



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

May 5, 2021

The Mission Community Development Committee met virtually via ZOOM on Wednesday, May 5, 2021. The following Committee members were present: Trent Boultinghouse, Arcie Rothrock, Kristin Inman, Sollie Flora, Debbie Kring, Nick Schlossmacher, Hillary Thomas and Ken Davis. Mayor Appletoft was also present. Councilmember Flora called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Audrey McClanahan, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks & Recreation Director Penn Almoney and Chief of Police Dan Madden.

Public Comments

Councilmember Flora reminded the public they can participate via the chat feature on ZOOM. All comments will be visible to the group.

There were no public comments.

Public Presentations

There were no public presentations

Action Items

Acceptance of the April 7, 2021 Community Development Committee Minutes

Minutes of the April 7, 2021 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

Contract with Superior Bowen Asphalt Co., LLC for construction of the 2021 Street Preservation Project

Ms. Duran reported that on December 2, 2020, the City Council authorized a task order with Olsson for engineering services for the proposed 2021 Street Preservation Projects. The streets included in the 2021 Street Preservation Project were selected from the updated draft 10-year program for maintenance and rehabilitation of local/residential streets. This draft program was developed based on pavement condition index (PCI) and geotechnical data and was discussed throughout a series of Community Development Committee (CDC) meetings in 2020. The program continues to be refined and developed, but was originally created based on a proposed \$2 million dollar annual funding scenario for local/residential streets.

The streets included in the 2021 program are:

- 60th St., Roe Ave. to Shawnee Mission Parkway (PCI ranging from 30.4 to 44.9)
- 53rd Place, Horton St. to Dearborn St. (35.9 PCI)
- 63rd Terr., Beverly Dr. to Woodson Dr. (PCI ranging from 30.8 to 37.6)
- Dearborn Dr., 63rd Terr. to Lamar Ave. (PCI ranging from 42.5 to 46.7)

The scope of work for these streets will consist of a mill and overlay for 60th St. and 53rd Place; a UBAS surface treatment for 63rd Terr. and Dearborn Dr.; pavement and base repair; spot sidewalk, curb and gutter, and ADA ramp repairs; stormwater repairs; and pavement markings. Originally all streets for 2021 were designated for a UBAS surface treatment; however, based on field inspection, it was determined that a mill and overlay would be more cost effective on 60th St. and 53rd Place due to the observation of major pavement surface cracks. The streets were selected based on available funding of \$1.1 million for local/residential streets and include design, inspection, and construction.

Ms. Duran explained that while the City only received two bids she believed the pricing to be competitive, in part because there are only a limited number of contractors who can perform the UBAS treatment. Superior Bowen Asphalt Co., LLC (Superior Bowen) submitted the lowest and most responsive bid at \$756,228. Construction is anticipated to begin in early June 2021 and is estimated to be completed in 120 days.

Councilmember Kring asked if any portion of the funding was through CARS. Ms. Duran explained that there was not a portion of funding from CARS since this will be for residential projects and next year the CARS project will be on Johnson Drive.

Councilmember Thomas asked if there was funds allocated for sidewalk, curb replacement, maintenance separate from the four projects designated for 2021. Ms. Duran replied there is about \$32,000 available that could be used for those projects. Also, in the future, the goal will be to allocate funds for a focused curb and sidewalk repair program. Councilmember Flora asked about the possibility of pothole repair work. Ms. Duran replied there is a plan for patching and repairing potholes which are currently being finalized.

Councilmember Davis recommended the contract with Super Bowen Asphalt Co., LLC for construction of the 2021 Street Preservation Projects in an amount not to exceed \$756,228 be forwarded to Council for approval. All on the Committee agreed, this will be a regular agenda item.

Construction inspection services agreement with Pfefferkorn Engineering & Environmental, LLC for construction inspection services for the 2021 Street Preservation Project

Ms. Duran reported that construction inspection services were necessary for the 2021 Street Preservation Project in order to achieve quality construction in accordance with the City's plans and specifications. City staff requested that Pfefferkorn and the City's on-call engineering firms submit a proposal for these services. Pfefferkorn provided construction inspection services for the Lamar Avenue Rehabilitation and Resurfacing (UBAS) project in 2020 and provided cost-effective, quality services for this project. Therefore, Staff recommended approval of a construction inspection services agreement for the 2021 Street Preservation Project with Pfefferkorn in an amount not to exceed \$33,750. All documentation, observation, and required testing is included as part of this contract. The contract is based on part-time services for a 120-day construction timeline. The City will only be billed for actual time spent on the project since this will be part-time inspection services in an effort to maximize expenditures and output.

Councilmember Davis recommended the construction inspection services agreement with Pfefferkorn Engineering & Environmental, LLC (Pfefferkorn) for construction inspection services for the 2021 Street Preservation Project in an amount not to exceed \$33,750 be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Purchase of bulk deicing salt from Central Salt, LLC

Mr. Morton reported on the "restocking" of the salt dome for the upcoming winter season since it is essential for snow removal activities. The City went out to bid with Overland Park and several other surrounding cities in 2020 for quotes from salt suppliers who guarantee the product will be available for delivery during winter storm events. The City's salt storage dome holds approximately 1,800 tons of salt. Based on the activity during the winter of 2020-2021, current salt stores were significantly reduced, leaving the dome with approximately 400 tons.

The current contract expires on May 31, 2021 and the cost of salt can increase due to fuel costs or other factors when it is renewed. Staff recommended ordering 1,200 tons of salt at a unit price of \$48.14 per ton for a total cost of \$57,768 to refill the salt dome. The 2021 budget includes \$60,000 for the purchase of salt. Staff will bring the renewal contract back to Council at a later date for consideration.

Councilmember Flora asked about Kansas City, Missouri experimenting with a new material for their winter season and if that was a possibility for future use in Mission. Mr. Morton explained that he had not had the opportunity to discuss with KCMO personnel, but believes the use of rock salt is an effective treatment alternative for a city our size.

Councilmember Davis recommended the purchase and delivery of bulk deicing salt from Central Salt, LLC at a total cost not to exceed \$57,768 be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Discussion Items

Facility Conservation Improvement Program

Ms. Randel presented on the Facility Conservation Improvement Program (FCIP) which is offered by the Kansas Corporation Commission (KCC) as a way to achieve energy conservation through energy performance contracts. In November 2020, the Council selected CTS Group to perform an Investment Grade Audit of City facilities. CTS group is a pre-qualified ESCO through the Kansas FCIP Program which means they have been evaluated for financial soundness, experience, staff credentials and references. The contract with CTS will include the cost of an energy study, audit, improvement or equipment design and costs associated with the implementation of approved improvements. Energy performance contracting guarantees energy savings, and if the savings are not achieved, the Energy Service Company (ESCO) reimburses the City for the difference. The State of Kansas staff works in tandem with City staff throughout the project to provide technical assistance and an evaluation of the recommended improvements and the guaranteed energy savings.

The benefits of performance contracting is that it utilizes current funds spent on utility bills to pay for infrastructure. Then it improves the workplace by implementing strategies to create safer and healthier building environments. By correcting the building deficiencies, there will be an enhancement to safety, comfort and energy efficiency with a reduction in maintenance and operations costs. Finally, the City will contribute to a significant reduction in its carbon footprint. The CTS group has currently completed detailed field surveys by touring and assessing each City building as well as street lights. Also, on City's behalf, CTS has solicited multiple bids for each section of work for the recommended measures needed.

The following recommendations come following a detailed analysis of the energy needs of the City and the anticipated cost of each improvement.

- Powell Community Center:
 - LED lighting retrofitted, lighting controls, pool upgrades, weatherization
 - Pool and gym destratification fans, data analytics and retro-commissioning
 - HVAC upgrades and replacement to equipment beyond their useful service life
 - Building controls replacement with new web-based non-proprietary system
 - Total cost: \$1,532,023
 - Energy savings: \$65,218 (28% reduction)
 - O&M savings: \$24,880
 - Simple payback: 17 years

- City Hall:
 - LED lighting retrofit, replace four HVAC Units, testing/balancing of HVAC system to improve comfort
 - Wi-Fi thermostats for better control
 - Weatherization
 - Total cost: \$66,953
 - Energy savings: \$3,784 (17% reduction)
 - O&M savings: \$173
 - Simple payback: 16.9 years

- Public Works:
 - LED lighting retrofit, replace main HVAC unit, testing/balancing to improve comfort
 - Wi-Fi thermostats for better control
 - Weatherization
 - Total cost: \$119,118
 - Energy savings: \$5,715 (17% reduction)
 - O&M savings: \$389
 - Simple payback: 19.5 years

- City-Wide:
 - Street light replacement to LED
 - 561 arm mount pole heads
 - 84 retrofits for decorative fixtures
 - Includes replacement of 3 rotting wood poles and 13 metal poles
 - LED traffic light replacement
 - Replacement of traffic and pedestrian lights with LED at 7 locations
 - Street light costs: \$354,000
 - Energy savings: \$20,650 (36% reduction)
 - O&M savings: \$12,086
 - Simple payback: 10.8 years

Ms. Randel explained this information was shared with the Sustainability Commission and the program will meet Mission's vision in sustainability measures by addressing the three P's of the City's sustainability objectives - planet, people and prosperity. This would be accomplished by eliminating 988 metric tons of CO₂ annually (planet), reducing the costs spent on inefficient systems while updating equipment that might have future emergency expenditures (prosperity), and finally, it will impact patrons and employees by reducing the need for shutdowns and improving comfort while in the facilities.

Councilmember Flora asked if through the energy savings amount that's quoted, if the City would still be paying back the costs of these improvements through the 10.8 years that is quoted. Amy Nemeth with CTS explained that the simple payback of 10.8 years refers only to the streetlights, not the traffic lights. Everygy will charge the City the same amount for the traffic lights, whether they use less energy or not.

Councilmember Kring asked if there was any comparison with other Cities in regard to an analysis of budget, types of projects and reviews. Ms. Randel replied that that information is available and would be provided.

Councilmember Davis asked about the impacts to operations at the Community Center when implementation takes place. Ms. Nemeth replied that since we are looking at replacing the unit that affects the pool area there will be some shutdown but definitely they will look at minimizing the impact. Councilmember Kring asked about the distinction between the project costs relative to the CTS' administrative fee. Ellie Blankenship with CTS explained that the administrative fee covers the development of the project, design and engineering, and onsite construction management and measuring and verification in future years.

Councilmember Schlossmacher expressed concern with investing \$1.5 million in the Community Center with a 24-year payback when facility usage has decreased and there is a need to have conversations about the building's future. Ms. Nemeth replied that some of the bigger ticket items could be adjusted and handled at a later time while other items are more of a priority since they have quite a bit of energy expenditure and are requiring high maintenance and the future years of their useful life is not certain. Ms. Blankenship added that several of the equipment that is recommended for replacement is already going to have to be addressed in the next couple of years. Ms. Smith commented that probably the longest payback period brought forward would be for fifteen years and more financing options can be made available for consideration.

Councilmember Boultinghouse commented that many surrounding Cities have already updated their street lights and he believes this is a major win for Mission from an environmental perspective. He added and Councilmember Schlossmacher agreed that they would like to at least have a commitment to that section of the project as the costs seem reasonable. Councilmember Rothrock asked to see a list of items and the benefits of replacing them now and what would be gained six months down the road. Councilmember Kring asked if solar on the roof of the Community Center was a consideration. Ms. Randel replied that this project, by State design, is meant for conservation and not energy generation. Councilmember Thomas explained that she would like to see more specifics on the range of available replacement and repair options. Also, she expressed her preference that any new sales tax dollar revenues, for the Parks and Recreation department, are not spent on this project but allocated to new park efforts.

Ms. Smith commented that this project will allow for an effective way to plan for level expenses in an annual budget. Councilmember Davis added that he thinks it will be beneficial to replace the suggested Community Center equipment in an effort to prevent emergency situations were there could be a greater cost.



Department Updates

The Community Development Committee updates were presented during the Finance and Administration Committee meeting.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:23 p.m.

Respectfully submitted,

Audrey M. McClanahan
City Clerk