



## **COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, JANUARY 12, 2022 at 6:30 p.m.**

**POWELL COMMUNITY CENTER**

**6200 MARTWAY ST**

### **Meeting In Person and Virtually via Zoom**

*This meeting will be held in person at the time and date shown above. In consideration of the COVID-19 social distancing recommendations, this meeting will also be available virtually via Zoom (<https://zoom.us/join>). 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 HEARINGS / PUBLIC COMMENTS**

#### **PUBLIC PRESENTATIONS / INFORMATIONAL ONLY**

1. Presentation from Stride Development – 51<sup>st</sup> and Foxridge Development Project – Brian Scott/Jason Ferdig (Developer) ([page 4](#))

Jason Ferdig with Stride Development Company will introduce Stride Development's proposal for the 9.5 acre parcel of undeveloped property on the south side of 51st Street, between Lamar Avenue and Foxridge Drive. The property is currently zoned "R-5" Planned Senior Adult Residential District, and the proposed development is an approximately 132 unit multi-family residential development marketed to those that are 55 years of age and older.

2. Johnson County Recycling Audit – Emily Randel/Brandon Hearn, Johnson County Health and Environment ([page 5](#))

Brandon Hearn, Environmental Health Specialist with the Johnson County Department of Health and Environment, will share information on the Recycle Right program. The program is an education campaign that aims to reduce contamination in the recycling material collected within the County. The program involves a visual audit of the material inside recycling roll carts in a particular neighborhood completed by County staff. Staff and the Mission Sustainability Commission are recommending that an audit be completed in Mission.

### **ACTION ITEMS**

3. Acceptance of the December 8, 2021 Community Development Committee Minutes - Audrey McClanahan ([page 6](#))

Draft minutes of the December 8, 2021 Community Development Committee meeting are included for review and acceptance.

4. Community Center Feasibility Study/Operational Assessment Contract Award – Penn Almoney ([page 12](#))

A declining level of self-sufficiency at the Powell Community Center (PCC) has created a “ripple effect” throughout the City budget and is not sustainable in the long-term. During the 2022 budget process, the City Council approved \$40,000 to complete a feasibility study in an effort to review and identify the highest and best use of the facility into the future to prevent the unintentional use of General Fund resources. Following a competitive RFP selection process, staff recommends entering into a contract with PROS Consulting for an operational assessment of the PCC in an amount not to exceed \$39,910.

5. Foxridge Drive Phase II Design Agreement – Celia Duran ([page 50](#))

The Foxridge Dr. Phase II project (Lamar Ave. to 51st St.) is included in the City’s Capital Improvement Program (CIP) and 5-year CARS Program for construction in 2023 at an estimated cost of \$5,685,000. The project scope includes full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal buyout and replacement, street lights, and a polymer overlay on the Lamar Ave. bridge. The stormwater improvements include replacing aging corrugated metal pipe (CMP) and addressing ongoing groundwater problems and the installation of sidewalks which will improve pedestrian safety. Staff is recommending an agreement with GBA to include design services (roadway, stormwater, structural, traffic), utility coordination, project management, and bid and construction phase services in an amount not to exceed \$417,928.

6. 2022 CARS Interlocal Agreement for Johnson Dr. (Lamar Ave. to Roe Ave.) - Celia Duran ([page 61](#))

The City of Mission’s proposed CARS project for 2022 is the Johnson Drive (Lamar Avenue to Roe Avenue) Street Rehabilitation Project. This is a joint project between the cities of Mission and Roeland Park which include an Ultra-Thin Bonded Asphalt Surface (UBAS) surface treatment; restriping to a three-lane section from Nall Avenue to Roe Avenue; pavement and median repairs; spot replacement of curb and gutter, sidewalks, parking stalls, and ADA ramps; and removal and replacement of sidewalk with decorative asphalt pavers to concrete. The Interlocal Agreement specifies the County’s participation in the project for a total cost not to exceed \$622,000, and commits the City’s funds to the project. Approval of the interlocal agreement is the final step with the County to accept CARs funds for this project. The plans are currently being finalized and will be bid in mid-January 2022.

7. Public Works 2022 Capital Equipment Purchase – Brent Morton ([page 70](#))

The 2022 budget for Public Works capital equipment includes one (1) 2022 Single Axle Dump Truck and Equipment, one (1) 2022 Ford F-250 Pickup Truck, one (1) 2022 Ride-On Tandem Compaction Roller, and one (1) 2022 Heavy Equipment Trailer in an amount not to exceed \$294,020.14. Details of the recommended purchases by equipment and vendor are detailed in the action item summary included in the packet.

### DISCUSSION ITEMS

8. Biennial Bridge Inspection – Celia Duran ([page 85](#))

KDOT requirements specify that every bridge over twenty (20) feet in length must be inspected and inventoried every two years. GBA completed inspection and inventory for nine (9) bridges that require inspection within the City's jurisdiction in June 2021. Six of Mission's nine bridges are rated a 7, which is considered in good condition, and one bridge (Martway St. And Woodson St.) is rated a 8 (very good condition). A table detailing a prioritized list of recommended maintenance items (both contract and in-house) and an order of magnitude cost for construction is provided. These maintenance items will be prioritized along with channel and stormwater repair projects and will be presented for consideration at a future City Council work session.

9. Sump Pump Discharge Policy – Celia Duran ([page 174](#))

There are numerous discharges from intermittent sources including sump pumps, foundation drains, gutters, downspouts, and other similar sources in the City of Mission. Many of these discharge pipes are from residential properties and businesses that discharge just behind the curb or directly into the curb and gutter. Most of these discharge pipes were installed many years ago without a right-of-way (ROW) permit. Staff has drafted a policy for Council consideration to address the discharge of sump pump water within the ROW, provide staff guidance during enforcement, and give abatement options to property owners.

### OTHER

10. Department Updates – Laura Smith

**Trent Boultinghouse, Chairperson**  
**Ken Davis, Vice-Chairperson**  
***Mission City Hall, 6090 Woodson St***  
***913.676.8350***