

**MINUTES OF THE PUBLIC WORKS COMMITTEE
LEAWOOD, KANSAS**

MEETING HELD FEBRUARY 8, 2012

The Public Works Committee met Wednesday, February 8, 2012, at 7:30 AM in the Main Conference Room at Leawood City Hall.

Committee Members in attendance:

James Azeltine, Chair and Ward 4 Councilmember
Jim Rawlings, Ward 2 Councilmember
Carrie Rezac, Ward 3 Councilmember
John Burge,
Ken Conrad,
Jon Grams,
Marsha Monica,

Committee Members absent

Andrew Osman, Ward 1 Councilmember
Adam Abrams
Michael DeMent

Guests: (by order of sign in sheet)

Jeff Schwarz, 8529 High Drive, Leawood, KS
David Hassett, 2310 W 85th Terrace
Janet Mason, 2201 W 85th Terrace
Cheryl Naegler, 2023 W 85th Terrace
Katie Kolb, 2015 W 85th Terrace
Ryan Lorei, 2319 W 85th Terrace
Clint Thezan, 8525 High Drive
Phillip Crum, 2020 W 86th Terrace

Staff in attendance:

Joe Johnson, P.E., Director of Public Works
David Ley, P.E., City Engineer
Julie Stasi, Administrative Services Manager

- **Chair Azeltine, called the meeting to order at 7:33AM.**
Committee Members, staff and residents introduced themselves.

- **OLD BUSINESS: 85th Terrace TRAFFIC CALMING REQUEST.**
Discussion continued on the request for traffic calming measures.
Chair Azeltine: In November the City hosted a Public Meeting with residents along 85th Terrace

and those that live in the area to discuss options of traffic calming along 85th Terrace between Lee Boulevard and State Line Road. One of the options discussed involved narrowing the street and adding sidewalks along the north side of the street and staff is working with the City Council to add additional funding to cover the costs of the sidewalk construction when the City overlays 85th Terrace in 2014. Of the remaining options discussed; use of speed tables and raised intersections. At the conclusion of the meeting last November, residents were asked to review the options presented and return today to discuss what they want the City to consider.

Joe Johnson: Advised that Ryan Lorei is here today (one of the residents on the traffic calming petition and spokesperson for the petition). Ryan sent an email in to staff that was sent to the Committee talking about the consensus from the property owners. It is a given that the City is going to narrow the street and place sidewalks on the north side and that will be an expense that will be paid by the City. So the other options being looked at if we move forward will be part of a benefit district when we do improvements to 85th Terrace. We are looking at raised intersections which was high on the residents list and also we want to take a look at a right-in, right-out at State Line Road. These additional improvements would most likely be assessed to the 29 properties on 85th Terrace.

Ryan Lorei (spokesperson for the 85th Terrace Petition Group) reported he had contacted 19 property owners. Eighteen (18) were in favor for calming devices and one (1) was against any further measures. Twelve (12) were in favor of a right-in, right-out at State Line Road. Seven (7) favored raised intersections. There are about 8 or 9 homes that he has not been able to contact. A few residents had a combination where they wanted raised intersections and right-in right-out. Eighteen (18) votes were for installing some kind of traffic calming measure IN ADDITION to narrowing the street.

Resident Jeff Schwarz: asked about benefit districts. Asking: Who gets to have rights by the district and why are other people who are affected by it not able to be included in the vote for or against it?

Joe Johnson: Attempted to explain in absence of our City Attorney. Generally on a benefit district, it is an area that is set up where property that directly abuts some sort of improvement (whether it is a street improvement or a storm water improvement) properties that abut the improvements pay for those improvements. Following State Statute the City goes in and creates a special benefit district. In this case we would look at creating it on 85th Terrace from Lee Boulevard to State Line for those properties that directly abut 85th Terrace, since that is where the improvements are happening. If the improvements are installed down the side streets, then the benefit district could include people there.

The creation of a benefit district will follow State Statute, where a minimum of 51% of the property owners that abut the improvements have to sign the petition for the creation of the benefit district. Generally the City Council likes to see more than that. On something like this, the Council would most likely want closer to 100% participation by the residents. Once a benefit district is created and the project completed an assessment would be placed on those abutting

properties for the cost of the construction.

The Council of course would have to decide what improvements, if any, will be done. So the Committee can make a recommendation back to the Council on what folks would like to see along 85th Terrace, but ultimately, the Council has to say what will take place. If at that time the Council wanted to move forward to make improvements then that is when the City would start creating the benefit district.

Chair Azeltine. To answer the question, this Committee and the Council act as the mechanism for folks (like you) that do not abut the project to have input. The vote to form the benefit district consists of those that abut the improvements, but then it goes through this Committee and the Council and anybody regardless of where they live can have input at that point.

Jeff Schwarz: A right-in, right-out at State Line Road will impede a whole new set of travelers who use 85th Terrace to get out onto State Line Road and go north.

After much discussion between Committee and residents, the Committee asked Mr. Lorei to go back to the neighborhood and attempt to contact all twenty-nine (29) 85th Terrace properties.

The Committee asked the petitioning group to return with a specific request regarding traffic calming measures the 85th Terrace Residents wanted and were willing to pay for.

Staff advised estimated costs for each measure to be \$50,000 each; (raised intersections, right in-right out, speed tables). **The Committee directed staff to review the estimated costs of construction for the different alternatives and advise if those costs are still probable.**

NO ACTION TAKEN. Discussion will continue when the residents are ready to return.

- **137TH STREET BETWEEN MISSION ROAD AND PAWNEE.** This topic was to inform the Committee that the land developer plans to construct 137th between Mission Road and Pawnee. The construction of 137th will allow access to the proposed apartment complex approved by the City in 2010. The developer wants to construct the road at his expense with the property north of 137th Street reimbursing him half the cost when it develops in the future. All members present were okay with proceeding as planned.
- **PAST MINUTES:**
Jon Grams motioned to approve Minutes from the previous meeting of December 14, 2011.
Carrie Rezac seconded the motion to approve. All present members were in favor.
Motion passed unanimously.
- **CHAIR AZELTINE ADJOURNED THE MEETING AT 8:40AM.**
- Minutes transcribed by Julie Stasi, Leawood Public Works Department