

**Minutes**

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, June 7, 2010. Mayor Peggy Dunn presided.

**Councilmembers present:** Jim Rawlings, Julie Cain, Lou Rasmussen, Andrew Osman, James Azeltine, Gary Bussing, and Debra Filla

**Councilmembers absent:** Councilmember Mike Gill

**Staff present:**

Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chief Ben Florance, Fire Department	Kathy Rogers, Finance Director
Chief John Meier, Police Department	Lovina Freeman, HR Director
Deputy Chief Troy Rettig, Police Dept.	Chris Claxton, P&R Director
Captain Dale Finger, Police Department	Joe Johnson, Public Works Director
Mark Andrasik, Info. Systems Director	Deb Harper, City Clerk
Richard Coleman, Comm. Dev. Director	Pam Gregory, Assistant City Clerk

**Others Present:** Ken Henton, Hoefer Wysocki Architects, LLC  
James Galle, Hoefer Wysocki Architects, LLC  
Bradley Kiehl, DLR Group

**Discuss Preliminary Site Plan for future Justice Center**

Mayor Dunn called the meeting to order at 6:10 P.M. Introductions were made by those present.

**Opening Remarks**

City Administrator Scott Lambers reported that the consultants had put a great deal of thought into the recommended site location for the proposed Justice Center facility. To proceed, the Council needs to be in consensus with the site location and Preliminary Site Plan, and for staff to proceed with selecting the architect and engineering firm to complete the project. If the Council prefers to wait until the Preliminary Site Plan has been approved, staff can delay the selection process for two to three months. This facility will architecturally connect with the City Hall and library facilities.

**Presentation**

Ken Henton, Hoefer, Wysocki Architects, gave a presentation for the proposed Justice Center site and facility.

There is approximately six weeks remaining for Preliminary Site Plan approval. It would be an advantage for staff to proceed with the Request for Proposal [RFP] process so that construction could begin in March or April, 2011, and the building could be enclosed before winter.

A preliminary analysis was done with the City's staff to determine space needs. The police station is designed to be 39,000 square feet with another 6,000 square feet for a booking/holding area and a drive-thru sally port. The Legal Department is 15,000 square feet and will include the City Attorney's office and the Information Systems Department, totaling 61,000 square feet.

A detailed site analysis was also done to include some of the Master Plan ideas for Tomahawk Creek Parkway. A portion of the site drops off 30' - 40' feet with a corner section located in a floodplain. An underground sewer line runs through the site as well. There is good road connectivity with an island cut over to the park system and access to the shopping center. There will be a walking path connecting to the back of the site and the park.

While working on the site plans with interaction from staff, they designed several different scenarios. One idea was to have the buildings wrap around the perimeter and have a small pond or fountain as a center focal point and keep the parking convenient and consolidated.

In the final layout, the possibilities included the Master Plan of the entire site. This phased development includes a combined building with the Courthouse facing 117<sup>th</sup> Street, the police station, the aquatics center with a gymnasium, and a standalone fire station building. Everyone thought it was appropriate to have separate entries for the police station and Courthouse. They included terrace parking with landscaping. Staff parking could be in a gated area in the back of the parking lot. There is buffer space for future fire station parking. There is a drop-off in the back of the building that could turn the basement area into offices with windows. They wanted to include lower level covered parking in the first phase for the Police Department because of weather issues.

Mayor Dunn liked the idea of having the parking located behind the building.

James Galle, Hoefler, Wysocki Architects, stated all of their designs were in compliance with the Leawood Development Ordinance [LDO].

Councilmember Rawlings asked if they had tested the site for rock. Mr. Henton stated they have proposals to drill test holes once they receive approval. Due to the slope of the site, there could be some rock. If they get into solid rock, the only way to remove it is by blasting. By having terraced landscaping, they shouldn't need to excavate too deep to level the parking. Because of this, the amount of risk associated, with or without a soil report, is mitigated.

Mr. Galle confirmed for Councilmember Bussing that the total property was just shy of 12 acres. The goal was to break up the property into three tracts with the larger 8-acre tract for the Justice Center.

Councilmember Bussing asked what they were planning to use the facility for at 117<sup>th</sup> and Roe. Mr. Galle clarified it would be for Parks and Recreation offices and public use, or it could be used for the Community Center.

Councilmember Rasmussen confirmed with Mr. Henton that if they use this design, the sewer line would need to be relocated.

Mr. Henton clarified there would be a left and right entrance/exit onto Tomahawk Creek Parkway. There is also a remote exit to serve the back of the center they could link to.

Councilmember Rasmussen confirmed there would be 50 underground parking spaces that could eliminate the need for covered parking.

Councilmember Osman confirmed the buildings would be attached and asked how they could expand, if needed. Mr. Henton indicated they would include some “soft spaces,” such as storage space, that could be utilized for expansion and could also expand into the basement.

Councilmember Rasmussen confirmed there would be a separate alcove and conference room located by the Courtroom for attorney/client privacy.

Mr. Rasmussen wanted consideration given for placement of the emergency generators. Mr. Henton understood this was important because it would be a 24-hour facility.

Councilmember Osman thought without knowing what was below the surface, it could take longer for the site preparation before they could begin construction. He asked if they would need to build a retaining wall over to Camelot Court. Mr. Henton stated they left the berm and would be able to grade without building a wall. There will; however, be a small retaining wall stepping up by the entrance. The back of the building will also act as a retaining wall with two-thirds remaining underground.

Mr. Osman thought it could take longer than two months for the construction process to proceed.

Mr. Galle indicated they had spoken with the Public Works Department and located the sewer lines; however, there were no records of rock depth. He also noted they were currently in the process of undergoing the title search.

Mr. Henton clarified before construction could begin; it could take a minimum of two to three months to grade the building pad and construct the retaining walls. If they need to blast solid rock, it could take longer. He thought there would be minimal risk of blasting because of the placement of the building.

Councilmember Rasmussen confirmed with Mr. Henton they would not be constructing the building directly against the existing floodplain line and would be raising the elevation of the site. Mr. Rasmussen was also concerned with comments when they bought the property that there could be sub-terrain water on that corner of 117<sup>th</sup> and Tomahawk Creek Parkway.

Mayor Dunn clarified that Council consensus needed to include all of the components for placement acceptance of Phase One of the site proposal and to move forward on the selection of the architect and engineering firm.

Councilmember Bussing noted opposition to the addition of a fire station. Mayor Dunn clarified the fire station was in the plan; however, not intended for construction at this time. The .4% sales tax is expected to end in April, 2011.

Mr. Bussing confirmed with Mr. Henton that if they excluded the fire station, it wouldn't change the overall design.

Mr. Lambers confirmed for Mr. Rasmussen that the remaining two tracts of land would be properly landscaped since they would not be developed until the distant future. Mr. Rasmussen had concerns of future inadequate parking and wanted the option to use this space.

Councilmember Bussing confirmed there are approximately 120 parking spaces at City Hall being used for staff, City vehicles, and overflow library parking.

Councilmember Rawlings was in favor of accepting Phase One of the site proposal and moving forward in selecting the architect and engineering firm.

Councilmember Rasmussen concurred with Mr. Rawlings; however, he thought the Council had authorized staff to hire an overall Project Manager as well. Mr. Lambers clarified the Council originally authorized this project as a design/build and had revised it as a design bid/build.

Councilmember Osman was in favor of Phase One of the site proposal; however, he felt with only a pad site in place for the fire station, the vacancy would not be aesthetically pleasing. He was also concerned with time delays and possible substantial cost by not pre-drilling test holes for rock.

Mr. Lambers reiterated Mr. Henton's comments regarding the minimal risk for blasting rock because of the building placement. What this plan achieves is the maximum flexibility to use the balance of the site without committing to anything.

Mr. Osman confirmed with Mayor Dunn that the Governing Body had been working on this project for several years. He thought delaying it for another month to determine if there were any engineering problems would not be an issue.

Mr. Lambers stated he had previously gone before the Council with a request to proceed with the original Master Plan; however, the Council directed him to immediately proceed with only the Preliminary Site Plan and not give any indication to other uses for the site. They were concerned if they identified a use, it would be locked in place. Mayor Dunn confirmed the Council didn't want to delay the Preliminary Site Plan any longer. Mr. Lambers stated once they select the architect and engineer, they will provide the details of the Final Site Plan.

Mr. Osman reiterated his views and concerns.

Mayor Dunn noted that the fire station would not be constructed for at least five years and would be analyzed as the need arises. It was proposed to be a satellite station with a two-bay facility.

Councilmember Cain was in favor of Phase One and moving forward in selecting the architect and engineer. She noted they could gain additional surface parking if they excluded the fire station.

Councilmember Filla loved the layout and wanted to move forward as well.

Councilmember Azeltine wanted to proceed; however, he asked the Governing Body to consider Mr. Osman's remarks of being proactive regarding any engineering issues with future projects.

Councilmember Bussing was also in favor of proceeding.

Mayor Dunn received unanimous consensus to include all of the components for placement acceptance of Phase One of the site proposal and to move forward on the selection of the architect and engineering firm.

There being no further business, the meeting was adjourned at 7:25 P.M.

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Pam Gregory, Recording Deputy City Clerk