



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

July 6, 2022

The Mission Community Development Committee met at the Powell Community Center and virtually via ZOOM on Wednesday, July 6, 2022. The following Committee members were present: Ken Davis, Trent Boultinghouse, Hillary Thomas, Debbie Kring, Lea Loudon, Kristin Inman, Mayor Flora and Ben Chociey. Councilmember Mary Ryherd was absent. Councilmember Chociey called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Deputy City Administrator Brian Scott, Assistant City Administrator/Interim City Clerk Emily Randel, Public Works Director Celia Duran, Parks and Recreation Director Penn Almoney and Chief Dan Madden.

Public Comments

Councilmember Chociey reminded the public they can participate via the chat feature on Zoom. All comments would be visible to the group.

There were no public comments.

Public Presentations

Mission Vale Townhome Development Project

Mr. Scott Koenigsdorf presented on his proposed development, Mission Vale, at the southeast corner of W. 58th Terrace and Nall Avenue. The development will consist of seventeen (17), two-story townhomes. A public hearing for rezoning from “MS-2” to “DND” and a preliminary development plan is scheduled for the August Planning Commission meeting.

Deputy City Administrator Brian Scott introduced Mr. Koenigsdorf, a homebuilder in the area purchased 4-5 lots west of Nall on 58th Terrace along with two lots on Nall. The property is currently zoned “MS-2”. The builder would like the Council to act similarly on this project as they did on the 58 Nall Project approved last month, rezoning to Downtown Neighborhood District (DND).

Mr. Koenigsdorf introduced his project, which is similar to one he completed in downtown Overland Park last year. The Overland Park project is 18 units and is very similar to what he proposes in Mission. He believes it will mostly be a down zoning, keeping the lots residential rather than leaving it open for commercial office. The townhome units are approximately 1300-1400 sq f; are two story with a mix of 1 and 2 car garages, mostly 2 car, that are tucked behind the front facade of building. You won't be able to see the garages from Nall or 58th Terrace. Based on other projects that are similar, he believes the units will appeal to all ages of residents.

Mr. Koenigsdorf showed an aerial overview of the planned development including unit layout. The units are residential style, with height massing comparable to a 1.5 story house. Also, there is no large exterior parking lot. Some pavement will be present in the rear to turn around and get in to garages, but the idea would be to park on 58th Terrace or in the garages. A few guest spots will be provided. Private trash service that will pull in and collect trash in the back is planned for. Mr. Koenigsdorf also plans to increase the number of street trees in front of each unit and add a sidewalk on south side of 58th Terrace. He will also install a fence from Nall to Birch on the south side of project.

Councilmember Kring asked about lighting for the development. Mr. Koenigsdorf stated that lighting will be mostly building mounted and down facing. He is conducting a lighting study which will be submitted with construction documents for review. He may have one or two downward facing lights in the rear parking area, but they will not shine on any neighboring homes. Primarily though he is planning for building-mounted residential style lighting. Councilmember Kring next asked if all units were for tenants or if they can be purchased. Mr. Koenigsdorf stated that all units are rentals, they will each have their own meters and tenants will pay utility bills (all electric) individually.

Councilmember Thomas asked what the anticipated rate of rent to be charged is. Mr. Koenigsdorf stated \$2,250 is the expected rate currently per month which equates to approximately \$1.69/ sq ft, which is quite a bit lower than the Locale or similar projects in Overland Park. This project will have no amenities such as pool or weight room. The units are all 2 bedrooms and 2 bathrooms, each with a 1-2 car garage.

Councilmember Boultinghouse inquired about any sustainable building practices the applicant was planning for. Mr. Koenigsdorf stated the project would include programmable smart thermostats, smart exterior water irrigation, bike racks, increased walkability with sidewalks and benches. The units will be typical residential construction that won't be wasteful. In addition, there will not be any common areas that have to be lit, heated, or cooled.

Councilmember Davis asked about maintenance of the property. He wanted to know how the trash trucks will get in and out for trash removal. Mr. Koenigsdorf stated a common trash bin will be in the enclosure on the south side of the lot. Trash service will back in to the south, dump the trash and leave. The turnaround area is only for the trash, as fire equipment can serve the property from either Nall or 58th Terrace.

Councilmember Kring wanted to know if Mr. Koenigsdorf has done any single home rebuilds in Mission. Mr. Koenigsdorf stated he has not. He has building primarily in Prairie Village.

Councilmember Inman asked about why units 16 and 17 are separated and where their trash will be. Mr. Koenigsdorf stated that because of sewer line and both underground and overhead power lines, easements had to be maintained, causing the separation of these two buildings. They will have trash bins for their garages with separate trash pick-up.

Councilmember Davis stated he believes this project really fills a housing need in our area and he is appreciative Mr. Koenigsdorf is bringing this forward.

Informational Items

There were no informational items.

Action Items

Acceptance of the June 1 Community Development Committee Minutes

Minutes of the June 1, 2022 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

Community Center HVAC Maintenance Agreement

Director of Parks and Recreation Penn Almoney reported to the Committee that now that the Facility Conservation Improvement Program (FCIP) projects have concluded, the HVAC, pumps and control systems are under a one-year installation warranty and several year mechanical warranty from the manufacturer, provided that preventive maintenance is completed by certified technicians. The Powell Community Center's in-house maintenance team does not have the certifications necessary to perform all the preventive maintenance.

Mr. Almoney advised that MMC Contractors National Inc. (MMC) installed the new equipment and will be the contractor responding to any warranty elements associated with the new systems. They have knowledge of the facility installation as well as the tie-ins to existing wiring and plumbing locations. MMC also has the certifications necessary to perform all of the preventive maintenance needed for the existing mechanical warranty and has been very responsive throughout the entirety of the FCIP project.

Staff requested a proposal for annual preventive maintenance from MMC to ensure Mission's warranties are not voided due to infrequent or inappropriate maintenance. MMC submitted two proposals which are included in the packet. One proposal covers the period from July–December 2022 and the second covers January–December 2023. The preventive maintenance contracts include every newly installed operating system at the PCC, which represents an expansion of equipment and systems covered under previous preventive maintenance contracts.

The previous maintenance agreement at the PCC only included the HVAC system for an annual cost of \$13,374 annually (\$1,114.50 monthly). In FY2021, an additional \$27,164.53 was expended in service calls, repairs and replacements for a total of \$40,538.53 in system maintenance expenses. There has been no preventive maintenance contract in place in 2022 because of the transition from one mechanical system to another. There is \$30,000 remaining in the PCC Contract Services/ Maintenance line item to pay the July-December 2022 contract. The

cost which exceeds the original budgeted amount (\$1,481.57) will be absorbed by other departmental line-item savings.

The preventive maintenance proposal for fiscal year 2023 is twice the previous cost because 1) maintenance costs have increased 20% due to market supply and demand factors; and 2) there are more systems included in the contract, namely hot water, pool pump and chemical systems. Funds to cover the 2023 preventive maintenance contract have been included in the 2023 budget. Staff anticipates overall savings because fewer funds will be required for repairs. Additionally, Mission will also save money in the long term because the mechanical systems will be cared for appropriately, reducing future large-scale repairs and extending the equipment's useful life.

Mr. Almoney is recommending approval of both preventive maintenance proposals to preserve system warranties and keep the systems functioning reliably. The first at a cost of \$14,855.57 (\$2,375.93/mo) from July-December 2022, and \$26,688.00 (\$2,224/mo) for 2023. This contract will be paid for from the PCC operations budget identified specifically within the Contract Services/ Maintenance Agreements line item. Any additional work above and beyond the scope of the contract, including materials and labor, will be billed separately.

Councilmember Thomas recommended this item be forwarded to the City Council for approval. All on the committee agreed, this item will appear on the consent agenda.

Mohawk Park Inspection Services

Mr. Almoney then presented that Phase I of the 2022 Mohawk Park Improvement Project is ready to proceed to construction. The design contract with SFS Architects included some construction administration services, but the scope and nature of the project will require additional third-party testing and inspection services.

The success and longevity of a project is based on adherence to the plans and specifications and construction documents. Quality control and/or quality assurance is an essential part of any project. The testing to be performed under this contract is more specialized and outside the scope of the architect.

SFS Architects requested a proposal from Terracon who provided the initial testing and engineering associated with preparation of the construction bid documents. Based on their qualifications and their familiarity with the site, staff recommends approval of a testing and inspection services contract for the Mohawk Park Improvements Phase I with Terracon in an amount not to exceed \$16,365.00. All documentation, observation, and required testing is included within the scope of services. The third-party testing and inspection services will be paid for from the 2022 PCC Improvements/ Equipment Replacement budget (Parks + Recreation sales tax) identified in the Parks and Recreation Capital Improvement Plan.

Councilmember Kring thanked Mr. Almoney for his management of these issues. He does a great job in monitoring and making our money work better for us.

Councilmember Loudon asks if there were any additional bids secured for the services. Mr. Almoney stated that as part of the initial bidding process, SFS reached out to multiple engineers and because Terracon was the lowest and most responsive at that time, no additional proposals were solicited.

Councilmember Choicej recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the consent agenda.

55th Street (Lamar to 165 Feet East of Maple) Street Preservation Program Design

Director of Public Works Celia Duran stated that during recent budget discussions, Council requested that the Street Preservation Program be accelerated depending upon available funding. 55th Street, from Lamar Avenue to 165 feet east of Maple Street, has been identified as the next highest priority project (after the street preservation projects to be constructed in 2023) based on its poor pavement and sidewalk condition.

Ms. Duran presented a task order with Olsson for design of 55th Street, as well as project meetings, permitting, and bid and construction phase services, in a total amount not to exceed \$210,588. This will be the fifth street planned for 2023 and an appropriate timeline for construction will need to be developed and evaluated based on funds available and utility coordination.

Ms. Duran shared some additional information to assist in highlighting why these design costs were significantly higher than those for recent work on 61st Terrace. The 55th Street includes more intersections, driveways and retaining walls. Additionally, Olsson estimates there may be a need for construction easements on all 46 driveways on 55th Street. When comparing the design costs in terms of linear feet, 61st Terrace cost \$102.00 per lineal foot, and 55th Street is estimated at \$84.00 per lineal foot. If you look at design as a percentage of project construction costs, it can be anywhere from 8-15%. 61st Terrace was 15% and 55th Street is about 12%. Ms. Duran feels like this is a really solid number.

Councilmember Thomas remarked that this is such a heavily used street, and she believes almost all residents in Mission will benefit from improvements. She is excited to see the project move to design.

Councilmember Kring mentioned that the packet materials suggested the project could be constructed in phases if necessary and wondered if that was the plan? Ms. Duran responded that she is unsure what the timing of construction as it will be based on funding availability and coordination with other utilities.

Ms. Smith replied that during the August Community Development Committee meeting available funding for streets will be discussed as a part of the 5-Year CIP planning. Phasing could be

dictated by what we find out from utilities and their anticipated construction schedules. The City has to get to 65% design for utilities to start designing to know where the project might fall with their priorities.

Councilmember Davis stated he is unsure how this will affect St. Pius but he knows that street is important to them, and he would like to make sure we communicate with them about project impacts. Ms. Duran stated we will look at that and reach out to them to coordinate.

Councilmember Davis would also like to know if the CIP will have an outline of streets prioritized after 2023. Ms. Duran and Ms. Smith advised that staff has been working on the appropriate timing/calendar for sharing prioritized street projects. We are still learning a great deal about the needs, and how best to communicate with impacted residents. Ms. Duran stated that Public Works plans to send a survey to residents impacted by road projects this year.

Councilmember Inman stated she appreciates collaboration with other utilities to stop them from tearing up nice new pavement surfacing.

Councilmember Davis recommended this be taken to Council. All on the committee agreed that due to the size of the project, this will be on the regular agenda.

Discussion Items

There are no discussion items on the agenda.

OTHER

Department Updates

Public Works Director Celia Duran reported that the contractor is getting ready to install block on the Rock Creek Project. Progress has been slightly slowed due to the sanitary sewer, but things are still looking good.

Ms. Duran also reported that the Outlook street project has been delayed due to rain after the pavement removal, and subgrade that hasn't dried sufficiently for asphalt to be put down. She anticipated that the grade will be trimmed for curbs over the weekend, with paving next week. Once that's completed the contractor will move on Reeds.

Ms. Duran also stated that the Johnson Drive concrete has been marked for removal and crews will be coming in to cut and remove concrete, and then the following week crew will follow behind to replace. The sequencing has changed. Now, instead of starting at Lamar and going east, the project is starting on the south side of Johnson Drive, moving west to Lamar then to the north side

of Johnson Drive and back. Public Works is working on flyers that can be handed out. There will be lane drops as the crews work down the street.

Councilmember Kring mentioned curb degradation issues west of Lamar. She is unsure what caused this but is hoping that Public Works can check on it. Ms. Duran stated that it is likely similar to issues on Roe where bad concrete was the cause. They are hopeful that patching on Roe will hold through winter and that a similar situation would work for the area on Johnson Drive.

Parks and Recreation Director Penn Almoney stated that Parks and Recreation will be hosting a moonlight swim coming on July 8 from 7-10 pm at the MFAC. He also reminded the Council that Saturday July 9 is the Mission Summer Family picnic at Broadmoor Park from 6-9pm. This event is free to any and all visitors.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:09 p.m.

Respectfully submitted,

Emily J. Randel, Interim City Clerk