

Regular Meeting

THE LEAWOOD CITY COUNCIL

February 3, 2014

Minutes

DVD No. 318

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, at 7:30 P.M., on Monday, February 3, 2014. Mayor Peggy Dunn presided.

Councilmembers present: Jim Rawlings, Carrie Rezac, Julie Cain, Tom Robinett, Andrew Osman, James Azeltine, Lou Rasmussen and Debra Filla

Councilmembers absent: None

Staff present: Scott Lambers, City Administrator
Chief Dave Williams, Fire Dept.
Chief John Meier, Police Dept.
Mark Andrasik, Info Systems Director
Richard Coleman, Comm Dev Director
Dawn Long, Finance Director
Patty Bennett, City Attorney
Joe Johnson, PW Director
Chris Claxton, P&R Director
Deb Harper, City Clerk
Pam Gregory, Assistant City Clerk

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn noted the following addition to the agenda:

- Addition of Item No. 13 – Continued Discussion from the C.I.P. Work Session, specifically the Ironhorse Golf Course Expansion and possible action

A motion to approve the agenda was made by Councilmember Rawlings; seconded by Councilmember Rezac. The motion carried following a unanimous vote of 8-0.

3. CITIZEN COMMENTS

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. PROCLAMATIONS - None

5. PRESENTATIONS/RECOGNITIONS - None

6. SPECIAL BUSINESS - None

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted on in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

- A. Accept Appropriation Ordinance Nos. 2013-54 and 2014-2
- B. Accept minutes of the January 21, 2014 Governing Body meeting
- C. Accept minutes of the January 21, 2014 Governing Body Work Session
- D. Accept minutes of the November 14, 2013 Sustainability Advisory Board meeting
- E. Accept minutes of the December 12, 2013 Parks and Recreation Advisory Board meeting
- F. Approval of 2014 Governing Body Goals & Objectives
- G. Approve purchase in the amount of \$22,900.00 from ELSAG for the purchase of Automated License Plate Reader
- H. Approve payment in the amount of \$11,635.00 to Concentra Health Services pertaining to the 2014 annual physicals and lab work for firefighters
- I. Approve 7th and Final Pay Request in the amount of \$5,000.00 to Freeman Concrete Construction pertaining to the 2013 Residential Mill & Overlay Project [Project Nos. 80250, 70513, and 70014]
- J. Approve 3rd and Final Pay Request in the amount of \$500.00 to Leath & Sons Construction pertaining to the State Line Road Traffic Signal Improvement Project between 128th Street and 135th Street [Project # 72042]
- K. Approve Change Order No. 1 in the amount of \$39,293.80 to Rodriguez Mechanical Contractors, pertaining to the 87th Street & Mission Road Culvert Project [Project # 77011]
- L. Approve 3rd and Final Pay Request in the amount of \$45,308.80 to Rodriguez Mechanical Contractors, pertaining to the 87th Street & Mission Road Culvert Project [Project # 77011]
- M. **Resolution No. 4162** calling for a Public Hearing to be heard on Monday, March 17, 2014, at 7:30 P.M., or as soon thereafter as may be heard to consider the 2015-2019 Capital Improvement Program [C.I.P.] for the City of Leawood, Kansas N.
- N. **Resolution No. 4163** approving and authorizing the Mayor to renew a Maintenance Agreement between the City and Intergraph Public Safety, Inc., in the amount of \$24,686.93, pertaining to the management of the Intergraph Software System
- O. **Resolution No. 4164** approving and authorizing the Mayor to execute a Permanent Access Easement from the City of Leawood, Kansas to Hallbrook Office Center, LLC, for real property located adjacent to City Park, 10601 Lee Boulevard
- P. **Resolution No. 4165** approving and authorizing the Mayor to accept a Quit Claim Deed from Hallbrook Office Center, LLC, pertaining to real property located adjacent to City Park, 10601 Lee Boulevard

- Q. **Resolution No. 4166** approving and authorizing the Mayor to execute a County-Assistance Road System Agreement [CARS] between the City and Board of County Commissioners [BOCC] of Johnson County, Kansas pertaining to the State Line Road Improvement Project between College Boulevard and 123rd Street [Project # 72055]
- R. **Resolution No. 4167** accepting a New Public Infrastructure [storm sewer property] pertaining to the 87th Street & Mission Road Culvert Project [Project # 77011]
- S. **Resolution No. 4168** accepting a New Public Infrastructure [storm sewer property] located at 5000 W. 131st Street, pertaining to the 2013 Residential Mill & Overlay Project [Project No. 70014]
- T. **Resolution No. 4169** to approve a Revised Final Plan for a Tenant Finish for Town Center Plaza – Claire’s (Retail – Women’s Accessories), located north of 119th Street and east of Nall Avenue. (PC Case 05-14) *[From the January 28, 2014 Planning Commission meeting]*
- U. **Resolution No. 4170** to approve a Revised Final Plat for Plaza Pointe 4th Plat, located south of 135th Street and west of Roe Avenue. (PC Case 10-14) *[From the January 28, 2014 Planning Commission meeting]*
- V. **Resolution No. 4171** to approve a Revised Final Plan for a Tenant Finish for Town Center Plaza – Gymboree (Retail – Children’s Apparel), located north of 119th Street and east of Nall Avenue. (PC Case 13-14) *[From the January 28, 2014 Planning Commission meeting]*
- W. **Resolution No. 4172** to approve a Final Plan for a Tenant Finish for Town Center Plaza – Altar’d State (Retail – Women’s Apparel), located north of 119th Street and east of Nall Avenue. (PC Case 15-14) *[From the January 28, 2014 Planning Commission meeting]*

Councilmember Rasmussen requested to pull Item Nos 7V and 7W for discussion.

A motion to approve the remainder of the Consent Agenda items was made by Councilmember Azeltine; seconded by Councilmember Robinett. The motion carried following a unanimous vote of 8-0.

- 7V. **Resolution No. 4171** to approve a Revised Final Plan for a Tenant Finish for Town Center Plaza – Gymboree (Retail – Children’s Apparel), located north of 119th Street and east of Nall Avenue. (PC Case 13-14) *[From the January 28, 2014 Planning Commission meeting]*

Councilmember Rasmussen referred to both Items 7V and 7W asking City staff the status of cooperation with Town Center Plaza in regards to a sidewalk plan for this area. Community Development Director Richard Coleman replied they have been enthusiastic in talking with staff about this project.

A motion to approve Item No. 7V was made by Councilmember Rasmussen; seconded by Councilmember Filla. The motion carried following a unanimous vote of 8-0.

- 7W. **Resolution No. 4172** to approve a Final Plan for a Tenant Finish for Town Center Plaza – Altar'd State (Retail – Women's Apparel), located north of 119th Street and east of Nall Avenue. (PC Case 15-14) [*From the January 28, 2014 Planning Commission meeting*]

A motion to approve Item No. 7V was made by Councilmember Rasmussen; seconded by Councilmember Filla. The motion carried following a unanimous vote of 8-0. The motion carried following a unanimous vote of 8-0.

8. MAYOR'S REPORT

Acceptance of \$2,015.00 monetary gift from the Cloisters Homes Association to the City's Police and Fire Departments

Evan Stewart, President of The Cloisters Homes Association, once again took up a collection from the residents of their Association for a year-end holiday gift for the City of Leawood's Police and Fire Departments in the amount of \$2,015.00 to be shared between the two departments. This gift is given on a voluntary basis in appreciation for services, both rendered and available to them, and demonstrates how highly they respect the public safety personnel in our community. Mayor Dunn thanked Police Chief John Meier and Fire Chief Dave Williams and their departments for their great work. This gift is not something they take for granted and is greatly appreciated on an annual basis.

A motion to accept this monetary gift in the amount of \$2,015.00 from the Cloisters Homes Association was made by Councilmember Rasmussen; seconded by Councilmember Filla. The motion carried following a unanimous vote of 8-0.

- A. The Leawood Chamber of Commerce hosted Mayor Dunn's State of the City Address and luncheon at the Overland Park Marriott with over 300 in attendance. Many thanks to City Administrator Scott Lambers and all of the City Councilmembers, department heads and support staff for attending. Thanks also to Chamber Board, CEO Kevin Jeffries and his great team for all of their hard work on this event.
- B. Attended a 25th Anniversary celebration for CARSTAR, now headquartered in Leawood. They provided their 4,000,000th customer with free auto body repairs to celebrate this double milestone. They now have 440 CARSTAR locations in 31 states and 10 Canadian provinces. They employ 4,000 people with 2013 revenues reaching nearly \$630 million.
- C. Reminder that the Leawood Lunar New Year celebration will take place on Sunday, February 16th, at the Blue Koi Restaurant at 6:00 p.m., to honor Leawood's Sister City relationship with I-Lan, Taiwan.
- D. Reminder that Friday, February 21st from 5:00–9:00 p.m., is the opening night reception for the Third Annual "Arti-Gras" Juried Art Show, produced jointly by the Leawood Foundation and the Leawood Arts Council. This event will be held in the Community Center Oak Room at City Hall with free admission. There will also be art on display throughout the weekend on Saturday and Sunday from

11:00 a.m. to 4:00 p.m. A portion of the art-sale proceeds will go to the Leawood Foundation. Any purchased art can be picked up on Sunday after the show.

- E. Reminder that Thursday, February 27th at 5:30p.m. is the 6th Annual Home Owners Association [HOA] meeting to be held at the Lodge at Ironwoods Park. Please R.S.V.P. to Councilmember Debra Filla.
- F. There were great pictures of the rededication of Brook Beatty Park in the January issue of the *Leawood Lifestyle* magazine.
- G. Thanks to Public Works Director Joe Johnson and his wonderful team for their outstanding job and overtime in keeping up with the recent snow events.

9. COUNCILMEMBERS' REPORT - None

10. STAFF REPORT - None

COMMITTEE RECOMMENDATIONS

11. PLANNING COMMISSION

[from the July 23, 2013 Planning Commission meeting]

Ordinance approving a Revised Preliminary Plan for Ranch Mart – Renovation, located north of 95th Street and east of Mission Road (PC Case # 61-13) [Roll Call Vote] – ***CONTINUED FROM THE SEPTEMBER 16, 2013, THE OCTOBER 21, 2013, THE NOVEMBER 18, 2013 GOVERNING BODY MEETING, THE DECEMBER 16, 2013 GOVERNING BODY MEETING AND THE JANUARY 6, 2014 GOVERNING BODY MEETINGS*** [Roll Call Vote] –***CONTINUED TO THE APRIL 7, 2014 GOVERNING BODY MEETING***

12. OLD BUSINESS - None

13. OTHER BUSINESS - Continued Discussion from the C.I.P. Work Session, specifically the Ironhorse Golf Course Expansion and possible action

Mayor Dunn stated they need to come to a decision on whether they want the scope of this project to increase to 5,337 square feet. Mr. Lambers supported the expansion; however, he stated they need a completed final design in order to determine the full cost and type of materials. Councilmember Rasmussen had suggested in the work session that this project be accelerated and completed in 2014; however, Mr. Lambers recommended this be bid in the fall of 2014 and completed in 2015. By agreeing with this tonight, there is no commitment authorizing the project to proceed at a specified price.

Councilmember Osman preferred they not rush this project in 2014. Mayor Dunn noted discussion at a previous work session was to fund this in 2015 with completion in 2016.

Tim Homburg, NSPJ Architects, stated the 50% set of drawings were submitted to the Planning Commission in November and they had responded to the Planning Staff Report. This was on the December Planning Commission agenda prior to the budgetary discussions. Mayor Dunn clarified the expanded scope should have come before the Governing Body before going to the Planning Commission. Mr. Homburg confirmed the final design should be completed within 3 weeks. The construction timeframe would be 6-8 months.

Councilmember Osman left the meeting at 8:10 p.m.

Dick Fuller, Chairman of Ironhorse Advisory Board, stated they preferred a relatively quick timeframe in order to begin booking events for increased revenues. If they could begin construction in the fall of 2014, they could proceed with bookings in the spring of 2015. Mr. Lambers stated they could begin in October, 2014, if there are contingency monies in the Parks and Recreation fund. If additional funding becomes available, they could move forward with the project sooner.

A motion to approve the expanded scope of the Ironhorse Golf Clubhouse Project to 5,337 square feet and this remain in the 2015 Budget with a caveat to accelerate the project if additional funding becomes available was made by Councilmember Filla; seconded by Councilmember Azeltine.

Mayor Dunn noted this motion would not preclude them from beginning in the fall of 2014.

The motion carried following a vote of 7-0. (Councilmember Osman absent).

A motion to replace the topic on the April 21, 2014, Work Session to review the final design plans and costs associated with the Ironhorse Golf Clubhouse Expansion Project was made by Councilmember Rasmussen; seconded by Councilmember Robinett. The motion carried following a unanimous vote of 7-0. (Councilmember Osman absent).

14. NEW BUSINESS - None

ADJOURN

There being no further business the meeting was adjourned at 8:30 P.M.

Debra Harper, CMC, City Clerk

Pam Gregory, Assistant City Clerk