



ADVISORY BOARD
Meeting Minutes – November 11, 2014 - 5:30 p.m.
Leawood City Hall – Maple Room

Board members in attendance: Lorrie Hamilton, Dave Coleman, Bob Wright, Amy Vlastic, and Doug Stevens.

Board members absent: Chair Ward Reimer, David Harwood

Council Liaisons present: Julie Cain and Lou Rasmussen.

Staff members present: April Bishop, Brian Anderson, Chris Claxton, Kim Curran, and Tonia Morgan.

Amy Vlastic called the meeting to order at 5:36 p.m.

Lorrie Hamilton made a motion to approve the October 14, 2014 meeting minutes. Doug Stevens seconded the motion. The minutes were approved unanimously.

I. Old Business

A. Prioritization of Projects – Master Plan [Master Plan [2016-2018]

Chris reported that \$3 million dollars was added to the 2016, 2017, and 2018 budgets. The charge from the Work Session was to come back to the park board and prioritize the list into one million dollars per year.

(Chris passed around a handout and opened the floor for feedback in hopes to gain a recommendation tonight however; more time may be needed due to several Committee members being absent tonight.)

Chris reported that staff discussed things that go together and can be done at the same time while considering cost. They weren't too far off the rankings but decided to focus on the repair and replace and what should be done sooner than later. The trails, repairing the roads, and taking care of the playground and sprayground replacement are important. A potential bond issue was also discussed. It is important to consider what people will support. Residents have been supportive of this in the past but they need to see that we are taking care of what we have first.

Council Liaison Cain asked if a consensus was determined regarding the low water crossing replacement. She understands it floods on occasion and is an issue but was unaware it was determined to spend that amount of money the first year. The cost is over ten percent of the million budgeted.

Chris reported that she met with staff, including maintenance, regarding if this should be done. All agreed it is a maintenance problem; it constantly clogs, which requires shutting it down. It is dangerous. There could be some outdoor land and water money grant available. She and Brian will meet with Linda Lanterman from the state at the KRPA conference in January to see what funds might be available and when the deadline is.

Council Liaison Rasmussen reported that he is anxious to receive the minutes from the Work Session; each Council member was asked their thoughts. It is important to receive them before Park Board acts so he and Council Liaison Cain can react accordingly.

Chris reported that she will find the minutes and e-mail them.

II. New Business

A. Resident Requests:

1. Renovation of FS#1 – JoLynn Hobbs

Ms. Hobbs thanked the Committee for allowing her to speak. She serves on the Leawood Homes Association and recently met with resident Gordon Henke about the original City Hall and the Fire Station. She also recently met with Councilmember Deb Filla to discuss options as well as Chris and April to talk about the possibility/ feasibility of retaining the original fire station for event space. This would be beneficial due to the loss of the country club in north Leawood. It would be nice to retain the historical building and generate revenue for the City.

Deb Filla reported that the Historic Commission met and supported the idea for Council to consider. Although the cost is unknown, this is the right time to discuss it. The Leawood Country Club was more than a place to play tennis and swim. It also served as a Community Center. Many functions were held there- sixth grade graduation ceremonies, Mother's Day brunch, Easter brunch, square dance classes, Junior Cotillion, wedding receptions, etc. A lot of people utilized it as a meeting space. Recently she had a conversation with someone looking for a wedding space venue smaller than Ironwoods Lodge and the conversation felt similar to the discussions she's had regarding increasing the clubhouse at Ironhorse. Both could generate revenue. She agrees, now is the time to discuss it. There is a dearth of spaces in that location.

Ms. Filla thanked Mr. Henke for also visiting with her to discuss the idea. He is a historian and recently made her aware that the Fire Station. This was also the original City Hall and Police Department combined. One building housed all of Leawoods public services. This is a nice piece of history she was unaware of.

Chris reported that she, April and Brian toured the Fire Station to gain a clear idea of the entire area. She is waiting on a determination of how much parking would be needed. The guests are attending tonight to request Park Board to consider the idea. Technically it would be part of the park land. Public works strongly recommends that we don't keep the sides or the back at a minimum. It would likely take a lot of work to restore it.

Brian reported that there have been roof issues over the years.

Chris added that a lot of the original space is brick. But all of the area would need some kind of renovation.

Dave asked if Council has designated what will happen to the space once the new fire station is built, or is this up in the air.

Chris reported that a park will be there but specifics haven't been determined at this point.

Council Liaison Cain reported that the Historic Commission felt strongly regarding keeping City Hall and rebuilding the fire station but this will definitely be a long range

plan. If this happens it will be many years out. Funding is needed. The vehicle used to rebuild a new fire station is the same used to build the new Justice Center, which resulted from the sales tax. She loves the concept and agrees that this is the time to talk about it but bathrooms and a kitchen are needed to make it a functional space.

Deb reported that Scott Lambers, City Administrator, presented a drawing and discussed all options of the entire footprint at 96th and Lee. Old City Hall is a limited space due to ADA compliance and the basement can't be used. The building is a historic significance. The Historic Commission would like to have a museum for the history of Leawood. They discussed keeping the entire Fire Station structure, rehabbing, remodeling the roof, saving the front, the overall cost, what is the benefit, is smaller space needed for classes as well as expanding for dressing rooms for males and females, and food in the back with compartmentalized areas so that it could be used for multiple things. If so, it would help with the community center that is often sold out. There is still a need. It would be an extra benefit for those residing in the area as a walkable neighborhood venue instead of driving the distance to the Leawood Community Center.

Deb reported that adhering to what was discussed regarding making it a priority to maintain and fix what we have leaves a lot on the "what do we do to fund this" list. If a Capital Improvement bond issue is composed like City Park and I-Lan, this would be the third major one put together. It needs to be put on the list now to be considered.

Gordon Henke reported that he has been a Leawood resident since 1968 and would like to give kudos to Brook Beatty Park, it is a tribute to the first volunteer Fireman Brook Beatty, a marvelous job has been done to make it feasible for the area residents; mothers are able to walk their children to the park in strollers. Congratulations.

Mr. Henke added that the City Manager gave him permission to display fifty years of memorabilia from the Country Club in a room in the old City Hall once it establishes regular hours.

Lorrie agrees that it is a good idea and is worthwhile to pursue at least thinking about it now. She was asked while being interviewed by Lose and Associates about using the old fire station as a community building due to being maxed at City Hall. It may not be feasible with the building issues but it is unknown unless researched further.

Chris is uncertain when or if it will be discussed anytime soon. The environmental testing was performed on the old Police Station prior to it soon being demolished.

Deb reported that this should definitely be investigated as part of the Parks and Recreation Master Plan list, along with researching it at an in-depth level.

Bob reported that he resides in north Leawood and he, and many other residents, would love to have a park to walk to but a lot of parking would reduce the future park space. It would be nice to have more park space and fewer parking spots.

Ms. Filla added that now that we are making greater strides in pervious concrete, as well as the concept of parking on grass, we get fixated on it being for a specific use. The area should be designed with parking on green space or operating a trolley service from Ranchmart for overflow parking.

Ms. Hobbs agrees. There are many options available.

Bob reported that adding it to the list is appropriate, it is a great idea but money shouldn't be spent at this time. Did the Council decide if it was going to be park space or have other options been considered.

Amy reported that to her knowledge Council has been discussing this for a while.

Ms. Filla added that one public meeting has been held and two work sessions. She is certain there will be more. It may be best to wait until you get closer before having another public meeting.

Dave reported that we are so far ahead of the curve on this. Another Master Plan could be done by the time this comes to fruition. Putting something together now for something that may happen ten years from now is a bit of a concern. How can we recommend this when the entire space is in flux. We won't know the needs of the City in the next ten years. This is too far out.

Doug asked if a feasibility study is available for the new station.

Dave reported that to his knowledge there isn't.

Chris reported that if the park board were to move forward with a recommendation, you could ask Council to consider repurposing the building as community space when a decision is made about the entire site plan. This would notify Council that the Park Board has discussed it and agree that it is a good idea to at least put it on the radar to consider when looking at the site. Direction will be given to staff if ever approved by Council.

Dave asked if tearing down the original fire station is the intent of the Council.

Council Liaison Rasmussen reported that this is correct.

Council Liaison Cain reported that they went round and round regarding the concept. It doesn't meet ADA, the restrooms are located downstairs and it's very narrow. Making it accessible for public use would require a major fix. The cost is undetermined. We need to be proactive on some decisions. It would be a shame to not have a park playground for ten years.

Ms. Filla added that she requested the demolition in this year's budget because the area could also be enjoyed as a green space even if not approved. It is a waste not to remove the concrete pillars that have been left from the trailers at the same time the building comes down.. It is appropriate to keep in mind now instead of later especially if the bigger bond mechanism is desired. All recommendations categorized as 1's and 2's used the pay as you go capital improvement dollars, which didn't begin to address the request for the golf course club house expansion or anything beyond demolition of the park area.

Council Liaison Rasmussen reported that he recommends the language, in terms of planning that the fire station should be demolished /repurposed so the thought is for the planning of the area the Council will evaluate demolition cost versus repurposing it.

Ms. Filla reported that the Historic Commission found merit in the idea and made a recommendation at the October meeting for Council to consider repurposing the space when the overall plan is reviewed.

Lorrie made a recommendation that the Park Board also ask Council to consider the same when looking at the entire site.

The committee agreed that this is the recommendation of those attending tonight to move forward with the consideration for discussion, but no motion was made at this time.

Amy thanked Ms. Hobbs, Ms. Filla, and Mr. Henke for coming.

2. Pickle Ball on Tennis Courts

Chris reported that she received a resident inquiry for Pickle Ball Courts in City Park. The resident plays with a group in Lenexa who also reside in Leawood and they all love to play, but doing so requires them to travel outside of Leawood.

Chris shared that it is a good activity for active adults but adding actual courts hasn't been considered up to this point. When it was decided to add USTA tennis for JTL, all six courts were marked. Pickle Ball courts would require different color markings and net adjustments, which might complicate things. She is uncertain if this is doable. A court may need to be built if it is supported. This could be expensive.

Amy asked if temporary lines can be installed with a removable sticker substance and host a pickle ball weekend.

Council Liaison Rasmussen suggested adding it to the list for potential uses at Ironwoods when the park is built hopefully in the future.

Chris reported that it will be taken into consideration while moving through the Master Plan process.

Lorrie reported that before moving forward more interest is needed than from just one person.

Chris reported that she agrees but she is happy to oblige resident requests for consideration. She told the resident she would bring it up at the park board meeting.

Council Liaison Cain asked the cost to mark the court for play. It is hard to determine if it can be done without knowing the actual cost. It is one thing if it is minor and staff thinks it is a good idea and it can be absorbed in the budget.

Kim reported that she is uncertain the exact cost but will research the cost of preparing the courts.

Bob reported that it would probably cost under \$1,000.

Chris agrees. It is inexpensive. She will research the cost and contact the resident who made the request and inquire when he plays, the cost, and how many people play for that price. She will bring all findings back to the next meeting.

3. Exercise Stations on Trail

Chris reported that she received two calls about this but is concerned about stations on the trail due to flooding issues. These components don't do well with water. She has seen publications where people have installed them near a trail. Kim passed around a picture of one she saw when attending a recent park opening in Charlotte, NC while attending the NRPA conference.

Chris added that they consist of hydraulics with built in stations with at least one piece of handicap equipment.

Amy asked where it would be located if considered.

April reported that she suggests Ironwoods Park.

Lorrie reported that she understands flooding is an issue and it may be best to install it at 119th or City Park where there is a circular trail near the lake instead of along a trail.

Kim reported that she likes this idea. It would promote socialization.

Chris reported that she will research information and bring it back to the next meeting.

B. Discuss Possible Move of Fence at Aquatic Center vs. Repurposing [Re: Sprayground]

Chris reported that a sprayground doesn't generate more revenue or encourage first time users to visit the aquatic center. Moving the fence and placing the sprayground outside of the Aquatic Center would do nothing for the facility. We need to move forward and decide what would be best for repurposing the area. For example, an additional slide to the tower or a more interactive spray with a dump bucket that kids would really like.

Bob asked the pool numbers for the season.

Kim replied that daily fees and concessions were down due to the cool weather but pool pass sales were up. This is common if we experience a cool summer. More than likely next year the pool passes will be down and daily fees will be up.

Lorrie suggests installing an attraction that can be paid for within budget. Something should be added that older children who would pay to visit the pool can use. Spraygrounds are geared towards smaller children only. The City pool needs a 'wow factor'. She has been a resident for a long time and remembers Leawood being one of the first with a zero depth pool. So many nonresidents visited that it became annoying as they outnumbered the residents. We need something that creates the same interest again.

Chris added that options are available. She suggests Committee members research the website www.whitewater.com who built the current slide. They have a large assortment ranging in price from \$50,000 to \$400,000 depending on the space. There are several types available.

Kim reported that they considered a flow rider in the past, which would cover the demographics Lorrie mentioned.

Amy reported that flow riders are a huge liability risk.

Chris reported that she will research options and report findings at the next meeting.

Council Liaison Cain asked Chris to clarify what Deb Filla reported regarding the golf course. The million a year for three years but she didn't think that meant the golf course expansion was delayed three years. Is this true.

Chris replied that several Council members wanted to discuss the "new" list at the Work Session but were refocused back to the list being discussed tonight. There hasn't been further discussion regarding funding for the clubhouse expansion.

Bob reported that the cost to renovate/enhance the golf course is \$1.7 million and it will benefit a few people, but completing items on the master plan list that will benefit many.

Chris reported that the golf course management staff (Troon) has shared lost revenue of at least \$305,000 due to limited event space and being able to accommodate a maximum of one hundred people.

Amy added that the golf course expansion will generate revenue unlike items on the list. She was hopeful the expansion will pass because it will pay off. Event space would also be nice in Northern Leawood but she questions if there is a need for both.

April reported that the building (Fire Station) is really chopped up.. It isn't one room and walls can't be open. It might work for classes and meetings.

Chris reported that the maximum capacity would host 50-75 people.

Council Liaison Cain reported that small events won't be a problem. The concern is the bigger events and the amount of parking needed.

Chris agrees. More discussion is needed.

April added that the Ironwoods stage will also need to be addressed soon. It was designed to be "temporary" and last five years and it has been ten years. She is uncertain if the sub structure will be reused or rebuilt entirely. The decking material is hollow with holes in it and has been negatively affected by skateboarders. It is failing and extremely slick, which makes it hard to move and dance on.

Brian reported that the structure underneath may be reusable but a decision needs to be made if it will be replaced or modified.

April recommends increasing the height if rebuilt. Performers are looking through the orchestra pit when on stage.

Chris reported that this is a good conversation; when the architect designed the amphitheater space, they thought it would be used flat and then the stage was added by our staff.

Council Liaison Rasmussen reported that he and Chris reviewed each item on the list one by one at the Work Session. It is important for him as the Council Liaison to receive the minutes before the Park Board acts.

Chris will check to see if the minutes have been prepared; if so, she will send them.

Council Liaison Rasmussen reported that the inclusive playground was agreed upon and accepted by Council, but the Mayor suggested a fixed amount of \$50,000 based on that "if" the Foundation comes along with donations, we are prepared to move forward with them. .

Council Liaison Rasmussen reported that it was also discussed and consensus given to the slope area at Ironwoods Nature Center, the road and parking lot to be looked at as one project. Council agreed to spend the money to hire someone. It makes common engineering sense to complete it as one project.

Chris reported that the Mayor also wanted to see more about the types of restrooms that might be constructed along the trail. These are the waterless restrooms that were discussed at a previous board meeting. Staff feels strongly that #20 and #21 is where the highest concentration of kids using the fields. At the North Lake the flood water is so deep and swift . The shelters at Tomahawk Creek Park receive a significant amount of use but if the restrooms will only be installed at one location, it should be 20 and 21.

Chris reported that this will be tabled until the next meeting.

C. Staff Reports

Brian reported the following.

- Staff has been repairing soccer fields; patching sod in the wear areas. The landscaping around the amphitheater building is completed.

- The Leawoof dog park sign has been installed as well as the shelters and the benches anchored down.
- Council Liaison Rasmussen suggested to the City Administrator the need for two new signs for the dog park; one with directions how to contact someone to report infractions of regulations and a one notifying users that the fountain is turned off for the winter.
- Indicators were installed to determine estimated daily users at the dog park. It averages 534 users per day. Weekends account for 49% of the total volume with the busiest times between 3-4 pm. And during the week between 4-5. Amy and Lorrie added that the dog park is beautiful.
- Markers have been placed on the trails to mark bicycles only. Some are located to the south as you head out of City Park (between College and the lake) that average roughly 83 bikes per day, and 77 located underneath State Line. He will compare numbers with Missouri soon.

Amy added that the paint marks that groups mark up the trails with could be classified as vandalism. Recently nearly 1,000 riders rode past her house participating in Tour De BBQ.

Brian reported that he recently rode the trails and noticed people aren't as courteous as they should be.

Brian will schedule a Bicycle Committee meeting November 17; a Steering Committee member owns a design building company composed a proposal of what signage will look like that we may use. He asked them to be creative and incorporate something subtle and will blend in with neighborhoods. They have creative staff members, he is anxious to share it with the Bicycle Committee.

- The Southlake overflow project has been approved by Council. The contractor should begin soon. The deadline to replace the pipe is the end of December.
- The contractor who worked on the 123rd and Mission trail won the award for Quality Project and also four Presidents awards.

Kim reported the following:

- An Outdoor Education Supervisor has been hired, his name is Scott Gamerl and he was a former Zoo Keeper for the Topeka Zoo. He is looking forward to adding new things to the Nature Center. He will incorporate more furry items soon.
- The Challenge Course season finished and increased from last year. Dennis does a great job. He completed Total Wood Preservatives Sunday.
- The Alpine Towers will complete the annual inspection of the structures next week to make sure they are safe and sound.
- The fall soccer season is finished.
- She recently sent soft drink bid out, we have an exclusive vendor who provides us soft drink dollars yearly.

Council Liaison Rasmussen asked whatever happened to the Rotary Club presentation for a Rotary clock in City Park.

Brian and Chris reported that he hasn't contacted either of them lately regarding moving forward despite Brian leaving several emails for him.

- Kim has been busy researching options to make the program guide an interactive digital option.
- Holiday Lighting will be held this Monday, November 17. The Corner Café volunteered to sponsor hot chocolate and cookies for the event.

- Breakfast with Santa will be held the first Saturday in December.

April reported the following:

- The Schoolhouse has a Holiday event and the Nature Center is open the same time as the Breakfast with Santa event. Crafts and treats will be available.
- Winter Hours for the Schoolhouse begin after Thanksgiving. They are available by appointment only.
- The “Koinonina” piece is in the Justice Center and “Variance” is on the Parkway. Sod will be installed once the lights are received. She will take a photo at that time and post it on the website.
- She has been busy sending letters to artists reminding them to turn in all submissions for Arti Gras 2015 by December 11.
- The Stage Company will interview potential Directors for the 2015 season soon. The shows will be *Promises Promises*, *Oliver*, and a British Invasion Music Review. All are 1960’s related shows.
- In honor of Veterans Day please turn on the porch lights today. This is a project of the Historic Commission
- The Senior Actors performed “The Oxford Fraud” yesterday, representative the 157th fraudulent collection.
- *A Little Night Music* will be held October 24, 25, and 26. The evening of the 26th is a benefit performance including food and beverages. The other nights tickets are \$5.00. An auction will be held with prizes to bid on.
- The ballet will perform at the Lodge on November 6. It is the younger professionals. She recommends coming early for a great seat.
- The “Koinoinia” art piece moved into the Justice Center today. It is a nice bronze color. Touch-up work will be done Friday.
- The base for the Paley piece has been installed in preparation for its arrival next week. A dedication will be held in April 2015, which the artist will attend.
- The challenge course is featured on the cover of the Leawood Lifestyle Magazine.

D. Next Scheduled Meeting Date – Tuesday, January 13, 2015

It was a unanimous decision that the Committee will not meet in December. The next meeting will be held January 13, 2015, 5:30 p.m. at in the Maple Room.

Bob Wright made a motion to adjourn the meeting. Doug Stephens seconded the motion.

The meeting adjourned at 7:14 pm.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation Department