

**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, March 21, 2011. Mayor Peggy Dunn presided.

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

**Councilmembers absent:** None.

<b>Staff present:</b> Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chief John Meier, Police Department	Renee Gurney, Judge
Chief Ben Florance, Fire Department	Dawn Long, Interim Finance Director
Captain Dale Finger, Police Department	Lovina Freeman, HR Director
Mark Andrasik, Info. Systems Director	Chris Claxton, P&R Director
Richard Coleman, Comm. Dev. Director	Joe Johnson, Public Works Director
Deb Harper, City Clerk	Pam Gregory, Assistant City Clerk

**Others Present:** Ken Henton, Hoefler Wysocki Architects  
Christopher Birkenmaier, Hoefler Wysocki Architects  
Dave Walter, McRealty Group  
Dave Lovetere, McRealty Group  
Loren Stanton, Sun Publications

**Review ‘Draft’ Proposals for design of future  
Justice Center to be located at 117th &  
Tomahawk Creek Parkway**

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

**Opening Remarks – City Administrator Scott Lambers**

In order to move forward, tonight’s discussion will cover the internal details in each level of the building to determine any changes that may be needed. The next meeting will cover elevation and site details.

Councilmember Bussing joined the meeting at 6:12 P.M.

**Presentation - Ken Henton, Hoefler Wysocki Architects**

There is a 4,200 square foot increase in the overall project, which includes an exterior balcony on the second floor. The emergency generator has been moved inside the parking garage. This will be a 3-story building with the lower level walkout basement used mainly for police function. They decided to build a separate covered parking structure and not build into the basement. There is a 9,000 square foot alternate basement that could be used for storage. This alternate basement can be built at the time of construction for approximately half the cost. The main level will consist of the police station, lobbies, court room, clerk's offices and support space. The top floor will be the City Attorney and Information Systems [IS] offices, investigations, and patrol rooms.

**Lower Level - Basement**

There is a two-tier parking garage on the south end with 50 parking stalls. The garage door on the south corner is for the mobile command vehicle. The generator will be enclosed on the opposite side to allow for air intake and exhaust from two sides of the building. There are storage areas in the upper corner. Coming in directly from the garage is a decontamination shower room. The booking area has separate male, female and juvenile areas, interview rooms, a restroom, holding cells, and a bonding lobby. The maintenance area consists of a central storage room, workshop area, mud room, office space, and mechanical/electrical rooms. A backup electrical system is being considered that would be operated by the generator in the garage.

Mr. Lambers stated it would cost several hundred thousand dollars to incorporate the heating/cooling system with the backup system; however, if the backup system is in operation, the City would more than likely be in a disaster mode. He thought it would be money well spent in order to maintain a good environment for proper decision making.

The packaging area is used to process property taken from a crime scene. After packaging, it will be sent to a processing area to be logged and moved to storage racks. Behind this area is a small room for drugs, guns and other valuable items needing to be separated. There is a 577 square foot future storage room next to the mechanical room. The armory will be used to clean and repair guns. The munitions room will have a double security door to store specialty guns and ammunition. The men's and women's locker rooms are separated with approximately 40 lockers for women and 80 for men. The corridor area has an open staircase to link the patrol functions from the basement to the main floor and to allow natural lighting into the building. This is being designed to meet FEMA standards. Beyond the corridor are the communications room, the IS hub with their support facilities, and the EOC [Emergency Operations Center].

Mr. Lambers felt it would be a mistake for them to only have a slab on grade in the alternate basement area given the fact this is a 50-100 year building. It is estimated to cost \$750,000-\$1 Million for construction. He recommended they use contingency funds to construct it, if necessary.

Councilmember Azeltine asked what some of the possibilities would be for this space. Mr. Lambers responded it could be used as an additional safety opportunity; however, in the future, they may decide to remodel and the space could be used to temporarily relocate people. Councilmember Azeltine confirmed with Mr. Henton they could access this space through the main elevator down the hallway and they could also install a walkout patio for access.

Councilmember Osman agreed they should proceed with the alternate basement so they don't lose the opportunity.

Police Chief John Meier confirmed for Mr. Osman that the armory/ammunition space and workout room would be sufficient.

Mr. Henton thought the locker ratio for men and women was sufficient; however, they could expand the locker rooms by reorganizing the storage space.

Councilmember Rasmussen confirmed with Chief Meier that this overall project should fit their needs.

Councilmember Rasmussen noted concerns of Tomahawk Creek Parkway flooding. Dave Lovetere, McRealty Group, had confirmed with their Civil Engineer that the basement level is above the 100-year floodplain by at least 2-3 feet. Mr. Henton stated the command vehicle in the parking garage will need a 14 foot garage door, which will require an additional 4 foot slope away from the building. Once the building is complete, it should be 4-5 feet above the 100-year floodplain.

Councilmember Rezac asked to what extent the building was designed with future growth in mind. Chief Meier responded it should be designed for a future build-out of 45,000 people, excluding the alternate basement.

Councilmember Filla asked if other City employees could utilize the workout room. Chief Meier thought this could only be possible if they could maintain security throughout the building.

Councilmember Osman asked the condition of Tomahawk Creek Parkway when the 103<sup>rd</sup> Street flooding occurred last year. Councilmember Rasmussen responded it was blocked from 117<sup>th</sup> to 119<sup>th</sup> Street. Public Works Director Joe Johnson confirmed when it floods; they close Tomahawk Creek Parkway at 117<sup>th</sup> Street. Generally, with a 100-year flood, it prohibits north bound traffic on Tomahawk Creek Parkway. Southbound lanes are out of the floodplain.

Councilmember Rasmussen asked if all of the doors and windows on the basement level were necessary. Mr. Henton responded if the building fell, there would be no other way to get people out because of the FEMA design.

Mayor Dunn received consensus from all of the Council members to proceed with the alternate basement.

Councilmember Rezac asked about the wall construction in the basement. Mr. Henton responded the walls would be painted concrete block.

### **Main Level**

This level will have a softer appearance with drywall partitions. This upper parking garage has 62 stalls. There is a training room with a storage area, restrooms, police lobby with a vestibule, and information and records desks that face the lobby. This will be bullet resistant glass for security. There is a 550 square foot community room with a storage area and kitchenette.

The elevator and stairwell are secure areas, which will require card access. The records room has a work area and file room. There are two interview rooms for fingerprinting, interviewing witnesses, etc. There are public restrooms directly off the lobby. There is a connecting corridor linking the court and police lobbies together that will have secure access. Along the corner of the building there is a large squad room, sergeant and corporal offices, and work stations for D.A.R.E. officers. A common break room with a kitchen and balcony will be shared by the court and IS staff. There are conference rooms on each side of the courtroom to be used for attorney-client meetings. If the City chooses, weapon screening will take place prior to entering the courtroom. The courtroom will seat approximately 140 people. There will be a room to the side for check-in and finger printing with the prosecutor located in an alcove directly across. There will be four cueing windows for discharge of the courtroom, which will also be behind bullet resistant glass. Next to the courtroom will be the clerk's area, video arraignment conference room, and court offices. The break room serves as an entry for staff on the back side of the building.

Councilmember Rasmussen confirmed with Judge Renee Gurney that this overall project should meet their needs. She thought there may need to be minor changes in the clerk's area to ensure their work space is adequate.

Councilmember Azeltine confirmed with Judge Gurney that the video arraignment room is used on a weekly basis.

Councilmember Rawlings confirmed with Mr. Henton that the Judge's bench would also be a secure area.

IS Director Mark Andrasik confirmed for Councilmember Rasmussen they plan to have private and public wireless networks for police officers to process their reports.

Councilmember Osman confirmed with staff that the 2012 budget included all the needed technology expenses for IS, court and video conferencing, and police.

### **Upper Level**

There is a two-story opening above the lobby that will be surrounded with a glass enclosure. Administration offices of the Police Chief, Deputy Chief, and Captain will be located on the south end along with a secretary's office for investigation and administration. Offices are located around the perimeter with the main conference room for administration. There is a copy area, coffee bar, file room and restrooms. This will be an open public area. Investigations will have a glass partition and door for security. Detective's offices will be along the windows. There is a storage area, a large work room with a divider partition, interview offices, conference rooms, and computer crime room. The connector link between the police staff and others will require card access. The City Attorney and IS offices are located on the corner and will have a shared work room and copy area. IS will have a conference room and shop area to work on computers.

To increase employee morale, Councilmember Rawlings emphasized the need to focus on the locker rooms, patrol room, common break rooms, patios, and plenty of window lighting.

Councilmember Rasmussen asked if there would be room in the main power supply area to possibly switch power equipment. Mr. Lovetere responded they had talked with KCP&L about the possibility of bringing in another phase of power; however, it is very expensive. There is room; however, the generator should supply the entire building. Mr. Henton confirmed the generator would be diesel.

Councilmember Filla asked when considering this a 50-100 year building, how they were calculating the cost analysis for utilities. Mr. Henton responded their calculations were mainly associated with the mechanical system and power consumption. The geo-thermal system is a large upgrade and has a 10-11 year payback. In terms of LEED certification, they have done a checklist to ensure they are following their principles and have been making every good decision possible, whether or not this becomes a LEED certified building. The building will be energy efficient.

Councilmember Rezac requested that when they finalize the layout of the building, they re-configure the jogs in the interior corridor space.

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

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Pam Gregory, Recording Assistant City Clerk