

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

June 7, 2017

The Mission Community Development Committee met at Mission City Hall, Wednesday, June 7, 2017 at 6:30 p.m. The following committee members were present: Pat Quinn, Tom Geraghty, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ron Appletoft and Suzie Gibbs. Councilmember Inman called the meeting to order at 6:30 p.m.

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

2017 Chip Seal Program Contract

Mr. Belger stated that bids for the 2017 Chip Seal Program were received on June 2nd with Harbour Construction being the only bidder. He clarified that the annual program costs provided in the packet for previous years are actual costs and that the bid for the 2017 program includes an increase over previous years. In 2016, the City was able to partner with the City of Lenexa and their program to receive a reduced cost due to the quantity / economy of scale. He stated that the Mission's price for 2017 is in line with other cities such as Roeland Park and Leavenworth. Additionally, Dearborn north of 51st Street has been included in the program for this year.

Councilmember Quinn stated that he is concerned with the increase in cost (25% more than last year) and wonders if Harbor knew they would be the only bidder. Mr. Belger stated that Roeland Park received only two bids this year and noted that Overland Park's program is so large that Vance Brothers (who usually bids on Mission's program) has been awarded all of Overland Park's program so they are too busy to consider Mission. He also stated that because our program is not large, it does not entice out of town companies to bid on our program. Mr. Belger stated that he will review the numbers from previous years again to ensure the comparison is accurate - a better comparison is to use square yards or feet as some streets are wider than others making the lane mile comparison difficult.

Councilmember Kring expressed her concerns with this contractor's previous work on the 51st Street cul-de-sac, which is of poor quality and has not yet been redone. Mr. Belger provided information on a truck issue the company had that caused over-application of oil as the truck turned corners or on cul-de-sacs. They have said this will be fixed. Discussion continued on the need for the contractor to fix current issues before being awarded another contract from the City for this year's program. The committee also discussed staff working with other cities in the future to bid program together to get a better price. Councilmember Appletoft expressed his concerns with awarding this contract when only one bid was received and we have had problems with the contractor in the past. He again stressed that staff should work to establish

cooperative agreements with other cities for bidding these types of projects. The committee also discussed 67th Street which is part of Overland Park's program.

Mr. Belger said that the contractor has stated that the streets in poor condition from their previous work will be repaired prior to the City Council meeting. Councilmember Quinn asked if their bid can be rejected. He would like for staff to discuss with the contractor the increase in price and be sure that streets in question are repaired prior to approving their contract for the 2017 program. Ms. Smith stated that a bid can be rejected and that staff will work on other options for future programs.

Councilmember Schlossmacher recommended that the agreement with Harbour Construction for the completion of Mission's 2017 Chip Seal Program in an amount not to exceed \$105,833.70 be forwarded to Council for approval, and that the construction company make all necessary repairs to previous work prior to Council's approval of this contract. All on the committee agreed, but this will not be a consent agenda item.

Stantec Street Inventory Contract

Mr. Belger provided information on the City's efforts to index the condition of all streets in the City. This is useful when looking at street maintenance as it provides information on the current condition of the road, as well as how the road has deteriorated over time. Previously, Mission had a contract with Cartegraph to complete our street inventory, but they have advised us that because of a change in their imagery provider, they could not proceed with the project without doubling the initial contract price. This contract has been cancelled. Stantec is being recommended by staff and they will inventory and assess all streets, curb and sidewalks in the City, and assign a condition rating for each. The information can then be easily translated to our current asset maintenance software. Mr. Belger stated that Stantec has performed similar work in Lenexa, Kansas City, Missouri, Roeland Park, Fairway and Edgerton. This contract with Stantec would be a \$13,000 savings over Cartegraph.

Councilmember Gibbs recommended that the contract with Stantec to perform a Street Asset Inventory and Condition Update, including sidewalks and curbs, in an amount not to exceed \$30,000 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Salt Contract

Mr. Belger stated that the City's salt contract is usually bid every three years, but that we have not ordered any additional salt for three years due to mild winters. Our salt dome holds approximately 1,800 tons of salt and it is currently half full. The cost of salt has declined as a result of these mild winters and we anticipate saving \$5 per ton. Discussion continued on when salt is used (ice vs. snow) and the amount used over the past 3-4 events (300-400 tons).

Councilmember Quinn recommended that the contract with Independent Salt Company for the unit price of \$50.62 per ton of bulk deicing salt delivered be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Pole Sign Incentive Program

Ms. Smith stated that at the April Finance & Administration Committee meeting, staff presented a recommendation to use \$15,000 of the remaining MCVB fund balance to create a nonconforming sign removal incentive program. Council has expressed an interest in removing pole signs but has not moved forward to require this with an amortization schedule. This proposed program would reimburse up to \$3,000 for the removal of the sign and would be awarded on a first come, first served basis. With the \$15,000 allocated to the program, at least five applicants would receive funding, and possibly more if they do not use the total \$3,000 each. Councilmember Schlossmacher asked if both removal and then installing a new sign would be covered if within the funding guidelines. Ms. Smith stated that they could use any remaining funds from their award for a new sign, but that the expense to remove the sign may use the total allocated. She stated that the Business Improvement Grant (BIG) program would be another opportunity to apply for funding to help with a new business sign.

Councilmember Gibbs recommended that the incentive program to encourage the removal of existing pole signs or pole sign structures be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Contract for the Construction and Use of a Trash Dumpster Enclosure on City Owned Property at 5919 Woodson

Mr. Scott provided an aerial photo of the area where several properties recently lost their commercial solid waste collection services due to the inability of the private hauler to access the trash dumpster at the back of the properties. The businesses at 5913 and 5917 Woodson shared a dumpster, but because of this loss of service they have been using one across the street from them. Trash piling up has become an issue. Staff was contacted by the property manager for 5913 Woodson to see if they could utilize City property for their dumpster. The property owners would build and maintain the dumpster enclosure and we would allow access for two years through this proposed contract. Councilmember Schlossmacher asked if the City property is now being used for parking and what standards the enclosure would need to meet. Mr. Scott stated that the property is being used for parking, but it is not very functional, and they would be required to build the enclosure to City code.

Councilmember Gibbs recommended that the contract between the City of Mission and the owners of properties located at 5913 and 5917 Woodson for the purpose of constructing a trash dumpster enclosure on City-owned property at 5919 Woodson, and allow for the use of said enclosure for a period of two years be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Easement - 7080 Martway

Mr. Scott stated that Original Bread is the current owner of Panera, located at 7070 Martway. They are in the process of selling to another Panera operator and in reviewing the title associated with the property, it shows that there is an easement that was granted to Original Bread by William Neff. The easement is just north of the Panera and is now owned by the City. They have requested that the City provide the easement to allow for cars to cross the parcel to access the restaurant.

Councilmember Kring asked why the easement is still in place once the property was bought by the City. Mr. Scott stated that the easement goes with the property as long as Panera is at that location. We are not aware of any other easements with this property. If the property is sold again, the easement goes with the property or the new owner could renegotiate with Panera. Ms. Smith provided information on previous efforts to sell the former Neff property and stated that we need to clean up this easement as that process moves forward again. Mr. Scott stated that Panera may “clean-up” the parcel where the easement is located (removing the circle drive) which would be an advantage for all involved. Councilmember Quinn stated that they have the easement regardless, so it would be good to be “good neighbors” and also hope that they will clean-up the property.

Councilmember Gibbs asked that staff look at issues associated with Panera’s drive-thru lane which can get backed up onto Martway. She feels this could be dangerous.

Councilmember Gibbs recommended that the easement granting access across Johnson County Parcel KF251208-2020 to Original Bread (7070 Martway) allowing motor vehicles to cross the parcel to access the restaurant be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

2017 Public Works Capital Equipment Purchases

Mr. Belger stated that the 2017 budget included \$315,000 in the Public Works capital line items to fund replacement of vehicles and equipment. The wheel loader was purchased earlier this year at a cost less than what was budgeted. He provided information on additional items scheduled to be replaced and the bids received for each. Mowing services have been contracted out, but there is still a need for mowers in the Public Works fleet as they are used for miscellaneous mowing and mulching of leaves in the fall. It is recommended that two mowers be purchased; the old ones will be surplus and sold. The recommended purchase of the Ford F25 extended cab truck will better meet the needs of the Public Works staff and the F450 extended cab will be used for street maintenance and snow plowing. The recommended air compressor purchase will replace the current 1984 model in the shop. These recommended purchases will result in savings of approximately \$39,439.

Councilmember Quinn recommended that the purchase of two 61" Grasshopper mowers, one Ford F-250 ¾ ton truck, one Ford F-450 1.5 ton truck, and one EMAX shop air compressor be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

KLM Mowing Contract

Mr. Belger reported that our current contract with Kansas Land Management was approved in 2014 and may be renewed in one year increments through 2018 at an amount not to exceed 3% annually. KLM has requested a 3% increase for 2017 and staff intends to exercise the option to renew with an increase of \$2,160.87. Currently, 60 acres are mowed by KLM and no new areas have been added. Discussion continued on the mowing schedule, which is different for different areas/types of land; whether Mission is reimbursed by KDOT for the additional mowing we do in the right-of-way (we are not); and our policy to conduct extra mowing on KDOT ROW to ensure the entrances to the City look nice throughout the summer. Councilmember Gibbs asked if KLM also provides residential abatement services. Mr. Scott stated that they do not and those services are currently provided by Verlhurst & Sons. Mr. Belger provided additional information on how mowing services have historically been provided (using a summer mowing crew, etc.). By contracting for these services, Public Works staff is able to reallocate their time to focus on streets and grounds maintenance.

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

Black & McDonald Streetlight Maintenance Contract

Mr. Belger stated that this contract for streetlight maintenance is similar to the mowing contract. The initial term of the contract with Black & McDonald for streetlight maintenance ran through December 31, 2014 with an option to renew for three additional one year periods unless the City notified Black & McDonald of its intent not to renew at least 30 days prior to the expiration of the current annual contract term. This contract will be rebid later this year. The contract also stipulates that annual increases may not exceed 3%. The 2017 contract renewal proposes a 3% increase and staff intends to exercise the renewal option with an increase of \$1,188.63.

Councilmember Inman asked if Black & McDonald "patrols" to see if lights are functioning correctly. Mr. Belger stated that they do patrol at night. Councilmember Appletoft requested additional information on what maintenance is included in the contract. Mr. Belger stated that they will repair lights that are hit or knocked down, have broken wires, or need relamp services. Lights in need of aesthetic improvements are replaced as projects come along. Painting is an option for those that are not too rusted. Discussion continued on replacing lights with LED lights, staff's need to look at the cost to retrofit lights to LED, and how fees are charged for the lights (new lights are metered, older ones are charged on a formula basis).

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

EPC Real Estate Mission Trails Preliminary Site Plan

Ms. Sitzman stated that the Planning Commission has reviewed and considered the preliminary site plan for the development proposed at 6201 Johnson Drive, and is recommending approval by the City Council. The proposed project is a five-story, mixed use development with apartments, retail space and offices. Ground floor uses fronting Johnson Drive would include a restaurant and several small retail/service spaces, as well as leasing offices and a clubroom / community room for the apartments. Apartments would be on floors two through five. The proposed plan includes two deviations: five story height vs. three story and mixed use on the ground floor, which is usually just retail. The Planning Commission was comfortable with these deviations. Ms. Sitzman explained that “deviations” are tools used to end up with a better product at a specific location. She provided additional information on the stipulations included in the Planning Commission’s recommendation, which include:

- Approval of the requested deviation to height to allow a maximum building height of five stories and/or 65 feet.
- Approval of the requested deviation to allow for residential and office uses on the ground floor with the condition that retail and service uses be required to make up the majority of the Johnson Drive frontage.
- A final traffic study and final stormwater drainage design plan must be submitted for review with the final site plan. The appropriate text, maps, drawings and tables must be included.
- Staff reserves the right to provide additional comments or stipulations on development plans until all traffic or storm drainage related concerns have been addressed.

During the public hearing at the Planning Commission, the developer responded to many questions from Mission Square residents.

Ms. Sitzman also provided information on voting options on items brought forward from the Planning Commission. Council may approve the recommendation by a majority vote, override the recommendation by a two-thirds majority vote, or vote to return the issue to the Planning Commission. The next step in this process will be the final site plan approval, which is anticipated for August.

Councilmember Appletoft requested additional information on the two “no” votes from the Planning Commission. Ms. Sitzman stated that they would like for the first floor of the project to be totally retail on Johnson Drive. Councilmember Geraghty asked why there is a request for a deviation to accommodate a five story building. Ms. Sitzman stated that this would be similar to other products EPC has built and they know this type of development works economically. Councilmember Schlossmacher asked for additional information on the parking proposed for the project. Ms. Sitzman stated that there will be a mix of units in the project and they feel their plan has sufficient parking for those living there without lots of extra spaces. We are negotiating to

have the first floor of the parking structure as public parking. Councilmember Kring asked if the Fire Chief Lopez and Police Chief Hadley are comfortable with this proposed project. Ms. Sitzman stated that staff always shares proposed projects with both fire and police to get their input. Chief Lopez is aware of the project and is comfortable with it. Councilmember Inman asked if this building will be wood framed vs. steele. Ms.Sitzman stated that it will probably be wood framed similar to other projects EPC has built (level one concrete). Ms. Smith stated that this project would be similar to EPC's current project at 80th & Metcalf.

This item was for discussion only and will be presented to Council under "Action Items - Planning Commission" at the June 21st City Council Meeting.

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 7:40 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk