

## **MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE**

December 13, 2017

The Mission Community Development Committee met at Mission City Hall, Wednesday, December 13, 2017 at 8:00 p.m. The following committee members were present: Pat Quinn, Tom Geraghty, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Suzie Gibbs and Ron Appletoft. Councilmember Inman called the meeting to order at 8:00 p.m.

Also present were City Administrator Laura Smith, City Clerk Martha Sumrall, Assistant City Administrator Brian Scott, Public Works Director John Belger, Parks & Recreation Director Christy Humerickhouse, Chief Ben Hadley, and Public Information Officer Emily Randel.

### **Streetlight Maintenance Contract**

Mr. Belger reported that Mission acquired our streetlights from KCPL in 2013 and we have been using Black & McDonald to provide streetlight maintenance since that time. This year, staff bid these services and received three bids. Black & McDonald again submitted the lowest and most responsive bid. He stated that there was a significant gap in the bid amounts received by the three companies, noting that one company included an increased number of pole replacements. The bid by Black & McDonald is comparable to what we are currently paying them. He stated that they do an excellent job and provided these services to Mission through KCPL prior to our acquiring the streetlights.

Councilmember Schlossmacher requested information on updating our existing lights with LED lighting as it is less expensive and the actual costs of the lights have come down significantly in recent years. Mr. Belger stated that when new lights are installed as part of a project, they are LED and that staff continues to look at this option. He provided information on the benefits of these newer lights having their own controllers. Ms. Smith stated that we will retire the debt issued to purchase the streetlights in 2023 and this will give us approximately \$80,000 yearly that could be dedicated to these updates.

Councilmember Inman stated that the streetlight at 5600 Horton is on 24/7. Mr. Belger will follow-up on this.

Councilmember Schlossmacher recommended that approval of a streetlight maintenance contract with Black & McDonald at an annual cost of \$43,171.20 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Purchase of Towable Lift**

Mr. Belger stated that Public Works is requesting authorization to purchase a towable lift that will assist with a variety of tasks that currently require the department to rent a lift. He stated that they would be able to use it for installation of banners, flags on Johnson Drive, tree trimming,

etc. He discussed the benefits of having this in-house, the variety of other jobs that the crew could use this equipment for, and stated that contractors needing a lift when working on our building/equipment would not need to rent one and pass the cost on to the City. Councilmember Appletoft asked what would be the payback timeframe for this lift. Mr. Belger stated approximately five years and he anticipates its lifespan to be approximately ten years.

Councilmember Schlossmacher recommended that the purchase of one Bil-jax 3632T Towable Lift in an amount not to exceed \$27,350 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Civil Plan Review and Inspection Services for the Gateway**

Mr. Scott stated that in anticipation of the Gateway development moving towards construction, staff has evaluated the resources necessary to see the project through to a successful completion. This would include plan review and inspection services for both the buildings themselves and the associated site-work. The City previously contracted with FSC for building plan review and inspection services. This proposed agreement is with GBA for the civil engineering plan review and inspection services in an amount not to exceed \$312,746.

Mr. Scott stated that FSC is currently reviewing the plans for the apartments in the development, and GBA would provide plan review and inspection services for the site work around these including utilities, street lights, on-street parking, stormwater, etc. The scope of this agreement is for Phase I of the project and includes working with KDOT for the crosswalk across Shawnee Mission Parkway. It is anticipated that GBA would be on-site two to three times per week.

Discussion continued on timelines for reimbursement of these costs by the developer and the amount they currently have paid the City for these services. Mr. Scott stated that we have received \$100,000 from the developer to date and have approximately \$25,000 in inspection costs to date. Councilmember Appletoft stated that he does not want to see the City incur these costs until the developer has paid the City the anticipated \$312,746 for these services. Ms. Smith stated that the development agreement is not that specific, but confirmed that we will be sure they have enough on deposit with the City to cover contracts in place. She also stated that no building permits may be issued until the taxes on the property are current. Councilmember Schlossmacher expressed his concerns with the agreed upon \$500,000 being enough to cover these costs as well as plan review and inspection on Phases 2 and 3 of the project. Mr. Scott stated that the bulk of the work is in Phase I. Councilmember Schlossmacher also questioned whether bids for these services were received from other firms. Ms. Scott stated that this was not put out for bids, noting that GBA has worked on previous iterations of this project. Councilmember Appletoft stated that GBA was selected through an RFP process initially.

Discussion by the committee continued on when an update will be provided by the developer. Ms. Smith stated that Mr. Valenti has said that he continues to work on financing and anticipates

beginning the project in the first quarter of 2018. Additional tenants have not yet been announced.

