

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 Monday, October 1, 2012. Mayor Peggy Dunn presided.

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

**Councilmembers absent:** Lou Rasmussen

<b>Staff present:</b> Scott Lambers, City Administrator	Patty Bennett, City Attorney
Dave Williams, Fire Chief	Chris Claxton, Parks & Rec Director
Brian Anderson, Parks Superintendent	Kim Curran, Recreation Superintendent
Deb Harper, City Clerk	Richard Coleman Comm. Dev. Director
Pam Gregory, Assistant City Clerk	

**Others Present:** Karen Ward Reimer, Parks & Recreation Advisory Board  
Lorrie Hamilton, Parks & Recreation Advisory Board  
Kerry Phillips, Leawood resident  
James Taylor, Leawood resident  
Robert Witcher, Leawood resident  
Susan Grogan, Leawood resident  
Cheryl Schoenberg, Leawood resident  
Doug Stevens, Leawood resident

- 1. Discussion of Redevelopment of city-owned property located at 97<sup>th</sup> & Lee Boulevard**
- 2. Continued Discussion regarding Parks Comprehensive Master Plan**

**Welcome by the Mayor**

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

**Discussion of Redevelopment of City-owned property located at 97<sup>th</sup> and Lee Boulevard**

City Administrator Scott Lambers advised he was seeking consensus from the City Council regarding options for the consultant for the 97<sup>th</sup> & Lee Boulevard site, assuming they were in agreement to remove the police station, temporary trailers and fire station.

Councilmember Bussing felt they should not remove the existing cell tower from the site. Mr. Lambers replied all of the leases for the tower expire at the same time; therefore, this will be something the consultant will consider.

A new fire station would need to have a priority location on the site for direct street access. The bays of the existing fire station are too small and would need to be increased by 20%-25%. Staffing would remain the same.

A structural engineering firm looked at the City Hall building; it was determined that the building was structurally sound enough to either be raised to install a new substructure or relocated to another location on or off the site. He recommended it be relocated to Ironwoods Park. The Historic Commission would like the building to be used as a museum; however, this would require staffing. They could not rely only on volunteers to operate it and by having it located at Ironwoods Park; they would be able to shift staff in conjunction with the nature center and schoolhouse.

Councilmember Osman asked the costs associated with relocation. Mr. Lambers replied costs would include the best possible route in getting around the overhead power lines. Mayor Dunn noted the City Hall building is listed on the Leawood historic registry; relocating it would not change its historical designation.

Councilmember Filla suggested they also consider additional uses for the building.

Councilmember Bussing suggested they consider relocating the building to 87<sup>th</sup> and Metcalf in Overland Park by the Johnson County Museum and requested that they determine cost estimates for any relocation option.

Councilmember Rezac suggested relocating it to the corner of 117<sup>th</sup> and Roe to tie into the City's other buildings along Town Center. Mr. Lambers replied this option would be considered; however, they were also considering that tract of land for outdoor amenities for seniors.

Councilmember Cain suggested they leave it at its current location to maintain the charm of the site. Mr. Lambers was concerned with this option from a staffing standpoint. Parks and Recreation Director Chris Claxton agreed staffing this independently would create a problem.

Councilmember Bussing requested that the Historic Commission submit a specific plan before deciding that this building becomes a historical museum because of the practicality of it.

Further discussion was held regarding options for placement of the City Hall building, including the option of tearing it down. It was determined the majority of the Council preferred it be relocated, but wanted a consultant to consider all options.

### **Continued Discussion regarding Parks Comprehensive Master Plan**

Mr. Lambers distributed copies of the City of Overland Park's guidelines for parks design classifying their parks and rating their condition. He recommended for Phase I of Leawood's Master Plan, they have a similar analysis done at a cost estimate of \$4,000-\$5,000 as a basis to move forward. For Phase II, they can determine the scope and specificity of this analysis by identifying which capital improvements they would like to see made to the parks. The City Council, Planning Commission and Parks and Recreation Advisory Board would prioritize these items in terms of the City's need for the consultant. Trails and greenways would be included in this analysis.

Parks and Recreation Director Chris Claxton noted the following park resources currently located along the trail system from City Park to I-Lan Park:

- 16 Benches
- 9 Picnic Tables
- 2 Shelters
- 1 Drinking Fountain
- 2 Portable Restrooms
- 4 Pet Waste Stations

Mr. Lambers stated the consultant would evaluate the City's park system to determine whether they are in good, fair or poor condition. This first phase could be completed after the first of the year within 30-45 days.

Councilmember Filla suggested they have the analysis include the City's overall amount of park acreage compared to national averages.

Mr. Lambers noted Phase III would include prioritizing their wish list of improvements and then determine if they would be bonded or pay-as-you-go [PAYG].

Mayor Dunn stressed the City has a finite dollar amount to spend on all three of these phases together.

There being no further business, the meeting was adjourned at 7:15 P.M.

---

Pam Gregory, Assistant City Clerk