

Work Session**THE LEAWOOD CITY COUNCIL**

March 21, 2022

Minutes

The City Council of the City of Leawood, Kansas, met for a Work Session in the Main Conference Room, 4800 Town Center Drive at 6:00 PM on Monday, March 21, 2022. Mayor Peggy Dunn presided.

Councilmembers Present: Jim Rawlings, Julie Cain, Chuck Sipple, Debra Filla, James Azeltine, Lisa Harrison, and Mary Larson

Councilmembers Absent: Andrew Osman

Staff Present: Scott Lambers, City Administrator; Patty Bennett, City Attorney; Chris Claxton, Parks, Rec and Cultural Arts Director; David Ley, Public Works Director; Ross Kurz, Info. Services Director; Mark Tepesch, Info. Services Specialist; Stephen Powell, City Clerk; Stacie Stromberg, Assistant City Clerk; Ryan Eckroat, GM Ironhorse Golf Course; James Kennedy, Ironhorse Golf Course; Loretta Morgan, Accounting Manager; Travis Torrez, Neighborhood and Code Enforcement Director; Nic Sanders, HR Director; and Mark Klein, Planning Director.

Presentation of the 2023-2028 Capital Improvement Projects [C.I.P]

Mayor Dunn opened the meeting at 6:01 p.m.

Mayor Dunn thanked staff for preparing the CIP documents and asked for any comments before the presentation.

Scott Lambers, City Administrator, stated that there is currently a lot of uncertainty relating to projects with increased costs and materials not readily available. He explained that staff reviewed every project and vehicle replacement schedules in detail. He pointed out that the supply chain is very tenuous. Mr. Lambers stated that the CIP that was presented to Council last year has been adjusted for pricing and timing.

Mr. Lambers noted that the first year of the CIP is incorporated into the operating budget. He stated that the City is keeping up with infrastructure as compared to other cities. This year's presentation will be an abbreviated session because the City does not currently have a budget coordinator.

Mayor Dunn reminded the Council that once the CIP is completed this year it can change before it is reviewed again next year.

Councilmember Rawlings [*inaudible*]. Mr. Lambers replied that there are some reports that manufacturers are preparing new cars and trucks but are waiting for parts, and cautioned that the City may order vehicles that will not be delivered until next year.

Councilmember Sipple asked if the Public Works Department is able to get parts for vehicles that are needed for repairs. David Ley, Public Works Director, responded that staff has been able to get needed parts so far. Councilmember Sipple mentioned that the Council has recently approved the purchase of several vehicles so he wondered if those would be delayed. Mr. Ley stated that those vehicles are still expected to be delivered in September. Mr. Lambers pointed out that the prices are continuing to go up by approximately 25% and over 5 years' time, the City will have to absorb those costs.

Mr. Ley began the presentation stating that the numbers listed in red on the spreadsheet are for projects that have changed from the prior CIP. He indicated which projects on the Public Works Projects (debt-financed) spreadsheet were pushed out, when, and why. Mr. Lambers mentioned that the Council may be aware of the pending Federal infrastructure bill and explained that the Federal government wants the States to focus on the maintenance of the existing failing structures. He pointed out that there is nothing in the CIP that considers funding from the Federal government.

Mr. Ley pointed out that one of the street projects timeline was re-arranged. Councilmember Harrison asked the location of those streets. Mr. Ley stated the streets being pushed to 2025 are north of 103rd St., Pawnee and Wenonga.

Councilmember Sipple asked to clarify if the figures not in red are unchanged estimated costs. Mr. Ley affirmed those figures in red have either been increased or decreased.

Mr. Ley explained that a few years ago, staff increased the cost of the funding level for stormwater improvements. He stated that the City received Johnson County Stormwater Management Advisory Council (SMAC) funding to help replace metal pipes. He stated that staff is looking to combine 3 years of projects to reduce the costs so that the overall cost will be between approximately \$3M - \$3.5M.

Mayor Dunn stated that there had been some discussion not long ago that SMAC was considering changing the watersheds. Mr. Ley stated that prior to 2019 funding was only available for flood control projects, but now cities are able to receive funds for metal pipe and concrete projects. Mayor Dunn asked if all cities could request funding for SMAC money. Mr. Ley confirmed they could and explained how some of how the funding projects are considered.

Mr. Ley stated that the traffic signal replacement plan is to do two intersections per year. He explained the shift in the costs due to the useful life of the signals, additional fiber, and the detection technology needed.

He pointed out the projects to buy overhead lines at various locations. Mr. Lambers mentioned that burying overhead lines can be bonded since they are part of street projects. Mr. Ley stated that one project at State Line Road will move to 2032 due to delays with contractors. The projects will equate to approximately 6 miles of lines to be buried. Councilmember Cain asked if the power lines along State Line Road are on both sides of the street. Mr. Ley replied that there are on both sides south of 93rd St. but Kansas City, Missouri, will not be burying their lines.

Councilmember Sipple asked if the dates on the spreadsheet are the years in which the project will begin. Mr. Ley confirmed and stated the City typically gets temporary notes the year before the construction begins depending on the complexity of the project. Councilmember Cain asked about the priority of the projects. Mr. Lambers stated that if a higher priority comes along, even if it is a street project, it can be changed. He agreed that the cost of undergrounding power lines is expensive.

Mr. Ley stated that 103rd Street was added to the bonded projects for 2024 and that it was originally in the pay-as-you-go budget line. Councilmember Harrison asked if that include overhead lines. Mr. Ley said that it does not. He stated that staff discussed it with Evergy and that it was not feasible.

Mr. Ley presented data for the Arterial Street Program. He pointed out the new projects that had been added and one that had been removed. Councilmember Larson asked about the 2025 119th St. State Line to Mission Rd. engineering cost. Mr. Ley replied that the project will begin in 2026 but they need engineering to complete the design. Councilmember Harrison asked if the City would be better off to do the engineering in-house to save money. Mr. Ley stated that with the stormwater projects added and others projects shifted, staff is unable to manage the additional work and time needed.

Mr. Ley summarized projects beginning soon and others that are already in progress. Mayor Dunn asked if easements are not dedicated will the project still move forward. Mr. Ley stated that it was explained to everyone involved that a stormwater project will not be done if all the easements are not dedicated.

Councilmember Harrison asked how the City can avoid a homeowner creating problems with berms after the City has already completed grading and swells in their area. Mr. Ley stated that storm sewer pipes are under the swells and are on the City's easement.

Chris Claxton, Parks, Recreation and Cultural Arts (PR) Director, presented the Parks & Rec Projects (Pay-as-you-go) Report. She pointed out that their projects are varied, such as trails, ponds and buildings, as opposed to Ironhorse Golf Club, which is a stand-alone. She stated that they receive different funding that they use to their advantage.

Ms. Claxton pointed out that the trails (City Hall connection) project is the residual due after the KDOT (Kansas Department of Transportation) grant. The amount on the report includes the cost of engineering. She stated that the City was approved to receive \$900,000.00, but 75% received lowered the City's obligation.

Ms. Claxton indicated that when staff reviewed the Arts Master Plan, they tried to find locations for pieces close to trails. She mentioned some of the changes they are expecting may need to be done with the contractor on the Greenway trail under Roe Ave. She stated that the cost of the playground replacement at Tomahawk Park has been proposed to be bonded. She noted that staff is cleaning out honeysuckle and would like to make it an educational area.

Councilmember Cain asked if all of the silt has been removed from the pond renovations. Ms. Claxton responded that it has not because they found more than expected. She stated that they will likely do a change order for that project. Ms. Claxton summarized the history of the pond project and what is currently planned.

Ms. Claxton reported that the irrigation pump station will need to be replaced at the Ironhorse Golf Course. James Kennedy, Ironhorse Golf Course Superintendent, explained the water for the course comes from the Blue River to the lake located on hole #6. He stated that the system is aging and that the money that was in the CIP had to be pulled out. Councilmember Filla suggested that the City keep a running tab on how much water is saved. Ms. Claxton pointed out that there are two instances where the City is saving money by pumping from the Blue River instead of using treated water.

Mayor Dunn asked if the building is used to store lawn equipment. Mr. Kennedy stated they have discussed the challenges of transmission lines that run through the middle of the shop area. She stated that a consult was brought in for a site review. Ms. Claxton pointed out that because of restrictions in the

City's ordinance, they must work to find a solution to minimize the costs and to keep certain equipment safe and protected from the elements. Mr. Kennedy stated that their goal is to have a safe area large enough to keep their equipment secure, away from the Evergy power lines, and out of view of the neighbors. Council and staff discussed several options of how a building might be constructed. Mr. Kennedy stated that they would be happy with whatever the Council can allow to meet their goals.

Ms. Claxton pointed out that both projects – pump station and storage building – were not included in the CIP. Councilmember Sipple cautioned what can happen if the pump system goes down, so he advised the Council to consider this expense as preventative maintenance. Councilmember Cain asked if the costs would displace any Parks projects. Ms. Claxton pointed out that certain projects could be moved into the City's operating budget, depending on the thresholds. Mr. Ley stated that a project in Public Works could be moved to a later year. Ms. Claxton also mentioned that they have a separate resource for Parks funds. Ms. Claxton gave a special thank you to the Troon staff because they made a profit this year.

Councilmember Rawlings asked when construction could move forward on the golf course building. Ms. Claxton stated there would need to be a design phase and other processes. Ryan Eckroat, Ironhorse Golf Course General Manager, stated that the building could be completed at any time since it would not create a severe disruption to their day-to-day operations. He stated that they would like to have action soon on the pump station. He explained that it has current lead time of 8 months and they would like to avoid doing the work during the golf season.

Ms. Claxton gave summaries of the restrooms and other citywide park improvements. She noted that there are two shelters that currently do not work well, so staff proposes to build the shelters almost simultaneously. Both would have restrooms added to the design. Mayor Dunn asked if Chris had communicated with the Lions Club about the Lions Shelter. Ms. Claxton stated that she has not talked to them.

Ms. Claxton pointed out that some of the projects for the Hillside Improvements at Ironwoods have been combined. She stated that the Nature Center is very popular. She gave a summary of other projects and their construction timelines, as well as some projects that could be moved into the general operating budget.

Ms. Claxton stated that with the trail extension, the staff's goal was to make the public aware of the connectivity for access to City Hall, the library, and Town Center Plaza.

Ms. Claxton mentioned that the irrigation sprinkler heads at the Ironhorse Golf Course will need to be replaced. Mr. Kennedy explained that the costs are rising for that equipment. He stated that the current irrigation system they have is original to the course and over 27 years old. Ms. Claxton added that replacing the sand in the bunkers is scheduled to be done every 10 years and has been continued to be on the CIP report.

Ms. Claxton stated that the playground equipment at I-Lan Park has a useful life of 18-20 years. She stated that staff recommended PIP (poured in place) surfacing here because it is similar to what is at City Park and should be used where flooding is not a problem.

Ms. Claxton pointed out the unfunded projects and some of the reasons why they are unfunded and asked that the Governing Body be made aware of them.

Ms. Claxton presented a spreadsheet of Ironhorse Golf Club Capital Projects. She pointed out that figures in red are to be placed in the operating budget starting in 2023. She stated that some of the projects have been combined since the same contractor will be doing the work. Ms. Claxton explained about the repair work for the bridges, front counter, and overflow pipe. She spoke about the silt build-up in the tunnel, labor and supplies for irrigation heads, bank restoration at the #6 pond, and on-course restroom water supply lines that are projects to be determined.

Finally, Ms. Claxton pointed out that Ironhorse has one of the most impressive practice facilities in the area that is not private, but it is very heavily used. Mr. Kennedy stated that it needs upgraded. Councilmember Larson stated that the practice facility made just over \$200,000.00 last year and echoed that it is a very busy place. Councilmember Larson made a recommendation to move the \$400,000.00 up a year to 2023. She noted that practice facility helps the golf course and is a profit center for the City.

Ms. Claxton asked if the same contractor could be used for all the projects at Ironhorse. Mr. Kennedy agreed that for site prep it could be more cost effective.

Councilmember Azeltine stated there are two things to consider when incorporating the CIP into the budget – being careful about moving projects to the operating budget as long as they are not too capital intensive, and to not start a project without being confident it can be completed without major change orders. He emphasized maintenance over cost.

Mayor Dunn thanked the staff and Council for a great discussion and Ms. Claxton and Mr. Ley's leadership.

Meeting adjourned at 7:24 p.m.