

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 Tuesday, July 5, 2016. Mayor Peggy Dunn presided.

Councilmembers Present: Chuck Sipple, Jim Rawlings, Julie Cain, Andrew Osman, Debra Filla and Lisa Harrison

Councilmembers Absent: James Azeltine

Staff present: Scott Lambers, City Administrator Chief Dave Williams, Fire Department
Joe Johnson, Public Works Director Richard Coleman, Comm. Dev. Director
Chris Claxton, Parks & Recreation Dir. Brian Anderson, Parks Superintendent
April Bishop, Cultural Arts Coordinator Cindy Jacobus, Assistant City Clerk
Debra Harper, City Clerk

Others Present: Karen Ward Reimer, Chair, Parks & Recreation Advisory Board
Gary Swanson, Parks & Recreation Advisory Board
Lorrie Hamilton, Parks & Recreation Advisory Board
Doug Stevens, Parks & Recreation Advisory Board
Jerry LaMartina, Reporter, Blue Valley Post

Continued Discussion on Redevelopment of Property Located at 96th & Lee Boulevard

Mayor Dunn called the meeting to order and introductions with affiliation were made.

Mr. Lambers stated he wanted to discuss the Historic Commission letter dated June 23, 2016, regarding preservation and reuse of the original City Hall building. He stated preliminary discussions had been held with a consensus to keep the building at the site, raise, remove the understructure and replace on a new slab on grade. If the Governing Body would decide to move forward with options presented in the Historic Commission letter, which in his opinion are workable, that portion of the project complexity and cost would increase, and site dynamics would change. Both options would require installation of an Americans with Disabilities Act [ADA] elevator, at a cost of \$60,000 for the elevator and \$100,000 for the surrounding encasement and matching architectural elements, for a total of \$160,000. Elevator installation at the current site would be a major construction project, requiring the building to be moved farther and the underside protected during construction.

The required ADA unisex restroom would cost about \$10,000 and there would be cost for climate-controlled storage space requested to protect artifacts. Total project cost would be several hundred thousand dollars, but since the project would be undertaken for perpetuity and history, the project should be done correctly.

Mr. Lambers stated if the Governing Body wished to explore the Historic Commission options, staff would need to research and return with construction costs and timetable. The City has been advised there are many citizens with numerous and varied artifacts to donate. The amount of these items, how to display and the timing of display would need to be determined. The City could lease a climate-controlled space, take inventory and get an idea of needed space.

Mr. Lambers stated he hoped a consensus could be reached, as overall redevelopment would take some time. He suggested phasing of the project, with replacement fire station as Phase 1, address old City Hall as Phase 2 [a second construction zone] and park improvements as Phase 3.

Mayor Dunn stated at the Governing Body Work Session on May 4, 2015 on this topic, cost estimate was \$10,000 to raise old City Hall and cost of \$20,000 to \$30,000 for the slab. She stated a consensus had been previously reached to leave City Hall somewhere on the current tract. She stated she had been Chair of the Museum and Education Committee for Union Station when Corinthian Hall was still their partner and artifacts are stored in climate-controlled space; it is extremely expensive. It may be best to rent climate-controlled storage space. Mr. Lambers added with off-site storage, preservation and liability for artifacts is placed upon a private company.

Highlights of discussion as follows:

1. Old City Hall has a rock foundation from the 1950s. The basement smells like mildew. The condition of the sub-floor has only been casually viewed and would need to be inspected to ensure the building could be lifted.
2. Old City Hall is approximately 1,100 sq. ft. per floor, each about the size of the Main Conference Room. Current main floor space may be sufficient for display.
3. The Historic Commission had been strongly opposed to relocation of old City Hall to another site; movement within the current site was acceptable.
4. At previous Work Session, it was contemplated that old City Hall would need to be moved by 10 ft. to accommodate the replacement fire station.
5. Potential eradication cost of any health hazards such as asbestos, mold and lead-based paints is not expected to be of concern as the old City Hall is a small structure.
6. Project cost would be less by placing old City Hall on slab. The current basement would be filled. Placement on slab eliminates concern of any water seepage into basement.
7. Suggestion was made to keep the appearance of the front and side of old City Hall, add an annex for an expansion of display space, staff office, workroom, restroom and mechanical equipment, and place all on slab. The annex would be above grade, which eliminates mildew concern and need for an elevator.

8. Suggestion was made to ensure high visibility and visitor traffic, could lift and move City Hall to a better location on the current site or further down Lee Boulevard in City Park, a shorter distance than relocation in Ironwoods Park. Although respect is due the historic significance of the current site, the community has grown to 151st Street. If going to spend \$200,000 to \$300,000, it should be spent well.
9. If old City Hall was relocated to City Park, additional square footage at the current site would open up for the replacement fire station and other projects. Relocation to City Park would need to consider the Johnson County Tomahawk Wastewater Treatment Plant Expansion project.
10. It was noted relocation to major public areas was not part of the old Schoolhouse and Gezer Park historic projects.
11. The City Hall building would be staffed.
12. Staff office would need to be a minimum 10 ft. by 10 ft. and unisex ADA restroom would need to have appropriate egress/hallway.
13. An annex of a couple thousand square feet built to the east in proportion to the building could be utilized for staff office, curator work area, unisex ADA restroom and mechanical equipment. Climate-controlled artifacts storage could be off-site.
14. Consideration of a classroom or event space raises the amount of parking required.
15. There has been no recent discussion at Historic Commission meetings of a private-public partnership to fund the City Hall project.
16. Historic Commission members currently have a large number of artifacts stored in their basements. The Commission had desired for storage to be located close to point of display, as many members may not have the ability to transport items from storage location to display area.
17. Artifacts include old photographs, marketing brochures and swimming pool lane markers. Storage for digitized photographs of older homes is needed.
18. Climate-controlled storage would not need to be on-site. Storage could be in local caves, in the climate-control space under the Justice Center or built to suit. The former Hy-Vee at 91st and Metcalf is a now a climate-controlled storage unit facility.
19. Using an annex for storage may not be advisable if it increases the building footprint, reducing the amount of space available for parking and park.
20. Museums typically have deliberate accession and deaccession of artifacts and not all artifacts may be of a quality to be maintained in climate-controlled storage. An item could be on display for 3 months.
21. Assuming numerous Historic Commission member and other donations of artifacts, the Arts Council would probably not be involved in the project.
22. Residents could be contacted for artifact donation and the climate-controlled basement of the Justice Center used an initial clearing area. People would be hired to collect and transport the items. The Historic Commission could inventory, identify, sort and determine historic value. Valuable items would be moved to off-site climate-controlled storage and the rest remain at the Justice Center for the interim.
23. Cost of City Hall interior work, shelving displays and easels is not expected to be significant. Display equipment is not expected to be elaborate and its cost would be part of the project. Cost estimate would be about \$300 per sq. ft. and some savings may be realized if interior work is performed in conjunction with annex construction.

24. A master plan for site would determine if plumbing within the old City Hall could be tied to the separate ADA bathroom needed at the site.
25. There is no money in the current budget except for \$140,000 for general park area.
26. Renovation of the old Schoolhouse cost \$300,000, of which \$135,000 was privately funded. Replication rather than renovation of old City Hall might cost less.
27. The first fire station was manned by volunteers, and the building underwent two additions, then another to the north and another to the south. The original fire station was about 25 ft. by 25 ft., with addition of about the same amount of square footage.
28. Mr. Lambers stated although on a historic tract of land, in his opinion no portion of Fire Station No. 1 would be worth saving.
29. There are no changes to the proposed design of the replacement fire station since the May 4, 2015 concept drawing. Turn radius had been a prior concern.
30. The replacement fire station would be 7,000 or 8,000 sq. ft. building with three bays. It would have space for classrooms, firefighter dormitories, kitchen and the 1940's fire truck. The building's basement is needed for emergency shelter.
31. The 1940's fire truck is currently housed at Fire Station No. 1.
32. Suggestion was made to consider if the footprint of the replacement fire station could be reduced if another floor was added for dormitories in the replacement fire station.
33. The replacement fire station would need to be located south of the old City Hall and separated from the park area by a wrought iron fence with an access opening. The station is a work place and the fence is needed for visitor safety.
34. Display of the 1940's fire truck and the potential to display additional artifacts in conjunction to the truck may be problematic in a working fire station.
35. If a separate bay is needed to have an open door display of the 1940's fire truck, that would need to be known before the fire station rebuild. Safety of visitors is a concern.
36. Suggestion was made to place the 1940's fire truck to the north and tie it to the separate restroom and a picnic/gathering area, with a small room next to that for events such as birthday parties, similar to the Nature Center. However, this would reduce green space and green space should be a priority.
37. If the site contains a one-bay structure for 1940's fire truck and restroom, a new fire station and old City Hall, plus the desire for a park/community garden on-site, there may be insufficient space. Some space may open up as a large portion is taken up by current fire station drives that would be reclaimed.
38. Suggestion was made to locate replacement fire station on south side of property, fence it, and have north side be park and historic area. The old City Hall could be placed by the street with walkway to restroom, workroom, storage, 1940's fire truck building. Layout would be buildings with same architectural design as old City Hall joined by a small park. Placement of mechanical equipment such as HVAC would need to be considered.
39. Suggestion was made to reduce the number of buildings to two by placing the 1940's fire truck in an enclosed "sunroom" off the back of old City Hall. Old City Hall would contain a party room and restroom. With removal of display of 1940's fire truck at the replacement fire station, the footprint of the replacement fire station could be reduced.

40. To reduce building construction cost, suggestion was made to display the 1940's fire truck in the Justice Center near the Police Clerks' windows.
41. Typical development process begins with the hire of an architect, and set-back and ADA requirements. In actuality, the redevelopment project is for multiple properties.
42. Suggestion made to have a staff generate preliminary sketches of set-backs. Movable scale graphic representations of structures placed on an aerial map could be used for preliminary planning.
43. It had been agreed the gardens were temporary. Gardens provide the opportunity to see things grow. Current garden plots are uniquely decorated and very lovely. Area residents may not drive to Ironwoods if the gardens are moved. Brook Beatty Park is the only green space located in the north.
44. Mr. Lambers will check with the United States Postal Service to determine if the semi-circle drive and postal drop box must remain on-site.
45. Parks & Recreation Advisory Board will receive documentation of this meeting.

Mr. Lambers stated the need to determine if the previous consensus that City Hall would remain at the site was the current consensus. Because the site is small, he could chalk/flag/stake possible placement options for two buildings—the old City Hall and replacement fire station. He does not recommend the 1940's fire truck be part of the replacement fire station design. He would work with the Building Official Travis Torrez in regard to the size of the annex and how it would work if moved to the east, all placed on slab on grade. Mr. Coleman and his staff would determine parking needs.

Councilmember Osman requested a cost estimate to move old City Hall to City Park. Mayor Dunn noted that although the cost to relocate would not be significant, other sites had been considered in the past and since large portions of City Park flood, damage could result. Placement at City Park would need to be by the shelters. Councilmember Filla stated relocation to Ironwoods Parks would be a loss for north Leawood.

Mr. Lambers confirmed to Mayor Dunn that Phase 1 would be the replacement fire station and the process to hire an architect for Phase 1 had started and project account has been set-up. Temporary notes are to be issued to fund the project.

Mr. Lambers stated the agenda for the regular Governing Body meeting to be held later tonight contained a request for approval and contract execution for a three-year rather than a two-year art-on-loan lease for an abstract bison metalwork art piece [photograph of piece in prior meeting packet]. The bison was recently selected as the National Mammal. The art piece has good proportions to the old City Hall and the plan would be eventual purchase of the art piece for placement with light and water features at the site. The three-year lease would allow the Arts Council time to look for another temporary art piece.

Mr. Lambers stated a Work Session for continued discussion of property redevelopment had been scheduled for July 18, 2016, but plan options may not be available by that time. Mayor Dunn noted the Parks & Recreation Advisory Board would have another meeting prior to July 18. She stated the Historic Commission should be advised that a basement would not be included and storage of artifacts would be off-site.

There being no further business, the work session was adjourned at 7:18 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk