

**MINUTES of the
PUBLIC WORKS COMMITTEE**

Meeting held: Wednesday, October 7, 2015
Leawood City Hall- Main Conference Room, 7:30 AM

COMMITTEE MEMBERS PRESENT:

Andrew Osman, VICE CHAIR and Councilmember Ward 1
James Azeltine, Councilmember Ward 4
Jim Rawlings, Councilmember Ward 2
Ken Conrad
Jon Grams
Abbas Haideri
Todd Alan Harris
Marsha Monica
Chris White

COMMITTEE MEMBERS ABSENT:

Carrie Rezac, CHAIR and Councilmember Ward 3
Adam Abrams

GUESTS:

Jon Grams (former Committee Member)

STAFF PRESENT:

Joe Johnson, David Ley, Julie Stasi

Vice Chair Osman called the meeting to order at 7:33 AM. Introductions made of Committee Members, staff and guests in attendance.

SPECIAL RECOGNITION: Vice Chair Osman recognized former Committee Member Jon Grams for his time in service and advised the door is always open for Jon to come back to the City of Leawood. Public Works Director Joe Johnson presented a crystal award to Jon on behalf of the Public Works Committee and Staff. Jon has served since 1999 on this Committee and has had the longest running tenure (17 years) with the group. Jon rarely missed a meeting. The City and staff thank Jon for outstanding public service to the City of Leawood and the Public Works Department. [Jon recently moved to the City of Overland Park, KS and therefore, stepped down from his appointment].

FIRST ITEM OF BUSINESS: Review/approve the previous meeting Minutes.

Marsha Monica- Motioned to approve the Minutes of August 5, 2015.

Chris White- seconded the Motion to approve Minutes as written.

All attending members were in favor. Motion passed.

SECOND ITEM OF BUSINESS: Review State Line Road Curb Replacement-and Relocation of State Line Road for Future Sidewalk

Joe Johnson-This is our third year of the City's Curb Replacement Program. About four or five years ago, the City Council decided to have a four-year 20 Million dollar Curb Replacement Program. This is our third year of it. Last year we had some citizens send emails to the Council requesting sidewalks on State Line Road on the west side of the road from 83rd Street down to 85th Terrace. Really the only way to accommodate this would be to shift State Line Road over to the east. We did look at one other option which was to purchase a house. What we did for this year's curb replacement program was a Design/Build Contract. The engineer that was working with the contractor came up with a design to shift the road over and then to estimate the additional cost to do this. We estimated about 1.2 million dollars just to replace the curbs as it sits today (from 89th Street all the way up to the north City Limits (Somerset Drive)).

David Ley-Leawood owns both sides of the roadway and we are doing the median too, so there was a lot

of area to price.

Joe Johnson-Our current design/build contractor looked at the design and their price estimate was \$700,000 additional to push the road over. We had talked about this with the Council; that we would get this cost and then come back and a decision could be made. Deciding then if there would be funds available for the additional expense in the general budget and to move the road over and cover that cost. And with it being an extra \$700,000, is this something feasible.

Because of the cost, we are unable to pull money from other sources. Our question is: do we try to do this next year? In my report for the Committee today, we have looked at incorporating that cost into next years' curb replacement program. What that does, is then takes away \$700,000 worth of curbs that we need to replace. The City Administrator would like to get a recommendation on whatever the Committee thinks. We have three areas of focus we are looking at:

1. Move forward with relocating State Line road for future sidewalks.
2. Move forward with relocating State Line Road for sidewalks and add a 5th year to the curb program/funding those streets that were not done.
3. Move forward replacing the curb along State Line Road, but forego the work and cost to relocate State Line and address the sidewalk in the future/some date when the City looks at redoing State Line Road/redeveloping along that area and where there is a need to put sidewalks address it then.

We did take a look at the site and I think the biggest constraint is a house just south of 83rd Street that sits on State Line Road. You could probably purchase that house for less than \$700,000. It has a stone wall. That would be an option, to condemn the house and leave State Line Road where it is at and construct the sidewalks without having to spend \$700,000 on relocating the road.

Jim Rawlings-Who is asking for this or is it just part of a program, the Homes Association?

Joe Johnson-There were several letters/emails that came to the City asking for this. The interesting thing was that not one of the requesters lived along State Line Road. That is kind of why the Sidewalk and Traffic Policies are written the way they are. If someone wants sidewalks on their street, a neighbor can't request a walk in front of your property. Everyone has to agree that we want sidewalks. The neighbors/property owners have to agree they want the infrastructure, as it will become theirs to maintain. This discussion came about a year ago when we talked about sidewalks along State Line road with the Council. The request is what led us to modify our Sidewalk Policy. The discussion we had with this Committee when we selected the consultant was this was going to be a piece of the design/build process (to determine the cost).

Ken Conrad-asked who had made the request?

Joe Johnson advised there were several property owners living west of State Line Road, that said it would really be nice to have a sidewalk along State Line Road, to get to the mall and other commercial places. There is no access along State Line Road. At the Council discussion there was some interest in trying to add that walkability. That then led to our design/build project to have them cost it out and see if that would be something the City could fund this year.

Marsha Monica-In her recollection on the west side of State Line Road, there are no sidewalks. So is this discussion just to spend this money in a two block section? With no planning for sidewalks on either side, or is this a first step for a potential for sidewalks all the way down State Line Road on the west side? If we do this and spend all this money, is it just for 83rd to 85th Terrace? And there are no plans to put a sidewalk anywhere else on State Line?

Joe Johnson-If we move forward, all this does it shift the road over to make room for sidewalk sometime in the future. Correct, this is just for a few block section for now. We have limitations as we continue down State Line Road.

Todd Harris-Lives in the north part of Leawood. His family is big on walkability, jogging and riding bikes in the area. We drive by this area every day. If we could walk over to the businesses we would more often I think. But what came to mind immediately to him; was asking what is the compelling need? This is a concern. Some of the people in Prairie Village might like a sidewalk to use to get to the commercial establishments too. Also think about safety and the setback. To him, if there were young children (as in his case) he does not know that they would use it being so close to the street especially bicycling with younger ones. The benefit and the cost is a concern. Balancing that and the cost it just does not seem good for just two to three blocks. That is a \$700,000 sidewalk, that if it were not for the curbs it would be a whole lot less.

Chris White-I'm sure once that three block area would go in, the other people down the road would be expressing the interest for their part of the street. Whether they use it or not, if it were there, they might use it. Not sure the \$700,000 represents the all in cost because eventually many others along State Line would want it as well.

Ken Conrad-Asked about the location and asked if there were sidewalks on 83rd Street.

David Ley-Advised yes, there are sidewalks on both sides of 83rd Street. David pointed out areas where along State Line; the walks would have to go on the back of the curb because of the typography.

James Azeltine-Advised there are a lot of streets in the City that do not have sidewalks. There are many areas in his ward out south that do not have walks, where he would love to have them. He has a few concerns. One is that the curb program was put in place for just that. Curbs. I do not think it is appropriate for us to try to piggy-back something. He likes the fact that our Public Works Department has been fixing sidewalks and coordinating with the sewer replacements and all of their work. We have a process for Capital Improvements. This is something that should not be treated any differently than any other project in terms of just being added to the queue. In our CIP, we have the CIP itself; which are committed projects over a five-year period. But we only truly commit for the current budget year and we review it every year

James Azeltine-That is why he asked if we had to pay for that estimate. In his opinion the curb program is for curbs.

Councilmember Azeltine-Added what he sees happening with the Capital Improvement Plan and the new Bicycle/Walkability Master Plan. Every time a project comes up, we are going to have a discussion like this; where it is asked. And if the group says "yes, let's do that", the next question becomes: "Where does the money come from?" That then makes the question: Does the Council in its budgeting process in the Capital Improvement Work Sessions, do we want to have a separate list of projects for at least the current year that *includes* these types of costs. To be able to look at them and see how they would impact the CIP? Because if we do not, we will have this cycle of the Council thinking it was important enough to have this Bicycle and Pedestrian Friendly Master Plan, but if we do not do something as a side-by side thing to look at every time something like this comes up, we will be trying to find the money. If we decide yes, we are going to do this, now, then Staff or the City Administrator have to figure out where we are going remove funds from to accomplish this new task.

Joe Johnson-After we did 85th Terrace and added the walks there, I think we thought if the cost to add

more were small and maybe under \$200,000, possibly they could be added to a project. However this was more expensive than what we all thought it would be. Should we tackle this now, or should we wait until another time when maybe State Line is possibly looked at and redeveloped or a true need is shown.

Marsha Monica-Thinks it should be more of a coordinated plan, other than just two blocks.

Chris White-There is a good point. Mind understanding is we have a complete streets policy and that is as we do road reconstruction we evaluate adding bike lanes, and I would assume that would also mean sidewalks. So the plan on the process in which we evaluate these things does not seem to be something where we would just throw it into the curb program.

James Azeltine-Asked when the section of State Line is scheduled for work.

Joe Johnson-Advised we would have done it this year, just replace the curb, but because the expense was so high we ended up pushing 89th to 83rd street off and took that money and advanced other curb projects we had ready for next year to give us the time to have this discussion and recommendation. That way we would have the ability to accommodate it no matter what the decision.

Ken Conrad-asked where along State Line, does the roadway completely become Leawood? This is an area that has commercial and residential and there is potential for pedestrian use.

Joe shows on a map the KS MO border.

Group asked why there are some commercial establishments on the east side of the road and some do not have sidewalks.

David Ley-During development. When they come in on the east side, the buildings are in Kansas City Missouri. All they need to get from Leawood is a right-of-way permit to do their driveways. That is how we have been trying to work with the developers to add these sidewalks. But it is difficult because they can go out and do the building and leave the driveways in the same location and they would not need any permits from Leawood.

Ken Conrad-That might be where we look. Nobody is talking about resident access on the east side, there may be objection, but does not think it has been addressed. Maybe as a Committee we could look more at the east side. We could have the school issue here again as well with the clearing of the walks.

Joe Johnson-The big problem with State Line is the volume of traffic. Because of the volume, it would be best to have walks on both sides. It is undesirable to make people cross back and forth to get down the thoroughfare. For walkability you really should try to design walks on both sides. Currently we are very limited with right-of-way. East side slopes up the west side drops off.

ACTION: Chris White made a Motion to move forward replacing the curb along State Line Road, but forego the work and cost to relocate State Line and address the sidewalk in the future.

Marsha Monica seconded the Motion.

All attending members were in favor. Motion passed.

THIRD ITEM OF BUSINESS: Review standing water in curb at 2233 Condolea Terrace

Joe Johnson-Describes the streets in this assignment. The area was originally constructed as a private subdivision. This concern was assigned years ago and discussed by the Committee with a recommendation. The resident has come back asking the City to fix his street; he is still waiting for the fix to be made. Still has standing water in the curb like he did back in 2010. Unfortunately, this street is not yet on the list when it is placed with priority of all the other streets. The street is very flat. Unfortunately, there is no storm sewer there to take the water that stands. Water sits in front of their mailboxes. There are flat spots all over the neighborhood in the curb area. The bigger issue is, the road is so flat, if we pick it up here, we will only be pushing the water to the next spot. What will happen is, we are going to have

to do the whole street. That is what the original discussion was, is that at the time we come in and do this...What is fortunate is our reconstruction program; we do 3 million dollars every other year and it continues out for a very long time. We have estimated \$400,000 to come in, re-do the curbs, put storm sewers in and overlay the street.

David Ley-This is scheduled for overlay around 2020. We overlaid it in 2000-2005 time frame.

Joe Johnson-We have overlaid it and slurry sealed it but we have not come in and reconstructed.

Unfortunately it will take some years before we get to this area. We have not done anything since this was an assignment in 2010. We are fortunate that our reconstruction program is carried out every other year, so our program does not really end. Most of our reconstruction is up north where the streets built don't allow for a typical mill and overlay. In 2020 we should be done with the streets up north and then we can start looking at streets like this area

Ken Conrad-The important thing is we do have an objective plan on how we look at these and address the streets. This area just has not come up yet on the priority list.

James Azeltine-Basically the only thing we can tell the residents is that these were private streets originally. They were not built to our specifications and either you are in this situation of waiting for us to get to them, or would you rather be in the situation where the HOA puts a massive assessment on your property to make a correction and rework the streets.

ACTION: Marsha Monica made a Motion to recommend the City continue with the original plan (as what was made in 2010, when this item was first discussed) planning to include this location in the City's Residential Reconstruction Program and reconstruct the street when it comes up on the priority of streets.

Ken Conrad seconded the Motion.

All attending members were in favor. Motion passed.

Staff advised the Committee there is a new assignment for November, so to plan on a poll of members to attend a November 4th meeting.

Vice Chair Osman adjourned the meeting at 8:35 AM.

Summary report by: Julie Stasi, Leawood Public Works Department