

PUBLIC WORKS COMMITTEE MINUTES
November 18, 2008

PUBLIC WORKS COMMITTEE MEETING

Held: November 18, 2008

7:30 AM, Leawood City Hall Main Conference Room

Committee Members in attendance:

John Burge

Julie Cain, Councilmember Ward 4

Ken Conrad

Mike Gill, Chair and Councilmember Ward 3

Jon Grams

Marsha Monica

Gregory Peppes, Councilmember Ward 1

Sherman Titens

Committee Members absent:

Michael DeMent

Kip Strauss

Staff in Attendance:

Joe Johnson, Julie Stasi

- Chair Gill opened the meeting at 7:30 AM.
- **The first item of business was to approve the minutes of the last meeting.** Committee Member Peppes made a motion to approve the minutes from the September 16, 2008, committee meeting. Committee Member Jon Grams seconded the motion. All were in favor, motion passed unanimously.
- **The next item of business was an update of the 143rd Street Improvement Project (Nall to Windsor)** Chair Gill advised that the project had a landscaping issue and that staff had been working on some suggestions for the project.

Joe Johnson-As you will recall, Steeplechase subdivision had requested that with the removal of the trees, that additional landscaping be provided. After the last Committee meeting, staff met with our consultant to look at possible screening solutions along 143rd Street adjacent to Steeplechase Development. As discussed during the last meeting, to landscape along the rear of the properties would require the purchase of additional easements since there is no room in the right-of-way.

The property owners own their properties, and their association has a landscape easement in place on those properties. An option staff would like to pursue is to have the homes association be responsible to landscape those areas that do not have adequate screening once the trees in the right-of-way are removed. The landscape would be located within the existing landscape easement along 143rd street.

Staff would work with the homes association in approving the landscape plan and cost.

Once the work is complete, the City would reimburse the homes association or their contractor. This saves the City the cost to purchase easements and gives the homes association ownership of the landscape work.

This option would go a long way in satisfying many of the property owners in this area. One of their main concerns was losing the existing screening with the removal of the trees located in the right-of-way. Joe Johnson did advise that there is landscaping budgeted for the project.

Discussion

Committee member Peppes made the motion for staff to negotiate with the Steeple Chase Homes Association to come up with a landscaping plan along 143rd Street where the hedge row bushes are going to be removed. Staff will review the plan and return to the Public Works Committee with the estimated costs for their review and comment to include in the project.

Motion was seconded by Jon Grams.

All members were in favor, Motion passed unanimously.

- **The next item of business was an update on Roe Avenue Design, 140th to 143rd Street.**

Joe Johnson advised the committee members that HNTB has been working on the design and is about 99% complete with their work. Joe expects the department will be advertising for construction bids in January of 2009. In describing the project, Joe advised that on the east side of the project is Worthington. When the Worthington area was developed, the developer paid for ½ of the roadway costs and all of the right of way was platted that is now needed for the project on their side. On the west side of the project is a large 10-acre tracts of land owned by the O'Brien property.

Staff is preparing required easements this week and mailing them to the O'Brien property, requesting their approval so the project can move forward.

Joe Johnson did advise that there had been an open house held for the project in September and to meet with some of the property owners. There were about half of the property owners in attendance at the open house. Joe advised there were about four (4) property owners that are really opposed to the project. These property owners back up to the roadway. He believes they knew it was there and it was going to happen, but their opinion is that it is a waste of money and it will devalue their property. The other property owners that abut the project, new it was going to come and said they really enjoyed the peace and quiet but understand it was coming and they are making plans to do landscaping in their back yards to help buffer it.

Joe Johnson advised we are not going to do landscaping, as there is a berm already in place. The design has adjusted the road grade so we do not have to take out any landscaping and we can match in the right of way and feather back within the utility easement leaving the existing landscape in place. If you drive down the existing section of Roe, there is a little curve and as you approach 140th. The new section of Roe will have a slight curve south of 140th back to the west to get Roe back on the right alignment. When Timbers Edge, in Overland Park, and Worthington, in Leawood were

developed the developers had some disagreements on alignment and we ended up with Roe having a curve in the middle.

Joe Johnson said there are one to two properties on the Overland Park side in Timbers Edge, however we are within the right of way in Overland Park, so we do not need easements on that side. The only place we need easements is on the O'Brien Property. We need a Right of Way Dedication, a Temporary Easement, Drainage Easement and a Utility Easement. Staff will be sending out those easements this week.

Joe Johnson advised that many of the people that live inside the subdivisions and developments such as Leawood Meadows are happy for the roadway as it will provide direct access to 143rd Street without having to wind through the residential developments to go north or south. So there is a benefit in keeping the traffic where it should be and that is on Roe and 143rd Street.

Marsha Monica asked if this will be the end of Roe.

Joe Johnson advised that yes, it would end at 143rd. South of that, it is all platted with homes.

Discussion

Joe Johnson said he thought once bid, the construction would be quick and take from 60 to 75 days.

- **There will not be a committee meeting in December.**
- Meeting adjourned at 8:10 AM

Minutes transcribed by Julie Stasi.
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