



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, MARCH 2, 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 COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

1. Preliminary Development Plan and Preliminary Plat for Mission Preserve – W.51st Street and Riggs Street - Brian Scott ([page 4](#))

Stride Development of Louisville, CO has submitted an application for a preliminary development plan for an approximately 9.6 acre parcel of property on the south side of W. 51st Street between Foxridge Drive and Riggs Street. The development will consist of 132 apartment units – one and two bedrooms – situated between two (2), four-story buildings on the site. There will also be a clubhouse with leasing office, shared office space for residents, chef's kitchen, and lounge area. Other amenities will include an outdoor pool and lounge area, pickleball court, and walking trail. The preliminary development plan and preliminary plat are scheduled to be heard by the Planning Commission at their February 28th meeting. It is anticipated that these items will be considered by the City Council at the March 9th meeting.

ACTION ITEMS

2. Final Plat of Rock Creek Pump Station, Lot 1 – 5701 Roe Ave. – Brian Scott ([page 32](#))

Johnson County Waste Water operates a sanitary sewer pump station at 5701 Roe Ave. This past October the City Council approved a preliminary development plan, preliminary plat, and special use permit for the construction and operation of a new pump station at this site. The new pump station is part of a comprehensive system upgrade that the district is making to all of its facilities. The district has now submitted a final plat, which shows dedication of storm water easements on the property to the City of Mission. The final plat will need to be approved by the City Council and the dedication of easements accepted.

3. Acceptance of the February 2, 2022 Community Development Committee Minutes - Audrey McClanahan ([page 40](#))

Draft minutes of the February 2, 2022 Community Development Committee meeting are included for review and acceptance.

4. 2022 Street Preservation Project Contract Award – Celia Duran ([page 46](#))

The 2022 Street Preservation Project includes full depth pavement reconstruction; curb and gutter removal and replacement; and stormwater improvements or repairs on three local/residential streets within the City of Mission. Four bids were received for the 2022 Street Preservation Project on February 16, 2022, with Miles Excavating, Inc. submitting the lowest and most responsive bid. Staff recommends approval of the construction contract with Miles Excavating, Inc. in an amount not to exceed \$1,580,093.21. Construction is anticipated to begin in May/June 2021 and will be completed within 150 working days.

5. Construction Inspection Services (2022 Street Preservation Project) – Celia Duran ([page 53](#))

Based on qualifications and their previous experience in Mission, Staff recommends approval of a construction inspection services agreement with Pfefferkorn Engineering & Environmental, LLC for the 2022 Street Preservation Project in an amount not to exceed \$58,300. This contract is based on providing part-time services for a 150-day construction timeframe and includes all documentation, observation, and required testing.

6. Streetlight Maintenance Contract – Brent Morton ([page 71](#))

The City currently owns and operates 1,011 streetlights citywide. Streetlight maintenance services were bid in February and one bid was received on February 21, 2022, with Black & McDonald submitting the lowest and most responsive bid. Black & McDonald has been maintaining Mission's streetlights since 2013 and has provided quality, cost-effective services. Staff recommends approval of the contract with Black & McDonald in an amount not to exceed \$55,372.47.

7. Parks, Recreation + Tree Commission Tree Plan – Penn Almoney ([page 75](#))

Per Chapter 230 of the Mission Municipal Code, the Parks, Recreation + Tree (PRT) Commission will be responsible for presenting a Tree Plan to the City Council prior to April 1 in even-numbered years. The PRT reviewed the Tree Plan at their February 21, 2022 meeting and are recommending approval of the plan as modified.

8. Super Pool Pass Agreement/Letter of Understanding – Penn Almoney ([page 96](#))

The Super Pool Pass Program is an Interlocal Agreement between NE Johnson County cities for the use of outdoor swimming pool facilities within each community during the summer season. This program has been in place for the past thirteen years and

generates additional revenues for attendance at the Mission Family Aquatic Center from participating communities. The Super Pool Pass provides an affordable recreation program that benefits users of all ages, especially families with children.

9. Amendment to Solid Waste Collection Contract with WCA – Brian Scott
(page 107)

The City has an agreement with WCA (GFL) for the collection of residential solid waste in Mission. The agreement stipulates certain annual holidays to be observed where no solid waste collection occurs, but rather is postponed for a day. WCA has requested an amendment to the current agreement to include Independence Day as an observed holiday. Solid waste collection that would normally occur on Independence Day would occur the following day.

10. Market Site Improvements - Bid for On-Site Water Service – Emily Randel
(page 131)

The City Council approved \$30,000 for site improvements at the Mission Market site in 2022. Staff will provide an update on installation of electrical service to the front of the site. In addition, staff is bringing forward a recommended bid from MMC Contractors in an amount not to exceed \$23,212 for site work to bring water service to the site and install a bottle filler and drinking fountain.

DISCUSSION ITEMS

OTHER

11. Department Updates - Laura Smith

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