Councilmember Gibbs recommended that the agreement with GBA for civil engineering plan review and inspection services associated with the Gateway development project for Phase I in an amount not to exceed \$312,746 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item

### **53<sup>rd</sup> Street Sidewalk Repairs**

Ms. Smith stated that for the last several weeks, Council has been discussing potential repair and / or replacement of approximately 200 ft. of sidewalk along 53<sup>rd</sup> street, between Woodson and Outlook. At the November 20<sup>th</sup> Special City Council Meeting, Council voted not to proceed with the complete removal and replacement of this section at this time, but did agree that the area had experienced settlement. Following the meeting, conversations continued regarding the opportunity to jack this section now to address settlement, and potentially test jacking as a possible tool for use in future sidewalk programs. She also stated that due to the length of the sidewalk repairs, ADA improvements would be required. Staff has looked at a variety of solutions including grinding down the edge of the sidewalk to remove the trip hazard or polyjacking. The bid received in November to replace this section of sidewalk with a new concrete sidewalk was approximately \$30,000. The Mayor would like to consider mudjacking this section. Ms. Smith also provided information on the Stantec sidewalk inventory that was not complete at the November meeting. Staff recently received their report, but has not yet had time to review the results. Streets were categorized as good, fair or poor and this section of sidewalk was ranked "fair." Although other sections of sidewalks ranked worse, they are probably not candidates for polyjacking. Ms. Smith asked Council if polyjacking is a tool we would want to consider.

Ms. Smith discussed the matrix provided in the packet which provides information on other cities using mud and/or poly jacking. Polyjacking has been around for many years but is being used more in recent years. It is more expensive, but has a longer lifespan. She discussed the bids received for both mud and polyjacking this section, and noted that one company stated that the section nearest the Woodson intersection was not in a condition to be jacked.

Councilmember Schlossmacher stated that if there are worse sidewalk sections than this one, he was unsure why we would repair this section first. He would like to see the full results from the Stantec inventory. Councilmember Kring stated that accessibility comes into play, and this section of sidewalk is by a park and used frequently. She would like to see us utilize economies of scale once the sidewalk inventory has been considered and a plan in place. Ms. Smith stated that we need time to review and fully understand the study results, and to look at each section of sidewalk. Discussion also continued on whether polyjacking this section of sidewalk would be a suitable "pilot project" and solve the problem, the lifespan of mud or polyjacking (settlement issues), how long we would need to wait to see if this tool actually works, and

whether a hybrid approach (jacking and replacement) for this section of sidewalk would be worth trying. Councilmember Gibbs expressed her concerns with picking this one section of sidewalk to be repaired at this time when we have not yet seen the Stantec results. She stated that this sidewalk has been in disrepair for years and is not in favor of pet projects. She wants to look at all sidewalks in the city prior to moving forward. Councilmember Geraghty stated that this section is relatively inexpensive to repair and it is frequently used.

The committee agreed that they would like to review the Stantec results, prioritize sidewalk repairs, and make improvements first to those that are in the worst condition. There was no recommendation to take this item forward to Council at this time. The results from the Stantec study will be provided to Council in the coming months.

### **MFAC Second Slide Addition**

Ms. Humerickhouse stated that during the initial construction of the Mission Family Aquatic Center (MFAC), a second slide was planned for addition in three to five years after opening to “refresh” the pool. Funds for this slide were budgeted in 2017, but were pushed to 2018, and have been included in the CIP since the pool was built. The necessary plumbing, pumps and supports were installed when the pool was first built so this request is for the slide only. Once installed, Westport Pool will “hook up” the slide to the infrastructure currently in place. Ms. Humerickhouse also provided information on the timing of this second slide installation, stating that it will be in place prior to the 2018 pool season and that this new feature will be a draw for the facility. She noted that Merriam’s pool will be closed this season as they build a new one, and this new feature at our pool will be an attraction for those from Merriam deciding which pool to join.

Councilmember Geraghty asked about the safety of the proposed slide. Ms. Humerickhouse stated that this slide will have an enclosed flume, and the State recently enacted legislation requiring all water slides to be inspected yearly by a certified inspector. She confirmed that Mission meets all the requirements. Councilmember Quinn requested information on an indemnity clause being added to the contract, and Mr. Scott stated that they are finalizing details in the agreement. This slide will be installed directly next to the current slide.

The Committee also discussed the Super Pool Pass program and Ms. Humrickhouse reported that Merriam will sell these this year even though their pool will be closed. All funds will be distributed to participating pools (Merriam will not be keeping any money from this program this year). Ms. Humerickhouse stated that if participation is similar to last year, Mission could receive approximately \$30,000 from this program in 2018. Councilmember Appletoft asked if we know what the next feature to be added to the pool will be after this second slide. Ms. Smith said that it will depend on what is popular at that time, and Councilmember Inman suggested a survey of members at that time to get their input. The next feature will most likely be a play feature in the leisure pool.

Councilmember Gibbs recommended that the construction agreement with Splashtacular for the delivery and installation of a 32 inch diameter, 121.5 foot long enclosed body waterslide that transitions to a fiberglass runout in an amount not to exceed \$92,770 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

#### **Department Updates / Other**

Ms. Smith provided an update on the parking lot repairs at the Roeland Court Townhomes. Wastewater is completing their work and residents should soon be able to park on the temporary parking lot surface.

Councilmember Gibbs reminded all that we will be wrapping gifts and assembling food baskets for the Holiday Family Adoption Program on Wednesday, December 20th from 8:00 a.m. - 12:00 noon. All are welcome to participate and she appreciates the help.

Councilmember Schlossmacher requested an update on the status of the Friends of the Dog Park Committee that is forming. They are scheduled to give a report to Council in March 2018. Ms. Humerickhouse stated that she has approximately six applicants and that the group plans to begin meeting in January.

#### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 8:45 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk