

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

April 3, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, April 3, 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, and Street Superintendent Brent Morton.

Acceptance of March 6, 2019 Community Development Committee Minutes

The March 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.

Update to Tree Plan

Ms. Smith reported that per Chapter 230 of Mission's Code, the Parks, Recreation, and Tree Commission is responsible for the Tree Plan, which is presented to Council for approval. This is also a requirement to maintain our certification as a Tree City USA. This plan is to be updated in even-numbered years, but due to transitions last year it was not completed. In 2020, the Tree Plan will be updated again to get back on the regular schedule. She stated most of the recommended changes this year pertain to updated wording to reflect "Parks, Recreation and Tree Commission" rather than the former Tree Board.

Councilmember Davis asked if information on interfacing with KDOT should be added to the Tree Plan and Ms. Smith asked that any information he may have be sent to her and they will consider adding those changes in the future.

Councilmember Quinn recommended that the City of Mission revised Tree Plan for 2019 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Olsson Task Order - Engineering for 2019 Lamar UBAS Treatment

Mr. Morton stated that improvements to Lamar from Shawnee Mission Parkway to Foxridge was originally included in the 2019 CIP, but it is recommended that this be moved to 2020. UBAS treatment is now a CARS eligible improvement and the estimated cost of the project at this time is \$555,848. We also have \$68,000 in Safe Routes to Schools funding for bike lanes from

Foxridge to Johnson Drive, and sharrows from Johnson Drive to Shawnee Mission Parkway. That funding is available in 2020. He stated to be sure this project is built to specifications, draft design plans and standard detail sheets along with a general layout of the project must be completed. He stated there is an underdrain near QuikTrip that continues to fail, along with other underdrains and box replacements that should be included in the project. By moving the project to 2020 for CARS funding, this will allow us to expand the project to include more curbs, etc. The UBAS will allow us to maintain the road until a full depth replacement is required. This task order with Olsson is for engineering services in an amount not to exceed \$26,953.

Councilmember Thomas requested additional information on the Safe Routes to Schools funding. Mr. Morton stated this is a two-year application process and we did not meet deadlines for 2019 funding. By moving ahead with design for the project this year, it will be ready to go to construction in early 2020. This will also allow for Public Works crews to complete some full depth patches prior to UBAS treatment.

Councilmember Davis recommended that the Task Order with Olsson for Lamar Avenue engineering services in an amount not to exceed \$26,953 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 reported that 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 loops to fail. This issue was discussed at the last committee meeting and staff is recommending upgrading the signal with a video detection system. He stated with this upgrade, the cost for this signal would increase to \$855.41 a month for a total annual cost from \$2,572.32 to \$10,264.92. He stated the cost to completely reconstruct the intersection so the loops do not fail would be approximately \$140,000. He also stated this is a school zone and the public has been calling about this issue.

Discussion by the committee continued on why the pavement in this area continues to fail (old and shallow with slits in it where the loops have been placed), when full depth replacement of this are might be scheduled, and whether this section of street is CARS eligible.

Councilmember Quinn asked if the total to reconstruct the intersection is \$140,000, are we not spending a similar amount over the next 14 years, and should we consider improvements now. Councilmember Schlossmacher asked the cost to purchase this light from KCPL and Mr. Morton stated it would be approximately \$300,000-\$400,000. Discussion continued on whether we should consider rebuilding the intersection now or wait until there is possible CARS funding and purchase the signal at that time. The committee also discussed which signals are owned by the City (Mr. Morton listed). Ms. Smith asked if Council would like to revisit the issue of buying traffic signals. Staff can analyze what we are spending annually on signals, and she noted that because the signals are not metered they are not included in the KCPL Renewables Direct Program. The committee also discussed the status of the street inventory and asset

management. Councilmember Quinn asked if there will be any street work required with the video system, and Mr. Morton stated there will not.

Councilmember Davis recommended that the proposal from KCPL to upgrade the signal at 51st Street and Lamar from loop detection to a video detection system be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Councilmember Kring stated she would like to see our maintenance agreement and costs for the lights we own, and Councilmember Thomas asked if the street will be patched once the video system is installed. Mr. Morton said they will patch the area.

Broadmoor Reconstruction Construction Contract Award

Mr. Morton stated the Broadmoor project between Johnson Drive and Martway is a CARS eligible project and staff is recommending the contract with Amino Brothers for a not to exceed cost of \$1,081,404.69. He stated the road is in poor condition and, in October 2018, a resolution was adopted which established the design concept for the project. This project includes full-depth reconstruction, new curb, storm sewers, ADA improvements, pavement, pavement markings, street signs and a new traffic signal at Johnson Drive and Broadmoor. He stated all bids received for this project exceeded the engineer's estimate, and Amino Brothers submitted the best and lowest bid, although it was approximately \$172,000 above the engineer's estimate. Staff has secured a change order for the project resulting in an additional \$75,000 in CARS funding being committed for the project. He stated this project has evolved since it was first initiated in 2011, and the lead time required on installation of the traffic signal also increased costs.

Ms. Smith provided a handout outlining the Broadmoor Project budget, how it has evolved, and our touch points during the process. She also introduced Paul Moore, Olsson, who is available to answer questions. She stated the last project budget was formally adopted by Council in August 2018 based on the March 2018 estimate. Costs for the project have increased since that time changing the estimated budget from \$808,500 in August 2018 to \$909,195 when it was put out to bid in March 2019 with the largest driver being the increase in traffic signal cost by \$75,000. She stated the pavement replacement was also expanded and additional stormwater needs were identified during the WaterOne line replacement. Because of the timing, there was not an opportunity to formally come back to adjust the budget for the project, something that is normally done each year. She stated there are four major categories where there were significant differences in costs compared to the Foxridge project, which was recently completed (excavation/earthwork, sidewalk construction, concrete, curb/gutter).

Mayor Appletoft expressed his concerns with Olsson reviewing the numbers in March and the significant increases in unit prices. Paul Moore, Olsson, stated he has not seen unit costs that high and only three companies submitted bids, although six companies pulled plans. When preparing an engineer's estimate he looks at the bid tabs from other similar projects and finds

the average for unit costs to apply to this project. Mayor Appletoft asked if the companies had been contacted as the costs seem out of the ordinary. Ms. Smith stated we do not want to come in over the engineer's estimate, but there are also times when a project comes in under budget. Those savings stay in our street project budget and this happens about once every five years or so. She stated staff and Olsson can make calls to the companies. Discussion continued on the configuration of the street and how this may have impacted excavation costs, and the need to have accurate estimating in the future (overestimating can deter companies from bidding). Ms. Smith provided information on issues that can arise with project estimates when between budgeting processes.

Mr. Moore stated he does not feel there is a problem with the estimate as he has never seen excavating prices this high. He has discussed this issue with his colleagues, and provided information on ways in which companies can manipulate their bids to ensure they are paid earlier in a project. He stated he looks at average bid prices over the past few years and they want their estimate to be in the middle. Mayor Appletoft stated he understands this process, but the increase over just one month is concerning and feels an explanation is needed. Mr. Moore provided additional information on estimating and stated it is always best to have more companies bid a project. Only three bid on this project, and he did not have a logical reason for this. Mr. Moore stated that he will call the companies, but stressed that we have no control over the bid submitted. Councilmember Kring stated she would like a rationale for the increase to provide to constituents.

The committee discussed how long the project was out to bid (one month) and whether it should be rebid. Mr. Scott noted that if the companies are not "hungry" now, they will not be even if this is rebid. Councilmember Quinn stated we must deal with the current bids, but he would like the "why's," although the companies should not be specifically asked to adjust their bids. He stated he is unhappy with the results and would like this tighter in the future. Councilmember Rothrock would like to see if the companies have a similar explanation for costs.

Councilmember Davis requested additional information on the change order request to Johnson County CARS. Mr. Morton stated they have funding built into their budget for these issues and Ms. Smith stated it is not uncommon to ask for a change order. Councilmember Flora stated the CARS variance window may be a gauge on how much they typically anticipate a project's costs changing. She also stated she has voiced her concerns with this project in the past as it does not comply with our code for the area and, because of the significant increase in price, she is not sure she can support it.

Mr. Moore provided additional information about the scope of the project, specifically stormwater improvements, and how contractors structure their bids. Ms. Smith discussed the force account that includes \$30,000 and the cost of traffic signals for other projects. Mr. Moore stated the signal at Johnson Drive and Woodson was approximately \$200,000 and that cost has increased significantly over the past two years.

Ms. Smith discussed the updated CIP Street Program Plan (2020-2024) included in the handout. The Broadmoor project is listed in 2019 at \$1,333,335 which does not include right-of-way acquisition, and the \$85,000 ending balance deficit projected for 2020 in the overall street program. Discussion again continued on whether it is recommended to rebid the project (it is not), the need to speak with the contractors now that we have a better understanding of the differences in costs, and issues with potentially redesigning the project, which would push the cost higher in the end and require resubmittal to CARS and loss of time. The current design is that which is most widely supported by property owners in the area. Councilmember Flora feels it would be prudent to let the property owners know that they are getting their preferred plan, but it is at a higher cost.

Councilmember Quinn recommended that the contract with Amino Brothers Co., Inc. for improvements to Broadmoor (Johnson Drive to Martway) in an amount not to exceed \$1,081,404.69 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Foxridge Concrete Repairs

Mr. Morton provided information on a section of Foxridge that is past the point of asphalt repair. The Foxridge Phase II project is scheduled for 2021, but this approximately 32 feet of road must be repaired now as there is an underground spring in the area that makes hot-patch unavailable as a solution. The concrete repairs are a short-term fix to maintain this section of roadway until its full reconstruction in 2021. The proposed concrete repairs will use reinforced concrete that is quick setting allowing traffic to drive on this area right away. He stated that because the concrete sets so quickly, a contractor that is experienced in working this must be used (not Public Works crew). It is recommended that the proposal from AR Construction be approved in an amount not to exceed \$25,500.

Councilmember Thomas requested additional information on the selection of AR Construction. Mr. Morton stated they had the lowest and best bid, and we have used them before for work at both City Hall and the Community Center. He also stated that we have their insurance information on file as they recently completed work at City Hall. Councilmember Inman asked how long traffic would be impacted or the road closed and Mr. Morton stated he anticipates two days.

Councilmember Davis recommended that the proposal from AR Construction LLC for concrete repairs to Foxridge Drive between 51st Street and Lamar in an amount not to exceed \$25,500 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Stormwater BMP Interlocal Agreement Renewal

Mr. Scott reported the Stormwater Best Management Practices program is through Johnson County, which provides County residents financial assistance up to 50% of the cost to implement stormwater BMPs on their property. Mission serves as a pass through for funding so there is no cost to the City. Participants apply for the program and are reimbursed up to 50% once receipts are returned to us. Projects that are eligible include rain barrels, rain gardens or bioswales, native tree plantings, stream buffers, and native vegetation filter strips. Last year only one tree was funded through the program.

Councilmember Flora asked if this program is advertised to residents. It is advertised through the website, newsletter and social media.

Councilmember Davis recommended the Interlocal Agreement to participate in Johnson County's Stormwater Best Management Practices (BMP) Cost Share Program for 2019 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Ordinance Revising Membership for Parks, Recreation and Tree Commission

Ms. Smith stated it has been difficult for the Parks, Recreation and Tree (PRT) Commission to consistently have a quorum at their meetings. The membership of this commission is larger than others because when the Park Board was merged with the Tree Board in 2017, Council did not want to remove any volunteers who were serving on either body. There are now several vacancies on the PRT which would allow for a natural reduction in the total membership number. This was presented to the PRT at their March 18th meeting and they support the reduction in membership down from the current 15 members to 11. This revision to membership must be done through the adoption of an ordinance.

Councilmember Davis recommended that the proposed ordinance amending Chapter 230, Parks and Recreation, of the Mission City Code be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

CARS Program Update

Mr. Morton provided an overview of the CARS program stating that each year we submit a 5-year road improvement plan to the County for scoring and funding. Mission's CARS eligible streets are:

- Lamar (Foxridge to 67th)
- 51st (Lamar east to City limit)
- Foxridge (56th to Lamar0
- Johnson Drive (Metcalf t Roe)

- Roe (Johnson Drive to 63rd)
- Nall (Johnson Drive to 67th)
- Martway (Metcalf to Roeland)
- Roeland Dr. (Johnson Drive to SMP)
- Broadmoor (Johnson Drive to Martway)

The 5-year CARS list is a budgeting and forecasting tool, and as projects get closer to construction the numbers can often change. The projects submitted to CARS for 2020-2024 include:

- 2020 - Lamar (Shawnee Mission Parkway to Foxridge). This project was budgeted for 2019 but shifted to 2020. Funds from this year will be used to increase the curb improvements that can be made. Funding is also available for bike lanes even if Safe Routes to Schools funding is not available.
- 2021 - Foxridge Phase II (51st Street to Lamar). This project will be designed in 2020 and will include full depth pavement replacement, curbs and gutters, stormwater infrastructure, and sidewalks/ADA improvements.
- 2022 - Johnson Drive (Lamar to Roe). UBAS is now a CARS eligible treatment and this will help to extend the life of this section of Johnson Drive while it is still in good condition. Discussion of this project included whether there will be any disturbance to the stormwater infrastructure - there will not be as this is a surface treatment.
- 2023 - Johnson Drive (Metcalf to Lamar). This project is a full depth street rehabilitation and installation of a stormwater interceptor system, curbs, gutters, ADA improvements streetlights, and traffic signals. The total estimated cost is \$10,772,259 and there are opportunities for other funding in addition to CARS funds (SMAC and STP). Discussion included how the interceptor will work and what areas near Rock Creek remain in the floodplain (Lamar to Maple).
- 2024 - Roe Avenue (Johnson Drive to 59th Street). This project includes mill and overlay and spot replacement of curbs and sidewalks where needed.

Mr. Smith stated that this list will be refined and our 5-year plan approved by Resolution in June. This item was for discussion only and no action was taken.

51st Street Traffic Safety Concerns

Ms. Smith reported that a resident spoke at the March committee meeting and asked Council to consider increasing the speed limit on 51st Street east of Lamar. Ms. Smith stated she recently met with our traffic engineers from GBA and they are not recommending an increase in the speed limit due to safety concerns. If that section of the street is reconstructed in the future, a consideration in change in grade could be considered, but this would be a multi-million dollar project. She stated signage will be added to the area and the best tool is traffic enforcement in the area. She asked if the committee would like to see the recommended signage plan from

GBA prior to installation and the committee agreed that this does not need to come back to committee, but staff should follow the recommendation of GBA regarding placement of signs.

This item was for discussion only and no action was taken.

Other

Department Updates

Ms. Smith reported that the mill and overlay of 52nd Street that was delayed earlier in the year due to weather is scheduled to be completed in the next few weeks. Mr. Morton stated door hangers will be put out three days in advance of the work.

We are receiving many calls regarding potholes and some concerns with curbs. This will be a busy summer patching and staff will keep Council apprised of any issues as this moves forward.

We have received word that the Gateway Project has closed on their financing and intend to remobilize in the next few weeks. Updated plans for the project should be arriving soon and these will go before the Planning Commission and Council. She noted the KC Biz Journal recently ran a story on the project and Mr. Valenti has let us know that he has spoken with several news outlets, so we can anticipate seeing this in the news.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:55 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk