

**Minutes**

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting, 4800 Town Center Drive, at 6:00 P.M., on Monday, February 4, 2019. Mayor Peggy Dunn presided.

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

**Councilmembers Absent:** James Azeltine

<b>Staff Present:</b> Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chief Dave Williams, Fire Department	Chief Troy Rettig, Police Department
Brian Anderson, Parks Superintendent	David Ley, Public Works Director
April Bishop, Cultural Arts Coordinator	Deputy Fire Chief Colin Fitzgerald
Dawn Long, Finance Director	Deputy Fire Chief Jarrett Hawley
Richard Coleman, Community Dev. Director	Cindy Jacobus, Assistant City Clerk
Debra Harper, City Clerk	

**Others Present:** Jeffrey DeGasperi, 6240 W. 135<sup>th</sup> Street, Overland Park, President,  
DeGasperi & Associates Architecture  
Dustin Burton, Renaissance Infrastructure Consulting, 132 Abbie Avenue,  
Kansas City, Kansas  
Roger Cassity, Civil Engineer, Renaissance Infrastructure Consulting,  
132 Abbie Avenue, Kansas City, Kansas  
Susan Grogan, 9619 Lee Boulevard  
Jay Senter, 4121 W. 74<sup>th</sup> Street, Prairie Village, Shawnee Mission Post

**Review proposal, plans, elevation and layout of  
new Fire Station No. 1 Building, to be located  
at 96 & Lee Boulevard [not park portion]**

Mayor Dunn thanked attendees and introductions with affiliation were made.

Chief Williams thanked the Council for the opportunity to design a new fire station as existing Fire Station No. 1 has required extensive maintenance for some time. The project has been ongoing for two and one-half years and the design has been complete for 16 or 17 months. Starting in 2016, a committee was formed within the department compromised of Fire Station No. 1 personnel. The committee discussed design and toured other stations built in the last few years. Prior project costing from 18 months ago is obsolete due to inflation and was not included in meeting documentation.

A project cost of \$6 Million, including furniture, is now estimated. Chief Williams thanked Mr. DeGasperi for his assistance.

Mr. DeGasperi thanked Work Session attendees for the opportunity to present. The design has been awaiting its debut. He is happy to reveal the plan, answer any questions and adopt changes. It is hoped the project can be submitted to the Planning Commission in the near future.

The new fire station would utilize the former Police Station property parcel, which grades up to the east and will need to flatten to the east and back. There is a fairly steep hill on the east which would flow into the existing City Hall structure. Extensive landscaping would buffer residential on the east and south. The structure was designed with a compact as possible footprint, and still provide functionality. The structure has three stories including a basement, three apparatus bays, dorms along the building back, and a training room on the top floor. The building plan has 2,800 sq. ft. on the top level, 8,000 sq. ft. on the main floor and a 2,100 sq. ft. basement for a total of 13,000 sq. ft. The entrance drive is along the south and visitor parking is located in the southwest corner. Staff parking to accommodate 16 during shift change overlap is located behind the building. The hill and dorm location offer acoustical protection to neighbors. The generator is positioned as far from residential as possible and would be screened by a solid wall enclosure. There would be a retaining wall and fence along the back lot to keep future park visitors from meandering near the fire station and dense landscaping along the ramp to encourage visitors to utilize the sidewalk.

#### **MAIN FLOOR [Plan A11]**

The main floor has a dayroom near the front door for staff to gather in provided seating. A kitchen with a large table has three separate pantries. There is a small screened patio on the west side that opens to the south, with the possibility to contain a grill and picnic table. The window watch station faces a “buzzer” security door. Captain’s Quarters and office are separate, but near individual crew rooms. Gear lockers are environmentally separated for odor and exhaust control, and there is a contamination wash-down shower and laundry. The main floor has three pull-through apparatus bays with possibility to utilize bi-fold horizontal opening/closing doors. These doors are the latest design, offering faster operation than traditional vertical opening/closing doors, and less chance of accidental impact by trucks. The doors have some glass, but are not all glass. The doors can be left open if desired. There is a utility area on the far side of the bays. A central stairwell and elevator would be used to access the basement and top floor.

Mayor Dunn inquired if there were separate accommodations for males and females. Mr. DeGasperi stated the crew members would have their own dorm rooms and there are three separate bathrooms each having a shower.

#### **BASEMENT [Plan A10]**

The basement is a hardened space with concrete floor. The stairwell and elevator come into a central small hallway. There is a large exercise room with some window wells offering natural light. The basement would house mechanical building equipment, and a small desk for Facilities personnel and electronic building controls. There are individual shower areas with seven lockers for females and 24 lockers for males. The basement would be considered a safe area, with possibility to offer shelter to the public.

**TOP FLOOR [Plan A12]**

The upstairs floor contains a training room, similar to Fire Station No. 3, which would accommodate up to 30 persons and could be used as a community room open to the public. There would be a credenza for a coffee bar, two separate restrooms and a room to store tables as needed to reconfigure the training room.

Mayor Dunn confirmed to Councilmember Osman it was planned for the new fire station to house the 1949 antique fire truck. Chief Williams stated the antique truck would not have a true display area. Having a true display area would take more of the building footprint. When a tour is expected, the truck would be pulled out on the front apron of the station. Councilmember Osman stated his belief the antique truck was going to be displayed in a glass-enclosed bay, visible from the outside as an automobile art piece.

Referring to Plan A11, Mr. DeGasperi stated it was planned the ladder truck would be stored in Apparatus Bay 1, pumper stored in Apparatus Bay 2 located between Bay 1 and Bay 3, and utility pickup truck and antique truck stored tandem, parked behind each other, in Apparatus Bay 1. Length of the bays are 68 ft., being based on length of ladder truck with ease allowed around each end. Chief Williams stated the big truck is 46 ft. long. The pumper is the primary response truck and the ladder is the reserve ladder truck and not the City's primary ladder truck.

Councilmember Cain recalled discussion about need for a small vehicle for emergency medical calls. Chief Williams stated the utility truck could be parked outside. The utility truck is used for travel to offsite training and to retrieve the boat from Fire Station No. 3. A SUV, being about the same size as the utility pickup truck, would be used by two persons for quick response to emergency medical calls and this vehicle would be parked inside the station. Experience gained and discussion following the 2017 floods revealed the need to have the boat located at Fire Station No. 1 rather than farther away at Fire Station No. 3. The boat is only suitable for backwater put-in near an area such as U.S. Toy. Circumstances would need to be dire to attempt put-in in the strong current near Fire Station No. 3. The department may procure another boat at some future time.

Councilmember Sipple asked if the bays should be extended by another 6 ft. to 10 ft. to accommodate a boat, paramedic van or other equipment, perhaps just extending the south bay only. Councilmember Cain stated doing this may eliminate daylight on the end of the building.

Councilmember Osman asked about the possibility to extend the building footprint close to Lee Boulevard, if a small library with computers or quiet area had been considered, and if there would be a push-button traffic signal light on Lee Boulevard to facilitate truck parking, similar to that used at 95<sup>th</sup> Street and Antioch in Overland Park. Mayor Dunn stated extension closer to Lee Boulevard would not be possible because of required building setbacks. Mr. DeGasperi stated personnel typically go to their dorm for quiet and the watch station near the front door would have a computer. Mr. Ley stated he and Chief Williams had discussed a traffic signal with pedestrian crossing button for the fire station and for park access. Exact signal location would need to be determined, but likely placed on the west side near the north end of the ramp for park access. Chief Williams stated traffic on Lee Boulevard can be very heavy at times and the signal may be equipped with an Opticom infrared light to override.

Councilmember Osman asked how the training room on the top floor would be accessed by the public and if head-in access to the trash dumpster would be problematic for service providers that are moving to 2-yard roll-off containers. Mr. DeGasperi stated the kitchen and dayroom would also be open to access during public use to the training room. The property parcel is tight and parking at the station is very limited. Parking offered at the park would need to be utilized by the community. It is assumed disposal service would be a roll-out accessed with a fork drive, with the solid wall enclosure having an angled gate. This will be explored with vendor.

Mayor Dunn pointed out the community room at the Justice Center is reserved in advance by groups. The proposed training room would be reserved in a similar manner. Chief Rettig stated there are no walk-in reservations of the community room at the Justice Center, only walk-ins to make a future reservation. Councilmember Sipple shared that his Home Owners Association has used the training room at Fire Station No. 3 for many years without issue, with hallway access to restrooms. Councilmember Osman stated there is a difference because a fire station has residents and the police station does not.

Councilmember Harrison inquired what would happen if personnel leave for a call while a room is being used by the public. Chief Williams stated if the station has minimal staffing at the time of the call, personnel will leave. Most calls are short-lived and visitors would be advised. This is the process used at Fire Stations No. 2 and 3.

Chief Williams confirmed to Councilmember Cain that none of the City's current fire stations have stairs. Councilmember Sipple stated he would like to see the training room located on the main floor and the dayroom moved to the top floor to ease public access. Chief Williams stated personnel live on the main floor, so having the dayroom on the main floor would facilitate access to fire trucks and quicker response times. Mayor Dunn noted response times are a factor in the department's ISO rating and International Accreditation.

Councilmember Filla asked if there would be public restrooms and suggested a door near the Captain's Quarters. She also inquired if the stairwell could be shifted to the front of the building. Councilmembers Harrison and Larson suggested use of good signage within the building such as "Personnel Only." Mr. DeGasperi stated various stairwell locations were considered, but a central location was determined best because the main portion of the building is centrally stacked.

Mr. DeGasperi displayed photographs of the area and stated houses in the area are generally ranch-style on large lots, though there is some modernizing through teardown/rebuild in mid-century modern style. The current driveway at the site would likely remain and then be modified when the park is developed. The cell tower will eventually be removed.

Councilmember Filla asked for an update on cell tower removal. Mayor Dunn and Mr. Lambers stated three years notice was given. Mr. Lambers stated the possibility remains for litigation or for the process to be drawn out. Receipt of notice has been acknowledged, but not agreement. The City will get the fire station project through the planning process and then out for bid once there are no issues.

Mr. Lambers stated he would need to give future consideration as to whether the U.S. mail drop box would remain. Councilmember Rawlings stated the mail box is heavily used. Mayor Dunn pointed out the current City Hall does not have its own U.S. mail drop box.

## **ELEVATIONS**

Mr. DeGasperi stated the design team desired to blend the best of the new and have a residential soft feel through use of materials related to the neighborhood, but also have the presence of an institution. The station needs to project “here are your taxpayer dollars and fire trucks ready to serve.” The symbolic visitor door enters into a vestibule which would be lit 24/7, the dayroom is located in the middle of the building and the higher mass of the building is recessed towards the back and is the training room. The back of the building depicts the kitchen, Captain’s Quarters and dorms. The east elevation shows the apparatus drive-through bays on the right, dorms and upper station on the left. The north elevation shows the low level of local natural prairie stone rubble and brick on back of bays/main portion of building. The upper portion of building was conceived as wood-look.

Mr. DeGasperi confirmed to Mr. Lambers there will be blinds in all upper-level windows and lights will not be left on in the training room. There is a 49 ft. setback of the building from nearby residential and extensive landscaping used for screening.

Councilmember Cain questioned if wood was one of the exterior materials. Mr. DeGasperi stated the design utilizes exterior materials for maintenance-free for many decades. The upper portion of the building is a painted aluminum product, similar to that used in aluminum frame windows, that has the appearance of plank siding. Mr. Coleman stated aluminum siding is prohibited by City Code, but cement board siding is allowed. Mr. DeGasperi stated pre-finished cement board could be used, but it would not be as attractive as the proposed aluminum and the finish may not last 50 years. Wood would not be a good choice.

Councilmember Osman asked if aluminum siding would be prone to hail damage. Mr. DeGasperi stated using heavy gauge aluminum siding would not be a problem. The roof is low slope the proposed design uses dark metal, not aluminum, roofing. Chief Williams stated Fire Station No. 3 has an asphalt roof on the office and the dorms/bay is a flat roof. Mr. DeGasperi confirmed to Mr. Lambers no additional structural support would be needed if cement product is used.

Mr. DeGasperi confirmed to Councilmember Cain exterior materials are not yet chosen and the colors in the elevations/projected from the computer are slightly off. He referred to actual samples of proposed materials. Mayor Dunn stated the samples were attractive. Councilmember Cain stated the colors were too orange; red brick is used throughout the neighborhood and on other City Buildings. She would like to see more harmony with colors blending with the Old City Hall, park and water feature, perhaps using limestone. Councilmember Sipple suggested the example of St. Mary’s at Nativity Parish School.

Councilmember Filla referenced the east elevation, noting the left portion shown in brick would be dorms. She asked if a garage could be added to the end of area. Mr. DeGasperi stated doing so may make the turning radius for the ladder truck drive too tight. Parking is needed behind the building and the building cannot be moved further back on the site. Mr. DeGasperi stated he would need to review.

Councilmember Filla suggested the possibility of reducing the design from three to two bays, by placing antique truck and emergency need SUV, which are not as large, in storage placed on the back. Reducing the number of bays would improve the availability of green space. Councilmember Filla stated there are 16 parking spaces in the back; Councilmember Larson stated a count of 20. Mayor Dunn pointed out the future possibility of another boat and the City currently has the antique truck. Councilmember Osman inquired if a setback variance could be obtained. Mr. Lambers stated the variance would be denied because the project would create its own hardship. The building would be new construction, not an existing structure.

Councilmember Sipple stated neighbors have expressed sentimental attachment to the cupola on the current fire station which has been there for 150 years. He asked if there was a reasonable way to use the cupola in the design of the new fire station. Mr. DeGasperi stated anything is possible, but proposed design is of a different style. Councilmember Cain stated previous discussion had suggested using the cupola on a park shelter.

Councilmember Sipple expressed concern about having the picnic area very close to the front door since the area is for relaxation and it should be moved farther to the back of the building. Mr. DeGasperi stated location has been discussed. The proposed location would work well because of proximity to the kitchen.

Councilmember Sipple inquired if LEED [Leadership in Energy and Environmental Design] certification was a possibility as the City promotes this type of building. Materials and large bay doors may make this impractical. Mr. DeGasperi stated plans were designed to latest energy standards, but to actually apply and obtain LEED certification would add time and money to the project. Mayor Dunn stated a LEED philosophy was used in the construction of the Justice Center, but the City did not go through LEED certification.

Councilmember Sipple noted negative feedback had been received indicating the exterior building and parking lot lighting of Brookwood School at 103<sup>rd</sup> Street and Wenonga is so bright a newspaper can be read in the parking lot. He stated pedestrian and parking safety is priority, and questioned if exterior lighting of the proposed fire station could be toned down around 10:00 P.M. or turned off at 2:00 A.M. Mr. DeGasperi stated building lighting could be run up and down on the stone and the front ramp does not need to be lit. A couple of lights are needed on the back. Lighting is pushed to the building and not towards residential.

Chief Williams confirmed to Councilmember Harrison the 24-hour shift change is 7:30 A.M. Councilmember Harrison stated based on this, no lights are needed at 10:00 P.M.

Councilmember Sipple asked what mechanical repairs might be anticipated after a run, which might occur at 2:00 A.M. Chief Williams stated typically hoses are reloaded. Saws and other equipment are not typically operated. It would be a rare occasion to need to perform maintenance just to prepare for next run. The drive on south side positions the bays as far away from residential as possible. Noise complaints received in regard to Fire Station No. 2 have usually been about raising ladders and saws, never exiting for a call.

Councilmember Sipple reiterated he would like to have the training room relocated to the main floor. He would like City arborists to review the landscaping plan to ensure species diversity and perhaps use less maple trees. Mr. DeGasperi stated review of the landscaping plan was to occur before Planning Commission review. Chief Williams stated he had promised City arborists the review opportunity.

Mr. DeGasperi confirmed to Councilmember Cain the fencing is not used from the front of the building forward. Large dense bushes are proposed to preclude accessibility from the rest of the property.

Councilmember Filla expressed desire for co-parking and a scenic walk through the woods to the fire station. Public use of the parking spaces at the station could be restricted by signage to 9:00 A.M. to 10:00 P.M., with towing enforcement. No parking would be allowed during the 7:30 A.M. shift change. This would double the amount of parking spaces available. Councilmember Cain stated the parking would need clear signage and she doubted if the public would utilize unless well-marked. If the training room is used by the public, the parking might be used. Councilmember Sipple inquired if the ground between the parking lots could be graded, terraced and joined at the back property line once the cell tower is removed. Chief Williams stated walking access through the woods would involve clearing a 4 ft. to 5 ft. retaining wall, requiring steps and ramp/ADA access.

Councilmember Cain stated priority had been to ensure the four acres were green with the least amount of parking as possible, and she expressed doubt this had been accomplished.

Councilmember Rawlings stated he had the pleasure of being a liaison for the Justice Center project. The Justice Center project team met and received input from the Police Department and City Staff on design, which the Council did not re-do. He stated Chief Williams would like the dayroom and living quarters all on the main floor. The Council should move forward with the three-bay footprint developed by the experts, a plan that will work for 50 years. Exterior brick color can be worked out.

Chief Williams distributed comparison data for existing Fire Stations No. 1, 2 and 3, and for the proposed new fire station, which had been quickly compiled earlier today in response to questions posed by Councilmember Filla. The number of actual and forecast incidents, and confidence interval are for existing Fire Station No. 1 are presented on Page 4 through year 2029. Councilmember Filla inquired why the number of incidents increased, when the number of homes served would remain about the same. Deputy Chief Fitzgerald stated confidence interval is based on historic precedent and he plans to prepare this same data for Fire Stations No. 2 and 3. Chief Williams thanked Deputy Chiefs Hawley and Fitzgerald for document preparation, stating most of the data was developed during the accreditation process.

Councilmember Cain asked if four bays would have been proposed, if unlimited space was available. Chief Williams stated that would have been the recommendation, and he would have preferred one level with a training room on the main floor. Councilmember Cain asked if another one-half-bay or one-third-bay could be incorporated for boat and SUV, perhaps by bumping out on the north side on the west. She did not wish design to be short-sided for 50 years. Chief Williams stated a pickup and/or boat could be in a smaller bay, but the bay must be heated and have interior access. Bays are approximately 16 ft. wide. The original design tried to stay south of old City Hall. Mr. Coleman stated there are setback requirements and the front of the building needs to line-up with other building fronts along the street.

Councilmember Sipple questioned whether the size of the bays could be reduced. Councilmember Harrison stated an addition to the building could be added at a later time. Chief Williams expressed concern that a future addition would be unlikely to occur once the park is developed. At some point the City will need an SUV or ambulance. Mayor Dunn asked if enlargement was needed, would one-half bay suffice. Chief Williams stated he would like to speak with Mr. Lambers about tonight's discussion.

Councilmember Cain gave the proposed plan a "yes" for functionality. She stated if a narrow bay was added, this might be used to store the antique truck visible from the front.

Mayor Dunn stated this is the only Work Session to occur on plan review and the planning process would begin after this. Professionals created the design and now there is discussion of adding one-half bay. After driving through the area, she is very comfortable with how the design fits the area. She stated Mr. Lambers had originally planned to move forward with both the preliminary plan and final plans simultaneously. Mr. Lambers stated tonight started the process to go forward to the preliminary plan.

Mayor Dunn thanked Mr. DeGasperi and the project design team.

There being no further business, the meeting was adjourned at 7:23 P.M.

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Debra Harper, CMC, City Clerk

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Cindy Jacobus, Assistant City Clerk