

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, May 20, 2013. Mayor Peggy Dunn presided.

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

Councilmembers absent: None

Staff present: City Administrator Scott Lambers	City Attorney Patty Bennett
Police Chief John Meier	Public Works Director Joe Johnson
Fire Chief Dave Williams	Parks Superintendent Brian Anderson
Deputy Fire Chief Wayne Harder	Cultural Arts Coordinator April Bishop
Comm. Dev. Director Richard Coleman	City Clerk Deb Harper
P&R Director Chris Claxton	Assistant City Clerk Pam Gregory

Others Present: Beth Lipoff, Kansas City Star
Alice Hawk, Leawood Historic Commission
Barbara Holzmark, Leawood Historic Commission
Susan Grogan, Leawood Resident
John Wilkinson, Leawood Resident
Bob Witcher, Leawood Resident
Tim and Stephanie Yeado, Leawood Residents

**Discussion regarding Historic Commission's position
and other uses and plans for former City Hall building
located at 9615 Lee Boulevard**

Mayor Dunn called the meeting to order at 6:05 P.M. Introductions were made by those present.

Opening Remarks – City Administrator Scott Lambers

Mr. Lambers referenced an aerial view and layout of the current site plan and concept plan stating if the Council decides to construct a new fire station, it would need to be built while they are still operating from the existing station and constructed on the south side of the property. The station would need to be placed as far from the south property owner as possible. The north portion of the property would be available for park use. The concept plan shows a layout of the proposed new fire station.

Some asbestos was found in the former City Hall building, which should cost less than \$5,000 to remove. The paint more than likely contains lead, which would not be cost substantial to correct. The wiring was done within the past 30 years, which meets current Codes. The air and heating units are functioning; however, they would need to be replaced with more efficient ones. If the basement is used, an elevator would need to be installed to meet ADA requirements, which would be a substantial cost. If the building remains on site, the options would be to fill in the basement or raise the building to construct a concrete slab foundation.

Discussion - Former City Hall Building Location

Councilmember Rezac stated consensus from the Council at a previous work session was to move the former City Hall building to a different location; however, after that meeting, she was made aware that the Historic Commission preferred it remain on this site.

Discussion was held regarding the current restroom location in the basement and was determined that City staff would need to review the restroom needs to meet ADA requirements.

Councilmember Rawlings felt the building should be preserved at its current location because of the historic significance. Councilmembers Cain and Azeltine concurred.

Mr. Lambers confirmed they could build a new fire station without impacting the former City Hall building and would meet all setback requirements.

Alice Hawk, Historic Commission, indicated they did an informal survey with residents in north Leawood. Their preference was to keep the former City Hall building at its current location.

Mr. Lambers stated that staffing the building would not make a significant impact on the City. There have been discussions to have volunteers help cover; however, they would need to have a minimum number of staff as a backup.

Discussion was held regarding their preference to maximize the green space on this 2.8 acre site.

Mr. Lambers confirmed they would need 25-30 parking spaces whether the building is relocated or remains on site.

Councilmember Rasmussen wanted to ensure the new fire station is located and built sufficient to the needs of the Fire Department.

Mayor Dunn agreed that the former City Hall building should remain on this site and preferred it be placed on a slab foundation. She felt it was important to listen to the views of the Historic Commission.

Councilmember Azeltine felt they should do whatever was necessary to the building to continue it through perpetuity and let the engineers determine its location on the site.

Mayor Dunn received consensus that the former City Hall building remain located on this site.

Discussion – Remaining Tract of Land for Park Area

Councilmember Rasmussen suggested they determine whether this should be an active park, such as a playground, or an inactive, passive park. He was in favor of an active park. Councilmember Filla suggested they include swings to the playground, along with other amenities if this becomes an active park.

Councilmember Osman suggested they consider unique options for a park and gave examples of adopting a new city, a theme-type park, art and playground areas, or educational safety areas.

Councilmember Azeltine suggested they refer this to the Parks and Recreation Advisory Board for their review.

Mayor Dunn received consensus for this to be an active park.

Mayor Dunn stated the consensus from the last work session was to include this as a part of the Parks Master Plan.

Councilmember Rasmussen indicated they have selected initial consultants for the Parks Master Plan, which will come before them for approval.

Discussion was held regarding this being pulled from the Parks Master Plan for discussion at this work session. The majority of the Council preferred they begin procedures to renovate the site and not wait for the Parks Master Plan.

Councilmember Filla asked the timeframe to demolish the buildings and if they could make the area green space for now. Mr. Lambers replied since this would be a construction site, they would not want to turn it into green space. They could demo the police station and sell the trailers; however, staff would first need to determine timing and available funding. They planned to salvage as much of the police facility as possible for re-use. Mayor Dunn noted during their budget work session discussion, they had requested funding in the 2014 Budget to at least remove the administrative building.

Councilmember Rasmussen suggested they determine an order of magnitude and cost estimates on the following:

- Raise the former City Hall building and bring it to ADA compliance
- Fill in the basement
- Construction of a new fire station
- Demolish the police station
- Restore the site for temporary use as green space

Mr. Lambers replied the estimate for a new fire station is \$4-\$5 Million. They would need to determine when this could be incorporated into the financial model. The funds could be borrowed, which would impact the City very insignificantly. If they decide to do pay-as-you-go [PAYG], they would try to encumber unanticipated ending cash balances over 2013-2014 or 2014-2015 and begin construction in 2014.

If there is consensus with the concept plan, first they would need to declare the site for park usage, which requires a resolution. Special Parks and Recreation and alcohol monies could be used to fund the improvements. This would then need to go through the zoning process to be re-zoned to Planned Recreation [REC] and then through the planning process as a Preliminary Plan. This provides an opportunity for citizen comments. This would then return before the Council for direction of Final Plan. He suggested they hire a consultant to layout options for renovating the former City Hall building to determine costs and how to proceed.

Mayor Dunn noted the re-zoning of this to park land should be placed on a public agenda before proceeding.

Councilmember Bussing asked the criteria for establishing historical precedent because he felt the other buildings have historical value as well. Ms. Hawk replied the Historic Commission felt the former City Hall building was the most worthy to keep because this is where the City of Leawood began. The Police Station has not existed long enough to be considered historic.

April Bishop, Staff Liaison for the Historic Commission, stated the fire station has been altered twice. In order for it to become a historical building, they would need to renovate it to its original architecture, which would be a significant cost.

Mayor Dunn noted that the former City Hall building and fire station are both on the Leawood Historic Registry.

Mayor Dunn received consensus to leave the open green space as a part of the Parks Master Plan.

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

Pam Gregory, Recording Assistant City Clerk