

**REVISED**

**CITY OF MISSION, KANSAS**  
**COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, AUGUST 5, 2020**

**7:30 P.M.**

**(or immediately following 6:30 p.m. Finance & Administration Committee Meeting)**  
**Meeting Held Virtually via Zoom**

*In consideration of the COVID-19 social distancing recommendations, this meeting will be held virtually via Zoom (<https://zoom.us/join>). The public may participate with comments by using the “chat” feature, please note all statements are made visible to the group.*

*Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>. Please contact the Administrative Offices, 913-676-8350, with any questions or concerns.*

**PUBLIC COMMENTS**

**PUBLIC PRESENTATIONS / INFORMATIONAL ONLY**

1. WCA Mid-Year Service Update - Tom Coffman (no attachments)

Tom Coffman, Municipal Representative with WCA, will present a mid-year service update and be available to answer questions regarding the city-wide residential solid waste contract that began January 1, 2020.

**ACTION ITEMS**

2. Acceptance of the July 1, 2020 Community Development Committee Minutes - Audrey McClanahan ([page 4](#))

Draft minutes of the July 1, 2020 Community Development Committee meeting are included for review and acceptance.

3. Pre-Development Agreement with Mission Bowl, LLC - Brian Scott ([page 15](#))

Sunflower Development Group has expressed an interest in redeveloping the former Mission Bowl property at 5399 Martway Street into a multi-family residential development project. Sunflower has formed Mission Bowl, a limited liability corporation, for this undertaking and they will be making a request for public assistance. It is Mission’s standard practice for the City to enter into a pre-development agreement with the developer for the purpose of outlining terms for review and consideration of the development project, including any public assistance that may be requested with the project. The pre-development agreement does not obligate the City

to any approvals, but ensures costs incurred in the review and analysis of the request will be covered by the developer.

4. Adoption of the 2018 Edition of the International Codes for Building Construction and the 2017 Edition of the National Electrical Code - Jim Brown

**(Item Moved to the September 2nd Community Development Committee Meeting)**

5. Ratify Emergency Expenditure for Repairs for Chiller - Laura Smith/Penn Almonee [\(page 22\)](#)

On July 20, 2020 the chiller serving the southern portion of the Community Center facility stopped operating due to faulty/rusted sensors and terminals. As a result of the failure, there was no way to cool the southern portion of the facility, making the temperatures uncomfortable for patrons and staff. The chiller is original to the building's construction (20+ years old). In order to keep the facility operational as a larger audit of the HVAC systems progresses, it was necessary to replace the sensors and terminals at a cost of \$28,488 to restore air conditioning to the south half of the building. Without air conditioning the facility potentially loses even more revenue than what has already been impacted by COVID-19. The City Administrator approved an emergency expenditure of \$28,488 with Design Mechanical, Inc. on July 23, 2020 to complete the sensor/terminal repairs. In accordance with Section 120.140 (5) of the Mission Municipal Code, emergency expenditures approved by the City Administrator must be ratified by the City Council.

## DISCUSSION ITEMS

6. Hodges/61st Terrace Intersection - Celia Duran [\(page 27\)](#)

The planters along Hodges Drive at 61st Terrace, 62nd Street, and 62nd Terrace were installed in the mid-1990s to replace barricades that had been in place since the 1970s. One of the planters was severely damaged in early 2018, and from August 2018 through September 2019, the City facilitated public meetings and a working group composed of residents, staff, and representatives from GBA (the City's On-Call Engineer) to evaluate long-term alternatives and solutions. Following consensus of the working group, Council authorized staff to proceed with an alternate design for the intersections beginning with the damaged planter at the intersection of Hodges and 61st Terrace. Estimated costs for one intersection were \$15,000. The project was designed by GBA and bids were solicited in late spring 2020. The four bids received ranged from approximately \$34,000 to \$43,000. Staff reconvened the working group on July 23, 2020 to discuss alternatives, and we are currently working to explore revised alternatives which still meet the intent of the project with available funds. Staff anticipates a final recommendation will be presented at the September 2, Committee meeting.

7. Update on Johnson Drive Reconfiguration - Celia Duran [\(page 35\)](#)

At various retreats over the course of the last 12-18 months, Council has expressed a desire to engage in an evaluation of the functionality of the Johnson Drive corridor (Nall to Lamar) following the street's extensive reconstruction in 2014. At the December 4, 2019 Community Development Committee (CDC) meeting, staff recommended collecting additional data (traffic volumes, pedestrian counts, speed analysis, crash (accident) rates to assess appropriate solutions for this corridor. The traffic volumes and pedestrian counts were not completed in Spring 2020 as planned due to lane drops from construction on Johnson Drive and COVID-19.

These events resulted in decreased traffic which would not reflect representative data if counts were performed. Since it is unknown how long it will take for traffic to normalize, staff is providing options for Council to consider in order to move this work forward.

8. Stormwater Condition Inventory - Celia Duran (page 46)

At the September 18, 2019 Council meeting, a contract with BHC Rhodes was approved to perform an stormwater and condition inventory. This data will assist the City in long-range project planning and budgeting for stormwater projects city-wide. A total of \$46.8 million has been estimated for repairing/replacing the entire storm sewer system over the system's estimated useful life of 50 years, with \$5.4 million needed to address immediate needs (infrastructure with ratings over 3.1). These estimated costs reflect corrugated metal pipe (CMP) systems and structures and exclude work in the channels. Staff and Council can now begin to develop an annual replacement program that addresses citywide infrastructure with the highest risk of failure. This discussion will kick-off next steps for review and implementation of a city-wide stormwater management program.

9. Street Program - Celia Duran (page 50)

The City Council approved a contract on March 18, 2020 with Stantec for development of a 10-year Street Preservation Program. Based on the 2017 data collected by Stantec, Mission has 89 lane miles of streets and an overall network PCI of 56.1 meaning the overall network condition is considered "fair". (This PCI was updated to include the Lamar Ave. resurfacing project.) Stantec has identified a total estimated cost of \$35.8 million dollars to address current maintenance needs for Mission streets. \$27.7 million dollars is estimated for street treatments and the remaining \$8.1 million dollars is estimated for curb, sidewalk, and ramp repair. The majority of the costs (approximately \$21.6 million) are for streets requiring full depth reconstruction due to insufficient asphalt thickness. During the August 5 Committee meeting, we will begin our review and evaluation of the data which will continue in future meetings.

**OTHER**

10. Department Updates - Laura Smith

**Sollie Flora, Chairperson**  
**Trent Boultinghouse, Vice-Chairperson**  
***Mission City Hall, 6090 Woodson St***  
***913-676-8350***