



COMMUNITY DEVELOPMENT COMMITTEE
MEETING AGENDA

WEDNESDAY, OCTOBER 4, 2023 at 6:30 p.m.

MISSION CITY HALL
6090 Woodson Street

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. 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. MFAC/Mission Summer Camp Wrap-up Presentation – Penn Almoney, Jenna Dickman and Jenny Smith ([page 4](#))

Staff will present the 2023 end of season review and evaluation for the Mission Family Aquatic Center and Mission Summer Camp.

PLANNING COMMISSION ACTION ITEMS

(items will be included on the next legislative agenda for Council action)

2. Final Plat – Swig 5959 Barkley – Karie Kneller ([page 20](#))

The final plat of Swig - 5959 Barkley will dedicate a new sanitary sewer easement and a storm water and construction easement.

3. Final Plat Morrison Ridge Park Second Plat and Use and Maintenance Agreement – Karie Kneller ([page 24](#))

The final plat of Morrison Ridge Park Second Plat will combine several undeveloped lots on the original Morrison Ridge Park plat (filed in 1913) and re-organize them as Lots 1-4 for future development of single-family homes. This plat is roughly midblock of the 5200 Block of Riggs Avenue. There is also a Use and Maintenance of Right-of-Way Agreement that will allow owners of the lots to use the right-of-way shown on the plat as a private street but stipulates that they are responsible for maintenance of the private street.

ACTION ITEMS

4. Acceptance of the September 6, 2023 Community Development Committee Minutes – Robyn Fulks ([page 38](#))

Draft minutes of the September 6, 2023 Community Development Committee meeting are included for review and acceptance.

5. 61st Street and Broadmoor Street Pedestrian Improvements Project – Brent Morton ([page 48](#))

Staff has received numerous concerns from the public in the recent years regarding the ability for pedestrians to safely navigation the intersection located at 61st Street and Broadmoor Street. Staff tasked Olsson, our on-call engineering firm, to design push button activated stop signs at this location for enhanced pedestrian and vehicle safety. Bids were solicited from four contractors and Total Electric Contractors, Inc. submitted the lowest and most responsive bid in the amount of \$71,419.32.

6. Johnson Drive Phase II (Metcalf to Lamar) Project Survey - Brent Morton ([page 56](#))

The Johnson Drive Phase II project (Metcalf to Lamar) is included in the City's Capital Improvement Program (CIP) and 5-year CARS Program for construction in 2026 at an estimated cost of \$12,609,901. The scope of work includes full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal buyout and replacement of streetlights, installation of a HAWK pedestrian signal at Riggs and various streetscape improvements. In order to keep the project moving forward to meet STP/KDOT review requirements, Staff is recommending an agreement with Olsson for survey services for (roadway, stormwater, right-of-way, easements) in an amount not to exceed \$76,869.

7. 2025 Street Preservation Program Projects (SMP Funding) - Brent Morton ([page 65](#))

Due to the aging stormwater systems throughout Johnson County, additional funding has been made available to municipalities for replacing stormwater infrastructure with a condition rating higher than 3.2. The funding is a 50/50 split between the County and City, and the program only funds replacement of existing infrastructure. The application process is every two years, and Mission must submit our funding request by December 2023 to ensure we can secure funding for the 2025 Street Preservation Program Projects. Staff is recommending approval of a task order with Olsson in an amount not to exceed \$12,468.00 to develop the necessary information to allow Mission to submit a funding request for SMP funding for the 2025 Street Preservation Projects.

8. Powell Community Center Kitchen Floor Replacement – Penn Almoney ([page 75](#))

The 2023 Parks + Recreation Capital Improvement Plan (CIP) included plans to resurface

the Powell Community Center south kitchen floor which are the original tile installed in 1999. Staff received two bids with a third vendor opting out and is recommending contracting with Big Red Decorative Concrete for tile removal and epoxy flooring installation in an amount not to exceed \$5,050. Funds will be provided from the Parks + Recreation Sales Tax Fund.

9. Mohawk Park Playground Equipment Purchase – Penn Almoney ([page 80](#))

Pre-ordering the playground components for the Mohawk Park Phase II project will allow the City to take advantage of significant seasonal discounts offered by Cunningham Recreation, the preferred vendor for the playground. The discount will allow Mission to install a larger and more elaborate playground for residents and visitors to the park. The order must be placed by the end of October, and the total cost for the playground components will not to exceed \$226,428. Funds have been budgeted as part of the 2024 Parks + Recreation Capital Improvement Plan with revenues provided from the Parks & Recreation Sales Tax Fund and 2022A Bond proceeds.

10. Adult Lounge Furniture (Powell Community Center) – Penn Almoney ([page 92](#))

The 2023 Parks + Recreation CIP included plans to install new furniture in the Powell Community Center adult lounge space. Staff received two bids and is recommending contracting with Scott Rice Office Works for furniture procurement and installation in an amount not to exceed \$9,539.62. Funds will be provided from the Parks + Recreation Sales Tax Fund.

DISCUSSION ITEMS

OTHER

11. Department Updates - Laura Smith

Lea Loudon, Chairperson
Ben Chociejski, Vice-Chairperson
Mission City Hall, 6090 Woodson St
913.676.8350

City of Mission	Item Number:	1.
INFORMATIONAL ITEM	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Informational items are intended to provide updates on items where limited or no discussion is anticipated by the Committee.

RE: Mission Family Aquatic Center + Summer Camp – 2023 Season Review

DETAILS: Following the close of the 2023 summer season, staff has been reviewing the performance and attendance of the summer camp and outdoor pool compared to prior years. This analysis was conducted by collecting feedback from attendees and staff.

Staff will review feedback from the 2023 season, specifically:

- Attendance and staffing levels
- Revenues and expenditures
- Program trends

Staff will share brief presentations at the committee meeting.

CFAA CONSIDERATIONS/IMPACTS: The summer camp provides an accessible option for youth, both resident and non-resident, to engage in activities that enrich children and improve self-esteem as well as promote community interactions.

The MFAC is accessible to adults and youth of all ages and abilities. It provides a safe platform for aquatic activities encouraging physical activity and social engagement.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	N/A
Available Budget:	N/A

Mission Summer Camp 2023



MSC Snapshot

KDHE Licensed

9 weeks (Jun 5 - Aug 4)

Employed 23 Temporary
Seasonal Staff

Total 1278 Campers
(150 each week)

205 unique
(21% Mission residents)

2023 Camp Fees

\$151 / \$161



Fee increase for 2023:

Increased camp fees in 2023 from (\$145/\$155) by \$6. Pricing increase for 2024 due to rising staff costs.

Discovery + Add-Ons

- ▶ **Goal for MSC – safe, creative space for campers to learn skills, discover new experiences and create lasting friendships**
- ▶ **2023 Additions: Karate Lessons, Archery, Zumba Kids and Banfield Academy**
- ▶ **Knight School Chess Camp**
- ▶ **Swim, Tennis and Basketball Skills**
- ▶ **Looking to the future:**
 - ▶ **Dance, Art, Kendo, Pickleball**

Revenue	2023	2022	2021	2019	2018
Mission Summer Camp	\$191,777	\$159,865	\$115,305	\$155,935	\$136,559
Tween & Teen Camp	\$0	\$0	\$0	\$53,234	\$74,470
Scholarship Fund	\$632	\$306	\$215	\$54	\$646
Child Care Aware	\$79,000	\$162,400	\$0	\$0	\$0
Add-On/Extra Shirt Fees	\$20,563	\$17,710	\$10,142	\$15,743	\$16,260
Total Revenue	\$291,972	\$340,281	\$125,662	\$224,966	\$227,935
Profit	\$157,422	\$240,488	\$48,754	\$95,654	\$80,914
Total Expenses	\$134,550	\$99,793	\$76,908	\$129,312	\$147,021
Cost Recovery	217%	341%	163%	174%	155%

***Due to COVID-19, we did not run Mission Summer Camp in 2020*

Expenses	2023	2022	2021	2019	2018
Personnel	\$105,293	\$71,582	\$53,148	\$89,002	\$107,818
Transportation	\$7,400	\$5,734	\$3,754	\$7,562	\$7,920
Snacks	\$6,430	\$4,179	\$3,204	\$3,685	\$3,366
Supplies	\$6,870	\$11,645	\$11,175	\$14,153**	\$10,932
Field Trips	\$8,557	\$6,654	\$5,627	\$14,910	\$16,985
Total Expenses	\$134,550	\$99,794	\$76,908	\$129,312	\$147,021

**KDHE changed background checks to include fingerprinting of all staff, effective 2019; subsequent years did not include fingerprint or licensing costs due to federal money received to cover state childcare expenses*

***Due to COVID-19, we did not run Mission Summer Camp in 2020*



FUN STUFF

Highlights

Child Care Aware Grant

- \$18k/mo camp related expenses (~\$79k in '23) (*incl. personnel*)
- 3 staffers retained for ongoing employment
- 2024 Improvements - Staff wages consistent + competitive | Continue to offer unique camp experiences
- All scholarship requests funded; HUD standards
- Encouraged patrons + members to donate thru messaging channels
- Incredible camp accessibility no matter income- roughly 40% discount
- Best camp staff in 9 summers!



Mission Family Aquatic Center

2023

Changes in 2023

Change to Individual Memberships

Lifeguard Safety Observations

Expansion of food choices in concessions

New Programs



Revenues	2022	2023 <small>9.9.23</small>	Difference (%)
Memberships	\$52,128	\$52,925	1%
Daily Passes	\$57,147	\$55,601	2%
Concessions	\$24,027	\$36,345	51%
Programs	\$1,781	\$8,341	368%
Rentals	\$9,627	\$11,610	20%
Super Pool Pass	\$9,289	\$7,460	20%
Totals	\$154,001	\$172,247	11%



Revenue Summary

Expense Summary

Expenses	2022	2023
Personnel	\$163,043	\$187,202
Contractuals	\$100,809	\$87,310
Chemicals, supplies, food, clothing, etc.	\$65,867	\$53,040
Totals	\$329,720	\$327,553
Cost Recovery	46%	52%

MFAC Visits

Membership Visits	2022	2023
Resident	5,691	5,332
Non-Resident	4,323	4,255
Totals	10,014	9,587

Super Pass Visits	2022	2023
Roeland Park	1,462	2,298
Fairway	646	558
Prairie Village	877	739
Leawood	108	157

Daily Pass Visits	2022	2023
	8,455	7,943

Opportunities for '24

Remain Competitive in Pay

Continue Employee Referral

Create Jr Lifeguard Program

Utilize Registration Software to
free up admin time

Membership Rate Increase





Highlights

100 Aquatics Team Members!

Events

New Programs

Rain out days: 1

Several Lifeguard Saves (10)

Several Lifeguard Saves (10)

MFAC Improvements

Retained 60 Lifeguards

Positive Team and Member Experience



All the new swim events/activities.

9/12/2023 05:50 PM



The lifeguards who were role models to young kids.

9/12/2023 07:50 PM

Loved the early pool hours for adults only!

9/13/2023 06:18 AM



Friendliness of the staff.

9/15/2023 01:01 PM

Regular Communications!!!! A very refreshing and welcome change

9/14/2023 12:44 PM

Flexibility in terms of dedicated lap lane times as the season went on

9/14/2023 03:50 PM

Extra hours after school was in session. Consistent adequate lifeguard staffing. Cleanliness.

9/12/2023 05:05 PM

Loved the expanded lane hours in the mornings!! Love the movie nights and family friendly activities our kids always love coming to the pool!

9/25/2023 10:11 AM

The lifeguards were cheerful and helpful all year.

9/17/2023 11:31 AM

What is one thing that exceeded your expectations this summer?



City of Mission	Item Number:	2.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Final Plat of Swig 5959 Barkley - PC Case #23-19

RECOMMENDATION: Approve the resolution accepting the easements associated with the final plat of Swig, located at 5959 Martway.

DETAILS: Superstar Holdings, LLC recently submitted a preliminary development plan for the construction of a Swig soda shop at 5959 Martway. This property is located at the northeast corner of Barkley and Martway and is the site of the former Backyard Burger restaurant and more recently the Kaw Valley seasonal, pop-up nursery.

The preliminary development plan was considered by the Planning Commission at their June 26, 2023 meeting and approved by the City Council at the July 19, 2023 legislative meeting.

A preliminary plat was submitted at the same time as the preliminary plan and considered by the Planning Commission at their June 26th meeting as well. A final development plan and final plat were recently considered by the Planning Commission at their September 25, 2023 meeting and approved.

The final plat shows the dedication of a new sanitary sewer easement and the dedication of a storm water easement which was previously recorded. These dedications require the review and approval of the City Council.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Chapter 440.260 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

CITY OF MISSION, KANSAS

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE FINAL PLAT OF SWIG – 5959 BARKELY - AND UTILITY EASEMENTS AND CONSTRUCTION EASEMENT WITHIN SAID PLAT AS THOSE OF THE CITY OF MISSION TO HOLD IN PERPETUITY

WHEREAS, the parcel of property known as 5959 Barkley (Property ID KF251208-2050) is located in Mission, Johnson County, Kansas; and

WHEREAS, Superstar Holding, LLC presented an application to the Community Development Department of the City of Mission for a preliminary plat (PC Case #23-09) for said parcel of property; and

WHEREAS, A public hearing was held before the Planning Commission at their regularly scheduled meeting on June 26, 2023 at which time public comment was taken regarding PC Case #23-03, after which the Planning Commission voted 6-0 to approve the application; and

WHEREAS, Superstar Holdings, LLC submitted an application for a final plat of Swig – 5959 Barkley to the Community Development Department of the City of Mission (PC Case #23-20) and said application was considered by the Planning Commission at their regularly scheduled meeting on September 25, 2023 at which time the Planning Commission approved the application by a vote of 8-0.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION AS FOLLOWS:

Section 1. Approval of Final Plat – Pursuant to Section 440.240 through Section 440.260 of the Mission Municipal Code, approval of the final plat of Swig – 5959 Barkley (Exhibit A) is hereby granted.

Section 2. Acceptance of Utility Easement - The City of Mission hereby accepts a non-exclusive easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under those areas outlined and designated on the Final Plat of Swig – 5959 Barkley as "Storm Sewer Easement", "Sanitary Sewer Easement" and "Permanent Construction Easement."

Section 3. Mayor's Signature - The Mayor shall affix her signature to the final plat of Swig – 5959 Barkley attesting to the acceptance.

Section 4. Recording of Plat - Said Plat shall be recorded with the Johnson County Register of Deeds within 18 months of the date of this resolution.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION
on this 18 day of October 2023.

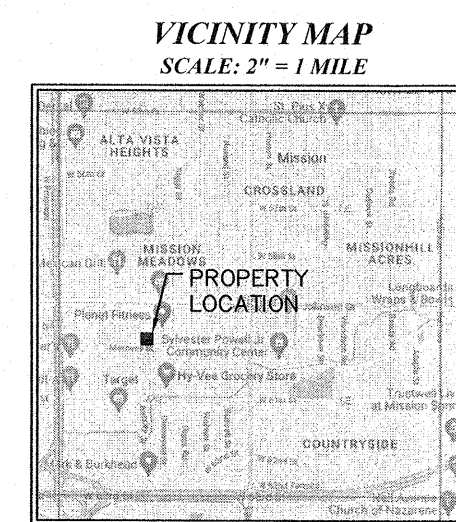
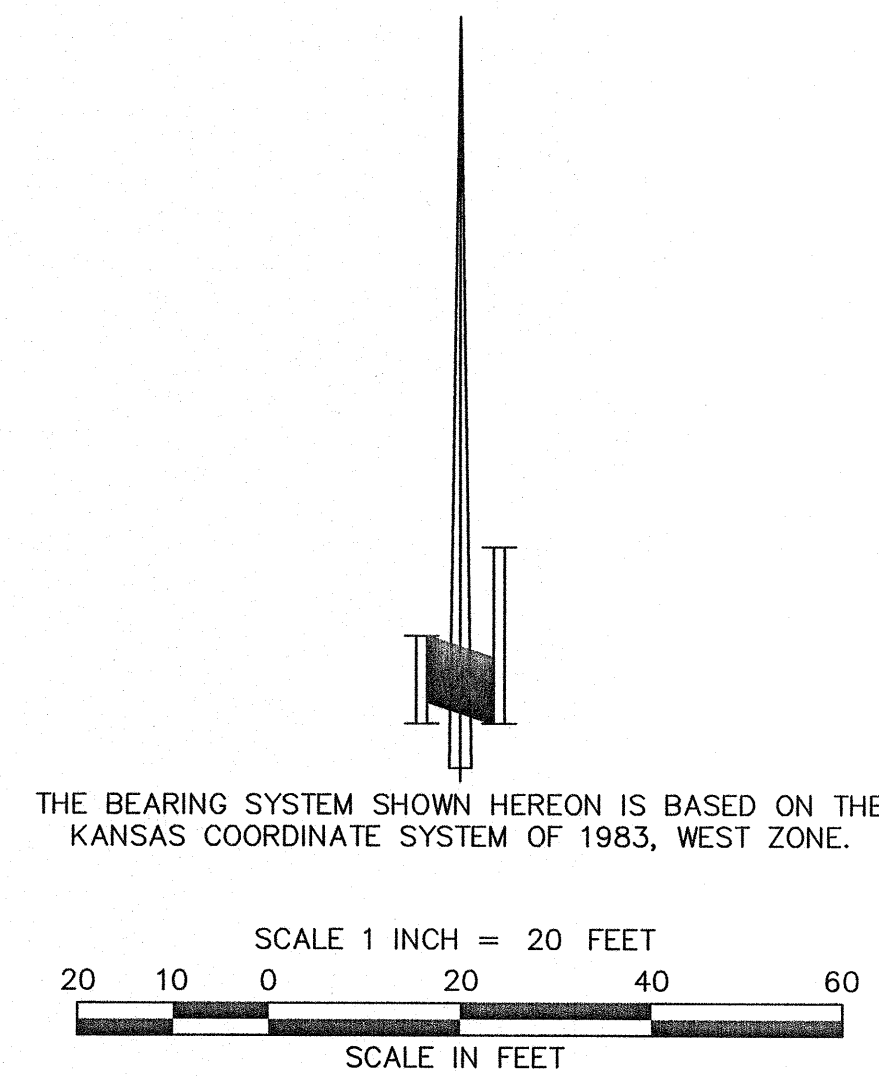
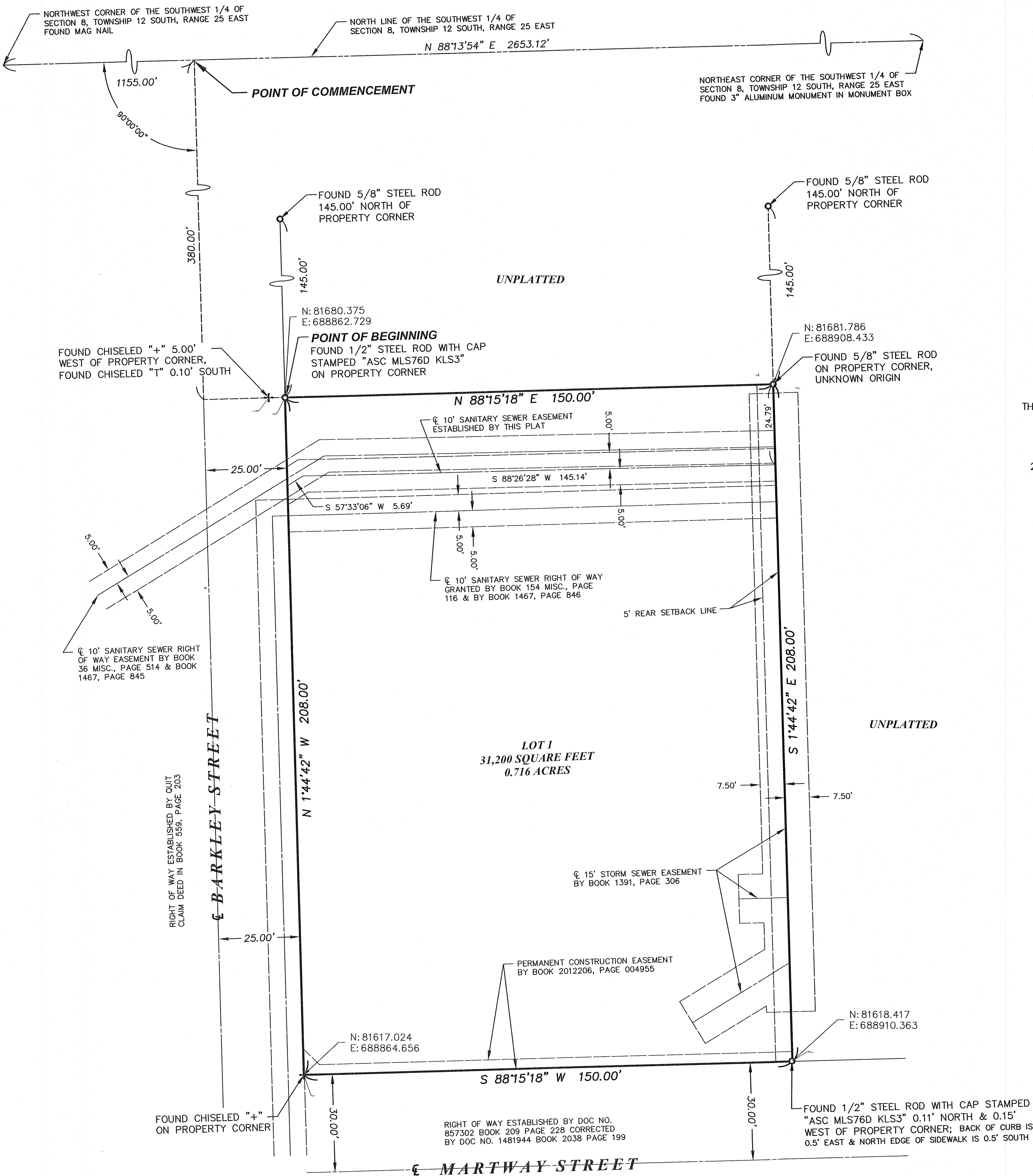
APPROVED BY THE MAYOR on this 18 day of October 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

FINAL PLAT OF
SWIG - 5959 BARKLEY
A MINOR SUBDIVISION IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS
PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 25 EAST



DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 AND 1,155 FEET EAST OF THE NORTHWEST CORNER THEREOF, AS MEASURED ALONG SAID NORTH LINE, SAID POINT ALSO BEING ON THE CENTERLINE OF BARKLEY, AS NOW ESTABLISHED, THENCE SOUTHERLY, ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, AND ALONG THE CENTERLINE OF SAID BARKLEY, A DISTANCE OF 380 FEET; THENCE EASTERLY, ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 25 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARKLEY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 150 FEET; THENCE SOUTHERLY, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 208 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARTWAY (60TH STREET), AS NOW ESTABLISHED, THENCE WESTERLY, ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MARTWAY, A DISTANCE OF 150 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARKLEY; THENCE NORTHERLY, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARKLEY, A DISTANCE OF 208 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BY ITS AGENT, THOMAS-AFFINITY TITLE, LLC, FILE NO. 233788, DATED JANUARY 25, 2023.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:
"FINAL PLAT OF SWIG - 5959 BARKLEY"

DEDICATION:
ALL EASEMENTS, STREETS, ALLEYS, ACCESS CONTROL AND ALL OTHER PUBLIC AREAS NOT PREVIOUSLY DEDICATED SHALL BE MADE AND UNDERSIGNED BY THE OWNERS.

EASEMENT INFORMATION:
ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BY ITS AGENT, THOMAS-AFFINITY TITLE, LLC, FILE NO. 233788, DATED JANUARY 25, 2023.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C0023G, DATED AUGUST 3, 2009, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

ZONING INFORMATION:
THE SUBJECT PROPERTY IS ZONED C-2A: PEDESTRIAN ORIENTED BUSINESS.

NOTES:
1. THE SUBJECT PROPERTY ADDRESS IS 5959 BARKLEY STREET, MISSION, KANSAS.
2. THE SUBJECT PROPERTY CONTAINS 31,205 SQUARE FEET OR 0.716 ACRES, MORE OR LESS.

APPROVALS:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS ____ DAY OF _____, 2023.

MIKE LEE, PLANNING COMMISSION CHAIR
KIMBERLY STEFFENS, PLANNING COMMISSION SECRETARY

APPROVED BY THE GOVERNING BODY OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS ____ DAY OF _____, 2023.

SOLANA FLORA, MAYOR
ROBYN FULK, CITY CLERK

IN WITNESS WHEREOF:
"OWNER NAME(S)", "RELATIONSHIP", HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2023.

MARLENE J. LEINMILLER

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARLENE J. LEINMILLER, OWNER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SHE IS THE OWNER OF THE PREMISES HEREON, AND THAT SAID MARLENE J. LEINMILLER ACKNOWLEDGED SAID INSTRUMENT TO BE HER FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME

DATE PREPARED: JULY 12, 2023

FINAL PLAT



ANDERSON
SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050



ROBERT J. ANDERSON
LICENSED
PROFESSIONAL SURVEYOR
KANSAS
#1648

KANSAS STATE CERTIFICATE OF AUTHORITY, LS-3

I HEREBY CERTIFY THAT THE FINAL PLAT OF "SWIG - 5959 BARKLEY" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

City of Mission	Item Number:	3
ACTION ITEM SUMMARY	Date:	October 4, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Final Plat of Morrison Ridge Park Second Plat (5200 Block of Riggs Avenue) – PC Case #23-12

RECOMMENDATION: Approve the resolution accepting the easements associated with the final plat of Morrison Ridge Park Second Plat.

DETAILS: Morrison Ridge Park was first platted in April of 1913 by William Stang. Lots were subsequently developed along Riggs Avenue and Ridge Avenue (which would later become Walmer Street) from the 1920s until the 1980s.

The plat identified Morrison Avenue to the west of Riggs Avenue with a connector street between the two called Florence Street. However, Morrison Avenue and Florence Street were never built.

The City was contacted about a year ago by Mr. England whose family had built a home on Riggs Avenue in the 1960s and owned a parcel of property at what would be the northeast corner of Morrison Avenue and Florence Street. His inquiry was regarding the feasibility of splitting the lot into two lots and building a home on each. Further discussions with staff resulted in Mr. England contacting the family who owned the parcel at the southeast corner of Morrison Avenue and Florence Street and making an offer to purchase that parcel as well.

The two parcels were eventually sold to Mr. Kevin Klassen, a home builder in the area. Mr. Klassen has filed an application for a preliminary and final plat that would split both parcels (each a little under an acre) into two lots for a total of four lots to be developed for single family homes.

Florence Street is identified as right-of-way on the proposed plat as it was on the original. Mr. Klassen is proposing to build Florence Street as a private street to serve the four lots and has agreed to enter into a maintenance agreement for the street that would be recorded with the Register of Deeds and may ultimately be transferred to the owners of the individual lots.

Mr. Klassen has obtained a storm water easement from the two properties at 5230 and 5234 Riggs Avenue for an existing storm water sewer that runs through their properties and would adjoin his. He has also obtained an easement from the apartment complex (Hillsborough) to the west to allow storm water to be directed on to their land through a

Related Statute/City Ordinance:	Chapter 440.260 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

City of Mission	Item Number:	3
ACTION ITEM SUMMARY	Date:	October 4, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

storm channel that runs to the west.

The Planning Commission approved the preliminary plat in March of this year and reviewed the final plat at their September 25, 2023 meeting. The Planning Commission voted to recommend approval of the Final Plat of Morrison Ridge Park Second Plat to the City Council by a vote of 7-1.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Chapter 440.260 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

CITY OF MISSION, KANSAS

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE FINAL PLAT OF MORRISSON RIDGE PARK SECOND PLAT AND ACCESS AND DRAINAGE EASEMENTS WITHIN SAID PLAT AS THOSE OF THE CITY OF MISSION TO HOLD IN PERPETUITY

WHEREAS, Morrison Ridge Park was first platted in 1913 and certain lots of that original plat have never been developed; and

WHEREAS, Lots 351 through 356 of the Morrison Ridge Park plat are contained within a parcel identified as KP42500000 0351 and lots 357 through 362 of the same plat are contained within a parcel identified as KP42500000 0357; and

WHEREAS, Mr. Kevin Klassen of Klassen Construction submitted an application to the Community Development Department of the City of Mission (PC Case # 23-03) for a preliminary plat of Morrison Ridge Second Plat that would combine undeveloped lots 351 through 362 of the original Morrison Ridge Park plat into Lots 1 through 4 of a new plat to be known as Morrison Ridge Park Second Plat.

WHEREAS, A public hearing was held before the Planning Commission at their regularly scheduled meeting on March 27, 2023 at which time public comment was taken regarding PC Case #23-03, after which the Planning Commission voted 8-1 to approve the application; and

WHEREAS, Mr. Klassen submitted an application for a final plat of Morrison Ridge Park Second Plat to the Community Development Department of the City of Mission (PC Case #23-12) and said application was considered by the Planning Commission at their regularly scheduled meeting on September 25, 2023 at which time the Planning Commission approved the applications by a vote of 7-1.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION AS FOLLOWS:

Section 1. Approval of Final Plat – Pursuant to Section 440.240 through Section 440.260 of the Mission Municipal Code, approval of the final plat of Morrison Ridge Park Second Plat (Exhibit A) is hereby granted.

Section 2. Acceptance of Utility Easement - The City of Mission hereby accepts a non-exclusive easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under those areas outlined and designated on the Final Plat of Morrison Ridge Park Second Plat as "Storm Sewer Easement" or "Drainage Easement" or "D/E."

Section 3. Mayor's Signature - The Mayor shall affix her signature to the final plat of Morrison Ridge Park Second Plat attesting to the acceptance.

Section 4. Recording of Plat - Said Plat shall be recorded with the Johnson County Register of Deeds within 18 months of the date of this resolution.

Section 5. Maintenance Agreement – In conjunction with the acceptance of the said Plat, the City shall enter into an “Agreement for Use and Maintenance of Right of Way” (Exhibit B) granting the right to the owner(s) of Lots 1-4 designated on the final plat of Morrison Ridge Park Second Plat to use the City owned right-of-way designated on said Plat as “Florence Street” and the obligation of the same to maintain said right-of-way.

Section 6. Recording of Maintenance Agreement – The “Agreement for Use and Maintenance of Right of Way” shall be executed by all parties and recorded with the Johnson County Register of Deeds at the time the Plat is recorded.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION
on this 18 day of October 2023.

APPROVED BY THE MAYOR on this 18 day of October 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

FINAL PLAT OF **MORRISON RIDGE PARK, SECOND PLAT** A REPLAT OF LOTS 351 THROUGH 362, MORRISON RIDGE PARK & PART OF FLORENCE STREET R/W CITY OF MISSION, JOHNSON COUNTY, KANSAS

NOTES:

1. Basis of bearings: Kansas State Plane, North Zone
2. All of subject property lies within "Zone X, areas determined to be outside the 0.2% annual chance flood" as shown on FEMA FIRM Number 20091C0008G, revised 8/3/2009.
3. Minimum Ground Floor Area Classification: B
4. Distances shown are record and measured unless noted.

LEGEND

- ▲ MONUMENT FOUND AS DESCRIBED
- BAR FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
- ⊙ SET ½" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- ✕ CALCULATED POINT
- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- (CM) CALCULATED MEASUREMENT

LOT	SQ. FT.
1	10,112
2	10,112
3	9,974
4	9,980
RW	5,372

APPROVALS

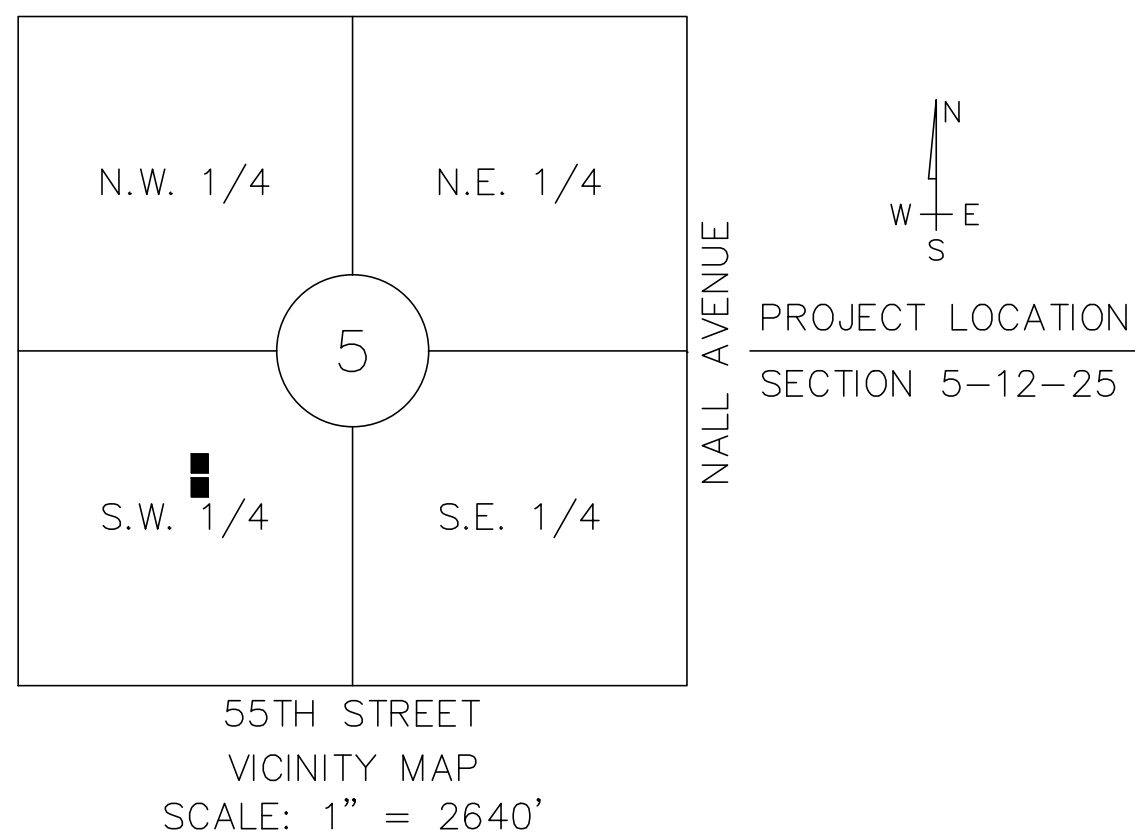
APPROVED BY the City of Council of the City of Mission this _____ day of _____ 20__.

By: _____ Attest: _____
Solana Flora, Mayor Robyn Fulks, City Clerk

APPROVED BY the City of Mission Planning Commission this _____ day of _____ 20__.

By: _____ Attest: _____
Mike Lee, Chairperson Kimberly Steffens, Secretary

THIS IS TO CERTIFY THAT ON THE 1ST DAY OF SEPTEMBER 2022, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



LEGAL DESCRIPTION

This is a resurvey and resubdivision of all of Lots 351 through 356, inclusive and all of Lots 357 through 362, inclusive of Morrison Ridge Park, a subdivision in the City of Mission, Johnson County, Kansas, and a portion of the adjacent Florence Street right-of-way, being more particularly described by Matthew R. Cox, PS-1637 on June 12, 2023 as follows:
Beginning at the Southwest corner of said Lot 351; thence N2°17'50"W, along the West line of said Lots 351 through 362, a distance of 339.07 feet to the Northwest corner of said Lot 362; thence N88°01'15"E, along the North line of said Lot 362, a distance of 135.25 feet to the Northeast corner of said Lot 362; thence S1°58'45"E, along the East line of said Lots 351 through 362, a distance of 339.25 feet to the Southeast corner of said Lot 351; thence S88°06'09"W, along the South line of said Lot 351, a distance of 133.36 feet to the point of beginning, containing 1.05 acres, more or less.

DEDICATION

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Mission, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement is granted to the City of Mission, Kansas to enter upon, construct, maintain, use and authorize the location of conduits for providing water, gas, cable, electric, sewers and other utility services, including related facilities and appurtenances thereto, and drain facilities, upon, over, under and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Mission, Kansas.

Proprietors, successors and assigns of the property described on this plat shall be responsible for the improvement and maintenance of Florence Street by a separate maintenance agreement with the City.

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.

EXECUTION

IN TESTIMONY WHEREOF, Klassen Construction, LLC has caused this instrument to be executed this _____ day of _____ 20__.

KLASSEN CONSTRUCTION, LLC

By: _____
Kevin Klassen, Managing Member

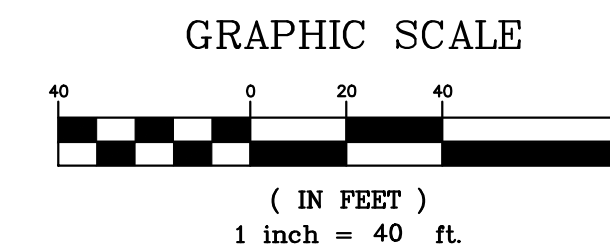
ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Kevin Klassen, Managing Member of Klassen Construction, LLC, personally known to be such person who executed the within instrument, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public _____ My Appointment Expires _____



ERROR OF CLOSURE
Perimeter: 946.93' Area: 45550.29 Sq. Ft.
Error Closure: 0.0053 Course: S25°03'59"E
Error North: -0.00479 East: 0.00224
Precision: 1: 178664.15

PREPARED: 2/28/2023

PREPARED FOR:
KLASSEN CONSTRUCTION
5540 MAPLE STREET
MISSION, KANSAS 66202
PHONE: (913) 217-8673
CONTACT: KEVIN KLASSEN

PREPARED BY:
ALLENBRAND-DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

**MORRISON RIDGE PARK,
SECOND PLAT**



**CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS**

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PEORIA
OLATHE, KANSAS 66071
PHONE: (913) 557-1974
FAX: (913) 557-6904

AGREEMENT FOR USE AND MAINTENANCE OF RIGHT OF WAY

This Agreement made and entered into the ____ day of _____, 2023, by and between **Klassen Construction, LLC**, a limited liability company, its grantees, successors and assigns (“**Klassen**”), and the **City of Mission, Kansas** (the “**City**”).

WITNESSETH:

WHEREAS, Klassen is developing a residential project within the City of Mission, Kansas, generally located at 52nd Street and Riggs Street, to be platted into four lots and known as Morrison Ridge Park, 2nd Plat (the “**Klassen Parcel**”);

WHEREAS, the legal description of the Klassen Parcel is attached hereto as Exhibit “A”; and

WHEREAS, the Klassen Parcel is **landlocked**, however can be accessed from Riggs Street through an unimproved portion of City right of way known as Florence Street, as shown on the plat of Morrison Ridge Park, 2nd Plat (the “**Florence Street Area**”); and

WHEREAS, the City has no present plans to improve or maintain the Florence Street Area, and Klassen is willing to improve and maintain same to provide access to the Klassen Parcel.

WHEREAS, the parties wish to enter into an Agreement whereby Klassen would be responsible for the improvement and maintenance of the Florence Street Area in consideration of this Agreement and the City’s willingness to allow Klassen to utilize the Florence Street Area as a driveway for access to the Klassen Parcel.

NOW THEREFORE, Klassen and the City agree as follows:

ARTICLE I - Obligations of Klassen

1.1 Klassen, or its grantees or successors, shall be responsible for the construction and maintenance of a concrete driving surface to City standards over and upon the Florence Street Area, including replacement, repairs, cleaning, and snow removal, as well mowing and maintenance of any landscaping in areas adjacent to the drive and within the Florence Street Area. The City shall have the right, however no obligation, to determine when repairs or cleaning are necessary, and to otherwise protect its right of way. In the event Klassen, or its grantees or successors, fails to repair or clean the Florence Street Area as directed by the City, the City shall have the right, however no obligation, to perform such repairs or cleaning and assess the costs thereof as a lien on the Klassen Parcel.

1.2. The Florence Street Area shall be used as a private drive to provide access to the owners and invitees of the Klassen Parcel to Riggs Street and for no other purpose.

1.3 Klassen, and its grantees and successors, shall maintain commercial general liability insurance in the amount of \$1,000,000 from a provider approved by the City, naming the City as an additional insured, which will protect the City from liability related to the use of, and activities in, the Florence Street Area described herein.

1.4 Klassen, and its grantees and successors, hereby release the City, the Mayor and the members of the City Council (collectively the “**Governing Body**”), and employees of the City from any and all past, present or future liability related to use of the Florence Street Area; provided, however, that the foregoing release shall not apply to the gross negligence or willful misconduct of the City, Governing Body, or employees of the City.

1.5 Klassen, and its grantees and successors, shall indemnify and hold harmless the City, the Governing Body and employees of the City from and against any and all losses incurred or suffered by any person or to any real or personal property as a result of, or in connection with, the use of the Florence Street Area as described herein; provided,

however, that the foregoing indemnity shall not apply to the gross negligence or willful misconduct of the City, Governing Body, or employees of the City.

1.6 The owners of the Klassen Parcel shall be jointly and severally responsible for performance of this Agreement, and shall decide among themselves any sharing of costs; the City shall have no responsibility to oversee the collection or application of funds.

ARTICLE II – Miscellaneous

2.1 Klassen may not assign the rights or obligations under this Agreement without the express written consent of the City.

2.2 This Agreement shall be binding upon the parties and their respective successors and assigns. It is the intention of the parties hereto that this Agreement shall be a covenant running with the land and shall bind all successive owners of any interest in the property subject to this Agreement.

2.3 This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

2.4 At Klassen's expense, this Agreement shall be filed of record with the Johnson County, Kansas Register of Deeds.

2.5 This Agreement may only be altered or amended by written, mutual agreement of the parties, and such amendment shall be filed with the Johnson County, Kansas Register of Deeds.

2.6 It is understood and agreed that the written terms and provisions of this Agreement shall supersede all prior verbal and written statements of any and every official and/or other representative of the City and Klassen and such statements shall not be effective or be construed as entering into, or forming a part of, or altering in any way whatsoever, the written Agreement.

2.7 Pursuant to K.S.A. 10-1101 *et seq.*, the City is obligated only to expend funds under this Agreement as may be lawfully made from funds budgeted and appropriated for the purposes as set forth in this Agreement during the City's current budget year. The City shall not incur any indebtedness in excess of funds budgeted and appropriated for products and services set forth in this Agreement during the City's current budget year.

2.8 City may terminate this Agreement at its option if Klassen, or its grantees or successors fails to perform its obligations under this Agreement.

2.9 This Agreement shall be in all respects subordinate and inferior to existing utility easements and the rights of the City in and to its right of way.

2.10 This Agreement shall terminate at such time as the City provides public notice that it will assume control and maintenance of the Florence Street Area.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF MISSION, KANSAS
(the "City")

By: _____
Solana Flora, Mayor

ATTEST:

Robyn Fulks, City Clerk

MUNICIPAL CORPORATE ACKNOWLEDGEMENT

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

BE IT REMEMBERED, That on this ____ day of _____ 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Solana Flora, Mayor of the City of Mission, a Kansas municipal corporation and Robyn Fulks, City Clerk of said municipal corporation, who are personally known to me to be the same persons who executed the within instrument on behalf of said municipal corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

KLASSEN CONSTRUCTION, LLC

("Klassen")

By: 
Kevin Klassen, Managing Member

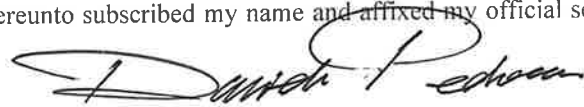
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, That on this 30th day of May, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Klassen, Managing Member of Klassen Construction, LLC, a Limited Liability Company duly formed under the provisions of the Kansas Limited Liability Company Act, who is personally known to me to be the such Managing Member who is personally known to me to be the same person who executed the foregoing instrument on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires
08/23/2026


Notary Public

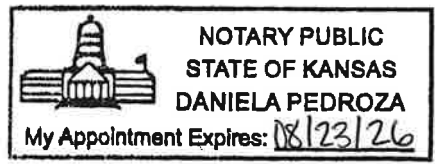


Exhibit "A"

Lots 1 – 4, inclusive, MORRISON RIDGE PARK, SECOND PLAT, a replat of Lots 351 through 362, Morrison Ridge Park, a subdivision in the City of Mission, Johnson County, Kansas

AT A GLANCE

Applicant:
Kevin Klassen

Case Number:
#23-12

Location:
Riggs Road between 52nd and 53rd Street

Project Name:
Morrison Ridge Final Plat

Property ID:
KP425000000357; KP425000000351

Project Summary:
The applicant is requesting approval of the final plat for two properties that are currently vacant. The proposed plat splits the two current lots into four lots in preparation for construction of four new single-family homes.

Current Zoning:
R-1

Proposed Zoning:
N/A

Current Land Use:
Vacant

Staff Contact:
Karie Kneller, City Planner

Proposed Land Use:
Single-Family

N/A Public Hearing Required

Legal Notice:
N/A



BACKGROUND AND PROPERTY INFORMATION

The subject property is located at approximately Riggs Street, half a block north of 53rd Street and west of properties on the west side of Riggs Street. Each of the properties are .47 acres. The lots are zoned R-1 “Single-Family Residential” and are surrounded by R-4/RP-4 “Garden Apartment District” zoning on the west and R-1 zoning on the east with multi-family and single-family uses.

The original 1913 plat of Morrison Ridge Park includes the lots on the north (labeled 357-362) and lots on the south (351- 356), and provides a 40-foot right-of-way for a public street, “Florence Street,” that was not constructed. These lots are under ownership by the applicant. The original plat does not provide for public utility easements.

There is underground private storm water infrastructure that runs between two single-family homes at 5230 Riggs Street and 5234 Riggs Street, which currently empties into a storm water inlet at the back of the properties and into a drainage ditch to the west. Additionally, sanitary sewer infrastructure is located in the public right-of-way (Florence Street) and west of the subject properties.

PROJECT PROPOSAL

This re-plat will consolidate lots 357-362 and lots 351-356 and split the consolidated lots north to south to create four lots. Lot 1 and Lot 2 are north of the public right-of-way, and Lot 3 and Lot 4 are south of the public right-of-way. The original 40-foot right-of-way will remain public, but a private driveway is proposed to be constructed that will be privately maintained. Public utility rights-of-way are also proposed.

PLAN REVIEW AND ANALYSIS

Municipal Code

Mission municipal code at §440.260 states that Preliminary Plats shall be approved by the Planning Commission if it determines that:

A. Prior to consideration of any final plat, City staff shall determine whether dedication of right-of-way will be required.

Analysis: No additional right-of-way is required behind what was on the original plat.

B. Final plats shall be approved by the Planning Commission if it determines that:

1. The final plat substantially conforms to the approved preliminary plat and rule exceptions granted thereto.
2. The plat conforms to all applicable requirements of this Code, subject only to approved rule exceptions.

3. All submission requirements have been satisfied.
4. Approval of a final plat shall require the affirmative vote of a majority of the membership of the Planning Commission.

Analysis: The final plat conforms to the approved preliminary plat and conforms to requirements of the municipal code. Easement agreements between property owners at 5230 Riggs Street and 5234 Riggs Street were submitted as part of the final plat.

C. Following approval of the final plat by the Planning Commission, the final plat shall be submitted to the City Council for review of land proposed to be dedicated for public purposes. The City Council shall approve or disapprove the dedication of land for public purposes within thirty (30) days after the first (1st) meeting of the City Council following the date of the submission of the plat to the City Clerk. The City Council may defer action for an additional thirty (30) days for the purpose of allowing for modifications to comply with the requirements established by the City Council. No additional filing fees shall be assessed during that period. If the City Council defers or disapproves any such dedication, it shall advise the Planning Commission of the reasons therefor. No plat shall be filed with the Register of Deeds unless such plat bears the endorsement that the land dedicated to public purposes has been approved by the City Council

Analysis: The final plat, upon Planning Commission's recommended approval, will be considered by the City Council to approve the dedicated easements for stormwater utilities.

D. Final plats shall be recorded with the Register of Deeds within eighteen (18) months following City Council approval of land dedicated to public purposes. Final plats which are not recorded within said time period shall be deemed null and void.

Analysis: Staff will ensure the plat is recorded within the stipulated timeframe.

RECOMMENDATION

For the Preliminary Plat, the Planning Commission approved Case # 23-03, the Preliminary Plat for Morrison with the following conditions:

- A. Prior to submittal of the final plat, the applicant is required to obtain a permanent drainage easement from the existing property to the east of Lot 4 in order to tie into existing storm water infrastructure.
- B. Prior to submittal of the final plat, the applicant is required to obtain a permanent drainage easement for the existing property to the west of Lot 3 in order to install rip-rap.
- C. Prior to submittal of the final plat, the applicant is required to submit a storm water management study that documents existing versus proposed storm water flow and analysis that shows that the additional storm water flow does not have an adverse impact on downstream properties.

D. The final plat shall note that the private drive shall be maintained in perpetuity by the property owner(s) of Lots 1-4.

E. A maintenance agreement shall be recorded with the Johnson County Register of Deeds.

Analysis: The above conditions A-E have been satisfied with the submittal of this final plat.

Staff recommends that the Planning Commission recommend approval of Case #23-12, the Final Plat of Morrison Ridge to the City Council with the following conditions:

1. The property owner will attain an easement agreement with adjacent property owner to the west (5285 Foxridge Drive) to gain access and to install rip rap for drainage on the adjacent property; construction permitting is contingent upon this easement agreement and feasibility of construction details.
2. Permitting drawings for building construction shall be submitted to the City of Mission for review and approval prior to construction.
3. Permitting drawings for stormwater utility construction shall be submitted to the City of Mission for review and approval prior to construction.

PLANNING COMMISSION ACTION

The Planning Commission will hear Case #23-12, the Final Plat of Morrison Ridge, at its September 25, 2023 meeting.

CITY COUNCIL ACTION

The City Council will hear Case #23-12, the Final Plat of Morrison Ridge, at its October 18, 2023.

City of Mission	Item Number:	4.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Administration	From:	Robyn Fulks

Action items require a vote to recommend the item to the full City Council for further action.

RE: September 6, 2023 Community Development Committee minutes.

RECOMMENDATION: Review and accept the September 6, 2023 minutes of the Community Development Committee.

DETAILS: Minutes of the September 6, 2023 Community Development Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

September 6, 2023

The Mission Community Development Committee met at Mission City Hall and virtually via ZOOM on Wednesday, September 6, 2023. The following Committee members were present: Sollie Flora, Lea Loudon, Debbie Kring, Trent Boultinghouse, Mary Ryherd, Ken Davis, Hillary Thomas, Ben Chociej and Kristin Inman. Councilmember Loudon called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Deputy City Administrator Brian Scott, Deputy City Administrator Emily Randel, City Clerk Robyn Fulks, Public Works Superintendent Brent Morton, Parks and Recreation Director Penn Almoney, and Chief Dan Madden.

Public Comments

Councilmember Loudon 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/Informational Items

There were two public presentations tonight.

Preliminary Development Plan Popeye's Louisiana Kitchen Restaurant - 6821 Johnson Drive (PC Case #23-16)

Deputy City Administrator Brian Scott presented to the Committee an application for a Preliminary Development Plan for a new Popeyes restaurant at 6821 Johnson Drive, to replace the current building which sustained significant damage in a fire in early 2023. The new store will be more contemporary. The plan was presented to the Planning Commission at the August 28 meeting with no public testimony other than the presentation of the plan. Mr. Scott confirmed that the new plan does comply with the zoning district of C2B for the location, along with most of the components of the Form Based Code. Mr. Scott mentioned that the situation of the building does not comply with the Form Based Code, as it would like the building to sit at the front of the street. The company did examine that option, however that orientation did not work with the business model of a drive through restaurant.

The building will sit on the site as it is now. A wall will be constructed around the parking lot as required in the Form Based Code, and Right-of-Way will be given to the City via the plat. That Right-of-Way will incorporate some outdoor dining on Johnson Drive. The PDP was approved by the Planning Commission by a vote of 7-0 to send it to the Council for approval.

Councilmember Davis commented that the new plans look nice.

Mayor Flora expressed her excitement for the project.

Councilmember Kring thanked Staff for their work and patience on the project.

Special Use Permit for Discount Sales Outlet - 5470 Martway Street **(PC Case #23-17)**

Mr. Scott's second item of the evening was for a Special Use Permit for Discount Sales Out at 5470 Martway Street. Mr. Leland Lynch, owner of Discount Sales Outlet, has applied for a Special Use Permit to continue to rent storage space at 5470 Martway Street in the basement of the building under the FedEx Kinkos store. Mr. Lynch has leased the space for storage while operating his main store on Broadmoor Street. He intends to close that store in the near future as he approaches retirement but would like to continue using the leased space and make it his primary business address to continue to provide furnishings wholesale to the Veteran's Administration and other non-profit organizations. There will be no showroom or customers, with all sales being online or over the phone. The public hearing at the Planning Commission meeting on August 28 had no testimony, and the application was approved by the Planning Commission 7-0.

Councilmember Kring asked if the mattress storage would be on both levels of the building. Mr. Scott clarified that Fedex Kinkos and Dominos will continue to occupy the main level of the building, while this lease would only be for the basement with access from Martway Street.

Action Items

Acceptance of the August 2, 2023 Community Development Committee Minutes

Minutes of the August 2, 2023 Community Development Committee were provided to the Committee.

Councilmember Davis 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.

Beverly Storm Sewer Relocation

Public Works Superintendent Brent Morton presented that during a storm sewer inspection in March, Staff was notified that a section of the reinforced concrete box was at a failed state and slowly collapsing at 5925 Beverly Avenue, which is a private business near Beverly Park. Once Staff was notified of the issue they placed steel plates over as much of the area as possible. Olsson was notified and a design was begun to be able to abandon the section of the RCB that is under the private building and parking lot. The old section will be filled to prevent any further failures. The project was taken to bid on August 23 with bids back on August 28. Four bids were received with Kissick Construction submitting the lowest and most responsive bid of \$182,340.00. The scope of work includes filling in the box culvert, laying additional storm line to get around the culvert, and, if the Milhaus project moves forward, the remaining box culvert will be moved down Martway into the creek channel as part of that project.

Councilmember Chociey commented on the very close estimate compared to the bids.

Councilmember Chociey 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.

Interlocal Agreement for 2023 Stormwater System Renewal Project/1-MI-2023-R-501 Mission Street Repair

Mr. Morton's second item of the evening was for a renewal project with Johnson County. Under the revised SMAC process, cities apply on a two-year funding cycle for up to 50% reimbursement for stormwater systems if the rating of the stormwater structure is at a 3.5 or higher (out of 5). Mr. Morton stated that additional costs do come back to the City, but having inspections done and having numbers ready for current and future projects is very helpful for the two-year funding cycle. Acceptance of the application was received by Staff in June of 2022 and this is final step. The current Interlocal Agreement under consideration specifies the County's policy and procedures, stormwater system renewal projects, the County's contribution towards renewal projects cost (50%

of the \$507,658 estimated total project cost or \$253,829) and commits the City's funds to the project. The City's funds have already been/are being expended in connection with the street program. Staff will apply again for funds for 2024 and 2025 for the 55th Street project to cover a portion of anticipated stormwater costs for that street rehabilitation project.

Councilmember Davis asked if this project creates more equity for the smaller Northeast cities and the rest of the County. Mr. Morton stated that the funds are not capped, so if a City can come up with matching funds the project can go through even if it is a large project. Mr. Morton also stated that budgeting for a two year cycle can be tricky.

City Administrator stated that Mr. Morton was spot on in his assessment, and that while the program is maybe not equitable, the change in the SMAC business model to allow for maintenance fundings has definitely benefitted cities like Mission.

Councilmember Davis asked how the City is represented in the program. Mr. Morton confirmed he attends meetings.

Ms. Smith added that Staff has been working to award design contracts in advance to take advantage of the two-year funding cycle and to have the most comprehensive application possible.

Councilmember Davis 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.

Interlocal Agreement – Roe Avenue CARS Project

Mr. Morton's final item of the night was a proposed CARS project for 2024, Roe Avenue from Johnson Drive to 63rd Street. This is a joint project between the cities of Mission, Roeland Park, and Fairway and has been approved by Johnson County for CARS funding up to 50% of the project's construction and construction inspection costs. The street runs impacts several cities and Mission will be administering the project. The interlocal will lay out cost responsibilities for each City for the different phases of the project. The agreement has been approved by the County's CARS program. The proposed improvements include a 2" mill and overlay, stormwater repairs, ADA improvements, median replacement, new traffic signal that Mission will own jointly with Roeland Park, and a 5' sidewalk on the East side of the street. The improvements will improve walkability and help maintain the road. The agreement ties all three cities together to ensure funds are available for the project. Estimated cost for the

project is \$1,845,657.00 with estimated CARS funding of \$870,000.00. Estimated costs for each City are as follows: Mission \$608,060.07; Roeland Park \$137,365.86; and Fairway \$215,174.50. There are no costs associated specifically with the execution of the interlocal agreement, it is to give Mr. Morton the ability to bill the other Cities for their portion of costs for the project.

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

Broadmoor Park Trail Inspection Services

Parks + Recreation Director Penn Almoney presented to the Committee that the Broadmoor Park Trail project is ready to proceed to construction. The design contract with G-B and Associates included some construction administration services, but the scope and nature of the project will require additional third-party testing and inspection services. Mr. Almoney explained that 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. The scope of services would include, but not necessarily be limited to: Special Inspection and Testing for Earthwork, Laboratory Soil and Aggregate, Shallow Foundation Bearing Soil, Cast-in-Place Concrete Reinforcing Steel; Technical consulting at client/contractor's request; preparation and review of project reports and invoices; weekly report identifying work in compliance with project specifications and report any non-conformances; communicate non-conformances with Project Manager immediately; utilize industry report tracking software for quick, accurate and consistent communication and searchable test results; maintain non-conformance logs and services performed on as-requested basis.

Mission staff requested bids from Terracon, Alpha-Omega Geotech and Intertek. Alpha-Omega Geotech was the lowest and most-responsive bid and has worked locally with several landscape architecture firms. Staff recommends approval of a testing and inspection services contract for the Broadmoor Park Trail project with Alpha-Omega Geotech for \$7,925.00. 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 2023

Parks + Recreation Capital Improvement Project plan utilizing savings from other CIP line items and is funded by Parks + Recreation sales tax revenues.

Councilmember Davis 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.

Nuisance Abatement Contract Award

Mr. Scott presented the final action item of the night, a nuisance abatement contract award with Executive Lawn Care. Mr. Scott explained that, occasionally, the City must take action to address code violations. An abatement contractor is used for those services. The contractor that Staff has been using for the last 8 years has been more difficult to get timely responses from, and the contract went out to bid.

Executive Lawn Care has been used by Staff intermittently to cover those services. When bids were solicited in July of 2023 their bid was the only one received. Their hourly fees provided in the bid are:

Service	Executive Lawn Care
Mowing- Weeds/Grass	\$65 per man hour
Nuisance-trash/debris removal	\$65 per man hour
Tree Evaluation/Inspection	\$89 per man hour
Haul Away Tree Debris	\$75 per man hour
Secure Property (Board-up)	\$75 per man hour
Graffiti Removal	\$65 per man hour

The company has helped with some pretty serious code enforcement clean up and Staff has been pleased with their work. Staff recommends the City enter into a contract with Executive Lawn Care as the City of Mission’s primary abatement contractor at the hourly rates outlined during the discussion and included in the action item summary. Mr. Scott also noted that when these services are utilized the property owner is billed for them. If the costs are not paid, they are assessed to the tax bill for payment.

Councilmember Kring asked what happened to the previous contract and who oversees it. Mr. Scott answered that it will expire, and that Staff monitors the contract. Frustrations began earlier in the summer with the responsiveness of the previous contract. Ms. Smith clarified that, up until this summer, the previous contractor had been responsive and staff was pleased with the services

provided.

Councilmember Boultinghouse 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.

Discussion Items

There were no discussion items tonight.

OTHER

Department Updates

Mr. Scott reminded the Committee of the Community Development Department's Walk and Roll for the Rockcreek Trail Corridor Study on September 16 from 10am - noon. Groups will be biking or walking the trail from Wendy's at Roeland Drive to Outlook to observe the trail, what is liked and what is not.

Mr. Almone reported that the outdoor pool party has officially ended and that the pool will be drained soon. Staff will report back to the Committee in October about pool costs and revenues for the season. Additionally, Mr. Almone reported that the Powell Community Center has reopened after its annual maintenance period to much fanfare. Many patrons have been glad to be back in the center. A long list of improvements were made, by far the most Mr. Almone has seen Staff turn around internally. Improvements by contractors included sanding and staining of wood and the installation of new projectors. Additionally, cabinets and counters were removed, painting was done, emergency exit lighting and signs were repaired and replaced, new evacuation signage was installed, deep cleaning of trash cans and equipment, bathroom deep cleaning and many other improvements were made.

Mr. Morton updated that the Foxridge project has had some hurdles due to the condition of the road and the large and heavy vehicles using it. On Friday stabilization was completed and the first layer of asphalt was put down on both lanes that day. Curbs will go in early next week and then six more inches of asphalt will go on followed by the finishing steps. He also reported that the street projects are going well. The project at 53rd and Riggs is complete other than sod installation which will come later in the fall. 50th Terrace is also

completed except for sod, and Beverly Avenue between 56th and 57th is also completed and waiting on sod. 61st Terrace with the box culvert replacements is getting closer to completion and should be completed within the next month depending on the weather.

Councilmember Davis asked for the status of the water main break at 56th Street and Reeds. Mr. Morton reported that WaterOne has fully repaired the road and brought it back up to City standards. Homeowners who were flooded out will work through WaterOne for any resolution to those issues. Councilmember Thomas asked for the cause of the water main break. Mr. Morton reported that WaterOne did not give a cause but said that the pipe did blow up and a piece could not be found. Ms. Smith stated that it is not uncommon for these pipe issues to happen during extreme temperature fluctuations due to expansion and contraction of the soils surrounding the pipe. There is typically not one specific cause. Staff is speaking with WaterOne about more comprehensive data due to the two significant breaks Mission has had in the last few months. Mr. Morton reported that their technology is improving for inspections to find bad spots.

Councilmember Chociej asked if there was anything Staff or Council can do for residents who get impacted by these breaks and how the messaging can be improved. Mayor Flora has also reached out to WaterOne's board chair and WaterOne is having internal conversations as well.

Councilmember Thomas asked for additional context surrounding Councilmember Chociej's question. Councilmember Chociej responded that he has heard that at least one renter in a basement apartment during the first break lost quite a bit and he feels frustrated hearing how the process is working with no recourse from WaterOne for replacement of belongings.

Councilmember Thomas asked if the City has ever talked about emergency funds that could be used for residents if an issue like this arises in the future. Ms. Smith stated that currently there are not and would need to be very careful with those conversations from a liability standpoint especially from systems that are outside of the City's control.

Councilmember Chociej would like to help get information to renters in a basement unit about rental insurance at least.

Councilmember Davis asked about an update on conversations with Evergy

regarding outages. Ms. Smith reported that the outages a couple of weeks ago near Countryside were mostly from vegetation, and that trimming on that circuit was not to be done again until 2025 but that is going to be reviewed. Ms. Smith hopes to get more information from Evergy later this week.

Councilmember Davis stated he is hopeful to get messaging out to residents about what is their responsibility with regards to vegetation on their property vs. what might be the responsibility of Evergy. Ms. Smith hopes that Evergy's city liaison will be able to come out and provide some updates for residents. She is also agreeable to including that information in the Mission Magazine.

Councilmember Davis also stated his concern for the large pine trees near City Hall, one of which fell during the bad July storms. He would like to know what responsibility the homeowner has to be proactive with vegetation and how the City can bring those things to their attention. Ms. Smith doesn't believe Staff resources allow for going along each line, however code enforcement will focus heavily on dead trees that need to come down to prevent an issue.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:10 p.m.

Respectfully submitted,

Robyn L. Fulks, City Clerk

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Community Development	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

RE: 61st Street and Broadmoor Street Pedestrian Improvements Project.

RECOMMENDATION: Approve a contract with Total Electric Contractors, Inc. for construction of the 61st Street and Broadmoor Street Pedestrian Improvements Project in an amount not to exceed \$71,419.32

DETAILS: Staff has received numerous concerns from the traveling public in the recent years regarding navigating the intersection located at 61st Street and Broadmoor Street and the ability to cross this location safely on foot or other means of pedestrian transportation. Staff requested design services from Olsson, in February 2023, to prepare a traffic control design for this intersection to give pedestrians the ability to stop traffic when crossing any part of the intersection.

The intersection is currently an all-way STOP controlled intersection. The project will upgrade the existing STOP sign assemblies to provide flashing red operations activated by a pedestrian push button. Pedestrian activation will be provided for the north and east legs of the intersection all Stop signs will flash. The proposed system will be powered by solar.

The 61st Street and Broadmoor Street Pedestrian Improvements Project was bid in August 2023 and bids were opened on September 18th, 2023. One bidder responded, with Total Electric Contractors, Inc. submitting the lowest and most responsive bid. The results of the bid opening are included in the table below.

61 Street and Broadmoor Street Pedestrian Improvements Project	
Engineer's Estimate	\$60,180.00
Total Electric Contractors, Inc.	\$71,419.32
Capital Electric	No Bid
Black & McDonald	No Bid
Infrastructure Solutions, LLC	No Bid

Funds were budgeted in the 2023 Streets Capital Improvement Program in the amount of \$60,000. Staff is recommending that the project proceed as bid. There is approximately \$11,820.00 included in the project's Force Account. Staff anticipates the majority of these funds will not be spent, allowing the project to be completed more

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Capital Improvement Fund
Available Budget:	\$60,000

City of Mission	Item Number:	4.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Community Development	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

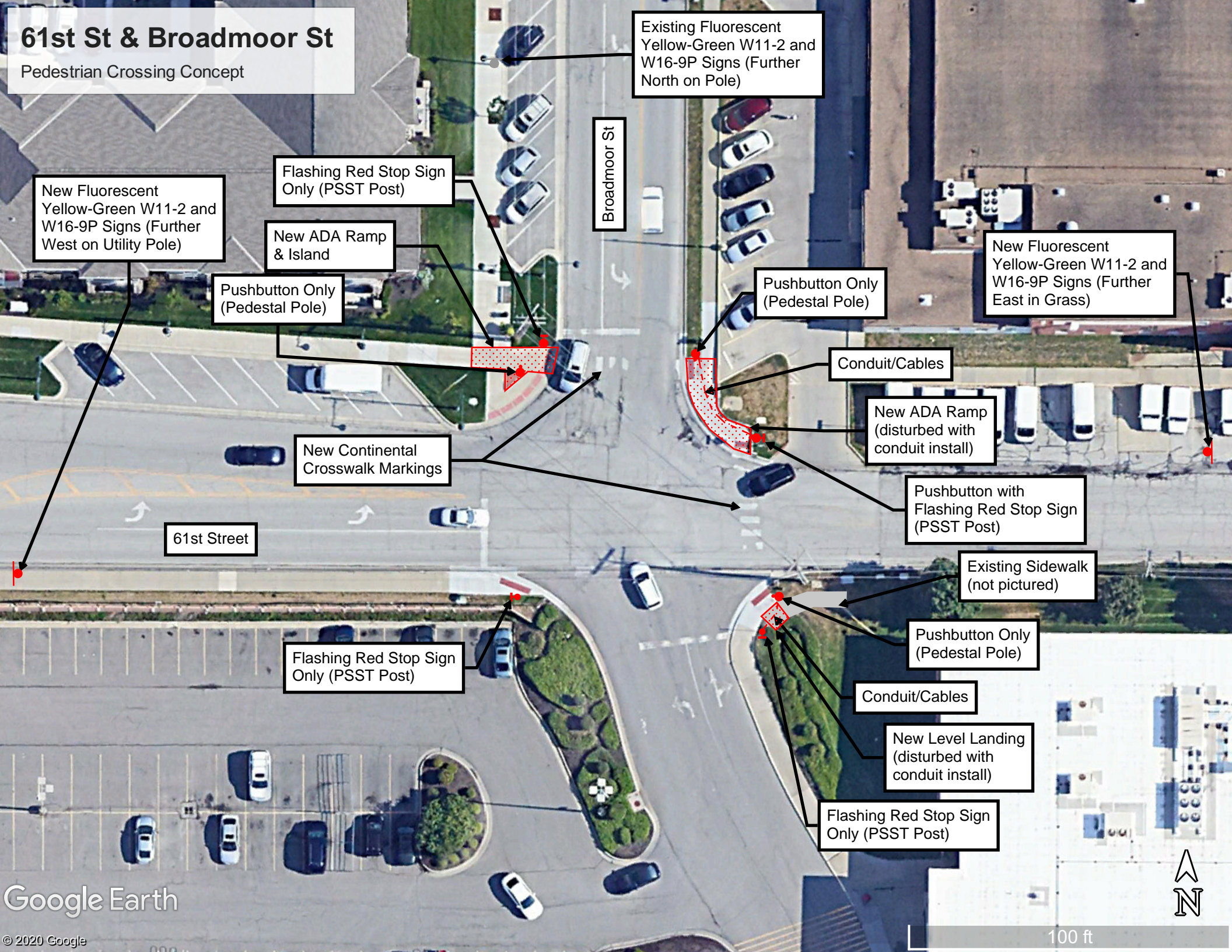
closely in alignment with the Engineer's Estimate and budget.

CFAA CONSIDERATIONS/IMPACTS: The flashing red stop signs activated by pedestrian push buttons will provide for more controlled vehicle and pedestrian movement at the intersection, ideally improving safety for residents and visitors of all ages and abilities.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Capital Improvement Fund
Available Budget:	\$60,000

61st St & Broadmoor St

Pedestrian Crossing Concept



Existing Fluorescent Yellow-Green W11-2 and W16-9P Signs (Further North on Pole)

Flashing Red Stop Sign Only (PSST Post)

New ADA Ramp & Island

Pushbutton Only (Pedestal Pole)

New Fluorescent Yellow-Green W11-2 and W16-9P Signs (Further West on Utility Pole)

New Fluorescent Yellow-Green W11-2 and W16-9P Signs (Further East in Grass)

Pushbutton Only (Pedestal Pole)

Conduit/Cables

New ADA Ramp (disturbed with conduit install)

New Continental Crosswalk Markings

Pushbutton with Flashing Red Stop Sign (PSST Post)

61st Street

Existing Sidewalk (not pictured)

Flashing Red Stop Sign Only (PSST Post)

Pushbutton Only (Pedestal Pole)

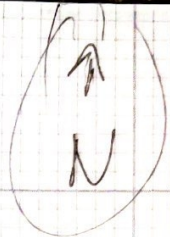
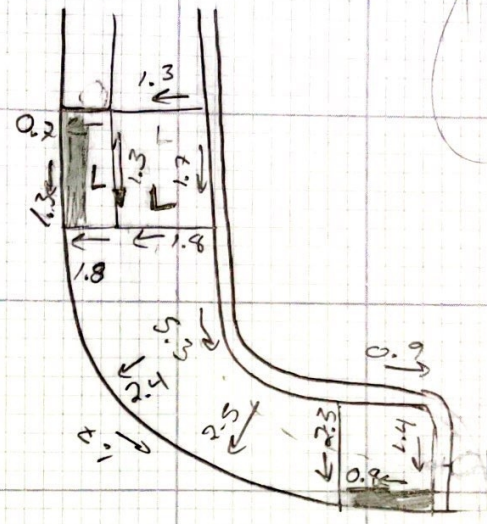
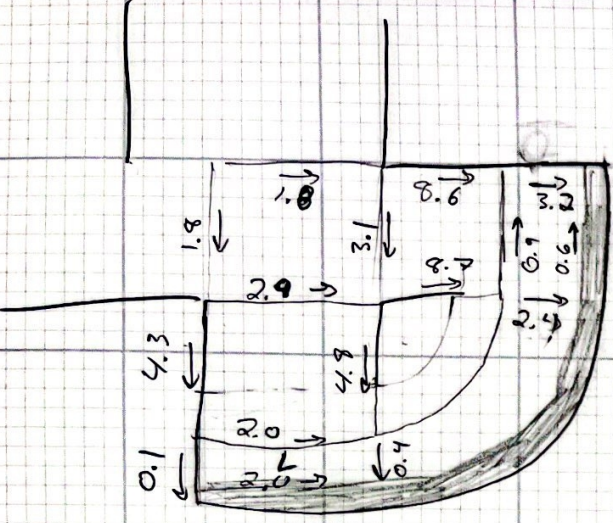
Conduit/Cables

New Level Landing (disturbed with conduit install)

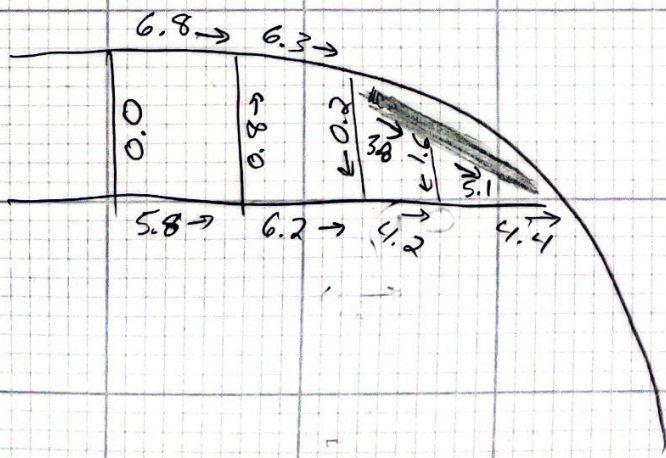
Flashing Red Stop Sign Only (PSST Post)

Broadmoor St

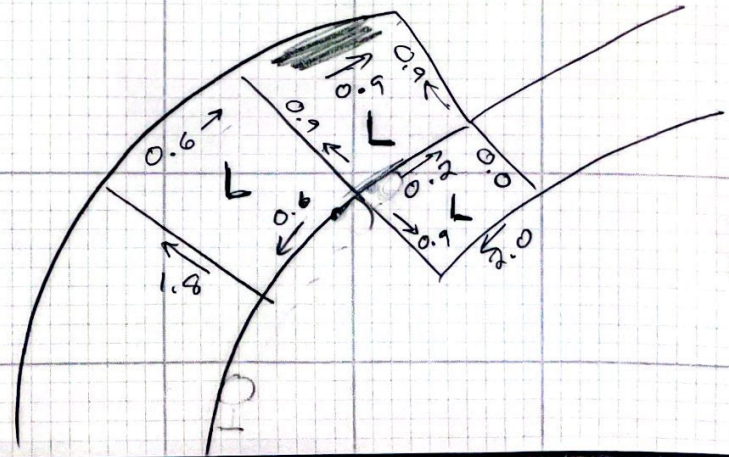




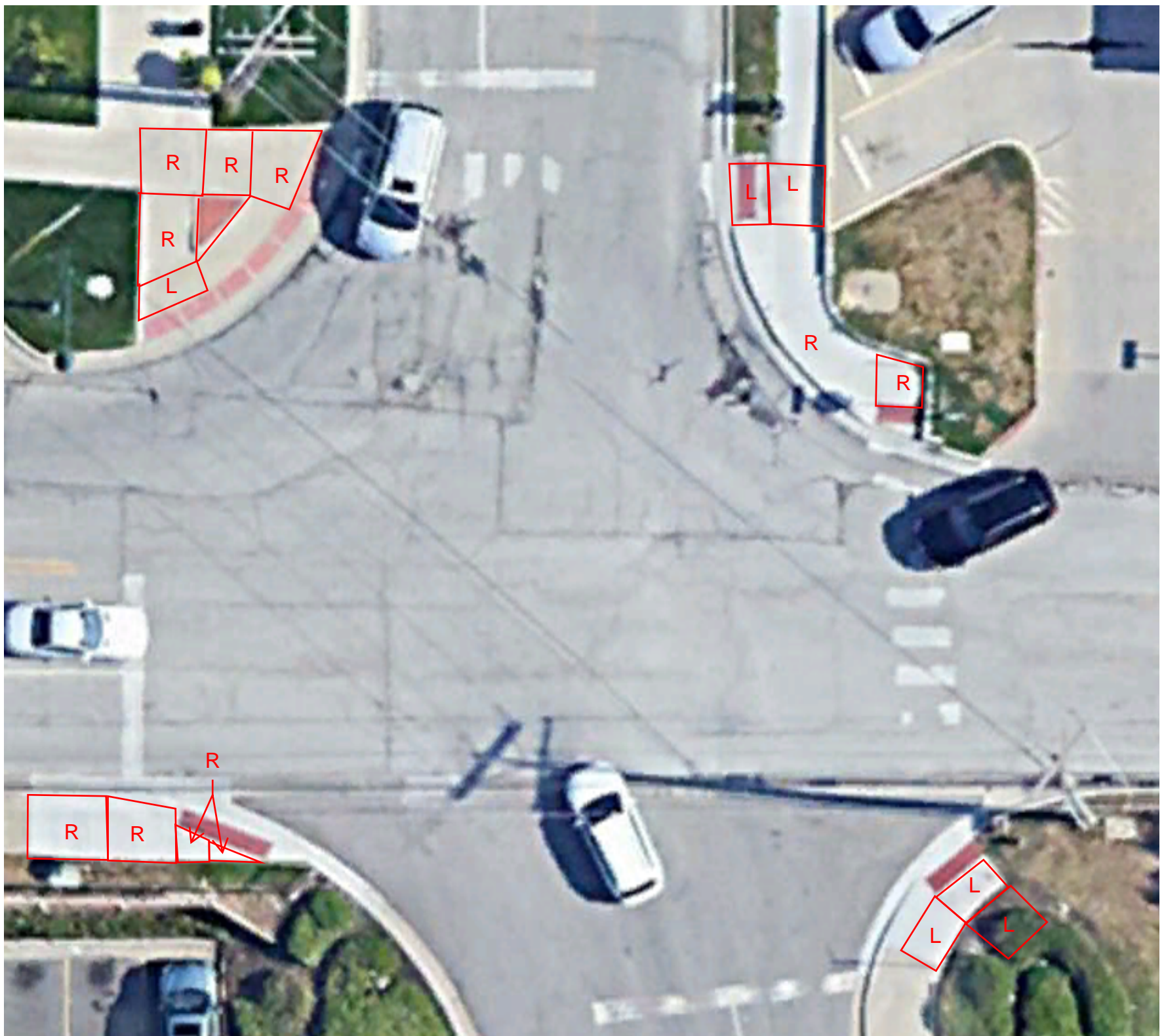
Up → Downhill



Target



PROJECT: Mission Out-call
project no.: 61st + Broadmoor
drawn by: JAB
date: 2/10/23
page 1 of 1



BID

61ST STREET AND BROADMOOR STREET PEDESTRIAN IMPROVEMENTS PROJECT

TO: CITY OF MISSION,
JOHNSON COUNTY, KANSAS

Neither the City nor Consultant shall be responsible for the accuracy, completeness, or sufficiency of any bid documents obtained from any source other than the source indicated in the Notice to Bidders. Obtaining copies of plans, specifications, bid documents and other contract documents from any other source(s) may result in obtaining incomplete and inaccurate information. Obtaining these documents from any source other than directly from the source listed in the Notice to Bidders may also result in failure to receive any addenda, corrections, or other revisions to these documents that may be issued.

The undersigned bidder hereby proposes to mobilize and furnish all materials, supplies, transportation, tools, equipment and plant, perform all necessary labor and construct, install and complete all work stipulated in, required by, and in conformity with the proposed contract documents (including all documents referred to therein) and any and all addenda thereto, for and in consideration of prices as follows:

BID SHEET 61ST STREET AND BROADMOOR STREET PEDESTRIAN IMPROVEMENTS PROJECT

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST \$	COST \$
1	Flashing Stop Sign System	Lump Sum	1	\$26,755.00	\$26,755.00
2	24" White Crosswalk Line (Preformed Thermoplastic)	Lin. Ft.	84	\$ 65.00	\$ 5,460.00
3	Post-Mounted Sign Assembly	Each	2	\$ 285.00	\$ 570.00
4	Sidewalk/ADA Ramp	Sq. Yd.	53	\$ 333.76	\$17,689.28
5	Sod	Sq. Yd.	24	\$ 14.00	\$ 336.00
6	Curb & Gutter, Combined (Type B)	Lin. Ft.	27	\$ 325.52	\$ 8,789.04
7	Force Account	Lump Sum	1	\$11,820.00	\$11,820.00

TOTAL BID \$ 71,419.32

1. The undersigned further agrees to begin upon the date stated in the Notice to Proceed and to complete the work, if this bid is accepted, as stated herein:

A. The Notice to Proceed is anticipated to be October 23, 2023.

The undersigned also declares that it understands that if not preset by the City the time to begin construction and to complete the work will be one factor considered in determining the lowest and best responsible bidder.

The undersigned also declares that he/she understands that liquidated damages based on the full bid price of the contract shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in an amount as set forth in paragraph GC-46 of the General Conditions for each and every calendar day the work remains incomplete over the specified completion times in parts A through B stated above.

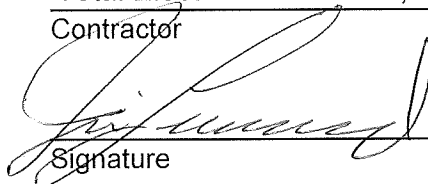
2. In submitting this bid, the undersigned declares that it is of lawful age and executed the accompanying bid on behalf of the bidder therein named, and that it had lawful authority so to do. The undersigned further declares that it has not directly or indirectly entered into any agreement, expressed or implied, with any bidder or bidders, having for its object the controlling of the price or amount of such bid or any bids, the limiting of the bid or bidders, the parceling or farming out to any bidder or bidders, or other persons, of any part of the contract or any part of the subject matter of the bid or bids or of the profits thereof, and that it has not and will not divulge the sealed bid to any person whomsoever, except those having a partnership or other financial interest with bidder in said bid or bids, until after sealed bid or bids are opened.
3. The undersigned further declares that it has carefully examined the Notice to Bidders, Instructions to Bidders and other contract documents, and that it has inspected the actual location of the work, together with the local sources of supply, and has satisfied itself as to all conditions and quantities and understands that in signing this Bid it waives all right to plead any misunderstanding regarding the same.
4. The undersigned hereby agrees to furnish the required bonds and insurance certificates and execute an agreement within ten (10) calendar days from and after notice of the award of the contract, and failure of the bidder to do so shall constitute a default, and the City may thereafter take such steps to protect its legal rights as it deems in its best interest, including, but not limited to, enforcement of its rights as to bid security.
5. It is understood that the City will pay in a prompt and timely manner pay estimates when submitted and approved by the Architect/Engineer and further approved by the City staff coordinator for the project, all as provided in the contract documents.
6. Undersigned acknowledges receipt of the Plans and Specifications for the project including the following addenda (complete) N/A.
7. The undersigned agrees to sign a contract for the bid price on this bid form up until the date of October 23, 2023.

DATED in Basehor, Kansas this 15th day of September, 2023.

(SEAL)

Total Electric Contractors, Inc.

Contractor



Signature

Jim Leonard

Printed Name

President

Title

PO Box 13247

Street Address or P.O. Box

Edwardsville, KS 66113

City, State, Zip

913-441-0192

Telephone Number

913-441-1243

Fax Number

City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	October 4th, 2023
Public Works	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

RE: Johnson Drive Phase II (Metcalf to Lamar) Survey

RECOMMENDATION: Approve a task order with Olsson for engineering services for survey work associated with the Johnson Drive Phase II (Metcalf to Lamar) project in an amount not to exceed \$76,869.00

DETAILS: The Johnson Drive Phase II project (Metcalf to Lamar) is included in the City's Capital Improvement Program (CIP) and 5-year CARS Program for construction in 2026 at an estimated cost of \$12,609,901. The scope of work includes full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal buyout and replacement of streetlights, installation of a HAWK pedestrian signal at Riggs and various streetscape improvement.

The stormwater and sidewalk improvements will trigger the need for the City to acquire easements or additional right-of-way as a significant portion of the existing stormwater facilities and sidewalks are located outside of the right-of-way or existing easements. The estimated right-of-way/easements needed for the project total 31,515 sq. ft. with an estimated cost of \$1,135,000.00. The acquisition of the additional right-of-way and easements would be handled through an outside appraiser/consultant in 2025 due to the Federal guidelines associated with this project.

The attached task order with Olsson includes survey services for the roadway and stormwater infrastructure. An additional task order will be presented to Council in 2024 for design services, utility coordination, project management and bid and construction phase services.

On May 23, 2023, the Mission Johnson Drive Rehabilitation project was programmed through MARC-STP for 2026 construction with funds at 80/20 for construction and construction inspection up to the maximum of \$6,000,000. Due to the timeline provided through the Kansas Department of Transportation, completing the survey work in 2023 will keep this project on track to advertise for bids in December 2025.

The construction costs of the project will exceed what the City can cash flow in any given year, and staff will be bringing financing options forward at a later date or Council consideration, including proposals to secure additional outside funding.

CFAA CONSIDERATIONS/IMPACTS: The project includes improvements to street and sidewalks to promote mobility and provide infrastructure that maximizes use and safety for all users.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Capital Improvement Fund
Available Budget:	\$76,869.00

Exhibit "A" – Task Order

TASK ORDER: Johnson Drive – Metcalf to Lamar (Survey)

This Task Order is made as of this _____ day of _____ 20____, under the terms and conditions established in the MASTER AGREEMENT FOR PROFESSIONAL SERVICES, dated January 1, 2019 (the Agreement), between the City of Mission, Kansas (Owner) and OLSSON. This Task Order is made for the following purpose, consistent with the Project defined in the Agreement:

This task order is related to providing survey services for Johnson Drive – from Metcalf to Lamar. Design elements will be scoped in January 2024 per the city's request.

Section A. - Scope of Services

A.1. OLSSON shall perform the following Services as outlined in **EXHIBIT C "Scope of Services"**

Section B. - Schedule

OLSSON shall perform the Services and deliver the related Documents starting in October 2023 and ending in November 2024.

Section C. - Compensation

C.1. In return for the performance of the foregoing obligations, Owner shall pay to OLSSON the estimated amount of \$76,869.00, payable according to the following terms:

Client shall pay to Olsson for the performance of the Basic Services the actual time of personnel performing such Services Reimbursable Expenses, unless otherwise agreed to by both parties. Reimbursable expenses will be invoiced in accordance with the Schedule contained in Item C.2. Olsson's Services will be provided on a time and expense basis. Olsson shall submit invoices on a monthly basis, are due upon presentation and shall be considered past due if not paid within 30 calendar days of the due date.

C.2. Owner shall pay to OLSSON in accordance with the Schedule of Fees described in Exhibit B attached to the Master Agreement for Professional Services. Adjustments to the above Schedule of Fees will be presented to the Owner annually for approval.

Section D. - Owner's Responsibilities Owner shall perform and/or provide the following in a timely manner so as not to delay the Services of OLSSON. Unless otherwise provided in this Task Order, Owner shall bear all costs incident to compliance with the following:

Section E. - Other Provisions

The parties agree to the following provisions with respect to this specific Task Order:

IN WITNESS WHEREOF, the Owner and OLSSON have executed this task order.

City of Mission, Kansas (Owner)

By: _____

Name: _____

Title: _____

Date: _____

OLSSON

By: Paul B. Moore _____

Name: Paul Moore, P.E. _____

Title: Vice President _____

Date: 9/21/2023 _____

Exhibit “C” – SCOPE OF SERVICES:

JOHNSON DRIVE – METCALF TO LAMAR ROADWAY RECONSTRUCTION (SURVEY)

Mission, Kansas

FURTHER DESCRIPTION OF BASIC ENGINEERING SERVICES:

This project includes preparation of design documents and project specifications for the design of a four-lane curb and gutter roadway reconstruction and associated turn lanes, storm sewer, sidewalks, and infrastructure for Johnson Drive, Metcalf to Lamar. In addition, restoration, landscaping plans, phased traffic control and construction phasing plans will be provided. Supporting services will be provided including surveying, geotechnical services, Landscape Architecture, permitting, and public involvement. The plans will follow KDOT Local Projects requirements as they will be administering the STP funding for the project. The schedule will also follow Local Projects procedures.

This scope of work is for the survey component of the project only. Design elements will be scoped in January 2024 per the city’s request.

GENERAL DESIGN REQUIREMENTS

All plan development stages shall be completed no later than the current project schedule’s due dates, exclusive of delays beyond the consultant’s control.

The Consultant shall design the Project in conformity with the following: A Policy on Geometric Design of Highways and Streets (AASHTO Green Book) 2018, the current version of the Road Design Manual, Volume I, Road Section, Part C, KDOT, the current version of the Manual on Uniform Traffic Control Devices (MUTCD), the current version of the Roadside Design Guide (AASHTO), ADA guidelines and standards (various publications including PROWAG and ADAAG, United States Access Board, current addition), the current version of the Basehor Design Manual and Technical Specifications for Public and Private Improvement Projects, The Kansas City Metropolitan APWA Standard Specifications and Design Criteria Section 5600, Storm Drainage Systems & Facilities, the Manual of Best Management Practices for Stormwater Quality (MARC and APWA 2012), and the current version of the AASHTO Guide to Bicycle Facilities.

The Design plans shall be signed and sealed by the licensed professional engineer responsible for the preparation of the design plans. Geological investigations or studies shall be signed and sealed by the licensed Geologist responsible for the preparation of the geological investigations or studies. Rights of way descriptions shall be signed and sealed by the licensed land surveyor responsible for the preparation of the rights of way descriptions.

GENERAL SURVEY REQUIREMENTS

Vertical Control:

Elevations for plans must be obtained from a benchmark on the Leavenworth County Vertical Control Network. Project benchmarks and elevation datum will be based off the NAVD 88 Datum and shown on the plans.

Horizontal Control:

As part of the design survey, all Section Corners and Quarter Section Corners within the project area and others used for project control must be located, reference and state plane coordinates determined with GPS equipment. The coordinates and referenced ties shall be shown on the plans and the standard corner reference report submitted to the Kansas State Historical Society, the County Engineer, and City's Project Engineer within 30 days of the survey as required by state law.

Plan Notes - Control Benchmarks:

Any Benchmarks, Horizontal Control monuments and any Section Corner and Quarter Section Corners within the area surveyed for the project must be conspicuously indicated on the plans. All benchmarks and section and quarter section corners and property pins within the construction limits shall include a note for the re-establishment of the monuments.

SCOPE OF SERVICES

Task I. Survey and Geotechnical Investigation

1.01 Topographic Survey

- A. Complete topographic survey for the project limits. Survey shall include shots at pavement tie-in locations, existing back of curb, edges of pavement, existing lane lines across roadway, existing storm and sanitary sewer systems, fences, trees, building corners, etc. to create project mapping. See attached map for the limits. This includes time to re-survey areas within the project limits that change (due to development, etc.) during the design process.
- B. All topographical surveys shall include field locating utilities. Consultant to contact adjoining property owners for assistance in location of private irrigation heads within the affected areas.
- C. Pick up additional information resulting from Field Check review and evaluation.
- D. Contact utility companies and one call center as appropriate for field marking of utility locations.
- E. Staking for the Geotechnical services will be performed by Olsson survey crews including shooting locations of borings after they are drilled. These locations will then be depicted on the plans.
- F. Establish hubs for utility verification efforts including staking proposed storm conflict locations.
- G. Staking Easements for 2 tracts to help facilitate acquisition

1.02 Office Survey Services

- A. Gather and research information such as boundary records, utility information, easements, benchmark data, and attend external meetings regarding surveying and base mapping.
- B. Order Ownership and Encumbrance (O&E) reports from a local title company for 27 tracts to determine current owner information and any existing easements.

- C. Create a base map at a scale of 1" = 20 ft showing both contours at one-foot intervals and property lines using the plat information, field boundary data, topography information, and legal descriptions. We will use local GIS data for areas outside of the immediate project limits to help depict the corridor.
- D. Provide legal descriptions (for 27 tracts) sealed by an RLS licensed in the State of Kansas. The legal descriptions are to be provided in digital format PDF files. Also provide color exhibit drawings for property acquisition purposes.
- E. Provide separate internal review of the legal descriptions prior to City submittal for property acquisition. Exhibit Drawings are to include:
 - 1. Title block
 - 2. Ownership boundaries
 - 3. Existing rights-of-way and easements
 - 4. Proposed takings identified with text and graphics
 - 5. Legend for taking type
 - 6. Graphical scale and north arrow
 - 7. Ownership information
 - 8. Legal description of all takings

Compensation

Task I – Survey	\$65,214.00
<u>Expenses</u>	
Title Work	\$10,800.00
Milage, Public Meeting Exhibits	\$855.00
TOTAL PROJECT FEE	<u>\$76,869.00</u>

MAN-HOUR ESTIMATE - Johson Drive - Metcalf to Lamar - Mission Kansas

9/21/2023

		Billing Rate	\$261	\$222	\$126	\$159	\$126	\$168			
Task No.	Description of Work Items / Tasks	Team Leader	Technical leader	Senior Tech	Senior Surveyor	Survey Crew 1 Person	Survey Crew 2 Person	Total Man-hours	Total Fee	Total Per Phase	
1.0	Survey										
	Establish Control and benches			10			8	18	\$2,604.00		
	Topographic Survey	5				115		120	\$15,795.00		
	Section corners	1		3			4	8	\$1,311.00		
	Base file creation	5		87	16			108	\$14,811.00		
	Establish hubs for utility verification efforts	2		8	4	10		24	\$3,426.00		
	Legals and tract maps for 27 tracts			102	54			156	\$21,438.00		
	Utility relocation verification at future storm crossings (Shoot relocations)	2	4	1	5	20		32	\$4,851.00		
	Staking ROW and easements for 2 tracts		1	2		4		7	\$978.00		
1.0	SUBTOTAL	15	5	213	79	149	12	473		\$65,214.00	
								473			
	Total Man-hours	15	5	213	79	149	12	473			
	Total	\$3,915	\$1,110	\$26,838	\$12,561	\$18,774	\$2,016	\$65,214.00	\$65,214.00		
	Total Labor, OH & Profit	\$3,915	\$1,110	\$26,838	\$12,561	\$18,774	\$2,016		\$65,214.00		

SUMMARY

Total Labor	\$65,214.00
Total Expenses	\$11,655.00
Total Project Fee	\$76,869.00

TOTAL EXPENSES	Johnson Drive - Metcalf to Lamar			
Expenses	Amount		\$ Ea.	Cost
O&E Reports (Commercial Parcels)	27	LS	\$400.00	\$10,800.00
Survey Mileage	1140	Each	\$0.75	\$855.00
			Total	\$11,655.00

JOHNSON DRIVE - METCALF TO LAMAR
SURVEY LIMITS
8-29-23



City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Public Works	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

RE: 2025 Street Preservation Program Projects (SMP Funding)

RECOMMENDATION: Approve a task order with Olsson for engineering services to complete the application for SMP funding associated with the 2025 Street Preservation Program Projects in an amount not to exceed \$12,468.00.

DETAILS: Due to the aging stormwater systems throughout Johnson County, The County has made additional funding available to municipalities for replacing stormwater infrastructure with a condition rating higher than 3.2. The funding is a 50/50 split between the County and City. This Program will only fund replacement of existing infrastructure. The City is required to cover any additional costs for stormwater system upgrades such as increased size or additional stormwater infrastructure. The application process is every two years, and Mission must submit our funding request by December 2023 to ensure the 2025 Street Preservation Program Projects are approved for funding through Johnson County SMP.

The attached task order with Olsson will include reviewing the pipe and structure inspection reports and providing the updated inspection scores to Johnson County. The County also requires project cost estimates between SMP eligible and ineligible costs. Olsson will then prepare and submit a 2025 funding application. Once approved, the County will send a letter that specifies its intent to fund stormwater system replacement associated with our 2025 Street Preservation Projects. The four project locations/street segments slated for 2025 are listed below.

1. 61st Street – Broadmoor to Barkly (PCI Score 16.4)
2. 62nd Street – Glenwood to Lamar (PCI Score 28.7)
3. Reeds – Johnson Drive to 58th Street (PCI Score 19.8)
4. Beverly Drive – Dearborn to Reeds (PCI Score 26.2)

An additional task order will be presented to council in 2024 for design services associated with 2025 Street Preservation Projects and will include design services, utility coordination, project management and bid and construction phase services.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Stormwater Utility Fund
Available Budget:	\$12,468.00

Exhibit "A" – Task Order

TASK ORDER: 2025 Street Reconstruction Projects Johnson County SMP Funding

This Task Order is made as of this _____ day of _____ 20____, under the terms and conditions established in the MASTER AGREEMENT FOR PROFESSIONAL SERVICES, dated January 1, 2019 (the Agreement), between the City of Mission, Kansas (Owner) and OLSSON. This Task Order is made for the following purpose, consistent with the Project defined in the Agreement:

This task order is related to applying for Johnson County SMP funding for storm sewer infrastructure on the following roadways that correspond to the 2025 street reconstruction projects:

1. 61st Street – Broadmoor to Barkley
2. 62nd Street - Glenwood to Lamar
3. Reeds - Johnson Drive to 58th Street
4. Beverly Drive – Dearborn to Reeds

Section A. - Scope of Services

A.1. OLSSON shall perform the following Services as outlined in **EXHIBIT C "Scope of Services"**

Section B. - Schedule

OLSSON shall perform the Services and deliver the related Documents starting in October 2023 and ending in November 2024.

Section C. - Compensation

C.1. In return for the performance of the foregoing obligations, Owner shall pay to OLSSON the estimated amount of \$12,468.00, payable according to the following terms:

Client shall pay to Olsson for the performance of the Basic Services the actual time of personnel performing such Services Reimbursable Expenses, unless otherwise agreed to by both parties. Reimbursable expenses will be invoiced in accordance with the Schedule contained in Item C.2. Olsson's Services will be provided on a time and expense basis. Olsson shall submit invoices on a monthly basis, are due upon presentation and shall be considered past due if not paid within 30 calendar days of the due date.

C.2. Owner shall pay to OLSSON in accordance with the Schedule of Fees described in Exhibit B attached to the Master Agreement for Professional Services. Adjustments to the above Schedule of Fees will be presented to the Owner annually for approval.

Section D. - Owner's Responsibilities Owner shall perform and/or provide the following in a timely manner so as not to delay the Services of OLSSON. Unless otherwise provided in this Task Order, Owner shall bear all costs incident to compliance with the following:

Section E. - Other Provisions

The parties agree to the following provisions with respect to this specific Task Order:

IN WITNESS WHEREOF, the Owner and OLSSON have executed this task order.

City of Mission, Kansas (Owner)

By: _____

Name: _____

Title: _____

Date: _____

OLSSON

By: Paul B. Moore _____

Name: Paul Moore, P.E. _____

Title: Vice President _____

Date: 9-22-2023 _____



EXHIBIT C

**SCOPE OF SERVICES:
2025 Street Reconstruction Projects Johnson County SMP Funding
Mission, Kansas**

FURTHER DESCRIPTION OF BASIC ENGINEERING SERVICES:

Olsson will provide assistance in applying for Johnson County SMP funding for storm sewer infrastructure on the following roadways that correspond to the 2025 street reconstruction projects:

1. 61st Street – Broadmoor to Barkley
2. 62nd Street - Glenwood to Lamar
3. Reeds - Johnson Drive to 58th Street
4. Beverly Drive – Dearborn to Reeds

Task I. Johnson County Stormwater Management Program (SMP) renewal project funding

1.01 Review Pipe and Structure Inspections

- A. Review the pipe and structure inspection reports provided by the city.
- B. Provide the updated inspection scores to Johnson County AIMS to update AIMS mapping.

1.02 Submit Renewal Project Application to Johnson County SMP

- A. Split project cost estimate between SMP eligible and ineligible costs.
- B. Prepare the renewal project spreadsheet to submit to SMP
- C. Submit 2025 Street Reconstruction information to SMP, respond to questions, and at the end of the project, update to the project costs based on bid prices and resubmit to SMP for final approval.

Compensation

Task I – Johnson Co. (SMP) renewal project funding	\$11,968.00
Expenses	<u>\$500.00</u>
TOTAL	\$12,468.00

Assumptions

1. A structural condition assessment for all storm sewer pipe and structures within the project area will be performed by others and these condition assessments provided to Olsson. This includes all CCTV videos, inspection reports, and updated structural ratings.

Exclusions

1. Pipe or structure field inspections associated with the Johnson County SMP renewal project application for this project.

MAN-HOUR ESTIMATE - 2025 Street Reconstruction Projects Johnson County SMP Funding - Mission Kansas

9/22/2023

	Billing Rate	\$214	\$126			
Task No.	Description of Work Items / Tasks	Team Leader	Associate Engineer	Total Man-hours	Total Fee	Total Per Phase
1.0	Johnson County SMP renewal project funding					
	Review Pipe and Structure Inspections					
	Review the pipe and structure inspection reports	2	10	12	\$1,688.00	
	Provide the updated inspection scores to Johnson County AIMS	2	16	18	\$2,444.00	
	Submit Renewal Project Application					
	Split project cost estimate between SMP eligible and ineligible costs		4	4	\$504.00	
	Prepare the renewal project spreadsheet	2	16	18	\$2,444.00	
	Submit 2025 Street Reconstruction information to SMP and update costs after award	4	32	36	\$4,888.00	
1.0	SUBTOTAL	10	78	88		\$11,968.00
	Total Man-hours	10	78	88		
	Total	\$2,140	\$9,828	\$11,968.00	\$11,968.00	

SUMMARY

Total Labor	\$11,968.00
Total Expenses	\$500.00
Total Project Fee	\$12,468.00

EXHIBIT C

TOTAL EXPENSES		2025 Street Reconstruction Projects Johnson County SMP Funding		
Expenses	Amount		\$ Ea.	Cost
Misc/Milage	1	LS	\$500.00	\$500.00
			Total	\$500.00

City of Mission	Item Number:	8.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

RE: Powell Community Center Kitchen Floor Replacement

RECOMMENDATION: Approve a contract with Big Red Decorative Concrete for Powell Community Center south kitchen floor tile removal and epoxy finishing in an amount not to exceed \$5,050.

DETAILS: The Powell Community Center's (PCC) kitchen flooring is tile and grout which is original to the facility construction in 1999. Staff pressure washes and reseals the grout as a continuous standard of care. Some tiles are cracking, and grout lines are replaced periodically depending on need. The 4 x 4-inch tiles have endured daily impacts well, but their useful life has ended.

Staff have received feedback from rental patrons and employees on the deterioration and stain and discoloration of the current tile and grout lines. Maintenance of such small tiles is not only time-consuming, but it creates the perception that the facility is old and not in good working condition.

The 2023 Parks Capital Improvement Plan included \$10,000 for replacement of the south kitchen flooring. In preparing for this capital project, staff considered various replacement objectives including:

- Aesthetically pleasing
- Safe, non-slip
- Ease of care and cleaning
- Impact to patrons - time to replace
- Standard kitchen flooring solutions

With those objectives in mind, staff reviewed vendor solutions along with industry best practices and concluded that the most cost-effective, safe, visually appealing and maintenance-friendly option was epoxy flooring. Epoxy is a very safe coating for hard surfaces. It is slip resistant, shock resistant and is not porous when compared to tile, concrete and other types of industrial flooring. This product is an ideal solution considering the kitchen amenities and their uses. It is resistant to harsh chemicals that can damage tile, grout and other types of surfaces.

Four vendors who install epoxy flooring were solicited, three of whom responded with the bid amounts listed in the table below.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$10,000

City of Mission	Item Number:	8.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

Contractor	Total
Big Red Decorative Concrete	\$5,050
Blast It Clean	\$6,250
APEX Concrete Coatings	Opted Out
Select Coatings	Non-responsive

Big Red Decorative Concrete has extensive experience working both small and large-scale projects with a high standard of customer satisfaction. They have staff available to complete the project in three to four days. There is a warranty on this epoxy installation for one year with the added coverage of the epoxy product guarantee for 7 years.

Staff recommends the project be awarded to Big Red Decorative Concrete for the south kitchen tile removal and epoxy resurfacing for a total not to exceed \$5,050 which is a savings of \$4,950 from initial estimates. Anticipated installation will occur the last two weeks of December. Attendance levels and facility demand is historically lower during this period. This project was approved as part of the 2023 Capital Improvement Plan. Funds are available from the Parks + Recreation Sales Tax Fund for this project.

CFAA CONSIDERATIONS/IMPACTS: This work will help ensure the Powell Community Center patrons of all ages and abilities will be able to enjoy the rental spaces for many years to come.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$10,000

Big Red Decorative Concrete, LLC
 8203 Schell Road
 Pleasant Valley, MO 64068 US
 816-734-8930
 bigreddecorativeconcrete@gmail.com
 bigreddecorativeconcrete.com

Estimate

ADDRESS
Roger Salinas Sylvester Powell Jr. Community Center 6200 Martway St. Mission, Kansas 66202

SHIP TO
Roger Salinas Sylvester Powell Jr. Community Center 6200 Martway St. Mission, Kansas 66202

ESTIMATE #	DATE	
1266	09/29/2023	

SALES REP
 Tyler Adrian

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		PROJECT LOCATION: SOUTH KITCHEN TOTAL SQUARE FOOTAGE: 208 TIMEFRAME: 3-4 DAYS WORTH OF WORK, PLUS 2 DAYS OF CURE TIME BEFORE KITCHEN CAN BE USED.			
	TAPE AND PLASTIC	PROPERTY PROTECTION Tape and plastic walls, cabinets, and doorways.	1	150.00	150.00
	CONCRETE PREPARATION	CONCRETE PREPARATION: Chip out and remove tile. Diamond grind remaining mortar.	1	1,500.00	1,500.00
	SUNONE FULL CHIP POLYASPARTIC	SUNONE FULL CHIP POLYASPARTIC COATING SYSTEM Grind floor with 14 girt diamond to profile floor. Fill any holes and treat cracks with 2 part polyurea crack fill. Apply colored base coat of SunOne Base - Polyurea followed by full coverage of vinyl chips. Scrape and remove chips. Apply SunOne 90 - Low Odor polyaspartic urethane clear top coat.	1	1,800.00	1,800.00
	SPEEDCOVE WALLS	COVE BASE: Clean and prepare walls for	1	1,600.00	1,600.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	NOTES	<p>SPEEDCOVE install. Cut and adhere SPEEDCOVE to walls with epoxy adhesive. Apply colored SunOne Base - Polyurea followed by full coverage of vinyl chips. Apply SunOne 90 - Low Odor polyaspartic urethane clear top coat.</p> <p>NOTES: Treatment of existing cracks in surface does not guarantee cracks will not return or reopen. Big Red Decorative Concrete will not guarantee cracks.</p> <p>Client must remove all furniture and fixtures from the work area being serviced by Big Red. Additional charges maybe applied if Big Red is required to move them.</p> <p>Blue painters tape is used to secure masking film to all walls and trim. Great care is taken to carefully remove all tape and masking upon project completion. Occasionally, as tape is removed from walls and trim, it may also pull some paint from these surfaces. Client is responsible for any required touch up of these area.</p> <p>Every effort is made to protect plants and landscaping from harm while laying and pulling tarps to protect from overspray. Occasionally, accidents happen. Big Red will not be responsible for harm done to plants and landscaping.</p> <p>Projects are scheduled once a signed Estimate/Contract is received from client. ESTIMATES ARE GOOD FOR 30 DAYS. AFTER 30 DAYS WE WILL RE-EVALUATE PRICING BASED ON CURRENT MATERIAL COSTS.</p> <p>No other trades in area during application/installation process. Pets need to be restricted from area as well.</p> <p>Excessive cleaning and repairs of</p>	1	0.00	0.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		<p>concrete may result in additional charges.</p> <p>PAYMENT TERMS: 25% Down payment with signed estimate/contract. 25% Mid-payment on project start date. 50% Remaining balance on completion date.</p> <p>You will be charged a service fee of three percent (4%) of the amount paid with your credit card, if paid using MasterCard, Visa, Discover, and American Express. This fee will be added to your total balance. LATE FEES WILL BE ADDED AFTER 30 DAYS OF NONPAYMENT. Thank you for the opportunity to bid this project.</p>			

SUBTOTAL	5,050.00
TAX	0.00
TOTAL	\$5,050.00

Accepted By

Accepted Date

City of Mission	Item Number:	9.
ACTION ITEM SUMMARY	Date:	October 4, 2023
PARKS & RECREATION	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

RE: Mohawk Park Playground Equipment Purchase

RECOMMENDATION: Approve a contract with Cunningham Recreation for Mohawk Park inclusive playground equipment partial order in an amount not to exceed \$226,428.

DETAILS: The playground at Mohawk Park was installed in 1996, prior to the City’s acquisition of the property. In August 2020, the playground received a significant infusion of replacement pieces to bring it up to the American Society for Testing and Materials (ASTM) standards. Playgrounds can generally be expected to have an anticipated useful life of 20 years depending on various elements. Continued impact, use and temperature changes along with UV rays deteriorate the structure components and play features over time. With the conceptual redesign of Mohawk Park, replacement of the playground was identified as a component of the Phase II project.

During the conceptual design process, the stakeholder group and the larger public were educated on Mission’s Communities for All Ages goals. An important consideration in all future park improvements, was making inclusive playgrounds a priority. Considerations for users with varying abilities (physical, mental, auditory and visual) were to be incorporated, along with Universal Design principles such as equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, size and space for approach and use. These principles educated and enabled staff, stakeholders and the public, and formed the foundation of ensuring that Mission’s first inclusive playground exceeded the standard as well as expectations.

The existing design of the Mohawk Park playground does not meet the higher standard of ‘All Abilities’ or inclusive design. Great strides have been made in playground design and materials that significantly enhance the experience for all users. A universally designed, sensory-rich playground creates an environment that enables children to develop physically, socially and emotionally. In these environments, there is very little segregation based on ability or disability. These spaces create engaging areas that provide the optimal level of challenge and plentiful access points to help creativity thrive and abundant opportunities to succeed. Inclusive design goes beyond meeting the minimum accessibility requirements to create interactive play that meets a variety of needs and interests.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$600,000

City of Mission	Item Number:	9.
ACTION ITEM SUMMARY	Date:	October 4, 2023
PARKS & RECREATION	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

All Abilities play features and spaces follow the tenets of ‘Universal Design’, which according to the Center for Inclusive Design and Environmental Access (IDeA Center) at the University of Buffalo School of Architecture and Planning is, “. . . a process that enables and empowers a diverse population by improving human performance, health and wellness, and social participation.” Inclusive play areas have far-reaching benefits, not just for users but also for caregivers. They are also a welcome resource for parents with disabilities or aging caregivers who may want to interact with children on the amenities.

As the final design of Phase II improvement evolved, cost estimates for inclusive playgrounds began at \$600,000 for the play features alone, not including the poured in place rubber surfacing and shade systems. The exceeded initial budget projections and estimates by approximately \$200,000, and initiated staff to pursue discussions about addressing this gap through potential fundraising or grant funding opportunities.

Confluence reached out to the several major playground manufacturers and solicited quotes for inclusive playground concepts. Berliner, Landscape Structures and Game Time each submitted concepts for an “All Abilities” layout. Staff and Confluence reviewed each option, weighing public and stakeholder feedback, and chose Game Time’s conceptual layout from the regional distributor - Cunningham Recreation.

Staff discussed the associated costs with Cunningham Recreation representatives along with the need to generate additional funding and was educated about a unique program that Game Time runs. Game Time purchases material inputs based on annual order estimates. Cunningham Recreation can procure significant discounts, which they call “grants,” when equipment is ordered in bulk prior to the end of year. These grants have a limited funding period and would require Mission to purchase the equipment by October 27, 2023 and store it until the project is bid and ready for construction. Taking advantage of this funding option will save the City approximately \$216,744.

In addition to the Game Time grant, staff recently applied to the Land and Water Conservation Fund (LWCF) for a grant to fund the Phase II improvements at Mohawk Park for \$566,285. A LWCF coordinator will be on site the last week of September 2023 to review the layout and improvement locations. A grant of approximately \$400,000 was secured from the LWCF for Phase I improvements.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$600,000

City of Mission	Item Number:	9.
ACTION ITEM SUMMARY	Date:	October 4, 2023
PARKS & RECREATION	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

Staff sees value in ordering the equipment early and is recommending approval of a contract with Cunningham Recreation for inclusive playground pieces in an amount not to exceed \$226,428.

This portion of the Mohawk Phase II Improvement project is approved in the 2024 CIP with funding coming from the Parks + Recreation Sales Tax Fund and 2022A Bond proceeds. Installation is estimated for Summer 2024. Mission Public Works has agreed to store the playground equipment at their outdoor space south of the shop. According to Game Time, the equipment is wrapped and packaged so the outdoor elements will not damage it.

CFAA CONSIDERATIONS/IMPACTS: This work will help ensure that park patrons of all ages and abilities will be able to enjoy the playgrounds for many years to come. Playgrounds are an amenity that visually establishes a perception of the park and impacts children and families use. Parks and playgrounds provide social benefits by connecting people and neighborhoods. In addition, they serve as a physical and emotional release that builds strength and restores resiliency. Parents and guardians depend on safe and inviting playgrounds which allow their children the opportunity to explore without highly interactive supervision.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$600,000

Mohawk Park Mission, KS

Design • Build • PLAY!



