

CITY OF MISSION, KANSAS
COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, DECEMBER 2, 2020

7:30 P.M.

(or immediately following 6:30 p.m. Finance & Administration Committee)

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. Replat of Mission Mart Lots 2, 3, and 4 - 5399 Martway Street, Mission, Kansas - Kaitlyn Service ([page 4](#))

The subject property is currently platted as three, separate lots. The owner intends to sell one of the lots and a portion of another to Mission Bowl Apartments, LLC (Sunflower Development Group), the developer of the proposed multi-family development project at this location. The sale is planned for December. As part of the sale, a new plat indicating the area to be purchased will need to be filed with the Johnson County Records and Tax Administration. The Planning Commission approved the plat (8-0) at their November 23 meeting.

ACTION ITEMS

2. Acceptance of the November 4, 2020 Community Development Committee Minutes - Audrey McClanahan ([page 11](#))

Draft minutes of the November 4, 2020 Community Development Committee meeting are included for review and acceptance.

3. Apollo Gardens (Aries Court) Stormwater Repairs - Brent Morton ([page 20](#))

In September 2020, a resident in the Apollo Gardens (Aries Court) subdivision contacted the City regarding stormwater runoff on 49th Terrace draining over the street curb and into his basement during storm events. Olsson, the City’s on-call engineer, subsequently prepared a

design drawing that included replacing the existing curb and gutter with high back curb and gutter, removing and replacing the existing sidewalk, and installing a 12-inch drain basin and underdrain to connect to an existing grate inlet. These improvements should help prevent runoff from draining over the curb and gutter and are supplemented by improvements recently completed by the Homeowners' Association. Three bids were obtained for the work and Phoenix Concrete LLC was the lowest and most responsive bidder with a bid of \$11,251.93. Funds are available in the Stormwater Utility Fund to complete this project.

4. 2021 Street Preservation Program Engineering Services Contract - Celia Duran
([page 23](#))

Over the last several months, there have been several discussions related to development of a proposed street preservation program. Pavement condition index (PCI) and geotechnical boring data have been used to develop a proposed street preservation program with recommended street treatments, estimated costs, and timeframe for completion of street maintenance on designated streets within Mission. The City currently has \$1.1 million dollars in the street fund budget which is available for residential projects (design, construction and construction inspection) in 2021. Staff is recommending we proceed with design of both the proposed 2021 and 2022 projects. Olsson, the City's on-call engineer, has prepared a task order for design of 2021 projects in an amount not to exceed \$27,986. The scope of work for the 2021 projects includes pavement and base repair; spot sidewalk and curb and gutter removal and replacement; pavement markings; and stormwater repairs. The task order for design of proposed 2022 street preservation projects is presented for consideration in the following agenda item.

5. 2022 Street Preservation Program Engineering Services Contract - Celia Duran
([page 35](#))

The City currently has \$1.1 million dollars available in the street fund budget for residential street projects. Staff is recommending a task order with Olsson for design of proposed 2022 projects in an amount not to exceed \$249,760. The scope of work for these projects includes full depth asphalt reconstruction; curb and gutter removal and replacement; and stormwater improvements and/or repairs which results in the higher estimated design costs. The staff recommendation is based on the need to design the 2022 street projects now so that any stormwater repairs can be identified and submitted to Johnson County Stormwater Management Program (SMP) for potential funding. Additionally, by designing 2022 projects in 2021, they will be bid in late December (2021) or early January (2022) since bidding projects early in the year typically result in more favorable bids. Construction contracts would not be awarded until additional decisions are made on dedicated sales tax renewals or other funding mechanisms.

6. Conceptual Park Master Planning - Penn Almoney ([page 52](#))

Staff recommends approval of a will present a recommendation to approve a contract with Confluence to complete the conceptual design process for Broadmoor, Waterworks, Streamway and Andersen Parks in an amount not to exceed \$35,750. The Mission Parks & Recreation Master Plan underscored the goal of expanding and improving Mission park facilities, and the next step in moving to implementation is to bring the planning process down to the specific park level. This will provide an opportunity to take a comprehensive look at the amenities to be added over a longer term horizon (10+ years), so that the location or addition of improvements in early years doesn't limit the long-term vision for the park. This

planning/conceptual design process provides opportunities to generate actionable feedback from surrounding neighbors and stakeholders.

DISCUSSION ITEMS

OTHER

7. Department Updates - Laura Smith

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