

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, December 19, 2011. Mayor Peggy Dunn presided.

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

Councilmembers absent: None

Staff present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Joe Johnson, Public Works Director	Chris Claxton, P&R Director
Dawn Long, Finance Director	Brian Anderson, P&R Superintendent
Deb Harper, City Clerk	Pam Gregory, Assistant City Clerk

Others Present: Judd Claussen, Phelps Engineering
David Scott, Kansas City Star
Scott Krigel, Leawood Resident
John Landsberg, Leawood Resident
Patti Cokington, Leawood Resident
Mark Sabo, Leawood Resident
Amy Rodriguez, Leawood Resident

**Discussion of Trail Repair at 123rd Street along
Mission Road to Tomahawk Creek Park**

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

Opening Remarks – City Administrator Scott Lambers

The trail has experienced some failures to the point staff felt it was necessary to close it in order to protect people from possible injury. There are 3 options:

1. Repair the trail for an estimated cost of \$1,400,000
2. Abandon the trail and replace it with a trail along Mission Road and 119th Street for an estimated cost of \$800,000
3. Abandon and remove the trail for an estimated cost of \$25,000

The trail has been in the City for 30 years and has had previous repairs. Options include doing a series of repairs rather than spending the money all at once. Immediate repair to the current failure would cost \$300,000-\$400,000. For this immediate repair, he recommended they use unanticipated ending cash reserves and amend the budget so it can be operational in 2012. There are two additional failing areas of the trail; however, they are still functional and safe at this time.

They could include these repairs as part of an expanded level decision package in the 2013 Budget. If deterioration grows faster than anticipated, they would close the trail and make the repairs by using 2012 contingency monies and then reimburse themselves in 2013. There are some minor repairs that could be handled in-house.

Councilmember Bussing joined the meeting at 6:15 P.M.

Parks and Recreation Director Chris Claxton stated the trail was built in 1983. Repairs to date have totaled approximately \$380,000, of which \$290,000 was spent in 2008.

Presentation - Judd Claussen, Phelps Engineering

As requested, Phelps Engineering did a study to determine what would be involved to repair the distressed areas along the trail. The exhibit is set up in priority order, Areas 1 through 6, identifying the repairs needed. The slope along 121st Street, between the park and Mission Road, is sliding down the rock. This area saw similar failure in 2008. To repair, they would need to install a sheet pile metal wall below grade to stabilize the slope. There is also erosion occurring with drainage coming from the hill. To correct this, they would install storm sewer to capture it upstream and pipe it down to the creek. All repairs can be broken into manageable pieces to implement as funds become available. As an alternative to the repairs, they could construct a trail route along the east side of Mission Road. In doing this, there would be significant utility relocations.

Mr. Claussen confirmed for Mayor Dunn the trail was planned to be replaced with asphalt; however, they could consider concrete as a bid alternate.

If the repairs are lumped together it could generate a potential 20%-25% savings on mobilization costs, etc. The sub-grade will have a rock base to provide support for the asphalt or concrete. Even though the current trail has a rock base, it is failing because of symptomatic issues deeper into the slope. These issues are not at the sub-grade level. Public Works Director Joe Johnson confirmed the hillside is pulling away toward the creek and tearing apart the trail. The sheet pile metal will be driven into the ground into bedrock for stabilization.

Councilmember Rezac asked if they could re-route the trail to the west away from the slope. Mr. Claussen replied they reviewed this idea for Areas 4 and 5 where the slopes are flatter and then build a 2-foot retaining wall on the uphill side to stabilize the erosion issues. The problems in Areas 1 and 2 are caused by the slope sliding. The other areas stem from erosion issues. Parks Superintendent Brian Anderson confirmed the City does not own a lot of land in this area so they wouldn't be able to move it very far.

Mr. Claussen confirmed for Councilmember Rasmussen the sheet pile walls should last 50-100 years. The source of the water causing the erosion is from a combination of rain, irrigation systems and rock formations along the bluff. He also suspected there were spring-like ground water conditions above the rock. They have incorporated storm drainage into the plans as part of these improvements.

Councilmember Azeltine was concerned with safety along Areas 4 and 4A because of the vertical drop. Mr. Anderson replied a split rail fence was previously in place and is included to be replaced as a part of this proposal.

Mr. Johnson confirmed for Councilmember Azeltine they would not be working in the channel and don't anticipate any problems downstream.

Councilmember Osman joined the meeting at 6:45 P.M.

Mr. Anderson stated Areas 6A and 6B have minor issues, which will become worse if not corrected. They also need to correct erosion issues along Area 6C. These repairs can be done in-house for approximately \$40,000.

Mr. Claussen confirmed for Councilmember Cain it would take approximately 6 months to complete the entire project all at once. If the project is broken up into smaller individual projects, it could take 2-3 months each. The immediate failures are in Areas 1 and 1A, which should be done together. These areas have been closed since July, 2011. The total linear footage of the entire project is just under ½ mile.

Councilmember Bussing asked if sheet piling would be the least expensive type of barrier. Mr. Claussen replied this seemed to be the most economical solution; however, if the Council decides to proceed, they could re-visit other options.

Mr. Johnson confirmed if they choose to build a trail along Mission Road it would be less expensive; however, they would still need to stabilize the slope. This project would more than likely not qualify for SMAC funding; however, they could further review it. 2014 would be the earliest it could be given funding consideration.

Mr. Anderson confirmed they could temporarily fill in the cracks with tar; however, they would need to continue this over and over.

Mr. Lambers reiterated this proposal envisions taking half the cost of the project from unanticipated ending cash reserves and placing it into the Capital Projects Fund and then programming the remainder as part of the 2013 Budget to do the project all at once. The trail would remain closed for one more year; however, they would benefit by capturing the economic savings. There is a City-wide Contingency Reserve Fund; however, it is intended for critically important and emergency situations. While this project is an emergency, it would not be a typical expenditure from this reserve unless they could not program it to be done in a reasonable timeframe.

Mr. Claussen confirmed if they decide to only repair the immediate failures in Areas 1 and 1A now and then group the remaining areas together, their savings could potentially drop to 10%.

Councilmember Rasmussen thought closing this trail access may not adversely affect the entire trail system. Mayor Dunn and several Councilmembers disagreed. Ms. Claxton thought the bike lane was installed on 123rd Street intentionally connecting the school, trail, and bike lane together. Hundreds of people utilize this trail weekly. The City's total trail system consists of 8 miles.

Mayor Dunn commented public safety is the number one interest of the public, followed by parks/trails, curbs/streets, and infrastructure. She asked if anything could be done to open the trail and keep that immediate failure area safe while they wait to complete the project all at once to enjoy the cost savings. Mr. Anderson thought they could install some fencing, remove the asphalt and temporarily repave it for now.

Mr. Claussen confirmed the design cost was 10% (\$140,000) and is included in the \$1.4 Million.

Councilmember Filla was concerned this project could divert monies from the Brook Beatty Park Improvement Project. Mayor Dunn commented these two projects are in no way connected. Mr. Lambers clarified the Brook Beatty playground improvement had not yet been approved.

Mayor Dunn received consensus from the Council to install some fencing, remove the asphalt, temporarily repave and tar the cracks for now and have further discussion at the budget session.

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

Pam Gregory, Recording Assistant City Clerk