

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 4, 2015. Mayor Peggy Dunn presided.

Councilmembers Present: Debra Filla, Chuck Sipple, Lou Rasmussen, Jim Rawlings, Carrie Rezac, Andrew Osman and James Azeltine

Councilmembers Absent: Julie Cain

Staff present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Joe Johnson, Public Works Director	Chris Claxton, Parks & Rec. Director
Mark Andrasik, Info. Services Director	Brian Anderson, Parks Superintendent
Richard Coleman, Com. Dev. Director	Chief Dave Williams, Fire Department
Dawn Long, Finance Director	April Bishop, Cultural Arts Coordinator
Debra Harper, City Clerk	Cindy Jacobus, Assistant City Clerk

Others Present: Susan Grogan, Resident
Charlotte Shaw, Resident
Ellen Brown, Resident
Janine Joslin, Leawood Historic Commission Chair
Brittany Lane, Kansas City Star-Special Reporter

Initial Discussion of Redevelopment for 96th and Lee Boulevard

Mayor Dunn called the meeting to order at 6:05 P.M. and introductions were made.

Agenda Topic 1 – Discuss Community Gardens

Mr. Lambers stated additional discussion and information on community gardens had been requested at the Governing Body Work Session held April 20, 2015. Goal of this meeting would be to decide whether or not to establish a “one-year” garden behind existing Fire Station No. 1.

Councilmember Filla distributed two additional resident letters regarding community gardens, one from north Leawood and one from south Leawood, offering assistance and support.

Discussion highlights as follows:

- A. Currently, no short-term usage plans for the site.
- B. Until site redevelopment plans are finalized, permanent installations cannot be made.
- C. Any temporary usage cannot interfere with operation and eventual demolition of the existing fire station, or the construction of a new fire station.
- D. New Fire Station No. 1 at 96th and Lee Boulevard will be included in the Capital Improvement Program [CIP] for 2019.

- E. A small space, 90 ft. by 72 ft. [about 0.25 acre], located behind existing Fire Station No. 1, could be used for garden plots.
- F. Ground is not high quality; contains some gravel and rock. Raised garden beds filled with amended soil may be required.
- G. The number of garden plots/beds would depend upon their size and width of separating chip-wood paths. Estimate 20 plots/beds separated by 4 ft. wide paths.
- H. Prairie Village uses 1x6 cedar or redwood lumber for borders. Prairie Village requires gardeners to execute a contract and gardeners have scheduled work time to install borders and paths.
- I. City would install borders of non-treated lumber. The Parks & Recreation Department has some lumber on-hand they could cut to length and use for borders.
- J. Gardeners would need to provide and prepare the soil of their individual plots/beds.
- K. City would supply water. A hose and several water taps would be provided to deliver water to the plots/beds. Cost estimate is \$100 to \$150 per year to water 20 plots.
- L. City would supply wood-chips for the paths, which would be spread by the gardeners.
- M. With seasonal workload such as city-wide plantings and Aquatic Center preparation, Parks & Recreation staff estimate site could be ready for gardeners in 45 days, for a fall planting/growing season.
- N. Plot assignments would be made through a lottery of interested persons conducted by the City. Leawood residents would have priority and others thereafter.
- O. The community garden should be clearly identified as a pilot program in all communications and documentation.
- P. City would establish rules regarding hours, parking, public versus private access, lighting, etc.
- Q. Once a water source is available, future optimum community garden location may be Ironwoods Park.

Consensus was to move forward with a pilot community garden as described above through calendar year 2016. Thereafter, the Council would evaluate the pilot.

Agenda Topic 2 – Discuss Location of New Fire Station No. 1

Mr. Lambers stated a fire station must remain in operation at this site. The current Fire Station No. 1 would remain in operation while a new fire station is built in the southern quarter to one-third of the tract, as depicted in Site Concept – Option A.

Discussion highlights as follows:

- A. New fire station would have a drive-through bay, with drives circling the building and trucks entering from the back.
- B. Proposed fire station drive placement provides more distance from properties to the south.
- C. Former City Hall would remain on-site, but may need to be slightly relocated to facilitate demolition of existing fire station, and to ensure adequate space and allow construction of a new modern fire station.
- D. Former City Hall does not have a foundation and the building has structural issues. Major site construction could result in additional damage.

- E. Structural analysis of the former City Hall has determined the building can withstand being elevated while a new slab is poured beneath. Cost estimate is \$10,000 to lift and \$20,000 to \$30,000 for new slab.
- F. Proposed future use of the former City Hall would be a museum. Interior cosmetic remodeling would be a separate, subsequent phase.
- G. Museum funding could be part of next year's CIP, with zoning and planning process in 2017 and use in 2018 at the earliest.
- H. The Leawood Historic Commission has expressed interest and possibilities for grants, with potential private dollars to augment public dollars.
- I. Proposed construction area for new Fire Station No. 1 does not include the pilot community garden; the garden is located at northern end of the site.

Agenda Topic 3 – Discuss Disposition of Old Fire Station No. 1

Mr. Lambers stated new Fire Station No. 1 would be built before demolition of existing fire station. Site challenges include having adequate green space and parking. Before an architect can be engaged, the City must have the revenue available [Public Safety Fund] and a plan approved the Council. The project would be revenue-driven, pay-as-you-go. The planning process would be expected to begin in 2017, with occupation of new fire station in 2020.

Agenda Topic 4 – Discuss Placement of Former City Hall

Mayor Dunn stated meeting packet documentation for this topic had been provided by the Leawood Historic Commission. The commission is demonstrative that the former City Hall remains at this site. A prior Council Work Session came to the consensus that the building is well-suited for this site and should remain. The building may need to be moved about 10 ft. north to accommodate layout of the new fire station.

Agenda Topic 5 – Discuss Disposition of Cell Tower After 2019

Mr. Lambers stated a current usage contract does not expire until April 30, 2019. The City owns the tower, so the City could eventually remove. Should the tower remain with a green space area, it could be a liability/safety issue. The Council could take action that Special Use Permits [SUPs] would not be renewed, providing ample time for service providers to relocate.

Discussion highlights, as follows:

- A. Originally used for Public Safety, the City now has no equipment on the tower.
- B. The 100 ft. tower has a very large base and is unsightly.
- C. The tower currently generates very little revenue for the City.
- D. It is important that cell coverage continue without interruption for the area, but there is no requirement that service equipment be specifically at the site.
- E. Other service provider locations for the area include Ranchmart at 95th and Mission just west of Mission in Overland Park, and Rockhurst High School at 90th and State Line.
- F. Once service providers are notified, they could determine cost-to-benefit of improvements and new technology options.
- G. SUP holders would be notified in May 2015 to ensure sufficient time for analysis and to work with staff, as appropriate.

- H. If the tower is removed creating open park land, potential uses are a rose garden or a playground with safety-themed [Fire and Police] equipment. Improvements would be Parks & Receptions projects and go through the Planning Commission.

There being no further business, the work session was adjourned at 7:03 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk