

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

June 5, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, June 5, 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 Thomas 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 the May 1, 2019 Community Development Committee Minutes**

Updated minutes of the May 1, 2019 Community Development Committee were provided to the committee. These included two minor changes recommended by councilmembers. There being no objections or additional corrections, the updated minutes were accepted as presented.

### **Resolution Approving 2020-2024 CARS Program**

Mr. Morton reported that each year, a resolution is approved that identifies Mission's 5-year CARS road improvement plan. Johnson County then selects projects for funding which includes up to 50% of the project's construction and construction inspection costs. Mission's eligible streets are Lamar (Foxridge to 67th), 51st (Lamar east to City limit), Foxridge (56th to Lamar), Johnson Drive (Metcalf to Roe), Roe (Johnson Drive to 63rd), Nall (Johnson Drive to 67th), Martway (Metcalf to Roeland), Roeland Drive (Johnson Drive to SMP), and Broadmoor (Johnson Drive to Martway). He provided information on the projects identified for the next five years, which include:

- 2020 - Lamar (Shawnee Mission Parkway to Foxridge) - Project will include UBAS treatment and the addition of bike lanes.
- 2021 - Foxridge Phase II (51st to Lamar) -Project includes full depth street replacement, curbs and gutters, and new stormwater infrastructure due to significant stormwater issues in the area. Estimated cost is approximately \$5 million.
- 2022 - Johnson Drive (Lamar to Roe) - Project includes UBAS treatment, ADA improvements and new striping.
- 2023 - Johnson Drive (Metcalf to Lamar) - Project includes full depth street replacement, stormwater interceptor and other stormwater improvements, sidewalks, pavement markings, street signs, ADA improvements, street and traffic light improvements. Total estimated cost is \$11 million

- 2024 - Roe Avenue (Johnson Drive to 59th Street) - Mill and overlay and spot replacement of curb and sidewalks where needed. This project is in conjunction with another Roe Avenue project further south.

Mr. Morton stated that adoption of this resolution does not lock in funding for these projects, and changes can be made in the future as we have possible additional funding through SMAC, STP, etc.

Councilmember Kring asked if there are any plans to bury KCPL lines as these projects move forward. Mr. Morton stated there is not as KCPL usually does not bury lines unless it is new construction. Ms. Smith stated we would need to do this at the City's expense.

Ms. Smith provided the committee with a handout on the 2019 CARS Program 80% rule and discussed why Mission is requesting a particular amount for Johnson Drive. The CARS program will match 50% of the City's funding, excluding SMAC, STP, etc. funding. She stated that approximately \$16 million is available annually and our apportionment estimate is based on the City's population and property valuation. She stated that Mission is doing well under this formula and that although in theory we could ask for \$16 million, it is important and makes the program work when all work together to share funding.

Councilmember Davis recommended that the resolution adopting the Five Year City/County Street Improvement Program for the City of Mission for 2020-2024 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Councilmember Inman asked if Fairway will be paying for part of the improvements to Roe in 2024. Mr. Morton stated they will further south where Mission shares the street Fairway, but the section from Johnson Drive to 59th all belongs to Mission.

### **Hardwood Floor Resurfacing**

Ms. Smith provided information on the recommended resurfacing of the hardwood floors at the Community Center, which is included in the 2019 Parks and Recreation CIP. The floors are recoated yearly as part of the Center's annual maintenance program, but this full resurfacing will sand the floors completely, including removing the current striping prior to refinishing. This has not been done since the facility was built. There are three areas with hardwood floors in the Community Center - south gym including two racquetball courts, north gym, and the exercise/aerobics room on the second floor. Parks and Recreation solicited bids for the project and three were received, with Von Lintel Refinishing and Flooring being the lowest and most responsive. Ms. Smith stated that Von Lintel has done our annual resurfacing in the past. The project will take approximately two weeks as it is a five step process and will be conducted during the annual maintenance closure of the Center in August. The proposal from Von Lintel for this project is in an amount not to exceed \$40,262.

Councilmember Quinn recommended that approval of the proposal from Von Lintel Refinishing & Flooring, Inc. in an amount not to exceed \$40,262 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Councilmember Kring asked what our annual maintenance cost is for maintaining the floors. Ms. Smith stated it is approximately \$10,000.

### **Task Order for Design of Rock Creek Channel Improvements**

Ms. Smith stated following discussion at the May 1st CDC meeting, staff was directed to pursue a design task order and financing options that would allow the City to proceed with the entire Rock Creek Channel project. GBA has prepared a task order for this project that would design the entire channel between Roeland Drive to just east of Nall. GBA has been involved in this project for some time, providing the preliminary engineering study and working with the City and Roeland Court Townhomes Association on a solution. The total project costs are estimated at \$4.2 million with the City's portion being \$4,854,928 and the Roeland Court Townhomes portion \$400,809, which would be paid through their recently established CID. This proposed task order covers survey, design, project meetings, bidding of the construction contract, and construction period services and is in a total amount not to exceed \$694,500. Ms. Smith stated the estimated timeline anticipates 90-120 days for design, followed by bidding and construction starting this winter. Funds for the design are currently available in the Stormwater Utility Fund.

Councilmember Davis recommended the Task Order with George Butler Associates for the design of the Rock Creek Channel Improvements and repairs to the parking and common areas of the Roeland Court Townhomes in an amount not to exceed \$694,500, paid from the Stormwater Utility Fund, be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

### **50th & Dearborn Storm Sewer Repairs**

Mr. Morton provided information on the storm sewer failure at 50th and Dearborn. This is a corrugated metal pipe collapse that was discussed by the committee in January and at that time approval was given for GBA to design and provide bid phase services for this project. Slip lining the pipe is a bid alternate for this project as it would allow the work to be completed without closing the street, which is a one way in and one way out. The engineer's estimated to repair the failed storm sewer and additional infrastructure is \$166,505, and the bid alternate to slip line the creek channel is an additional \$18,470 for an estimated project total of \$184,975. He stated that funds are available in the Stormwater Utility Fund for this project.

Ms. Smith provided a handout with the updated Stormwater CIP information. Funding has been increased to \$350,000. Councilmember Davis asked if the CIP Committee has discussed this project as it is important to have them included in the process. Ms. Smith stated they have not, but it will be included on their agenda for June 10th.

Councilmember Kring asked if the street inventory includes additional information on what is underneath the streets as we are seeing more sinkholes. She would like to be sure we are being proactive in addressing these issues. Ms. Smith stated additional information on the current asset inventory will be provided under Department Updates on this agenda.

The committee recommended that this project move forward as an action item on the July 10 Community Development Committee agenda.

**Other**  
**Department Updates**

**Update on Asset Inventory - BHC Rhodes**

Ms. Smith stated during the RFQ process for on-call engineering firms, BHC Rhodes impressed the interview panel particularly on their asset management and inventory process. Over the last few months they have been working with staff in gathering data and establishing Mission's asset inventory. Members of the team working on Mission's project attended the meeting to provide an overview on the project.

Mr. Morton introduced Dave Nolte, Matt Broll and Joe Hunninghake with BHC Rhodes. Mr. Nolte stated they have been working since January to gather data from Mission and Johnson County AIMS to see what stormwater infrastructure Mission currently has and its condition. The data collected will allow Mission to know the size of stormwater pipes and materials used, when installed and inspected so that we can be more proactive in maintaining this infrastructure going forward. He provided several maps to the group that identified the "estimated risk" associated with current stormwater structures and a map of stormwater pipes indicating those that have data and those that do not.

The committee discussed Johnson County's risk assessment values for stormwater which is in AIMS and assists with SMAC funding, and the SMAC program to update this data with Mission being approved for funding to inventory our stormwater structures. There is a County-wide asset management program that we will supplement with our data as we have it. Discussion continued on the map of stormwater pipes and those that have data associated with them (green) and those that do not (red). It was noted that creeks are not included on the map. The team was also encouraged to select different colors for mapping as those who are color blind are unable to tell the difference between the two colors.

Mr. Morton provided information on the inspection process, stating that if they are able to see approximately 50 ft. of the pipe, there is no need to video it. Most of our stormwater pipes are relatively short runs and this will save money in the end. Once complete data is available in our asset management program, you will be able to click on a site and see the risk rating, pictures

of the pipe, length and size, etc. This will be available with ARC view as well as through Google Earth files with overlays.

Mr. Nolte stated the next phase of the project is streets, curbs, and gutters. Mission's Stantec data will be used and this will assist with our 10-year street program in prioritizing projects and estimating costs. Although the Stantec data is approximately two years old, Mr. Nolte stated that a street's condition does not change that much in just a few years.

Mr. Morton stated this project is focusing on stormwater issues and prioritizing projects as there is funding available for these projects. Councilmember Thomas thanked the BHC Rhodes team and city staff for their work on this project, noting that to date there are 11,000 entries made into the inventory.

This item was informational only and no action was taken.

### **Other**

Ms. Smith provided a brief update on The Gateway Project, noting a recent article in the Kansas City Business Journal. She stated that old liens against the project mentioned in the article were satisfied in April. Construction has begun in prepping the pad for the Cinergy building. There are no longer construction trailers on site as the contractor will be officing out of a building across the street from the project. It is anticipated that work will begin on site again by June 24th. They continue to work with Johnson County Wastewater and once they sign-off on the plans, Mission can issue a building permit. Plan review for the Cinergy building is underway, and the developer anticipated having a contractor in place for the food hall and office building by July. Burns and McDonald has pulled a right-of-way permit to move electrical.

Councilmember Thomas asked if there was any concern with the columns for the apartments that are exposed. Mr. Scott stated that a third-party structural engineer is looking at these and working with the City's building official. He stated there is a concern with shifting ground, but that the rust visible is just on the surface and not an issue.

Councilmember Davis asked if there is an update on the Hodges planters. Ms. Smith stated the committee met several weeks ago and she will provide a report on the work of the group at the July committee meetings.

### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:15 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk