

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

May 1, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, May 1, 2019 at 6:30 p.m. The following committee members were present: Pat Quinn, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ken Davis and Sollie Flora. Absent: Hillary Thomas. 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, Capt. Dan Madden, Assistant to the City Administrator Emily Randel, and Street Superintendent Brent Morton.

### **Lot Split, 5539 Reeds Road**

Mr. Scott provided background information on the lot split of 5539 Reeds Rd. which is recommended for approval by the Planning Commission. There is currently one house on the lot and, once split, the north lot will be sold to a home builder for a new home. This lot split is similar to several others that have been approved by Council in this neighborhood in the past year. The proposed lot split meets all applicable code requirements and no non-conformities would be created. He provided information on the size of the lots on the block and the resulting size of both lots once split would be 60 ft. wide by 140 ft. deep, which is acceptable. This lot split was considered by the Planning Commission at their April 22nd meeting and they voted 8-0 to accept the findings of fact contained in the staff report and recommend approval. The owner and builder were both present at the Planning Commission meeting and there were no comments from the public.

Councilmember Kring asked the height of the proposed new home, and Mr. Scott stated it will probably be two-stories. This is similar to a home that the builder is building in the neighborhood, which he anticipates selling for \$225,000-\$250,000. He currently has a buyer for this new lot once split. Councilmember Kring also asked if the Tree Board provides any recommendation on the potential loss of trees. Mr. Scott stated they do not, but the builder will probably plant new trees as the project moves forward. Councilmember Flora asked if this is the same builder who has developed other split lots in the area and Mr. Scott confirmed that it is (Steve Clayton).

This item was informational only and will be presented to Council for consideration under "Planning Commission" on the May 15th City Council Agenda.

## **Acceptance of April 3, 2019 Community Development Committee Minutes**

The April 3, 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.

### **2019-2020 Rock Salt Contract**

Mr. Morton reported that the City solicits quotes annually from salt suppliers who guarantee the product will be available for delivery during winter storm events. Bids were solicited from three companies with Independent Salt Co. being the only one to respond. He stated staff also spoke with Overland Park to discuss “piggy-backing” onto their contract, which we are not able to do this year but we will have the opportunity in 2021. Mission’s salt dome holds approximately 1,800 tons of salt and the dome is about half full. This contract will allow us to bring the dome back to capacity. The bid price from Independent Salt Co. is \$59.54 per ton, which is a slight increase over previous years.

Ms. Smith stated thanked Mr. Morton for reaching out to the City of Overland Park to see if we could participate in their contract to save money. Councilmember Quinn asked what the greatest amount of salt used per year has been and Mr. Morton stated approximately 800-1,000 tons. The committee also discussed how the salt is loaded into the dome and whether the old salt is pulled out prior to new salt being delivered (it is not).

Councilmember Davis recommended that the contract with Independent Salt Co. at a unit price of \$59.54 per ton of bulk deicing salt delivered be forwarded to Council for consideration. All on the committee agreed. This will be a consent agenda item.

### **Biennial Bridge Inspection Contract**

Mr. Morton stated KDOT requires that every bridge over 20 ft. in length be inspected and inventoried every two years. This proposed contract with GBA is for inspection and inventory of all nine bridges in Mission that require inspection. GBA is KDOT certified and has completed these inspections in the past. The rating scale to be used rates bridges from 0-9 with 9 being the best. Ms. Smith provided the committee with a handout of the 2017 bridge inventory. Mr. Morton briefly described the rating scale and stated when a bridge receives a rating of 6 (satisfactory - structural elements show some minor deterioration) it is time to consider a repair schedule. Currently the bridge on Reeds over Rock Creek is our worst and Olsson is working on a solution to this issue. He discussed the impact salt has on the bridges and inlets, their typical lifespan of 75 years, and the recent clean-out of the stormwater boxes at the Gateway Project. This proposed contract with GBA for biennial bridge inspections in an amount not to exceed \$9,300.

Discussion by the committee continued on the CIP and inclusion of bridges for future repair/replacement, whether miles traveled on each bridge is considered in the rating, density testing of the bridge structure, and when core sampling of the bridge deck is used.

Councilmember Davis requested information on how bridges that are not required by KDOT to be inspected (less than 20 ft. in length) are inspected and rated. Mr. Morton stated those would primarily be culverts / stormwater structures and they are part of our asset inventory being conducted by BHC Rhodes with ratings between 1-5.

Councilmember Davis recommended that the contract with George Butler & Associates (GBA) for bridge inspections in an amount not to exceed \$9,300 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Purchase of Carpet Extractor and Clorox Sprayer for Community Center**

Ms. Smith provided information on the recommended purchase of a replacement carpet cleaner and Clorox 360 sprayer for the Community Center. She stated the carpets at the Center are cleaned between rentals and the current equipment is from 2012 and does not provide a programmable setting that allows staff to reduce the amount of solution applied (longer drying time). The carpet cleaner was scheduled to be replaced in 2018, but with new staff coming on this was delayed until this time. Staff solicited bids for this equipment and four responses were received. Bill's Floor Machine Service has been determined to be the lowest and most responsive bid at an amount not to exceed \$11,200. She stated that the available budget for this item is \$16,000 and with the saving realized, staff is recommending the purchase of a Clorox Total 360 Sprayer which is portable and can be used on a variety of equipment and throughout the Center, as well as other City facilities if needed. The cost for this sprayer is \$4,248.96. She stated that when combined with the \$11,200 cost for the carpet cleaning equipment, these recommended purchases still come in under the budget by approximately \$550.

Councilmember Kring asked that the toxicity level of the Clorox sprayer be monitored, particularly in the day care area of the Community Center.

Councilmember Davis recommended that the purchase of a carpet extractor from Bill's Floor Machine Service in an amount not to exceed \$11,200, and purchase of a Clorox Total 360 System disinfecting sprayer unit and related chemicals from Pur-O-Zone in an amount not to exceed \$4,248.96 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Financing and Design of Rock Creek Improvements**

Ms. Smith provided the committee with handouts regarding several options for funding of this project. The 2017 subsidence of the parking lot behind the Roeland Court Townhomes has

accelerated the conversation regarding needed improvements to Rock Creek east of Nall to Roeland Drive. This section of Rock Creek is an open channel and improvements were submitted to Johnson County SMAC in 2017 for programming. The project is on the approved list, but with other funding requests and priorities, funding for this project would not be available for the foreseeable future. She discussed this project's funding priority with SMAC and changes being made to the program that will now be based on a watershed approach. Council has approved the establishment of the Roeland Court Townhomes CID and must now make a decision about the scope of the project to advance both design and construction in 2019.

Ms. Smith provided information on several project options, including a pay-as-you-go limited project (Option 1A) that would address the Roeland Court Townhomes situation and erosion to the MD Management parking lot, but not all of the channel between Nall and Roeland Drive. The estimated engineering costs are \$242,292 and the construction cost is estimated at \$1.1 million for an estimated total project cost of \$1,375,000. Option 1B would address the balance of the project with an estimated engineering cost of \$550,000 and construction cost of \$4.2 million for a total of \$4.8 million.

Option 2 for this project would be to improve the entire channel area all at one time with an estimated engineering cost of \$694,500 and estimated construction cost of \$4.5 million for a total estimated project cost of \$5.2 million. Discussion continued on a map of the area and property that would need to be acquired for access to the channel, challenges with SMAC funding that would limit our ability to resell this property after construction is complete, and the value of the property in the area. The committee discussed the differences in costs of doing Options 1A and 1B in phases, which would result in a total cost of approximately \$6.1 million versus Option 2 with a total estimated cost of \$5.2 million and debt financed. Ms. Smith stated this item is for discussion only with Council providing direction on moving forward to next steps for this project.

Ms. Smith provided information on the City's debt financing policy and stated that this project meets the criteria. She suggested that Council consider issuing debt for this project as we have the capacity for taking on this debt. A handout of our debt summary and payments was provided. The committee discussed our current debt and when various issues will be retired, and upcoming projects. Councilmember Kring asked that we look at new materials for upcoming projects as they may add longevity to our roads. Ms. Smith stated we will also be working on street construction standards. Councilmember Davis requested information on the status of the Mission Bowl building and any impact it would have on the project. Ms. Smith will be meeting with Pete Heaven, Land Use Attorney, on this issue in the next few days and an update will be provided to Council.

Mayor Appletoft stated that there are three basic questions for Council to consider at this time:

1. Is it time to make the Rock Creek repairs, yes or no? He noted we have looked at this project for quite a while and it does need to be done.

2. Do we complete a portion of the project or complete the entire project at one time? He stated that there is a cost difference.
3. There is a different financing scenario if only doing part of the project or if doing all of the project issuing debt or paying cash which would result in an increase in the mill levy or stormwater utility. Which option does Council want to pursue?

The committee then discussed the details of each option for this project, including

- Option 1A and 1B Pay As You Go in 2019-2020, and other drainage projects scheduled (Gateway box clean out - completed, 50th Street repairs, two recent sinkholes).
- Option 2 with debt financing, which could be a 10-year issue. Ehlers can refine these numbers to shorten the debt by one year. This would allow for more funds to be available (flexible) for maintenance or stormwater projects.

Councilmember Flora asked Ms. Smith to share the CIP Committee's recommendation regarding this project. Ms. Smith stated these options were presented to the CIP Committee last month and their unanimous recommendation was to complete the entire project at one time. They felt there was the potential for cost increases if completed in phases and the integrity of the overall project could be compromised if not completed at one time.

Ms. Smith stated GBA feels confident with the cost estimates associated with the portions of the project near the MD Management parking lot and Roeland Court Townhomes since we have been working on these recently. She stated the cast in place retaining wall will need further estimates, but there is a 30% contingency for the project. She noted that GBA stated that some sections of the creek can not be evaluated until you are into the actual project.

Ms. Smith stated next steps would include waiting for the 60-day protest period for the CID to expire and then considering this further in June. She asked for Council's direction on which option to move forward with. Councilmember Quinn stated it makes sense to him to do the entire project at one time with debt financing. Others on the committee agreed. Ms. Smith stated that if debt is issued, there is no need to increase the mill or stormwater utility fee.

Ms. Smith stated the design contract for Option 2 will come forward at the June committee meeting, along with a set sale resolution. Councilmember Schlossmacher asked if we can consider refinancing other debt we currently have noting the 4% interest on existing debt vs. an anticipated 2.8% for this project. Ms. Smith stated we look at this each year and she will check again with Ehlers on this.

This item was for discussion and the committee agreed that staff should move forward with Option 2 with debt financing. Further consideration of this project will be at the June committee meeting.

### **Selection of Committee Chair and Vice Chair**

Ms. Smith stated that prior to the June meeting each year, Council must select new committee chairs and vice chairs. Terms are for one year and Council Policy 104 was provided in the packet. This will be considered under "New Business" at the May 15th Council Meeting.

### **Other**

### **Department Updates**

There were no department updates.

### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:30 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk