

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

March 6, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, March 6, 2019 at 6:30 p.m. The following committee members were present: Pat Quinn, Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ken Davis and Sollie Flora. Mayor Appletoft was also present. Councilmember Inman called the meeting to order at 6:30 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Chief Ben Hadley, Assistant to the City Administrator Emily Randel, Street Superintendent Brent Morton, and Capt. Kevin Self.

### **Public Comments**

Luke Koenig, Mission resident, stated he has lived in Mission for three years and drives 51st Street to Lamar on a regular basis. He referred to the street as a “roller coaster hill” and asked that Council consider a traffic/speed survey on this stretch of 51st Street. He stated people speed on it due to the hills and he would like Council to consider a solution to this issue - either increasing the speed limit or using some sort of traffic calming to reduce speeds.

The committee discussed various issues in this area including the current speed limit of 25 mph as it is a residential street, whether there are more speeding tickets issued in this area, challenges with the terrain, a bus stop, school zone and apartments in the area, and the possibility of using a flashing speed sign to discourage speeding. Ms. Smith suggested that staff gather information and data on the situation for further discussion at the April 3rd committee meeting. Chief Hadley stated that the City previously considered a mobile speed sign, but we do not currently have one. He also discussed officer’s discretion in ticketing speeders on this hilly section of the road. Councilmember Quinn stated safety is the main concern and the committee continued discussion on possibly using a flashing speed sign in the area and where it could be placed.

No action was taken on this item. It will be placed for discussion on the April 3rd committee agenda.

### **Acceptance of February 6, 2019 Community Development Committee Minutes**

The February 6, 2019 Community Development Committee Minutes were provided to the committee in the packet. There being no objections or corrections, the minutes were accepted as presented.

### **Lease Renewal with Johnson County Wastewater for Community Garden**

Ms. Randel reported that the City has had a lease agreement since 2009 with Johnson County Wastewater for the area of the community garden at Foxridge and Lamar. This lease was set to expire in March 2019. Johnson County Wastewater has prepared a revised lease for this property with an initial term of one year and automatic renewals for four consecutive years. This property is scheduled for renovations in 2024 and the County may terminate the agreement upon three months notice to the City.

Councilmember Davis recommended that the revised lease with Johnson County Wastewater for a portion of the Nelson Complex Wastewater Treatment Facility at Lamar Avenue and Foxridge Drive for the purpose of a community garden be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Councilmember Thomas asked if staff has considered adding plots to the site. Ms. Randel stated that this has been considered in the past, but not recently.

### **Super Pool Pass Agreement**

Ms. Smith stated the City has participated in the Super Pool Pass program for the past 10 years. Other participating cities include Fairway, Merriam, Leawood, Prairie Village, and Roeland Park / Johnson County. This program offers residents and qualified non-residents of participating cities who purchase a family or individual season pass to their “home” city’s pool the option of purchasing a “super” pass that provides access to all other participating facilities. Each facility has unique amenities that have helped to make this program a great success. There are three documents for Council to approve, which include the interlocal agreement for the Super Pool Pass, a letter of understanding regarding cooperative pool use during swim meets, and this year an interlocal that allows Merriam residents to participate even though their pool will not be open as they are constructing a new facility. Ms. Smith stated last year there were approximately 6,000 Super Pool Pass visits to our outdoor pool that generated approximately \$9,700 in revenues for Mission. Since the new aquatic facility was built in 2014, our pool had seen a significant increase in use.

Councilmember Quinn recommended that authorization for the Mayor to sign the interlocal agreements allowing Mission to participate in the Super Pool Pass Program for 2019, providing continued access for Merriam residents, and approval of the Swim Meet Letter of Understanding be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Mowing Services Contract**

Mr. Morton reported since 2010, regular mowing of City parks and facilities has been performed as a contracted service. Proposals were requested for these services with four proposals

received. Staff is recommending Kansas Land Management (KLM) as the most qualified bidder based on the equipment and employees available to complete the required work with a contract amount of \$68,760. He stated by contracting this service, the City recognizes savings in staff and equipment costs, and Public Works staff are able to focus on core activities, such as pothole repair, etc. There is currently 60+ acres of green space to be mowed and the proposed contract is for three years with an option for a fourth year with an annual increase up to 3%.

Councilmember Quinn stated that KLM's price is higher than the others and asked why they were selected. Mr. Morton stated KLM has 75% more equipment than the other companies. They will usually have 10-12 mowers in the city to complete the work in one day. In 2014 the City contracted with a smaller company that was not able to keep up with the work. Because KLM is larger and has more equipment, they can more easily stay caught up with mowing even with rain delays.

Councilmember Davis asked if Countryside's agreement for mowing services is being considered and Mr. Morton stated that it is.

Councilmember Thomas asked about a "typo" in the bid table and Mr. Morton confirmed that this was just a typo and the information provided in the contract documents is correct. He stated that he also spoke with each company.

Councilmember Davis recommended that the 2019 Mowing Services Contract with Kansas Land Management in the amount of \$68,760 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Turf Management Contract**

Mr. Morton stated regular turf maintenance of approximately 40 acres of City parks and facilities has been contracted out since 2010. This year, staff separated this service out from mowing services and requested bids for turf management only in an effort to find a contractor that was more specialized and efficient in providing this service. Two bids were received and staff is recommending approval of a contract with TruGreen in the amount of \$12,429. We hope to get the weeds under control and a fourth application of chemicals has been added to the program. He discussed the importance of weed control, particularly since we do not have irrigation in our parks.

Councilmember Kring asked if a different chemical would be used should we decide to have a dog park, and he confirmed it would. He also stated that dog parks typically shut down for a period of time in the spring and sod is used to improve the dog park for the coming season. Mr. Morton also stated he has spoken with other cities that contract with TruGreen and they are satisfied with the services provided and chemicals used. Once the contract is approved, TruGreen will be able to treat with a pre-emergent to help control dandelions.

Councilmember Schlossmacher requested information on why TruGreen's bid was so much lower than KLM's. Mr. Morton stated since they are a national company they are able to purchase chemicals in much larger bulk at a lower cost.

Councilmember Davis recommended that the 2019 Turf Management / Chemical Application Contract with TruGreen Commercial in the amount of \$12,429 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Public Works Equipment Purchases**

Mr. Morton provided information on proposed Public Works equipment purchases included in the 2019 budget. Quotes were solicited for each of the items scheduled for replacement and include:

- 2019 Kenworth T470 dump truck (1)
- Ford F-450 1.5 truck extended cab (1); Ford F-450 1.5 ton truck crew cab (1)
- Electronic message boards (2)
- Billy Goat Leaf Vacuum (1)

He stated they are recommending the purchase of Kenworth trucks as these have greater horsepower and fewer problems as well as a better warranty (6 years). He noted that Kenworth trucks are used by Olathe, Johnson County, etc. He provided information on the equipment needed for each, which will be purchased through American Equipment (bed, lights, plow, spreader, etc.) The message boards that are recommended will also be able to provide speeds, traffic counts, and are tied to Verizon so they can be updated from the Public Works office. He stated these are \$3,000 over budget for this item, but have greater functionality and there are savings with other items. The Billy Goat Leaf Vacuum will replace our current leaf vacuum. All purchases will come in approximately \$31,000 under budget and these funds will be put back into the equipment replacement fund. There may also be additional funds from the auction of old equipment through Purple Wave. Ms. Smith thanked Mr. Morton for his work on this item and enabling the City to maximize money spent.

Councilmember Davis recommended that the purchase of one 2019 Kenworth T470 dump truck, one Ford F-450 1.5 truck (extended cab), one Ford F-450 1.5 ton truck (crew cab), two electronic message boards, and one Billy Goat Leaf Vacuum be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Councilmember Kring commended the Public Works staff for the great job that they do. Councilmember Flora stated that many she has spoken with are "jealous" of the great snow removal by Public Works.

### **Broadmoor Construction Inspection Services**

Mr. Morton stated the Broadmoor project (Martway to Johnson Drive) is scheduled for construction in 2019. This project was designed by Olsson and this contract is with GBA for construction inspection services to ensure all aspects of the project are built to specifications. The construction timeframe for this project is estimated at 16 weeks and this contract is for the 16 weeks plus an addition 3 weeks built in for potential delays resulting from issues related to the manufacture or installation of the traffic signal. The City will only be billed for actual time spent on the project. He stated that the inspector will test materials used to be sure they meet the required standards, and will watch and document all construction. There is a two-year maintenance bond associated with the contract. The Broadmoor project is a CARS project which means 50% of construction and construction inspection expenses are eligible for reimbursement.

Councilmember Schlossmacher asked if they will be able to improve the manholes at Broadmoor and Johnson Drive that are currently an issue. Mr. Morton stated McAnany Construction will probably be the sub on this portion of the project and we will be in touch with ATT as these are their manholes. He stated it is hard to get ATT to respond to this issue, but they must be fixed as part of this project. Discussion continued on cars swerving to miss the manhole covers and issues with fixing them as they are a unique size.

Councilmember Davis recommended that the task order with George Butler Associates (GBA) for Broadmoor construction inspection services in an amount not to exceed \$139,399.70 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

### **Approval of Costs for Limb Removal / Disposal**

Ms. Smith provided an update on the limb removal and disposal following a recent winter storm. Initially, Council approved \$40,000 for this project to assist residents following a storm that brought extensive tree and limb damage. There was more debris than anticipated and the clean-up was completed last week with final total costs of \$60,113.30, which is approximately \$20,000 more than originally anticipated. She stated that Prairie Village is about two-thirds complete with their pick-up, and Roeland Park spent approximately \$33,000 and Fairway \$125,000. Council now needs to confirm these final expenses for Mission's program.

Councilmember Inman stated residents really appreciated this service. Ms. Randel felt it was a good opportunity for volunteers to help their neighbors, and provided positive interaction between the City and residents. Councilmember Thomas thanked Public Works staff for their helping residents to get limbs out of the streets and/or to the curb for pick-up.

Councilmember Davis recommended that confirmation of the total amount spent for clean-up of storm debris following Winter Storm Gia be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item

### **51st Street & Lamar Traffic Signal Repairs**

Mr. Morton stated the traffic signal at 51st and Lamar has been in recall mode for the last six months due to the condition of the pavement which causes the traffic loops to fail. Staff has been working with KCP&L and tried to cut in new loops twice, but this has not worked. Staff is recommending installation of cameras on the signal arm at this location so the signal can function more efficiently. The Lamar project is scheduled for this year, but it will be a seal treatment of the street and not full depth reconstruction so cameras are the best solution at this time. The signal is owned by KCP&L and leased to the City. Traffic loops are charged at a monthly cost of \$124.36 and to upgrade to a camera system the lease would increase to \$855.41 per month. He noted that staff receives three to four phone calls per week about this signal. Mr. Morton feels this solution will work best until the City can buy out this signal and complete additional street repairs.

Discussion continued by the Committee on traffic loops and how they are installed and work, and the ability of camera systems to include radar detection, which is not available through KCP&L at this time. The committee also discussed improvements to Lamar which is a Safe Routes to School project and will include UBAS surface treatment, restriping, etc.

This item was for discussion only but will be brought back to the Committee on the April 3rd agenda as an action item.

### **Broadmoor ROW / Easement Acquisition Process Update**

Ms. Randel reported that the Broadmoor Reconstruction Project (Johnson Drive to Martway) design requires the acquisition of temporary construction easements, permanent sidewalk easements, and right-of-way. We have received an initial estimate on the 11 tracts involved and staff is meeting with property owners regarding easements. Final easement agreements will be brought back to Council for approval once complete.

This item was informational only and no action was taken.

### **Hodges Planters Update**

Ms. Smith stated seven residents have volunteered to serve on a committee to consider alternatives for the Hodges planters, one of which is damaged. The first meeting of the group will be on Thursday, March 14th at 5:30 p.m. She met with our traffic engineer today and anticipates providing the group with 4-6 alternatives to the planters to begin the discussion.

Councilmember Flora stated she is glad there is good participation, and Ms. Smith stated there is a representative from each street involved. Councilmember Kring asked if there is a timeframe for this group and Ms. Smith stated that will be decided after the first meeting.

This item was informational only and no action was taken.

### Other

#### **Department Updates** **KCP&L Renewables Direct Program**

Ms. Smith provided the committee with a handout on the KCP&L Renewables Direct program. This is the program for the Renewable Energy Rider Tariff approved by the KCC in 2018, which allows commercial and industrial customers to offset some of their energy usage through a renewable source. Those wishing to participate must meet a minimum usage and Ms. Smith stated we will need to evaluate our usage to see if we will qualify. KCP&L anticipates having a capacity of 100-200 MW generated by their renewable energy site, which has not yet been built (wind farm).

Discussion by the committee continued on who can participate and whether all of Mission's facilities are metered (street lights are not), the number of years you must commit to the program (5, 10, 15 or 20), the draft participant agreement prepared by KCP&L for Council's consideration, and the timeframe for applying as this program functions on a first come first served basis.

Councilmember Flora stated that she believes Roeland Park has qualified for this program and would encourage Mission to apply if we are eligible. Ms. Smith stated that by participating in the program, we won't pay more for electricity but there also may not be any real savings. Councilmember Schlossmacher stated he supports applying for a shorter term in the program as there may be new technology in five to ten years that would provide greater savings. The committee discussed when this would come before Council for consideration and Ms. Smith stated if we can gather the required information quickly, it could be considered by Council under New Business on the March 20th City Council Agenda.

Discussion continued on whether there are any other associated costs with the program (no), and how an energy audit and possible usage changes at the Community Center could affect our acceptance into the program. Councilmember Kring also recommended providing the Sustainability Commission with information on this program and our participation. Mayor Appletoft stated that although we would not pay more for power, the rate would be set for a number of years even if less expensive energy sources come along during that time, which could cause the City to lose money. Councilmember Flora stated that this program will help to develop wind farms, and Ms. Smith stated we must look more closely at our energy history and usage models prior to applying for the program.

This item was informational only and no action was taken. Staff will continue to research the City's options with this program and bring this issue back to Council at either the March 20th City Council Meeting or the April 3rd Committee Meeting.

**Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:35 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk