



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Council Chambers
4800 Town Center Drive
Leawood, KS 66211

SPECIAL CALL

GOVERNING BODY MEETING

**Monday, November 12, 2018
7:00 P.M.**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

**Mayor Peggy
Dunn**

Councilmembers

<u>Ward One</u>	<u>Ward Two</u>	<u>Ward Three</u>	<u>Ward Four</u>
Debra Filla Andrew Osman	Jim Rawlings Mary Larson	Chuck Sipple Lisa Harrison	Julie Cain James Azeltine

- 1. Public Meeting for residents' comments on possible relocation of former City Hall Building, from 9615 Lee Boulevard, to be located adjacent to current City Hall at 4800 Town Center Drive**
- 2. Discussion and possible action by Governing Body**

ADJOURN

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Regular meetings of the Leawood City Council are held the first and third Mondays of each month beginning at 7:30 PM. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at www.leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

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City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

MEMORANDUM

**TO: MAYOR PEGGY DUNN
CITY COUNCILMEMBERS
SCOTT LAMBERS, CITY ADMINISTRATOR**

FROM: BRUCE MARTIN, CHAIR *BMA*
LEAWOOD HISTORIC COMMISSION *Leawood*

RE: OLD CITY HALL BUILDING RELOCATION

DATE: NOVEMBER 12, 2018

For the November 12th Public Meeting, perhaps there needs to be a restating of the Historic Commission's position with regard to preserving the building.

For clarification, the Historic Commission's September 11th memo to the Governing Body for the "Recommendations for Re-Purposing" contained "relocation" as a component of the Scope of Work. This was included to represent moving the building in order to accommodate construction of the New Fire Station, only.

As documented in prior-year minutes, it has been the position of the Historic Commission to keep the Old City Hall Building within the confines of the 96th Street acreage, establishing a long-standing precedent.

MEMORANDUM

**TO : MAYOR PEGGY DUNN
CITY COUNCILMEMBERS
SCOTT LAMBERS, CITY ADMINISTRATOR**

**FROM : BRUCE MARTIN, LEAWOOD HISTORIC COMMISSION CHAIR
JANET O'NEAL, LEAWOOD HISTORIC COMMISSION CO-CHAIR**

**RE : REUSE OF OLD CITY HALL BUILDING
9615 LEE BOULEVARD**

DATE : DECEMBER 4, 2017

The Leawood Historic Commission respectfully submits its recommendations for the Reuse of the Old City Hall Building for your consideration and budgetary planning.

In the interest of preserving this Leawood Historic Registry structure for future generations, it is the proposal of the Leawood Historic Commission that, following its relocation northward on the 96th Street and Lee Blvd property, it be renovated into a multi-purpose community facility consisting of space for meetings and museum displays.

The layout attached herewith is one concept of a floor plan to achieve this goal.

It is further proposed that the Center Bay of the Old Fire Station #1 be retained for conversion into a Fire Station Museum for display of the vintage fire truck, equipment, gear, and other Fire Department memorabilia. With this preservation, the current parking on the west entrance off Lee Blvd could be available for both the Fire Station Museum and the New Community Building. The space between the Old City Hall Building and the proposed Fire Station Museum could be developed into a courtyard, compatible with the new Park currently in planning and development.

Attachment

To: Mayor Peggy Dunn, City Administrator Scott Lambers and the Leawood City Council

From: The Leawood Historic Commission

Date: April 15, 2015

RE: Preservation of the Original City Hall Building

The Leawood Historic Commission (LHC) has anticipated the preservation and reuse of the original Leawood City Hall building for many years. The LHC's concept of using the building as a repository or museum for the artifacts and memorabilia from the last 60+ years of Leawood's history and the history of the area prior to the City's establishment, has not changed. Collaboration with the Leawood Arts Council and seeking input from the community has broadened the original concept to include a space for art exhibitions and community meetings/classes.

The LHC understands that historic preservation is not simply about saving old buildings. The building must continue to serve a useful purpose either through generating an income or as a contributing factor in the cultural and social life of the community. Historic preservationists would rather not be in the habit of moving buildings just to save them. The LHC understands that the original City Hall may need to be moved to make room for the new and enlarged fire station, but the commission's preference would be for the city hall building to remain somewhere within the 3-acre parcel where it is currently located. Relocating an historic building to a completely new locale causes loss of many aspects that made the building worth saving to begin with. The current location carries with it the original scope of the City of Leawood; signifying the importance of the location as a central part of Leawood in 1948. The architecture of the building reflects the neighborhood where it was built, fitting in nicely with many of the original brick homes of Leawood. Moving an historic building to a site that has no relevance to the building trivializes the building and it becomes simply a conversation piece, as it does not fit its surroundings.

An informal survey of residents in the northern part of Leawood shows support for the reuse of the original City Hall building as a museum/community center and a desire for the building to remain on the 3-acre plot where it was built.

Page 2

Leawood's Original City Hall

The conceptual reuse and repurposing for the original City Hall building:

- Local history museum; repository for collections (now housed in drawers at Leawood City Hall as well as resident's basements and attics,) research center for historians and other interested individuals; display of collections and artifacts.
- Meeting space for non-profit organizations in Leawood
- Classes put on by the Arts Council or other city groups
- Gallery space for local art exhibits
- Traveling historic or art exhibits

The Leawood Historic Commission appreciates the consideration that the Mayor and the City Council has given to this issue. We believe that the effort and cost of this project will create a worthwhile legacy and will be a tribute to the founding citizens of Leawood.

Respectfully submitted by:

Janine Joslin, Chair Leawood Historic Commission

Commissioners: Alice Hawk, Janet O'Neal, Dan Throckmorton, Barbara Holzmark, Dr. Mike Reed, Charles Lusk

To: Mayor Peggy Dunn, City Administrator Scott Lambers and the Leawood City Council

From: The Leawood Historic Commission

Date: April 10, 2013

RE: Preservation of the Original City Hall Building

The Leawood Historic Commission (LHC) has anticipated the preservation and reuse of the original Leawood City Hall building for many years. The original concept of using the building as a repository (museum) for the artifacts and memorabilia from the last 60+ years of Leawood's history and the history of the area prior to the City's establishment, has not changed. Collaboration with the Leawood Arts Council and seeking input from the community has broadened the original concept to include a space for art exhibitions and community meetings/classes.

The LHC understands that historic preservation is not simply about saving old buildings. The building must continue to serve a useful purpose either through generating an income or as a contributing factor in the cultural and social life of the community. Historic preservationists would rather not be in the habit of moving buildings just to save them. The LHC understands that the original City Hall may need to be moved to make room for the new and enlarged fire station, but the commission's preference would be for the city hall building to remain on the 3-acre parcel where it is currently located. Relocating an historic building to a completely new place causes loss of many aspects that made the building worth saving to begin with. The current location carries with it the original scope of the City of Leawood; the importance of the location as a central part of Leawood in 1948. The architecture of the building reflects the neighborhood where it was built, fitting in nicely with many of the original brick homes of Leawood. Moving an historic building to a site that has no relevance to the building trivializes the building and it becomes simply a conversation piece, as it does not fit its surroundings.

An informal survey of residents in the northern part of Leawood shows support for the reuse of the original City Hall building as a museum/community center and a desire for the building to remain on the 3-acre plot where it was built.

The conceptual reuse and repurposing for the original City Hall building:

- Local history museum; repository for collections (now housed in drawers at Leawood City Hall as well as resident's basements and attics,) research center for historians and other interested individuals; display of collections and artifacts.
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The Leawood Historic Commission appreciates the consideration that the Mayor and the City Council has given to this issue. We believe that the effort and cost of this project will create a worthwhile legacy and will be a tribute to the founding citizens of Leawood.

Respectfully submitted by:

Janine Joslin, Chair Leawood Historic Commission

Commissioners: Alice Hawk, Janet O'Neal, Dan Throckmorton, Barbara Holzmark, Dr. Mike Reed, Charles Lusk, R. Mel Henderson

Date: July 2, 2010
To: Mayor Peggy Dunn
City Manager Scott Lambers
Leawood city Council Members
From: The Leawood Historic Commissions
RE: Original Leawood City Hall

With the upcoming August work sessions to discuss the future use of the current Police Facility and the former City Hall building the Leawood Historic Commission would like to reiterate the idea proposed to the City Council in April of 2008, for the reuse and repurposing of the original Leawood City Hall building. The Historic Commission believes it is time for the City of Leawood to have a facility that is dedicated to displaying and archiving the memorabilia and artifacts that have accumulated over the last sixty-plus years, currently stored in the basements and attics of Leawood's residents.

The original City Hall building is listed on Leawood's Historic Register and would be an ideal location and facility to become a museum/archival center/research facility to house papers and artifacts associated with the City of Leawood.

- A phased approach was suggested to rehabilitate the building into a secure and environmentally safe facility to store historic artifacts. In the initial phase, after renovation, the facility would be open only by appointment for research and be an unstaffed facility. Archiving of materials would be conducted and monitored by the Leawood Historic Commission.
- A second phase might include an expansion that would allow for additional usage with meeting rooms and display areas for objects and artifacts, as well as collaborative ventures with other Leawood groups.

This is a conservative approach to preserving and reusing the original Leawood City Hall. The Historic Commission is confident that the City's residents would support the idea of putting this building back into use and see it turned into the City's Museum. Reusing an historic building is an environmentally sound idea. The greenest building is one that is already built.

Thank you for this opportunity to share our vision with you.

Leawood Historic Commission

Janine E Joslin, Chair

Alice Hawk

Janet O'Neal

Dr. Michael Reed

Jeromy Rutledge

R. Mel Henderson

Barbara Holzmark

Date: April 8, 2008
To: Mayor Peggy Dunn
City Manager, Scott Lambers
Leawood City Council Members
From: The Leawood Historic Commission

The Leawood Historic Commission with support from the Leawood Arts Council wishes to proactively propose the preservation and reuse of the historic, original Leawood City Hall. Although the historic City Hall was outgrown for city administrative use many years ago the building represents the original qualities of civic pride felt in the founding of Leawood as a suburban city.

The historic City Hall building is listed on Leawood's historic register and is an important part of the city's heritage. The leaders of Leawood have recognized the importance of preserving and sharing the city's heritage as evidenced by the formation of the Leawood Historic Commission in 1993; the preservation and restoration of the historic Oxford School; and the publishing of "*Leawood, A Portrait in Time*" in conjunction with the 50-year anniversary of incorporation.

The Leawood Historic Commission envisions a phased approach to the rehabilitation and reuse of the historic City Hall building.

- The initial phase (2011+/-) would be to rehabilitate the building into a secure and environmentally safe facility to store historic artifacts that are currently gathering dust in basements in Leawood. The Historic Commission has been contacted many times by residents wanting to donate papers and items that relate to the history of Leawood but there is currently no place to safely store these items. This would be an unmanned archival facility; monitored by the Leawood Historic Commission members.
- Phase II (2015+/-) Future expansion on the grounds of the historic City Hall would allow for the space to become a reception area, meeting space and display gallery for the history of Leawood.

The Leawood Historic Commission believes this is a fiscally responsible plan, and gives the city a much-needed approach to preserving Leawood's history. The historic City Hall holds a special place in the hearts of the city's residents and preserving this vestige of "Old Leawood" is a positive idea for city leaders to embrace.

The Leawood Historic Commission looks forward to working with the Leawood City Council members in advancing this plan.

Janine Joslin, Chair

Alice Hawk

Janet O'Neal

Barbara Holzmark

Bob Canfield

Dr. Mike Reed

Laura Bruce

Minute Excerpt

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, September 11, 2018. Chair Bruce Martin presided.

Commissioners Present:

Alice Hawk
Charles Lusk
Janet O'Neal
Dan Throckmorton
Mike Reed

Absent:

Councilmember Lisa Harrison
Barbara Holzmark

Others Present:

Councilmember Debra Filla
April Bishop, Cultural Arts Coordinator
Deb Harper, Staff Liaison

4. Old Business

Please refer to the attached Scope of Work as a basis for discussion and resolution regarding the August 6th Governing Body Work Session. See also notes from that meeting for further reference.

Prior to the meeting, Chair Martin distributed the HC's recommendations and scope of the Old City Hall Building Preservation.

April advised when it was originally drafted, it was a recommendation, with no hard demands. At that time, the Commission desired the old city hall building be moved on the site. There are some things the Commission would like, but there are not too many caveats at this point.

Deb advised there is another Governing Body Work Session scheduled on October 15, 2018, to further discuss the disposition of the old Fire Station. The Governing Body will need to make that decision before other decisions are made. At the May 7, 2018 Public Hearing held by the Governing Body to hear residents' comments on Park Improvements at 96 & Lee Boulevard, the residents stated they wanted a passive park, with lots of green space.

Alice said she was in favor of the old fire station being removed. Charles sees no reason to keep the old fire station and concurred with Alice.

/s/ Deb Harper

Deb Harper, City Clerk/Staff Liaison

Minute Excerpt

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, November 14, 2017. Chair Bruce Martin presided.

Commissioners Present:

Alice Hawk
Mike Reed
Dan Throckmorton
Janet O'Neal
Barbara Holzmark

Absent:

Charles Lusk
Councilmember Debra Filla

Others Present:

Councilmember Lisa Harrison
Chris Claxton, P&R Director
April Bishop, Cultural Arts Coordinator
Deb Harper, Staff Liaison

b. Status of plans for the reuse of the Old City Hall building

Chair Martin stated the Commission is limited as to what decision it can make at this point, until the Council makes a final decision on the new Fire Station plan. Nothing can be demolished or moved until the cell tower lease agreement expires in 2019. Alice suggested sending a letter to the Governing Body stating the Commission's position on the reuse of the building. Chris Claxton stated she has been directed by City Administrator, Scott Lambers, their recommendation needs to be received by him by the end of November, with a recommendation to the Council in December. Chris advised all this information is scheduled to be forwarded to the consultant so they can formulate the scope of the project.

Discussion was then held regarding some uses for the building. It was the consensus the old city hall building be moved to the north adjacent to the existing fire station. It would be cost prohibitive to remodel or refurbish the north and south wings, due to structural concerns, costly roof repairs, as well as electrical and HVAC issues. They desire the building to be used as a meeting place, as well as a storage and museum to display historic artifacts. Chair Martin asked that all members send a list of current artifacts in their possession to Deb and she will incorporate all into one list for distribution. Chair Martin also asked members to forward any additional comments to him to be incorporated into his recommendation letter to the Governing Body.

/s/ Deb Harper

Deb Harper, City Clerk/Staff Liaison

LEAWOOD HISTORIC COMMISSION MEETING

March 14, 2017

Minute Excerpt

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, March 14, 2017. Chair Janine Joslin presided.

Commissioners Present:

Charles Lusk
Mike Reed
Dan Throckmorton
Janet O'Neal
Barbara Holzmark

Absent:

Bruce Martin
Alice Hawk
Councilmember Lisa Harrison

Others Present:

Councilmember Debra Filla
April Bishop, Cultural Arts Coordinator
Debra Harper, Staff Liaison

Deb Filla advised the Community Gardens will be at the same location this year. She inquired of the Commission if a 'replica' of the original city hall building would be an alternative to moving the building. The Commission advised a 'replica' would remove the authenticity of the building and would not be in favor.

/s/ Deb Harper

Deb Harper, City Clerk/Staff Liaison

LEAWOOD HISTORIC COMMISSION MEETING

September 13, 2016

Minute Excerpt

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, September 13, 2016. Chair Janine Joslin presided.

Commissioners Present:

Charles Lusk
Alice Hawk
Bruce Martin
Janet O'Neal
Mike Reed
Barbara Holzmark

Absent:

Dan Throckmorton

Others Present:

Councilmember Debra Filla
Councilmember Lisa Harrison
April Bishop, Cultural Arts Coordinator
Debra Harper, Staff Liaison

Councilmembers Debra Filla and Lisa Harrison gave an update on the development of the property at 96th & Lee Boulevard that was discussed at an earlier Governing Body Work Session. Governing Body's 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. A basement would not be included for the reuse of the original City Hall building, and the storage for artifacts would be off-site.

6. Adjourn

There being no further business, the meeting was adjourned at 5:40 P.M.

/s/ Deb Harper

Deb Harper, City Clerk/Staff Liaison

Minute Excerpt

The Leawood Historic Commission met in the Planning & Development Conference Room at 4:30 P.M., on Tuesday, March 12, 2013. Chair Janine Joslin presided.

Commissioners Present:

Mike Reed
Charles Lusk
Janet O’Neal
Alice Hawk
Barbara Holzmark
Dan Throckmorton

Absent:

Councilmember Debra Filla
Staff Liaison Deb Harper
Commissioner Mel Henderson

Others Present:

Councilmember Carrie Rezack
April Bishop, Cultural Arts Coordinator//P & R Liaison

**4. a. Unfinished Business
Old City Hall**

Janine stated that as a preservationist she is opposed to moving Old City Hall from the original 3 acre property. She feels that the building will lose its context as an historical structure if it is moved from the original space. She passed out rough drawings of how she felt the building could be situated on the site with other potential users such as a park and playground area in addition to the fire station.

When Council held a discussion of this property, the primary goal for using the space was the fire station. Since the current building will need to remain in use during the construction of a necessary new station, the new building would be located on the south side of the property. Council also addressed the need for common green space in North Leawood. The question was posed, what happens if the building needs to move and where would it go. Council discussed options including Ironwoods Park and adjacent to City Hall.

Carrie suggested that before this issue goes to City Council again LHC needs to do further research on use and location options.

Dan stated that the use of the building would not change regardless of the location. He suggested that the function of the space be discussed and planned. He offered to do a drawing of the interior and create a space plan before the next LHC meeting. He further suggested that we need to prove the worth of the building as an asset to the community.

It was suggested that LHC needs to make a statement suggestion our recommendations to City Council and allow them to make a final decision.

Janine stated that LHC has sent prior letters to the Mayor and Council stating our interest in saving and restoring the building for use as a history museum, historical archive and research center for the citizens, and it also could be used for art gallery space, receptions and meetings.

LHC members discussed that it would be useful to have a lower level walkout space and it would be nice to create a surrounding area much like a City Square in an old town.

LHC is aware that the current basement has structural problems. Dan stated that the old buildings in North Leawood had not footing or piers in the old stone foundations. The building is also not ADA accessible will need a new foundation even if it is not removed from the site.

Adjourn

There being no further business, the meeting was adjourned at 5:20 P.M.

April Bishop, Cultural Arts Coordinator/Staff Liaison

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, October 15, 2018. Mayor Peggy Dunn presided.

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

Councilmembers Absent: Lisa Harrison

Staff Present: Scott Lambers, City Administrator	Patty Bennett, City Attorney
Chief Dave Williams, Fire Department	Chief Troy Rettig, Police Department
Chris Claxton, Parks & Rec. Director	David Ley, Public Works Director
April Bishop, Cultural Arts Coordinator	Debra Harper, City Clerk
Dawn Long, Finance Director	Cindy Jacobus, Assistant City Clerk

Others Present: Jeff DeGasperi, 6240 W. 135th Street, Overland Park, DeGasperi Architects
Bruce Martin, 4430 W. 151st Terrace, Historic Commission Chair
Susan Grogan, 9619 Lee Boulevard
Tim Fisher, 9641 Lee Boulevard
Elliott Osman, 3312 W. 86th Street

**Continued Discussion of Redevelopment Plan
for 96th & Lee Boulevard**

Mayor Dunn thanked attendees and introductions with affiliation were made. She stated the additional detailed information provided by Ms. Claxton and Mr. DeGasperi was helpful and worth the cost to produce. Governing Body members had been invited to tour the site and buildings. Mr. Lambers and she had an informative tour of both the current Fire Station and Old City Hall.

Ms. Claxton distributed paper copies of a memorandum dated October 15, 2018, that she and Mr. Ley had authored titled “Additional Information for the 96th and Lee Work Session Tonight”.

Councilmember Sipple acknowledged Elliott, son of Councilmember Osman, for his distinguished recognition of having the most service hours which is stated on the Barstow School marquee. Attendees gave a round of applause for Elliott’s outstanding citizenship.

Existing Fire Station

Mr. Lambers stated the first item to be discussed and consensus to be reached would be regarding the current Fire Station. The disposition of the Fire Station impacts other “downstream” decisions. If there is an impasse, then the City would proceed with the plans for the new Fire Station construction. Bids for Fire Station replacement would be issued early next year. The cell tower on the property will be removed in 2019 and the property will become a construction site. He asked any member of the Governing Body having a position on whether to remove or rehab the structure to provide their response at any time during the meeting.

Mayor Dunn read an email sent by Councilmember Harrison, who was unable to attend tonight’s meeting and had asked the email be shared. Councilmember Harrison indicated the current Fire Station’s cupola would look wonderful on the restroom and picnic shelter. She would love to save bricks from the Fire Station and these be used for restroom or shelter construction. There is no need for event meeting space in the area; a sizeable shelter could be used eight months a year.

Councilmember Filla disagreed with opinions of Mayor Dunn and Mr. Lambers that Councilmember Harrison’s comments indicated support of removal of the Fire Station. Councilmember Filla stated that Councilmember Harrison had only provided an “essence” on the topic, but not how to achieve. Councilmember Sipple suggested that Councilmember Harrison could likely be reached by cell phone for confirmation/specifics. He stated that she had previously concurred with comments to remove the Fire Station made by Historic Commission member Charles Lusk.

Councilmember Rawlings favored removal of the Fire Station and construction of a new picnic shelter similar to those in other parks in the City, perhaps incorporating some historical features/items. His opinion was based on cost, use of the site as a park, and good experience with other shelters.

Councilmember Filla stated appreciation for the cost estimate and detailed study. Saving only 25% and removal of 75% of the Fire Station is envisioned for either scenario, and each scenario leaves a comparable amount of green space. Space is not the issue, but to have a shelter of distinction. In her review of the cost estimates for demolition and restrooms, the cost savings for using the Fire Station as a shelter is that much more than tearing down the Fire Station and constructing a new shelter. If the costs of restrooms and demolition are subtracted from the cost to repurpose the Fire Station as a shelter, the cost difference is closer to \$200,000, not four times the cost. If the Fire Station is saved as the shelter, the cupola, brick and overall character of the shelter would be extremely unique. If Old City Hall was relocated next to the repurposed Fire Station, the two buildings would have nice symmetry and this would maximize shared parking and provide economy for restrooms. She stated the City had spent \$300,000 to save the Oxford School House, when in a similar situation Overland Park decided to demolish and rebuild for \$150,000. The City has funds for either decision, so cost is not necessarily a factor. The City did not build the cheapest Justice Center and does not always choose the least expensive option. Mayor Dunn stated the cost for the Oxford School House project was funded by a private/public partnership.

Councilmember Larson stated her opinion to remove the Fire Station, only because of functionality of a rehabbed shelter. She prefers an open design shelter, so parents can monitor children. The new shelter could be constructed in the same design of the Fire Station, and she agrees with Councilmember Harrison's idea of reusing the cupola and preserving the look. To keep open sight lines and avoid potential issues, restrooms should be located at Old City Hall. Mayor Dunn pointed out the restrooms are connected to shelters in other park, with entry from the sides.

Councilmember Cain stated her assumption had been that if the Fire Station was removed, the restrooms would be standalone. She did not think restrooms and the design of Old City Hall would be compatible. She had been present at the Historic Commission meeting and the issue is functionality. Old City Hall has been sitting for 20 years as a storage closet. Mayor Dunn pointed out the discussion topic was the disposition of the Fire Station and asked if Councilmember Cain had an opinion to share on the Fire Station. Councilmember Cain stated her comments would relate to both buildings.

Councilmember Sipple favored removal of the Fire Station and reuse of the cupola and brick, perhaps using the bricks for walkways. He agreed with Councilmember Cain that reuse of bricks would likely involve cost for removal of old mortar.

Councilmember Osman stated it can be difficult to decide what to preserve and what to discard in a historical area. He shared his personal experience of a home remodel that requires some items be discarded to get newer space, while keeping family heirlooms. He stated the site has two areas that are original to the City, and questioned if the historical value is based on building, look or the area. A new Fire Station will be constructed at the site. Decisions are needed to create a canvas for the site and make the rest of the site useable. He considered the \$400,000 cost estimate as just one factor, especially since the City has this amount on art, but there are often unforeseen cost estimate increases and salvage items may be unworkable. The Ironhorse Golf Clubhouse expansion is an example of cost estimate increase. He shared that Prairie Village had recently tried to save the steeple of a church at 68th Street and Roe as a central focal point. After the rest of the site was demolished, the structural condition of the steeple was determined to be unsound and it also had to be demolished. As much as possible, he would keep site signage in a similar font/format, and doors, brick and cupola from removal of the Fire Station. He might be of different opinion if the Fire Station was not located in the middle of the site. An open area may not have history, but would have the aesthetics of what the City wants to achieve in the location.

Councilmember Azeltine stated costs, especially for projects involving older buildings, would likely skyrocket. The Fire Station does not the approach the historical significance of Old City Hall. He would support a large expenditure on the Old City Hall.

Councilmember Cain indicated she would rehab, stating it was unfortunate that removal of the Fire Station seems like it will be the ultimate decision.

Mayor Dunn stated on her tour she had not found the Fire Station flooring to be pristine, as had been stated at previous meetings. Year after year at the annual Budget & Finance Committee Meeting, Fire Chiefs have stated the Fire Station is a money pit requiring continual stop-gap measures to address issues. This is the reason for building a new Fire Station. She likes the idea of building a unique shelter; the shelter on the south side of I-Lan Park resembles a pagoda. The cupola and bricks from the Fire Station might be salvageable, and the bricks might be used to wrap the support columns of a new shelter similar to the use of Jerusalem stone used at Gezer Park. The money required to salvage the center bay of the Fire Station as a shelter could be spent on a beautiful park. She supported removal of the Fire Station.

Mayor Dunn shared that a student had recently spoken and suggested there could be a water spray park. In this regard, there are a number of features that have not been discussed. Councilmember Azeltine pointed out Antioch Park contains a miniature town and perhaps the playground at the park could have a fire station theme. Mayor Dunn stated the miniature town in Antioch Park takes up a large amount of space, which the City's site does not have.

Mayor Dunn stated the consensus reached was the Fire Station should be removed and the architect would be advised.

Old City Hall

Mr. Lambers stated some councilmembers had expressed that Old City Hall should be relocated, no longer supporting the prior consensus that the building remain on the site as close to the new Fire Station as possible to minimize the loss of green space. This needs to be revisited again as this is a significant component for planning and to preclude any future misunderstanding when park plans are presented. The designer/architect needs to know this is a fixed variable.

Councilmember Rawlings stated he had toured the location two or three times. Old City Hall is a beautiful building with historic value, built by the Kroh Brothers in the late 1940s. He would move the building to the west of City Hall behind the temporary art space location. This "downtown campus" location would be great for viewing artifacts and might provide the opportunity for more useable space in current City Hall.

Mayor Dunn agreed with Mr. Lambers there had been prior consensus by the Governing Body that Old City Hall would remain at the site. She stated the Historical Commission had wanted the building to remain somewhere on the site. Mr. Martin stated the Historical Commission goal had been to preserve the structure, the integrity and use of the building to its capabilities, having a museum or multi-purpose facility. He stated relocating the building raises other possibilities such as the addition of a new basement for storage. This could be discussed at the next Historic Commission meeting.

Mayor Dunn inquired if building setbacks could be met if Old City Hall was relocated next to City Hall. Mr. Ley stated he thought there would be enough space. The building would require a crawl space, even if positioned on a slight slope, and location at the top of the hill to the west would be out of the flood plain. After some additional research, Mr. Ley advised relocation at City Hall would require a 100 ft. setback from the right-of-way, which would push the location down the site slope and a walk-out basement needed. The Johnson County Pioneer Library has a 100 ft. setback and first house to the west of City Hall has a setback of 75 ft. He confirmed to Mayor Dunn either a basement or crawl space could be used at 96th and Lee. Mr. Lambers suggested a basement be built for the minimal cost difference. Ms. Bennett stated a basement requires a building have an elevator.

Mr. DeGasperi stated a professional mover with historical masonry building expertise based in St. Louis had been contacted. The building would be moved intact, by raising and installation of stabilizing beams underneath, then placement on a truck. A crawl space or basement, not just a slab on grade, is needed when the beams are removed and the building is placed in position. There is not a significant cost difference between a crawl space or basement walls, which are another five ft. deep. The company contacted does not construct crawl spaces or basement walls.

Mr. Lambers confirmed to Councilmember Rawlings the number of artifacts/size of the collection is unknown. He anticipates a call for items be made when the structure is available, and the Historical Commission and City Staff to review items received. Valuable items would be placed in climate-controlled storage and displayed on a rotating basis, assuming there are more items than space in the Old City Hall. Mayor Dunn stated comments made at prior Governing Body meetings that Old City Hall was not much bigger than the Main Conference Room were in error. She noted during her tour that partitions in the building reduce the openness. Council Meetings had been held in the building, with citizens wishing to speak on a controversial topic standing in a line outside that reach around the block.

Councilmember Larson questioned if residents close to the site would be disappointed if Old City Hall was relocated. Mayor Dunn pointed out that residents near a relocation site would also have opinions.

Mr. Fisher stated people he had spoken with would be disappointed if the building was moved south, but relocation on the current site would be acceptable.

Councilmember Cain expressed concern about staging that would be required, the possibility of having to move Old City Hall more than once at the site, and increased costs. Mr. Lambers stated the decision is location/whether the building should remain on the site. A basement could be poured and the building moved, or a temporary footing used as needed. If the building is to be placed anywhere on the site with a basement and elevator, the park consultant would bring forth options for building/basement location. Councilmember Cain questioned where a basement near the existing Fire Station could be placed. Mr. Ley stated a contractor estimate was \$750 per month to store the building on a trailer. Mr. Lambers stated the existing Fire Station must continue to function during the estimated 18 month to 20 month construction of the new Fire Station. He supports placing the Old City Hall on a trailer as needed and does not want a forced Governing Body decision based on this cost.

Mr. Lambers would anticipate receiving two scenarios from the consultant for location at the current site. Mr. Martin suggested a possible location would be the northeast corner of the property. Mr. Lambers agreed this would likely be one of the location options, as long as setbacks in-line with the residential areas can be met.

Councilmember Filla disagreed with Councilmember Azeltine's comment that Old City Hall has more historical significance than the Fire Station. The Fire Station is older and served as the first City Hall. Mayor Dunn pointed out the Fire Station has undergone five additions. Councilmember Filla stated the City would be ignoring resident desires, dishonoring the history of two buildings, and adding \$75,000 to \$80,000 in cost for a basement and elevator. A building tucked away by the current Community Garden area would not be visible. She would be upset to see a new construction shelter placed close to the historic building. To avoid loss of character and the appearance of a typical subdivision that is occurring with the teardown of old homes/rebuilds in the area, a plan focused on vision/priorities for the site should be developed without constraints.

Mayor Dunn stated site plans would be received, but the consultant needs to know parameters for their work such as removal of the Fire station, Old City Hall, shelter, playground, and restrooms either connected to the shelter or to Old City Hall. Residents had indicated the desire for a passive area. She pointed out this is the third Governing Body Work Session on disposition of the Fire Station. She expressed the opinion the consultant would not bring forth option having Old City Hall sitting back by the Community Garden.

Councilmember Azeltine recalled most speakers at the prior Public Hearing had wanted passive green space and Old City Hall was not discussed. It is important to have any type of destination venue be located in a place more likely to be frequented; this would be less likely on Lee Boulevard. He pointed out the Old City Hall was for the entire City and he is intrigued by the idea of relocation, which would open up space at 96th and Lee. Mayor Dunn pointed out she had opened the Public Hearing by stating the Old City Hall would remain at the site.

Councilmember Sipple stated the location of current City Hall is Leawood's civic center. We moved, life goes on. This area should be acknowledged to the entire community as the City's focal point and downtown with significant investment in the Justice Center, Johnson County Pioneer Library, shopping center, art and possible Community Center. He favors relocating Old City Hall to this area, to serve as a museum, perhaps with a basement for storage. He expressed minor concern for an increased possibility of vandalism if the building remains at its current location, although firefighters would be present.

Councilmember Filla stated she does not want to move Old City Hall. Her previous agreement to keep the building at its present location was based on the history of the buildings. Additional cost would be incurred for a basement that cannot be justified. The basement could not be used for storage unless it was climate-controlled, and a basement would not be required at 96th and Lee. Mr. Lambers stated bids would be requested for both a crawl space and basement/elevator.

Councilmember Osman questioned setbacks needed at the current site. Mr. DeGasperi stated design of the new Fire Station includes 30 ft. setbacks on the south for buffering, which would likely be sufficient for the north and east. From the street, parking and buildings should hold the line with houses on either side, about a 50 ft. setback. Changes may not be possible without impacting other planning.

Councilmember Cain stated her opinion is based on functionality. She likes the idea of a meeting space and restroom in Old City Hall, increasing its functionality. If Old City Hall remains at 96th and Lee, she would be concerned about the building standing alone. She likes the increased safety and visibility, as well as reduction in the number of parking spaces that would be needed at 96th and Lee, if the building was relocated. She would accept relocation of Old City Hall now that the Historic Commission would not be opposed to the move.

Councilmember Larson stated she was persuaded by Mr. Fisher's comments. She expressed concern it had been represented to attendees of the prior Public Hearing that Old City Hall would remain at the site; residents did not have the opportunity to express their opinions in this regard. Mayor Dunn stated at the time the consensus was that Old City Hall would remain at the site. Councilmember Larson wants transparency and level of comfort by resurvey of Ward One residents. She supports functionality and that was her reason for removal of the Fire Station. Old City Hall would function better on Town Center Drive, and relocation would reduce parking needs and increase green space at 96th and Lee.

Councilmember Rawlings stated he was torn between the historic location and the move to Town Center Drive which would be a great location for a museum, having more traffic and better security. If there was multi-purpose room in the building, Staff could more easily control and access the building from current City Hall. Mayor Dunn stated there is likely only room in the building for displays, not yoga classes. The building would likely not be open, but staffed similar to if it remained at Lee Boulevard. Councilmember Rawlings stated he supports relocation of Old City Hall.

Councilmember Osman stated this is a Ward One and Ward Two issue, but Ward boundaries do change. For five years, he understood Old City Hall would remain at the site. He agreed with Councilmember Filla's comments about the change in historic nature of north Leawood. The Kroh Brothers house at 79th and Lee is now an accounting firm. Lee Boulevard is considered the area's "Ward Parkway"; an iconic area. Old City Hall fits this site. He had not considered the possibility of moving, but the suggested relocation would have more foot-traffic and could be used to further promote the City. He would like to keep Old City Hall at the site until residents are heard, the amount of artifact inventory is known and what the relocation would be.

Councilmember Azeltine pointed out that things change. He stated the biggest reasons for no progress that this site is unique and the lack of site plan to show the public. He wants a site plan developed and then public input sought on that plan. He would agree to relocation next to City Hall. Mr. Lambers stated only one site plan, not three, can move through the City's planning process.

Mayor Dunn stated she wanted to hear from the public. She was not convinced relocation would be best. The building placed next to City Hall would be unmanned and secured, with access by appointment or open certain hours.

Mr. Lambers stated the idea is to obtain a consensus, which could be impacted by public input. He confirmed to Councilmember Rawlings that notice of public hearing would be sent to HOA presidents north of I-435 and posted on the City's website; the City does not have news coverage. Mayor Dunn stated the residents of Edgewood would also receive the notice and the public hearing would be open to all Wards. Councilmember Sipple pointed out this would be a City Hall and City-wide museum for all, with investment from all four Wards. Notices should be sent to all HOAs. Councilmember Filla suggested electronic technology be used as a methodology for public comment. Councilmember Sipple stated there would be too much background information to consider electronic resident input.

Mr. Lambers stated a Special Call Governing Body Meeting for public hearing could be scheduled for Monday, November 12, 2018. The City Clerk will poll the Governing Body for their availability.

Mayor Dunn thanked all participants for their attendance and interest in this important project.

There being no further business, the meeting was adjourned at 7:24 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk

Minutes

DVD No. 415

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, May 7, 2018. Mayor Peggy Dunn presided.

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

Councilmembers Absent: None

Staff Present:	Scott Lambers, City Administrator	Patty Bennett, City Attorney
	Mark Klein, Planning Office	Chris Claxton, Parks & Rec. Director
	Chief Dave Williams, Fire Department	David Ley, Public Works Director and
	Brian Anderson, Parks Superintendent	City Engineer
	Chief Troy Rettig, Police Department	Mark Tepesch, Info. Serv. Specialist III
	Ross Kurz, Info. Services Director	Richard Coleman, Comm. Dev. Director
	Dustin Branick, Arborist/Forester	April Bishop, Cultural Arts Coordinator
	Debra Harper, City Clerk	Cindy Jacobus, Assistant City Clerk

Others Present: None

**Public Meeting for Residents' Comments on Park Improvement
Located at 96th & Lee Boulevard**

Mayor Dunn called the public meeting to order at 6:03 P.M. Introductions of the Governing Body with Ward affiliation were made.

Mayor Dunn stated the purpose of the meeting was to hear from attendees starting in order of sign-in. The public hearing would need to adjourn at 7:00 P.M. No plan has been developed at this time, but a few items discussed at Council Work Sessions, one being a new Fire Station to be built on the site, just south of the existing Fire Station which will eventually be removed. Old City Hall will remain on the site, but might be relocated on the tract. Mr. Lambers stated the existing cell tower will be removed in 2019.

Ms. Claxton stated a letter had been distributed on April 12, 2018 to residents for input on park amenities they would like to see at the site. Construction of the new Fire Station will begin after cell tower removal. Old City Hall is approximately 1,120 sq. ft. and location on the site is yet to be determined. The space remaining for park amenities is approximately 1.72 acres, which is not a large space, but it is additional land park land that is of great interest to residents of north Leawood.

Ms. Claxton introduced Park & Recreation Advisory Board member Ms. Lorrie Hamilton, and Parks & Recreation Staff members Mr. Anderson, Parks Superintendent; Mr. Branick, Arborist and Forester; and Ms. Bishop, Cultural Arts Coordinator. Ms. Bishop is also the Parks & Recreation Staff Liaison to the Historic Commission.

Mayor Dunn noted Fire Chief Dave Williams was present. There were no members of Historic Commission in attendance. Ms. Claxton stated she would stand for questions.

Mr. Dennis Merghetti, 9618 Lee Boulevard, stated his home was located on the west side of Lee Boulevard directly across from the site. He would like to see the area developed similar to Brook Beatty Park, having green space to enjoy nature with some swings. Late night use basketball courts should be avoided. Overall, the place should have a sedate passive atmosphere. A sidewalk should be installed on the east side of Lee Boulevard for access. There is currently a sidewalk on the west side of Lee Boulevard.

Mr. Rob Leach, 9606 Lee Boulevard, stated he lives on the west side of Lee Boulevard, two doors up from Mr. Merghetti. A passive park is wanted with minimal parking. The park should not be a big destination park or have much night time activity. To facilitate street crossing by pedestrians from the west side sidewalk, a crosswalk with signal light is probably needed. He thanked the City for the opportunity to present, stating the City has done a great job on parks and he would be glad to have a park to call his own.

Ms. Cora Bruce, 9627 Sagamore Road, addressed the Council with Mr. Rob Bruce. She would like to see wheelchair accessible playground equipment and a front fence. The area is very busy and need to prevent accidents. Seating for parents watching children play and a bathroom is needed. There should be a playset with slides and swings, and a lot of space to run around and stretch legs.

Mayor Dunn complimented and thanked Ms. Bruce for her excellent presentation. Councilmember Cain asked Ms. Bruce if she would share her age and if she would be able to walk to the park unescorted. Ms. Bruce stated she was 9 years old and would walk to the park only with a parent. Councilmember Cain stated playgrounds are designed with equipment to be able to be used by children of certain age groups, from very young to older youths. She asked Ms. Bruce for preference on the age of the group of children that would use the park, and where she goes when she wants to swing. Ms. Bruce stated the park should be for her age and younger children, and she uses the new Franklin Park [Prairie Village].

Ms. Charlotte Shaw, 9618 High Drive, agreed with the comments made.

Ms. Ellen Brown (Rick) 9614 High Drive, stated her home backs up to the current Fire Station. Lighting, plantings, and privacy, with privacy being the most important. She expressed concern about the current lighting. She inquired what type of plantings and barriers would be built between the Fire Station and her home.

Mayor Dunn stated Ms. Brown's request for plantings and concerns about lighting are recorded. Specific site details are yet to be determined. The Fire Station would need lighting and there would be plantings.

Mr. Jim Mitchum (Terry), 9525 Lee Boulevard, stated the comments made were very good. A place for animals to be walked on-leash with pet waste stations should be considered, rather than animals allowed to use resident lawns.

Mayor Dunn asked Mr. Mitchum about his association with Heart-to-Heart International. Mr. Mitchum stated Heart-to-Heart International that provides disaster medical relief. The agency just had their 25th anniversary. Heart-to-Heart would not be going to Hawaii to assist in regard to erupting volcano, but does help with earthquakes. Mayor Dunn thanked Mr. Mitchum for all that he does.

Mayor Dunn stated comments had been made by all those who had signed in to speak; she inquired if there were any other comments.

Ms. Jolynn Hobbs, 8309 Lee Boulevard, stated she was honored to serve residents of the Leawood Home Owners Association [HOA]. She thanked the Council and Parks & Recreation Department for a fantastic job on Brook Beatty Park, which her HOA residents and area community use. Mayor Dunn thanked Ms. Hobbs and her son for their advocacy of Brook Beatty Park. She viewed Brook Beatty Park today and agrees it looks beautiful, with landscaping starting to bloom.

Ms. Katy Cahl, 10311 Manor, expressed pleasure that the Old City Hall would be kept and inquired how it would be used. Mayor Dunn stated the Historic Commission has been doing strategic planning in this regard, but the fashion of use has not been determined. The building would likely be used to display historic artifacts, similar to a museum, with displays changing periodically. Not all artifacts can be displayed at the same time as there are many items and space in the Old and New City Hall is limited. Many artifacts are in storage. It is planned the Old City Hall would be open to the public. Parks & Recreation would likely utilize the building for some yet-to-be-determined future programming. If the public has historic items they would like to donate, please contact the Historic Commission.

Mr. Cecil Hammonds, 9820 Pembroke Lane, stated improvements that have been made to Lee Boulevard and marked bicycle paths must be taken into consideration. Bicycle routes are a path of safety to parks. First suggestion would be to install sidewalks on the east side of Lee Boulevard and crossings at intersection corners rather than mid-block crosswalk, for safety and access to the park from the two busiest streets, 95th and 103rd. A sidewalk on the east side of Lee Boulevard would also help control weed growth along the creek south of 98th Street and Lee Boulevard. He served on the Leawood Estates HOA Board for many years and controlling the growth was an ongoing issue. The HOA does not take responsibility, as deed restrictions indicate the property owner is responsible. A sidewalk would help prevent weed encroachment and obstruction of the view of vehicle drivers at 98th Street. Second suggestion would be to control bicycle paths and ensure users are responsible. Signage should include safety warnings such as "SLOW" and not necessarily speed limit signs. The signs should be placed at all major street intersections such as 103rd and Sagamore and 103rd and Belinder, and at park access. The park is a wonderful idea and has been talked about many years since his move to Leawood in 1971.

Mr. Ley stated bicycle lanes would be added to Lee Boulevard in phases. In 2019, Phase I would be from 103rd Street to 95th Street and in 2020 from 95th Street to Somerset. There are no plans at this time to add a sidewalk on the east side of Lee Boulevard. This would need to be reviewed in regard to tree and roadway ditches.

Mr. Drew Alingh, 9629 Lee Boulevard, asked if artist renderings of the new Fire Station were available and if the new station would house only one fire engine along with the historic fire truck. Mayor Dunn stated there were no renderings at this time, only a general size and scope. Fire Chief Dave Williams stated the new Fire Station would be three-bay building with a 4,000 sq. ft. footprint, which is larger than the current Fire Station. The station would be two-stories, with a narrow footprint to allow as much space as possible for park land. There would be one fire engine, but the building was planned for 50 to 75-year use and a bit of service expansion. There may be a future need to house an ambulance squad.

Councilmember Azeltine pointed out the City must follow the planning process for City-owned buildings. Public notice will be provided.

Mayor Dunn stated the existing Fire Station would not be demolished until the new Fire Station was in operation. Chief Williams confirmed to Mayor Dunn there will be no lapse in coverage.

Mr. Brian Maher, 9634 Lee Boulevard, requested more information about the phased bicycle lane additions. He stated he was not a cyclist. Mayor Dunn stated the lanes were already approved. Mr. Ley stated an engineer would be hired in the next two months for design. The road would be widened by 2 ft. and vehicle lanes slightly narrowed to allow for 4 ft. wide bicycle lanes. Storm sewer improvements would be made to just north of 98th Street. Phase I is planned for 2019.

Mayor Dunn closed the public hearing, but any additional public comments would be taken until the meeting adjourned.

Councilmember Osman stated the site has been under discussion for several years. The City has learned projects must not be done hastily or improperly, and residents should be consulted. Although the City does not have master paper plan at this time, there must be short and long term vision, and planning and the project must be done in stages. For example, once the Justice Center was constructed to house the Police, the Police Station located at this site was taken down. Cell tower service providers at the site have been notified leases would not be renewed. The tower will be removed to make room for more park land. The City has been assured there will be cell coverage. In comparison to area metro stations, the existing Fire Station is significantly undersized for overnight accommodations. The heating and air conditioning system and roof require continual repair. Input was sought from the Historic Commission in regard to Old City Hall. Like Brook Beatty Park, the site is not a large tract, so amenities for the greater good of the community need to be well-planned. Incorporation of public input must be considered as the plans for the new Fire Station are finalized over the next one to two years. A county-wide sales tax was approved for financing the new Johnson County Courthouse and Coroner Facility, and cities receive a portion of the taxes collected by the County, which could be utilized at this site and other projects.

Mr. Lambers stated Johnson County is obligated to use their voter-approved sales tax proceeds for construction of the new County Courthouse and Coroner Facility, but the City's share of that tax, approximately \$1 Million annually, has no use restrictions. The money is placed in a Special Project Fund and can be transferred to funds with a specific name or to the General Fund.

Mayor Dunn expressed appreciation for attendance. Ms. Claxton stated she had received emails from six residents as well as one telephone call. She will ensure these communications are provided to the City Clerk for the record.

Councilmember Filla thanked Councilmember Osman for the great overview and Ms. Hobbs for her comments on Brook Beatty Park. The Park & Recreation Advisory Board met several times about recommendations such as a splash/sprinkle water amenity and park shelter. With the removal of the Police Station, the cell tower is far more visible. Removal of the cell tower has determined when the project can start. The Parks & Recreation Department has done an amazing job throughout the City, despite loss of equipment and their Maintenance Facility at 103rd Street due to two major floods last year. She gave assurance the residents would be proud of the project and there will be future meetings. The Historic Commission supports keeping Old City Hall on the site and there has been some discussion of repurposing a portion of the footprint of the existing Fire Station. Starting with the donation of a table and a car lease, the original two-bay Fire Station functioned as a City Hall, Police Station and Fire Station.

Councilmember Cain has served on the Park & Recreation Advisory Board for many years and the site has been discussed numerous times. The existing Fire Station must remain operable during the construction of the new Fire Station. Because of the turn radius of trucks, it is certain the Old City Hall will need to move prior to construction. She pointed out the City moved the historic one-room Oxford School House from 135th Street and Mission Road to Ironwoods Park. Planning is not easy or quick, and planning must be coordinated for the Fire Station and other amenities. She inquired if construction of the new Fire Station and other amenities would be simultaneous and requested a construction timeline. Mr. Lambers stated timing would depend on approval of the Fire Station Preliminary and Final Plans. It is uncertain if the parks portion of the site would be ready at that time. It is likely a Preliminary Plan for the site and a Final Plan for the Fire Station would be submitted. Seasonality will also impact when construction can begin. Mayor Dunn noted the Oxford School House is amazing place to visit. It is staffed by docents and often used for Parks & Recreation programming.

Ms. Charlotte Shaw, 9618 High, asked if the Old City Hall would be removed from the site, if the temporary Community Garden would remain and if all structures associated with the cell tower would be removed.

Mayor Dunn stated Old City Hall would remain somewhere on the site and all cell tower structures would be removed. Councilmember Filla advised this would be the last year for the temporary garden at the site.

Ms. Barbara Leach, 9606 Lee Boulevard, stated she agreed with the suggestions made by Mr. Hammond. She teaches small children. A sidewalk on the east side of Lee Boulevard is needed from 95th Street to 103rd Street as part of a park that is a safe place to play. A sidewalk would be beneficial to parents using strollers. She inquired if Lee Boulevard would remain as a two-lane roadway with ditches or be widened to two lanes each direction with bicycle lanes.

Mayor Dunn stated Lee Boulevard would remain a two-lane roadway, but vehicle lanes would be narrowed. Mr. Ley confirmed the roadway would have ditches. Mayor Dunn pointed out that if a sidewalk is analyzed, a number of things could happen.

Mr. Scott Swift, 9626 Lee Boulevard, expressed appreciation for the City's letter announcing the public meeting and stated information presented at the meeting was helpful. He asked what type of future communication could be anticipated.

Ms. Claxton referred to Councilmember Osman's comments on process, and added a Request for Proposal [RFP] had been distributed in regard to site plan. She encourages continued resident input which helps the City determine what might be included at the site, and thanked Ms. Bruce for her comments. The City would work with a consultant to ascertain what options are feasible, keeping the maximum amount of green space. Construction documents would not be created for quite some time.

Mr. Lambers confirmed to Councilmember Osman that additional Governing Body Work Sessions would be scheduled. The next Work Session would be used for presentation and discussion of the new Fire Station layout and design, and obtain consensus to move forward with that project. Another Work Session would be needed to narrow down the list of other use ideas to present to a consultant. With the small size of the tract every decision on use made precludes another decision. Comments made at tonight's meeting are revealing of the desire for a passive open space. Lighting will be focused on the tract, away from homes, and extensive landscaping will be used for buffering.

Mr. Swift reiterated his request regarding future individualized communication. Mr. Lambers stated that as part of the City's formal planning process, letters providing the schedule of Planning Commission and Governing Body meetings would be sent to residents and HOAs. HOA Presidents would be asked to keep residents informed. A Citizen Interact Meeting would be held to review plan details. There will be considerable notification and pre-review by residents before the start of the planning process and also throughout the process. Plans could change as the project moves through the planning process.

ADJOURN

There being no further business, the meeting was adjourned at 6:51 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk

Work Session	THE LEAWOOD CITY COUNCIL	July 5, 2016
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Minute Excerpt

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.

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

Work Session	THE LEAWOOD CITY COUNCIL	May 4, 2015
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Minute Excerpt

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

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

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.

Cindy Jacobus, Assistant City Clerk

Work Session

THE LEAWOOD CITY COUNCIL

May 20, 2013

Minute Excerpt

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.

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.

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.

Pam Gregory, Recording Assistant City Clerk

Minute Excerpt

The City Council of the City of Leawood, Kansas, met for a Work Session Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, October 1, 2012. Mayor Peggy Dunn presided.

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

Councilmembers absent: Lou Rasmussen

Staff present: Scott Lambers, City Administrator
Dave Williams, Fire Chief
Brian Anderson, Parks Superintendent
Deb Harper, City Clerk
Pam Gregory, Assistant City Clerk

Patty Bennett, City Attorney
Chris Claxton, Parks & Rec Director
Kim Curran, Recreation Superintendent
Richard Coleman Comm. Dev. Director

Others Present: Karen Ward Reimer, Parks & Recreation Advisory Board
Lorrie Hamilton, Parks & Recreation Advisory Board
Kerry Phillips, Leawood resident
James Taylor, Leawood resident
Robert Witcher, Leawood resident
Susan Grogan, Leawood resident
Cheryl Schoenberg, Leawood resident
Doug Stevens, Leawood resident

- 1. Discussion of Redevelopment of city-owned property located at 97th & Lee Boulevard**
- 2. Continued Discussion regarding Parks Comprehensive Master Plan**

Welcome by the Mayor

Mayor Dunn called the meeting to order at 6:10 P.M. Introductions were made by those present.

Discussion of Redevelopment of City-owned property located at 97th and Lee Boulevard

City Administrator Scott Lambers advised he was seeking consensus from the City Council regarding options for the consultant for the 97th & Lee Boulevard site, assuming they were in agreement to remove the police station, temporary trailers and fire station.

Councilmember Bussing felt they should not remove the existing cell tower from the site. Mr. Lambers replied all of the leases for the tower expire at the same time; therefore, this will be something the consultant will consider.

A new fire station would need to have a priority location on the site for direct street access. The bays of the existing fire station are too small and would need to be increased by 20%-25%. Staffing would remain the same.

A structural engineering firm looked at the City Hall building; it was determined that the building was structurally sound enough to either be raised to install a new substructure or relocated to another location on or off the site. He recommended it be relocated to Ironwoods Park. The Historic Commission would like the building to be used as a museum; however, this would require staffing. They could not rely only on volunteers to operate it and by having it located at Ironwoods Park; they would be able to shift staff in conjunction with the nature center and schoolhouse.

Councilmember Osman asked the costs associated with relocation. Mr. Lambers replied costs would include the best possible route in getting around the overhead power lines. Mayor Dunn noted the City Hall building is listed on the Leawood historic registry; relocating it would not change its historical designation.

Councilmember Filla suggested they also consider additional uses for the building.

Councilmember Bussing suggested they consider relocating the building to 87th and Metcalf in Overland Park by the Johnson County Museum and requested that they determine cost estimates for any relocation option.

Councilmember Rezac suggested relocating it to the corner of 117th and Roe to tie into the City's other buildings along Town Center. Mr. Lambers replied this option would be considered; however, they were also considering that tract of land for outdoor amenities for seniors.

Councilmember Cain suggested they leave it at its current location to maintain the charm of the site. Mr. Lambers was concerned with this option from a staffing standpoint. Parks and Recreation Director Chris Claxton agreed staffing this independently would create a problem.

Councilmember Bussing requested that the Historic Commission submit a specific plan before deciding that this building becomes a historical museum because of the practicality of it.

Further discussion was held regarding options for placement of the City Hall building, including the option of tearing it down. It was determined the majority of the Council preferred it be relocated, but wanted a consultant to consider all options.

Pam Gregory, Assistant City Clerk

Chris Claxton

From: Shannon DeSalvo <shandesalvo@gmail.com>
Sent: Wednesday, November 7, 2018 8:11 AM
To: Chris Claxton
Subject: Park at Leawood Fire Station

Hello, I have lived in Old Leawood for 11 yrs and would love to see more green space. I assisted in the petitioning to get the playground built at Brook Beaty Park back in 2013, and would love to see a beautiful park designed at 96th & Lee. Since we don't have many historic sites in Leawood, I highly recommend that the original Leawood Fire Station is maintained - possibly turned into a children's museum to highlight the old Fire truck that is housed there. Our children have enjoyed visiting the station & the truck over the years.

Thank you for your consideration,

Shannon DeSalvo, PT

Rehab for Her, LLC

913-634-7434

Shannon@rehabforher.com

Chris Claxton

From: Martha Weber Conradt <mwconradt@gmail.com>
Sent: Monday, November 5, 2018 12:50 PM
To: Chris Claxton
Cc: Debra Filla; Andrew Osman
Subject: Fwd: Important public meeting Nov. 12 re. new Leawood park at 96th and Lee Blvd.

Hello Chris - This neighbor who responded below has moved, but I'm sharing his message because I think that concept of "reimagining the space as something that Leawood residents can all enjoy" has legs. Today I was thinking about my nearby neighbors, and my youngest neighbor is less than 12 months old, and my oldest neighbor is 92. Quite the age range, where one might really appreciate a bench, and one might want a baby swing. One might appreciate the older buildings because she remembers them fondly from when she first moved to the neighborhood, and one might benefit from the history lesson of being in a building that's from the previous century. It's interesting to ponder.

I hope there is a good turnout for the meeting and / or a lot of feedback sent to you. I trust that you and your team will pack the site with great function and make it look beautiful, as well. Good luck ~ Martha

----- Forwarded message -----

From: Alex Zantiny <azantiny@msn.com>
Date: Mon, Nov 5, 2018 at 8:22 AM
Subject: Re: Important public meeting Nov. 12 re. new Leawood park at 96th and Lee Blvd.
To: Martha Weber Conradt <mwconradt@gmail.com>

Martha:

We moved to Wisconsin this past summer, so can you take my email off this list please?

Also, keep up the good work in communicating with our old neighbors. We don't regret relocating, it's part of the deal. But we miss Leawood more than we expected. I hope the old police station gets reimagined as something that Leawood residents can all enjoy.

Best of luck and warmest regards,

Alex Zantiny

Sent from my iPhone

On Nov 4, 2018, at 7:23 PM, Martha Weber Conradt <mwconradt@gmail.com> wrote:

Dear Neighbors - Are you interested in the fate of the original Fire Station #1 and former City Hall buildings at 96th and Lee, and what amenities are included in the **new city park** to be developed there? **Please attend a public planning meeting Monday, Nov. 12, at 7 p.m. at Leawood City Hall, 4800 Town Center Dr.** The redevelopment of this 1.75 acre site is very significant in terms of its historical value and the rarity of green space in north Leawood.

When working with many of you on the effort to retain recreational space on the site of the former Leawood Country Club, I saw what a group of committed, interested neighbors

Chris Claxton

From: Sharon Coleman <sharoncpro@gmail.com>
Sent: Monday, November 5, 2018 12:19 PM
To: Chris Claxton
Subject: old city hall building ...96th and lee

why would it even be considered...that building belongs in old leawood. make room for it on the site.

Chris Claxton

From: Malcolm Cook <malcolm.cook@gmail.com>
Sent: Sunday, November 4, 2018 7:55 PM
To: Chris Claxton; Ross Kurz; Martha Conradt; Andrew Osman; Debra Filla
Subject: Fwd: Important public meeting Nov. 12 re. new Leawood park at 96th and Lee Blvd.

Dear public officials,

Is there perhaps some city-provisioned online discussion tool or bulletin-board at our disposal for online brainstorming / discussion / forum in which:

- proposals and/or suggestions on this subject can be floated advance of this meeting
- the outline of known constraints (budgetary, zoning, etc) can be presented.

For example, personally, I'd like to see more than a park but the development of a space providing more activities to serve youth and senior citizens with programming and after school activities, and I'd like to float such ideas in public forum as a reality check and to see what other interested parties and considerations emerge, and what related ideas might be developed in advance of public meeting.

Thanks,

~ Malcolm Cook

----- Forwarded message -----

From: Martha Weber Conradt <mwconradt@gmail.com>
Date: Sun, Nov 4, 2018 at 7:23 PM
Subject: Fwd: Important public meeting Nov. 12 re. new Leawood park at 96th and Lee Blvd.
To: mwconradt@gmail.com <mwconradt@gmail.com>

Dear Neighbors - Are you interested in the fate of the original Fire Station #1 and former City Hall buildings at 96th and Lee, and what amenities are included in the **new city park** to be developed there? **Please attend a public planning meeting Monday, Nov. 12, at 7 p.m. at Leawood City Hall, 4800 Town Center Dr.** The redevelopment of this 1.75 acre site is very significant in terms of its historical value and the rarity of green space in north Leawood.

When working with many of you on the effort to retain recreational space on the site of the former Leawood Country Club, I saw what a group of committed, interested neighbors accomplished. **The good news is that there will be a new park at the site at 96th and Lee. What's open for public input here is:**

- What to do with the former City Hall building (repurpose it on the current site or move it to a new site)
- What to do with the original Fire Station #1, which consisted of the 2 bays in the middle, or 25% of the existing station
- What amenities are included in the new park on the site

A message with more details from Ward 1 City Council Members Debra Filla and Andrew Osman is below. If you have input to share:

- Attend the meeting on Nov. 12

- Send an email to: Chris Claxton, Director of Leawood Parks and Rec, and copy Debra Filla and Andrew Osman

This is a great chance for the neighborhood to be heard. Please share this message with your neighbors.

Thank you -- Martha Weber Conradt

----- Forwarded message -----.

From: **Debra Filla** <debraf@leawood.org>

Date: Sun, Nov 4, 2018 at 11:35 AM

Subject: Important Public City meeting re: former City Hall and original Fire Station #1, Monday at 7 p.m. Nov. 12th

To: Martha Conradt <mwconradt@gmail.com>

Dear Ward 1 and 2 Constituents,

Do you have an opinion about the original Fire Station #1 and former City Hall at 96th and Lee, and what happens next on the site? The City of Leawood Governing Body wants to hear from you! **Please join us Monday, Nov. 12th at 7 p.m. at Leawood City Hall, 4800 Town Center Dr.**

Planning for the new Fire Station #1 is underway and will be built on the south end of the site at 96th and Lee (former site of the police station) starting in 2019. In planning for a new park at this site, the question of what to do with the former City Hall has been discussed at several council work sessions. Because the former City Hall has to be moved due to construction, the question of it remaining on the existing site or moving to another location has been raised. Many other ideas have been discussed, including repurposing the original Fire Station #1, which consisted of the 2 bays in the middle or 25% of the existing station. The original fire station was the first building built on the site and for a time, was our fire, police, and city hall. Today it also houses Leawood's original fire engine, which many of you have seen in parades or on a nice day when the garage doors are open.

Planning for the site will be contingent upon the Governing Body deciding what to do with the former City Hall and what to do with the original Fire Station #1. The footprint of these two buildings is less than 4% of the future park space. Once a decision is made regarding these two buildings, the Parks and Recreation Department will begin the process for the site plan for this new park.

This is a wonderful opportunity for the City of Leawood and for Ward 1 in particular. Please attend the meeting, and please help spread the word.

Can't attend? Send feedback to us and Chris Claxton, Director Leawood Parks and Recreation: chrisc@leawood.org<<mailto:chrisc@leawood.org>>.

Below is an email from Chris Claxton about the meeting. You can also learn more here<http://www.leawood.org/news_item.aspx?NewsID=6381>.

Thanks for being part of the process. We look forward to hearing from you!

Debra Filla

Andrew Osman

Councilmember Ward 1

Councilmember Ward 1

913-205-6711 (c)

913-707-0420 (c)

debraf@leawood.org<mailto:debraf@leawood.org>
rewo@leawood.org>

andrewo@leawood.org<mailto:andrewo@leawood.org>

The Governing Body wants to hear from you before proceeding.
Public Meeting for All Residents Regarding Possible Relocation of Former City Hall Building Currently
Located at 9615 Lee Boulevard

October 22, 2018

RE: Public Meeting beginning at 7:00 p.m., Monday, November 12, 2018 at Leawood City Hall, (City Council
Chambers) located at 4800 Town Center Drive, Leawood, KS. 66211

**PUBLIC MEETING FOR ALL RESIDENTS REGARDING POSSIBLE RELOCATION OF FORMER CITY
HALL BUILDING CURRENTLY LOCATED AT 9615 LEE BOULEVARD.**

Dear Citizen:

The City of Leawood invites all residents to a public meeting to allow comments on the possible relocation of
the former City Hall Building from 9615 Lee Boulevard, to be located adjacent to the current City Hall at 4800
Town Center Drive. Persons wishing to speak will be given two minutes to make their remarks.

Comments will be followed by discussion and possible action by the Governing Body.

If you have any questions, or if you cannot attend the meeting, we can be contacted via email at
chrisc@leawood.org<mailto:chrisc@leawood.org>. Please include your name, address, and comments in the
email.

Sincerely,

Chris Claxton, Director Leawood Parks & Recreation Department

Chris Claxton

From: Robert Ahlbrandt <rahlbrandt@gmail.com>
Sent: Saturday, November 3, 2018 4:44 PM
To: Chris Claxton
Subject: Future of original city hall building

Dear Chris,

I live at 9435 Lee Blvd, the northeast corner of 95th and Lee Blvd. We recently completed a major gut renovation of our home. We spent considerable money to bring an original Leawood home to the 21st century (our home was originally built for Brook Beatty). I love the original homes in old Leawood. However, I also respect the need for change and am not overly disturbed by the tear-down trend. All investment is good investment.

I may not be able to attend the public hearing on November 12th, but want to pass on my opinion regarding the future of the original city hall building. The current location and fire station are about a block from my home. To me, the highest priority is to maximize the functionality of the space at 96th and Lee, avoiding constraints of the existing buildings. I strongly support not working around the existing original city hall building. As an aside, I understand that the fire station will have a bay to house the old firetruck. This seems crazy to me. This is valuable space (both within the building and for this small park) to use as a storage area. Why can't the fire truck be stored in a less valuable space offsite when not in use?

I am also have a negative bias against moving the original city hall building to another location. My concern is that this will be a money pit, requiring substantial funds to move and renovate. To me, this building does not have significant historical or architectural significance. I would much prefer to spend this money on purpose-built facilities that give maximum benefit to the community. I also do not support moving this building to be located near the current city hall. I think this would be rather unattractive addition to the city hall/library area. If we need more space near these facilities, then we should design a building that best meets these needs.

I appreciate the opportunity to share my opinion. Please let me know if you have any questions.

Bob Ahlbrandt
9435 Lee Blvd
847-913-6011

Chris Claxton

From: Mary Harrison <mary_l_harrison@yahoo.com>
Sent: Saturday, November 3, 2018 2:47 PM
To: Chris Claxton
Subject: Leawood city hall

I am in favor of not relocating Leawood City Hall.

Thank you,

Mary Harrison

Sent from my iPhone