

Minutes

The City Council of the City of Leawood, Kansas, met for a Work Session Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Tuesday, September 17, 2012. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Jim Rawlings, Julie Cain, Gary Bussing, Carrie Rezac, and Lou Rasmussen.

Councilmembers absent: James Azeltine and Andrew Osman

Staff present: Scott Lambers, City Administrator
Richard Coleman, Comm Dev. Director
Brian Anderson, Parks Supt.
Deb Harper, City Clerk
Chris Claxton, Parks & Recreation Director
Patty Bennett, City Attorney
Joe Johnson, Public Works Director
Pam Gregory, Assistant City Clerk

Others Present: Mary Tearney, Arts Council Chair
Lorrie Hamilton, Parks & Recreation Advisory Board member
David Harwood Parks & Recreation Advisory Board member
Amy Vlasic, Parks & Recreation Advisory Board member
Kerry Phillips, Leawood Resident
Brian St. Denis, Leawood Resident

Discuss Parks Comprehensive Master Plan

1. **Overview of Parks/City Property to be considered to be included in the Master Plan**
2. **Identification of Parks/City Property to be included in Master Plan**
3. **Discussion of each Park/City Property to be included in Master Plan**
4. **Discussion of possible content of request for qualifications for Master Plan [see attached Overland Park's 2011 RFQ]**

Welcome by the Mayor

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

Presentation

Scott Lambers advised this will be the first of two scheduled work sessions to consider review of the City's Master Park Plan. It is hoped at the conclusion of these work sessions; staff will be given direction to prepare a Request for Qualifications [RFQ] for consultants. Attached is a RFQ that the City of Overland Park's is using for their Master Plan. It is anticipated we will have more specificity than Overland Park, due to the fact we have far less parks.

Chris Claxton gave an overview presentation of the parks and amenities. Below is a listing of current parks.

Park	Location
Brook Beatty Park	86 Terrace & Lee Boulevard
City Park	10601 Lee Boulevard
Tomahawk Park	119 & Mission Road
I-Lan Park	126 & Nall Avenue
Gezer Park	133 & Mission Road
Ironwoods Park	147 & Mission Road

Other city-owned properties:

1. 96 & Lee Boulevard [4separate parcels; 2.66 acres]
2. Current City Hall and Town Center Property [property located across the street and on the corner]
3. Justice Center Lot 2 [approximately 4 ½ acres]

Councilmember Rasmussen stated he feels the scope of the work should include parks, greenway and trails. The trails and the greenway are in integral part of the parks and would like a consensus of the Council if they concur. Councilmember Filla stated it was her understanding the purpose of the Master Plan is to ascertain if the residents' park needs are being adequately served as to quantity, type of service, and level of service.

Scott Lambers stated his understanding was to differentiate between recreation services and park facilities; identify the parks that need to be reviewed by the consultant; and decide of any potential upgrades. Councilmember Filla feels the question should be if the City has enough green space in the right areas; whether to acquire green space in north Leawood that is not being utilized; or perhaps entertain a public-private partnership with Old Leawood Estates for the 9 acres of space that is not being used. Mayor Dunn stated that discussion topic is not on the agenda, and the Old Leawood Estates property is privately owned. Councilmember Filla stated she doesn't feel there are a sufficient number of parks in northern Leawood and would like to have a discussion regarding this issue.

Mayor Dunn stated one of the questions that needs addressing is whether to include Brook Beatty Park in the Master Plan and asked for a consensus from the Council. Councilmember Filla stated she does not want Brook Beatty Park included.

Councilmember Rasmussen stated the scope of the services for the Master Plan should be identifying the parks and a service area analysis to ascertain which areas are currently being served. Mayor Dunn stated the staff on a yearly basis provides the service area analysis during the budget process.

Councilmember Rezac confirmed with Ms. Filla that her desire is for the consultant to offer ideas and suggestions as to where to find more green space in parts of the city that may be insufficient. Ms. Rezac concurred with Ms. Filla that this could be included in the scope of services.

Following further discussion, it was the consensus of the Council to not include the Brook Beatty Park in the Master Plan.

Councilmember Bussing directed attention to the City of Overland Park's sample Request for Qualifications [RFQ] and stated the below described actions should be included in the city's scope:

'The City seeks to determine how to best meet the future park needs of its citizens through enhancements to existing parks and acquisition of additional parks. This effort is intended to result in a plan that identifies parks and recreational needs for the City, policy approaches to achieve overall goals and a likely capital program for park enhancements into the foreseeable future.'

This is a clear statement of intent and scope. He believes the consultant should consider the city in its entirety, excluding Brook Beatty Park, if desired. Talking about specific pieces of equipment at each park is a level of detail that the Council should not be looking. The Council should be looking at this issue on a higher viewing level. Staff already has a lot of this information and would not have to be a cost factor for the consultant.

Mayor Dunn stated her concern was in the last sentence under the last bullet:

'Detailed plans for specific parks are not expected.'

She prefers to have a detailed analysis if the City is going to spend \$85,000.

Councilmember Bussing reiterated his desire that the scope should encompass a look at current and future park needs and provide an estimation of how the city would meet those needs. Data and information from staff and the Park Board can be incorporated into this analysis, thus reducing the cost.

Councilmember Cain stated she would be interested in getting comments, viewpoints, and preferred priorities from staff and park board members.

Councilmember Filla asked if the scope was going to include the amphitheater. Councilmember Bussing stated the consultant should be given the information that the City desires to have an amphitheater either at the current location or another location, but placed in a most effective, 'least intrusive' area of the city. However, the consultant should make a recommendation of where that would be. The Council would then either accept or reject the recommendation.

Scott Lambers stated Gezer Park could also be excluded from the scope. There is a very small portion of that park that remains to be developed. This would free up more money for the scope of the work.

Councilmember Rasmussen stated part of the scope of the project should be what parks would be included or excluded. Ms. Filla asked if the scope could be broken down into 2 parts. The first part would be how to meet the best needs of the citizens and then request a more detailed report on Ironwoods and the fire station area.

Councilmember Rezac envisioned the City providing the consultant with an overall scope of how we want them to look at all the pieces of property [with exclusions] and they evaluate at a comprehensive level, basically to see what we have and submit their suggestions based upon their experience for a city this size and then work down from there as to how they see our park system and then funneling down from that point. After looking at our needs, they would then recommend how those needs should be spread out, and perhaps funneling down further as to each individual park.

Scott stated if that's the desired path of the Council, the first phase would consist of the consultant looking at an overview analysis. Hopefully, Overland Park's scope and analysis will be completed and can be reviewed prior to the second phase being conducted.

Additionally, one of the decisions that will need to be disclosed to the consultant is the future plan for the property at 97th & Lee Boulevard. It would be his recommendation to rebuild the current Fire Station, remove the police station and possibly the old city hall building.

Councilmember Rawlings stated he would like to get the consultant's recommendation on where the amphitheater should be located in the City. Mr. Lambers stated if that is the Council's desire, that should be identified in the first phase along with a specific evaluation of the 97th & Lee area.

In conclusion, Scott stated it appears the desire of the Council is to have a scaled back version of Overland Park's RFQ; divide the process into two parts; and place a cap on the dollar amount.

There being no further business, the meeting was adjourned at 7:28 P.M.

Deb Harper, City Clerk