

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 Tuesday, July 6, 2010. Mayor Peggy Dunn presided.

Councilmembers present: Jim Rawlings, Julie Cain, Andrew Osman, Gary Bussing, Debra Filla, Mike Gill, and Lou Rasmussen [via teleconference]

Councilmembers absent: Councilmember James Azeltine

Staff present: Scott Lambers, City Administrator
Patty Bennett, City Attorney
Joe Johnson, Public Works Director
Chris Claxton, P&R Director
Deb Harper, City Clerk

Others Present: Brett Hauglind, Continental Engineers
Greg Hasselwander, Kevin Cowan Architects
April Bishop, Cultural Arts Coordinator
Paul Anderson, Chair Leawood Stage Company
Bob Allen, Artistic Director Leawood Stage Company
Elspeth Pierce, Leawood Stage Company
Mary Tearney, Chair Leawood Arts Council, Amphitheatre Steering Committee
Dr. Ann Kenney, Leawood Arts Council
Alice Hawk, Amphitheatre Steering Committee, Leawood Foundation
Darren Holmes, Leawood resident
Leann Wiggins, Leawood resident

**Discuss Park Improvements to Ironwoods Park
[Restrooms or Parking Lot]**

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

Opening Remarks

City Administrator Scott Lambers stated the Council had directed the staff to review additional improvements to Ironwoods Park, utilizing the remaining \$500,000 from the bonded \$12.5 Million. Staff was requested to get estimates for construction of a restroom facility and parking lot improvements. The estimates were \$460,000-\$470,000 each; therefore, there are not sufficient funds for both projects. There is also a contingency of \$20,000-\$30,000. He recommended that they proceed with the parking lot expansion due to not having ample parking.

Presentation

Parks and Recreation Director Chris Claxton noted both projects would have a positive impact on the amphitheatre. Some of the increase in cost to the parking lot was due to modifying the intersection, which had a bid price of \$36,000, and relocating the utilities would be an additional \$50,000.

Brett Hauglind, Continental Engineers, stated the Master Plan had been revised to move the amphitheatre out of the floodplain and off of the sanitary sewer line. The amphitheatre has been rotated to the north/south as much as possible. The parking expansion would include 65 additional spaces. The rest station would include a men's and women's restroom with 14 stalls, as well as a family room. They could expand this if the funds allow.

Councilmember Gill confirmed the parking expansion consisted of the existing lodge parking lot. Ms. Claxton noted there had been previous issues with ample parking for some of the larger lodge events.

Mr. Gill asked how many portable restrooms they have at an amphitheatre event. Cultural Arts Coordinator April Bishop stated there were two stalls from June through September with an additional five for the production event.

Councilmember Osman asked where they allow for overflow parking and how many people utilize it. Ms. Claxton thought once both lots were full, 200-300 vehicles use the grass area for overflow. Mary Tearney, Amphitheatre Steering Committee, noted the police had confirmed they always have adequate parking when they use the grass area.

Councilmember Bussing thought they should address the issue of people parking in Steeplechase and walking through neighboring yards to get to the amphitheatre.

Councilmember Filla confirmed that the amphitheatre expansion would not increase the number of people attending.

Councilmember Osman confirmed with Ms. Claxton that the lodge capacity was 300 for a seated event and 500 for a theatre or meeting event and the capacity could not be increased with additional parking because of fire codes.

Councilmember Rawlings confirmed there were currently 125 parking spaces with an additional 83 in the north lot. Ms. Claxton noted the north lot is convenient for the amphitheatre visitors; however, not for the lodge.

Ms. Bishop stated the portable restrooms cost \$3,500 per year.

Public Works Director Joe Johnson clarified they needed to widen the intersection to allow easier access for large trucks.

Ms. Claxton stated the Stage Company recommended that the Council approve construction of the restrooms and she thought the patrons' main concern was not having flushable toilets.

Mayor Dunn confirmed with Ms. Claxton there had been complaints of parking issues at the lodge.

Councilmember Osman asked when construction would begin and how long it would take to complete either one of the projects. Ms. Claxton stated they would need to wait until after the amphitheatre production and either project could take 6-8 months.

Mr. Johnson clarified the parking lot expansion would not bid until next year with the Mill and Overlay Program because it was a small project and a standalone bid would be too costly.

Councilmember Filla wanted clarification of the children's program. Ms. Claxton stated the program meets every Tuesday in June and this year there were over 2,000 people in attendance. This was their biggest crowd to date.

Councilmember Rasmussen was in favor of constructing the restroom facilities.

Councilmember Cain concurred with Councilmember Rasmussen.

Councilmember Gill confirmed that the restroom facilities would connect with some of the walking trails.

Mayor Dunn confirmed with Mr. Hauglind that the restroom facility would remain in the same location if future improvements were made to the site.

Councilmember Bussing confirmed that if they construct the proposed ultimate Master Plan, the existing amphitheatre would be torn down. He preferred that they address the neighbors' concerns regarding noise, lighting and traffic, before constructing anything and was in favor of the parking lot expansion.

Councilmember Filla thought the lodge event holders could arrange for shuttle services to transport people to and from the far north parking lot, if needed. She agreed with Councilmember Bussings comments wanting to mitigate the noise and stated she was in favor of constructing the restrooms.

Ms. Bishop noted the Stage Company had completed surveys over the past several years and most citizens had commented about the lack of restroom facilities. A large portion of their audience is senior citizens and the portable stalls are very hard for them to navigate.

Ms. Tearney noted she has to distribute flashlights to users of the portable restrooms.

Mayor Dunn confirmed they would no longer need any portable stalls if they construct the restroom facility.

Leawood Stage Company Chair Paul Anderson stated the technology to mitigate the sound issues had been included in the Master Plan. Mayor Dunn noted it hadn't yet been funded.

Mr. Lambers stated as a result of complaints from a resident and how this is impacting them, he planned to hire a private contractor to perform sound measurements along the property line to see if they are in violation of the City's noise ordinance.

Councilmember Gill was in favor of the parking lot expansion.

Councilmember Rawlings concurred with Councilmember Gill.

Councilmember Osman was in favor of constructing the restroom facility.

Mr. Lambers stated he had previously spoken with Councilmember Azeltine and his preference was the parking lot expansion. He indicated this item would be placed on the August 16, 2010, Agenda for action under Special Business.

Mayor Dunn noted Work Sessions were intended for discussion and they would properly vote on this at the public meeting. Anyone who would like to sign-in and speak could do so at that time. She thought there was a definite advantage to both projects; however, since it was so unclear on when or if the amphitheatre would be modified, they could construct restrooms that would remain with no theatre improvements for many years to come.

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

Pam Gregory, Recording Deputy City Clerk