed \$500.00, or be imprisoned not to exceed six months or be both so fined and imprisoned. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the city ordinances is committed, continued or permitted by any such person.
- g. Section R114., entitled “Notice to Owner (Stop Work Order)” shall be amended so that the second sentence shall read; “The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner’s agent, or to the person doing the work, or posted on the property in a conspicuous place; and shall state the conditions under which work will be permitted to resume.”
- h. Section R201.3, entitled “Terms defined in other codes,” shall be amended to read as follows: “Where terms are not defined in this code and are defined in the 2017 National Electrical Code, International Building Code, International Fire Code, the International Fuel Gas Code, or the International Mechanical Code, such terms shall have meanings ascribed to them as in those codes.”

- i. Section R301.2, entitled “Climatic and geographic design criteria, shall be amended as follows: “The criteria herein shall be administratively established by the building official and inserted herein.” Section R301.2, Table R301.2(1), is hereby amended to insert the criteria as follows: Roof Snow Load: 20 pounds per square foot Wind Speed: 90 miles per hour Topographic effects: No Seismic Design Category: A Weathering: Severe Frost Line Depth: 36 inches Termite: Moderate to Heavy Decay: Slight to Moderate Winter Design Temperature: Six degrees Fahrenheit Ice Barrier Underlayment Required: Yes Flood Hazards: Latest adopted FIRM and FBFM documents Air Freezing Index: 1000 Mean Annual Temperature: 54.7 degrees Fahrenheit
- j. Section R305.1, entitled “Minimum height,” shall be amended to amend only the first sentence thereof to read as follows: “Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 6 feet 8 inches.” Also, the subparagraph of section R305.1, entitled “Exceptions 3.,” shall be amended to read as follows: “Not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than 5 feet, 8 inches in height with no portion of the required floor area less than 5 feet in height.” (Code 2008)
- k. Section R309.5, entitled “Fire Sprinklers,” is hereby deleted in its entirety.
- l. Section R313, entitled “Automatic Fire Sprinkler Systems,” is hereby deleted in its entirety.
- m. Section R401.1, entitled “Application,” shall be amended by adding the following paragraph: “Foundation designs for one- and two-family dwellings may use the approved standards and designs provided in the Johnson County Residential Foundation Guidelines in lieu of the prescriptive requirements of Chapter 4 of this Code as approved by the Building Official.”
- n. Section R403.1.1, entitled “Minimum size,” is hereby added to read as follows: “The minimum size for all residential concrete footings shall be 8 inches in depth and 16 inches in width. Steel shall be minimum ½” in size with two (2) bars running parallel in the footing. Single story trench footings are to be a minimum of 12 inches in width. Footing projections shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum load-bearing value of soil shall be 2,000 psf. Soils investigation reports are required when it appears the soil bearing value is below 2,000 psf, or when conditions exist as described in R401.4. Footings for structures with more than two stories shall be designed by a licensed Kansas engineer.”
- o. Section R501.3, entitled “Fire protection of floors,” is hereby amended to read as follows: “Floor assemblies not required elsewhere in this code to be fire resistance rated shall be provided with a ½ inch gypsum wallboard membrane, 5/8-inch wood structural membrane or equivalent on the underside of the floor framing member for open web-type floor truss systems and I joist systems.

Exceptions:

1. Floor systems located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved systems.
 2. Floor systems located directly over a crawl space not intended for storage or fuel fired appliances.
 3. The aggregate area of the unprotected portions shall not exceed eighty square feet (80 sq. ft.).”
- p. Section R507.1, entitled “Decks,” shall be amended by adding the following paragraph: “In lieu of the requirements of Section R507 Decks, the construction of decks and balconies may use the approved standards and designs provided in the latest edition of the Johnson County Building Officials Deck Design publication.”
- q. Section R907.3, entitled “Recovering versus Replacement,” is hereby amended to read as follows: “New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof decking. Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.”
- r. Section N1101.1, entitled “Scope,” is hereby amended to add the following paragraphs following the first paragraph:
- “As an alternative to the provisions of Chapter 11 of this Code, structures validated by an accepted certified energy auditor to meet a HERS rating score of 85 or less shall be deemed to meet this Code. The energy auditor shall present their national certification credentials for review and approval by the Building Official prior to issuance of the permit.” “Failure to meet with the compliance rating of 85 or less shall result in a “notice” to the owner that the structure has failed to comply with this Code. Such “notice” shall be signed by the contractor and the owner.”
- s. Table N1102.1.2 of the Residential Code is hereby amended as follows:

Table N1102.1.1

Insulation and Fenestration Requirements by Component^a

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Masonry Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value

4	0.35	0.55	0.4	49	13	8/13	19	10/13	NR	10/1 3
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- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement walls.
- d. R-5 shall be added to the required slab edge R-values for heated slabs.
- e. No change.
- f. No change.
- g. No change.
- h. Refers to wall cavity insulation minimum standards only.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j. Loose-fill insulation shall be installed at the rate recommended by the manufacturer’s statement “so many bags per 1,000 sq. ft.” Where the pitch of the roof restricts the minimum thickness at the exterior wall line, the insulation shall be blown into the cavity so as to achieve a greater compacted density to a point where the “minimum thickness” can be achieved. An alternative is to install high density batts around the perimeter edge per R1102.2.
- t. Section N1102.4.1.2, entitled “Testing,” is hereby amended to read as follows: “The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.c. (50 Pascals). Where required by the Code Official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Code Official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.”

During testing:

1. Exterior windows and doors, fireplaces and stove doors shall be closed but not sealed beyond the intended weather stripping or other infiltration control measures.
 2. Dampers, including exhaust, intake, makeup air, backdraft and flue dampers shall be closed but not sealed beyond intended infiltration control measures.
 3. Interior doors, if installed at the time of the test, shall be open.
 4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
 5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
 6. Supply and return registers, if installed at the time of the test, shall be fully open.
- u. Section N1103.3.5, entitled “Building Cavities (Mandatory),” shall be deleted in its entirety.
- v. Section N1103.5.3, entitled “Hot water pipe insulation (prescriptive),” shall be deleted in its entirety.
- w. Section P2503.4, entitled “Building Sewer Testing,” is hereby amended to read as follows: “The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer and filling the building sewer with water, testing with not less than a ten (10') foot head of water and be able to maintain such pressure for fifteen (15) minutes or by air, maintaining five (5) PSI for fifteen (15) minutes. This testing will be required when ordered by the Building Official.”
- x. Section P2503.5, entitled “Drain, waste and vent systems testing,” is hereby amended to read as follows: “Rough and finished plumbing installations shall be tested in accordance with Sections P2503.5.1 and P2503.5.2. This testing will be required when ordered by the Building Official.”
- y. Section P2903.4, entitled “Thermal expansion control,” is hereby amended to read: “A means for controlling increased pressure caused by thermal expansion shall be installed in each dwelling unit. A thermal expansion tank shall be the means in which to control thermal expansion. At the time a water heater is new or replaced, a thermal expansion tank shall be installed. Exception: In cases where a thermal expansion tank is not feasible, the Code Official shall determine an approved method of thermal expansion control.
- z. Section P2904, entitled “DWELLING UNIT FIRE SPRINKLER SYSTEMS,” is hereby to be used as a reference for standards and requirements only if a sprinkler system is installed. Automatic Fire Sprinkler systems (section R313) are deleted from the requirements of this code adoption.
- aa. Section P3114.1, entitled “Air admittance valves, General,” is hereby amended to read as follows: “Vent systems using air admittance valves shall comply with this section.

Individual and branch type air admittance valves shall conform to ASSE 1051. Stack-type air admittance valves shall conform to ASSE 1050. The use of air admittance valves shall only be done so by the approval of the Building Official.”

- bb. Section E3902.2, entitled “Garage and accessory building receptacles,” is hereby amended to read as follows: “All 125-volt single phase 15 or 20 ampere receptacles installed in garages and grade level portions of accessory buildings used for storage or work areas shall have ground fault circuit interrupter protection for personnel.

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”

- cc. Section E3902.5, entitled “Unfinished basement receptacles,” is hereby amended to read as follows: “All 125-volt single phase 15 and 20 ampere receptacles installed in unfinished basements shall have ground-fault circuit interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas and the like.

Exceptions:

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. Single dedicated receptacles supplying a sump pump.
3. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”

- dd. Section E3902.16, entitled “Arc-fault circuit interrupter protection,” is hereby amended to read as follows: “All branch circuits that supply 120-volt single phase 15 and 20 ampere outlets installed in libraries, dens, bedrooms, closets and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit. Other rooms, such as family rooms, dining rooms, living rooms, parlors, sunrooms, recreation rooms, hallways and similar rooms or areas are exempt from this requirement. For these purposes a smoke alarm shall not be considered an outlet and is not required to be on an arc-fault circuit. Isolated circuits serving smoke detectors and/or carbon monoxide detectors shall be exempt from arc-fault protection.

Exceptions:

1. Where an outlet branch circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch circuit overcurrent device and the first outlet shall be installed with metal outlet and junction boxes and RMC, IMC, EMT, type MC, or steel armored type AC cables meeting the requirements of Section E3908.8
2. Where an outlet branch circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit the portion of the branch circuit between the branch circuit overcurrent device and the first outlet shall be installed with metal or nonmetallic conduit or tubing that is encased in not less than 2 inches of concrete.
3. AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT, or steel-sheathed armored cable, Type AC or Type MC, meeting the requirements of Section E3908.8.

SECTION TWO. That Chapter 4, Article 3, Sections 4-301 and 4-302 of the Westwood City Code are repealed to the extent that it is inconsistent with this Ordinance.

SECTION THREE. This ordinance shall take effect and be in force from and after its publication as required by law.

PASSED by the City Council the 11th day of June, 2026.

David E. Waters, Mayor

Attest:

Abby Schneweis, City Clerk

Approved as to form and legality:

Ryan Denk, City Attorney

COUNCIL ACTION FORM

Meeting Date: June 11, 2026

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Consider Resolution No. 154-2026 authorizing the City of Westwood to apply for a grant from VarietyKC and designating an authorized representative

Background/Description of Item

VarietyKC and the Peter and Veronica Mallouk Family Foundation are granting a total of \$30 million to create truly inclusive playgrounds where every child can Be Active, Be Social, and Belong. The goal is for every child in the metro area to be within 10 miles of an inclusive park.

Letters of Interest were due on June 1 outlining the proposed project concept, identified site, and overall readiness to move forward. Selected municipalities to be invited to submit a full application later this summer. A resolution illustrating the support of the City Council is required.

Staff Comments/Recommendation

Staff submitted a letter of interest for the design and construction of an inclusive park at Joe D. Dennis Park, requesting the maximum \$3,000,000 and designating the City Administrator as the authorized representative.

While the Kansas City region has expanded inclusive recreation opportunities, access remains limited in many older communities located in the core of the metro. In the northeast corner of Johnson County, bordered by Kansas City, Kansas and Kansas City, Missouri, Westwood is a true play desert with no inclusive recreation within 1.5 miles in any direction.

Joe D. Dennis Park, the only park in Westwood, presents a unique opportunity to address this gap. Located on Rainbow Boulevard, the park serves residents of Westwood, KCK and KCMO. Its central location near dense residential neighborhoods, schools, medical facilities, and major transportation routes creates the potential for a regional destination that welcomes families of all abilities.

The project aligns with Westwood's recent investments in accessibility, safety, and active transportation. An inclusive playground at Joe D. Dennis Park would build on this momentum while expanding equitable access to recreation for families throughout the region.

Suggested Motion

I move the City Council approve Resolution No. 154-2026 authorizing the City of Westwood to apply for a grant from VarietyKC and designating an authorized representative.

CITY OF WESTWOOD, KANSAS

RESOLUTION NO. 154-2026

A RESOLUTION OF THE CITY OF WESTWOOD, KANSAS, AUTHORIZING THE CITY OF WESTWOOD TO APPLY FOR A GRANT FROM VARIETYKC AND DESIGNATING AN AUTHORIZED REPRESENTATIVE.

WHEREAS, VarietyKC is currently accepting grant application for the Ten Parks Project, in partnership with the Peter and Veronica Mallouk Family Foundation; and

WHEREAS, the City of Westwood desires to participate in the grant program to the greatest extent possible to fund the creation of a truly inclusive playground at Joe D. Dennis Park where every child can Be Active, Be Social, and Belong; and

WHEREAS, the redevelopment of Joe D. Dennis Park is a priority need that aligns with the mission and goals of the City of Westwood; and

WHEREAS, the City of Westwood commits to contributing and raising, through private donations, the required local matching funds and the City of Westwood has the required institutional capacity to fulfill its obligations related to this grant application should the funds be awarded.

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

Section 1. Approval of Application: the submission of the grant proposal to VarietyKC in the amount of \$3,000,000.00 is hereby approved.

Section 2. Authorization of Signatory: The City Administrator or their designee is hereby authorized and empowered to conduct all negotiations, sign and submit all documents—including the grant application, agreements, amendments, and reimbursement requests—which may be necessary for the completion of the project.

Section 3. Commitment to Obligations: The City of Westwood commits to expending the requested grant funds and any required matching funds in strict accordance with the terms and obligations of the grant agreement.

ADOPTED this 11th day of June, 2026, by majority vote of the Governing Body.

David E. Waters, Mayor

ATTEST:

Abby Schneweis, City Clerk

APPROVED AS TO FORM:

Ryan B. Denk, City Attorney