Color Palette: Ocean | Purple HDPE



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

08/07/2023
 Quote #
 164948-01-03

Mohawk Park Units - Grant CWO

Mission Parks and Recreation
 Attn: Penn Almoney
 67th & Lamar
 Mission, KS 66202
 Phone: 913-722-8210
 Fax:913-722-8208
 palmoney@missionks.org

Ship to Zip 66202

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - 5-12 Yr Old Powerscape Structure [Accent:_____] [Arch:_____] [Deck:Pvc:_____] [RotoPlastic:_____] [Tube:_____] [Accent2:_____] [Basic:_____] [HDPE:_____] [Handgrip:_____] [Fabric1:_____] [2ColorHDPE:_____] [Cabling:_____]	\$369,908.00	\$369,908.00
		(1) 4958 -- Hypno Wheel		
		(1) 4962 -- Echo Chamber		
		(2) 6050RP -- Altus X2 Tower Base		
		(1) 91756 -- Altus Tower Seat Barrier		
		(1) 91755 -- Altus Tower Barrier Panel		
		(1) 91769 -- Altus X Tower Tube To S Slide		
		(1) 153651 -- 24" St Section 30"Dia		
		(1) 153651 -- 24" St Section 30"Dia		
		(1) 153655 -- 30 Deg Elbow Sec 30" Dia		
		(1) 153655 -- 30 Deg Elbow Sec 30" Dia		
		(1) 153655 -- 30 Deg Elbow Sec 30" Dia		
		(1) 153655 -- 30 Deg Elbow Sec 30" Dia		
		(1) 203582 -- Tube Entrance Section		
		(1) 205962 -- Straight Section		
		(1) 205962 -- Straight Section		
		(1) 205964 -- Curved Right Section		
		(1) 207602 -- TRANSITION SECTION		
		(1) 207603 -- End Cap		
		(1) 207772 -- Wilder Tube Section		
		(1) 220066 -- SMASHED FOOTBUCK 114" LG. C/O		
		(1) 220066 -- SMASHED FOOTBUCK 114" LG. C/O		
		(1) 220068 -- SMASHED FOOTBUCK 152 1/2" LG. C/O		



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08/07/2023
 Quote #
 164948-01-03

Mohawk Park Units - Grant CWO

Quantity	Part #	Description	Unit Price	Amount
	(1)	220068 -- SMASHED FOOTBUCK 152 1/2" LG. C/O		
	(1)	220117 -- FOOTBUCK ASSY 40 11/16" LG		
	(1)	220120 -- SLIDE GUARD PLATE 37 13/16" C/O		
	(1)	312637 -- Support Assy 82 13/16"Lg		
	(1)	6057HW -- HDW - ALTUS X TOWER TUBE TO S SLIDE		
	(1)	X20379 -- OUTRIGGER PLATE 19.75"LG		
	(1)	X20379 -- OUTRIGGER PLATE 19.75"LG		
	(1)	91770 -- Altus X2 Tower Spiral Slide		
	(1)	153653 -- 49" Tube Section		
	(1)	153844 -- 90 Deg Elbow Sec 30" Dia		
	(1)	153844 -- 90 Deg Elbow Sec 30" Dia		
	(1)	153844 -- 90 Deg Elbow Sec 30" Dia		
	(1)	153844 -- 90 Deg Elbow Sec 30" Dia		
	(1)	160199 -- 90 Deg 30"W/15 Deg Flange		
	(1)	160202 -- 24"St Sec 15 Deg Flange		
	(1)	200172 -- STRAIGHT EXIT 30"DIA		
	(1)	203582 -- Tube Entrance Section		
	(1)	220028 -- FORMED FOOTBUCK 108 3/16" C/O		
	(1)	220120 -- SLIDE GUARD PLATE 37 13/16" C/O		
	(1)	220128 -- FOOTBUCK ASSY 38 1/4" C/O		
	(1)	6058HW -- HDW - ALTUS X2 TOWER SP SL		
	(1)	V10792 -- FORMED FOOTBUCK 54 1/4"LG		
	(1)	V10792 -- FORMED FOOTBUCK 54 1/4"LG		
	(1)	V10794 -- FORMED FOOTBUCK 91 1/4"LG		
	(1)	V10794 -- FORMED FOOTBUCK 91 1/4"LG		
	(1)	X18007 -- FOOTBUCK SADDLE 15DEG		
	(1)	X18009 -- FOOTBUCK SADDLE 30DEG		
	(1)	X18020 -- 30 DEG ELBOW W/10*OFFSET		
	(1)	X27812 -- FORMED SADDLE 19"LG		
	(2)	91771 -- Modern Hex Roof		
	(2)	91762 -- Altus Overlook		
	(2)	91764 -- AltusTower Slide Panel		
	(1)	91759 -- Altus Modern Tower Barrier Panel		
	(1)	91760 -- Altus ModernTower Steering Whl.Pnl		
	(2)	6232 -- Pod (1'-0")		
	(2)	16465 -- Slide Transfer (Ada)		



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 800.438.2780
 704.525.7356 FAX

08/07/2023
 Quote #
 164948-01-03

Mohawk Park Units - Grant CWO

Quantity	Part #	Description	Unit Price	Amount
	(1) 16700	-- Ada49"Sq Punch Steel Deck		
	(2) 16701	-- Ada 49"Tri Punch Steel Dk		
	(1) 16806	-- Ada 6"Stepped Platform		
	(1) 26068	-- Oval Climbing Wall Attachment		
	(1) 26080	-- Stretched Loop Ladder		
	(2) 26092	-- Ps Plus Single Link Cross Beam		
	(11) 26094	-- Triangular Shroud		
	(1) 26095	-- Hanging Pod Link		
	(1) 26099	-- Rock Wall Link		
	(2) 26142	-- Single With Step		
	(1) 26143	-- 90 Deg 2 Way X-Pod Step		
	(1) 27074	-- Trapezoid Overhead Ladder - 60 degrees		
	(1) 36063	-- Narrow End Balance Beam		
	(2) 36082	-- Free Standing X-Pod Step		
	(2) 5655RP	-- 8' Extension w/Cap		
	(8) 5656RP	-- 8' Extension w/out Cap		
	(4) 5656RP	-- 8' Extension w/out Cap		
	(11) 80001	-- 49"Tri Punched Steel Deck		
	(2) 80602	-- 2'-0"Entrance Barrier		
	(2) 80687	-- Handhold/Kick Plate Pkg		
	(2) 81665	-- Seat And Table For Two		
	(1) 81670	-- Crunch Bar		
	(1) 90004	-- Two Piece Hex Deck		
	(2) 90005	-- Two Piece Hex Deck, Ada Ramp Access		
	(2) 90019	-- Archway W/ Barrier		
	(1) 90176	-- Ada Crow'S Nest W/ Gizmo		
	(1) 90182	-- Ada Crow'S Nest W/ Thunderring		
	(2) 90264	-- 6' Upright, Alum		
	(3) 90265	-- 7' Upright, Alum		
	(4) 90266	-- 8' Upright, Alum		
	(4) 90268	-- 10' Upright, Alum		
	(1) 90269	-- 11' Upright, Alum		
	(1) 90354	-- Counter Panel		
	(1) 90355	-- Store Front Panel, Below Dk		
	(1) 90507	-- 2'-6"/3' Rumble & Roll Zip Slide		
	(1) 90530	-- 2'/2'-6" Little Foot Slide W/Enclosu		



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08/07/2023
 Quote #
 164948-01-03

Mohawk Park Units - Grant CWO

Quantity	Part #	Description	Unit Price	Amount
	(1)	90654 -- 3'-6"/4'-0" Zip Swerve Slide Right		
	(1)	90668 -- Spiral Step Climber (4'-0" & 4'-6")		
	(1)	90700 -- Single Entrance Wilderslide li		
	(3)	90704 -- Left Curve Section Wilderslide li		
	(1)	90709 -- Support Wilderslide li		
	(1)	90715 -- Twist Ball Run-Gadget Pnl Above Dk		
	(1)	90732 -- Kinetic Spinner 1 Color Pnl Above Dk		
	(1)	90762 -- Long Exit (Use On 7' & 8' Slides)		
	(1)	90791 -- Sloped Funner Climber Guardrail (Dbl)		
	(1)	90853 -- Quadratic Shade Canopy		
	(1)	90854 -- Equilateral Shade Canopy		
	(1)	90855 -- Hexagonal Shade Canopy		
	(1)	90870 -- Splitter 8'		
	(1)	91006 -- Climber Offset Archway (3D)		
	(1)	91010 -- Archway W/ Socket (3D)		
	(1)	91039 -- Ramp (3D) 1'-0"		
	(1)	91049 -- Ramp Link (3D) 1'-6" & 2'-0"		
	(4)	91137 -- Entryway - 3D		
	(3)	91138 -- High Point / Low Point Entryway - 3D		
	(2)	91146 -- Entryway - Guardrail		
	(1)	91209 -- Climber Entryway - Barrier		
	(4)	91210 -- Climber Entryway - 3D		
	(1)	91268 -- Sprouts Climber		
	(1)	91324 -- Erractic Climber W/Hex Net 4'-5'		
	(3)	91335 -- Climber Offset Entryway (3D)		
	(1)	91378 -- PS S Wave Up & On LNK (4'-4'6)		
	(2)	91457 -- Sensory Wave Entryway		
	(1)	91486 -- Vertical Wiggle Climber 4'-4'-6"		
	(1)	91537 -- Hex Step Link		
	(1)	91538 -- Around the World Link		
	(1)	91564 -- Face Creator Panel		
	(1)	91581 -- Space Race Panel		
	(1)	91602 -- HDPE Vertical Ladder 3'0"		
	(1)	91604 -- HDPE Vertical Ladder 4'0"		
	(1)	91621 -- Hi-Line Climbing Link 2' Rise		
	(1)	91683 -- Wave Link		



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

08/07/2023
 Quote #
 164948-01-03

Mohawk Park Units - Grant CWO

Quantity	Part #	Description	Unit Price	Amount
		(1) 91714 -- Modern Transfer w/Guardrail 3' Rise		
		(4) G90262 -- 4' Upright, Galv		
		(1) G90266 -- 8' Upright, Galv		
		(1) G90267 -- 9' Upright, Galv		
		(10) G90268 -- 10' Upright, Galv		
		(2) G90269 -- 11' Upright, Galv		
		(2) G90270 -- 12' Upright, Galv		
		(1) G90271 -- 13' Upright, Galv		
		(14) G90272 -- 14' Upright, Galv		
		(3) 91210 -- Climber Entryway - 3D		
		(1) 27084 -- Geocentrix 3 Connection		
		(1) 81669 -- Hand Cyclor		
1	RDU	GameTime - 2-5 Yr Old PrimeTime Structure [Basic: _____] [Arch: _____] [RotoPlastic: _____] [Accent: _____] [HDPE: _____] [2ColorHDPE: _____] [Accent2: _____] [Deck:Pvc: _____] [MetalRoof: _____] [Cabling: _____]	\$63,580.00	\$63,580.00
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(12) 12650 -- 3 1/2" Uprt Ass'Y Alum 4'		
		(1) 19057 -- Wave (Standard)		
		(1) 19106 -- Clover Leaf (3' & 3'-6")		
		(1) 19121 -- Curved Zip Slide		
		(1) 19122 -- Wave Zip Slide (2'-6" & 3')		
		(1) 19171 -- Leaning Wall (3')		
		(1) 19241 -- Maze Panel		
		(1) 19433 -- Wrinkle Wall Attachment 3'		
		(2) 19491 -- 3' Odyssey Pod w/thunderring		
		(1) 19834 -- Flower Spinner Half Panel		
		(1) 19835 -- Face Creator Panel		
		(1) 19849 -- Animal Race Panel		
		(1) 19881 -- Hi Line Climb Link 1 Deck 0' Rise		
		(1) 19912 -- Modern Transfer w/Barrier 2' Rise		
1	178749	GameTime - Owner's Kit	\$84.00	\$84.00



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Mohawk Park Units - Grant CWO

Quantity	Part #	Description	Unit Price	Amount
1	14928	GameTime - NDS Inclusive Play Sign Package		
1	14927	GameTime - NDS Play On Sign Package		
1	2023 GT- Grant	<p>MISC - 2023 Matching Funds Grant- Grant Rules and Limitations: To qualify for up to 100% matching grant, list price of the qualifying playground system must exceed \$75,000, and payment in full must accompany your order. For play systems with a list price of less than \$75,000 and greater than \$25,000 with payment in full, GameTime playground grants are available with matching funds up to 90%. For play systems that exceed \$25,000, and purchased with credit terms, matching funds are available up to 65%. Matching funds are subject to rounding rules and may vary based on qualified purchase. No other offer, discount, or special programs can be used with this grant program. This special matching fund offer applies to PowerScape®, PrimeTime®, Xscape®, IONiX®, Modern City®, and The Stadium@systems only. THRIVE (up to \$15,000) and Challenge Course (up to \$50,000) are also eligible for funding from GameTime. VistaRope, freestanding net structures, TuffForms, Landmark Design, GTSymphony freestanding, other freestanding play products, and Play On! non-system events are not eligible for funding. All applications must be validated by the project administrator by October 20, 2023. GameTime reserves the right to decline any application for a GameTime grant. GameTime will accept grant orders until October 27, 2023, or until eligible funds are disbursed, whichever comes first. Customer must be able to receive order by December 31, 2023, subject to transportation availability. GameTime reserves the right to terminate this offer at any time without notice. GameTime playground grants can only be applied to additional GameTime purchases and only in conjunction with the original purchase. Standard policies and warranties as listed in the 2023 GameTime Playground Design Guide apply. Freight and applicable sales tax are extra and not included.</p>		
Contract: OMNIA #2017001134			Sub Total	\$433,572.00
			Grant	(\$216,744.00)
			Freight	\$9,600.00
			Total	\$226,428.00

Comments

***MATERIALS ONLY:** Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.

*Taxes, if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.



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08/07/2023
Quote #
164948-01-03

Mohawk Park Units - Grant CWO

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to volatile economic demand, pricing is valid for 30 days. Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. d/b/a GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. d/b/a GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT:** Standard Lead time is 8-10 weeks (some items may take longer) after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.

City of Mission	Item Number:	10.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to the full City Council for further action.

RE: Adult Lounge Furniture (Powell Community Center)

RECOMMENDATION: Approve a bid from Scott Rice Office Works for adult lounge furniture procurement and installation in an amount not to exceed \$9,539.62.

DETAILS: During the 2020 COVID-19 restrictions, staff closed the Powell Community Center (PCC) adult lounge. This space was originally designed and treated like a living space with sink, cabinets and countertops, leather couch, lounge chairs and TV. It was used regularly by a small group of PCC members and was located just east of the south lobby entrance/exit.

This space was transformed into a modified fitness space as COVID-19 restrictions eased which created a safe and inviting space for patrons who had limited mobility or specialized therapeutic needs. The location was ideal for patrons because it was on the first floor, close to the entrance/exit and was not surrounded by other patrons who were moving between areas quickly or dropping weights, etc. It allowed plenty of space between modified fitness pieces like recumbent bikes, NuSteps and the stretching machine and had natural light. The transition of the space resulted in members who previously could not access fitness equipment because of mobility constraints having access.

In January 2022, PROS Consulting began reviewing the existing space use at the PCC and discussed with staff the purpose of each room/space and what short and long-term needs existed for patrons and staff.

Fifteen to twenty unique patrons have inquired about a lounge or area where they could sit down and wait for family members to finish their workout or fitness class. We also had several parents who inquired about a workspace to check emails or finish some work that was close to the indoor pool and a little cooler than sitting in the natatorium. While reviewing the current configuration of rooms and uses, staff identified a location that will make better use of the existing area adjacent to the south lobby and create a pleasant and functional workspace just outside the indoor pool natatorium with quick viewing ability from a seated position - the current vending area.

The proposal is to convert the vending space into a functional lounge area with charging ports along a bar height table or from a standard height table. This would activate an otherwise underutilized space and keep patrons close to the south entry/exit. It would also meet the Communities of All Ages standard by having centralized congregation

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$15,000

City of Mission	Item Number:	10.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to the full City Council for further action.

areas for all individuals no matter their mobility level. It is also close to entry desk staff if there are questions or needs. This space also provides an ideal nook on the lobby side of the east accent wall to stage a coffee table. Staff would move the vending machines to the north lobby to allow open seating per the attached design layout.

This area could seat ten individuals comfortably, which is roughly ten percent of the hourly use of the PCC and is a good percentage for meeting user demand. Areas like these are designed to be utilized as a congregation space that serves as a short-term meeting point for patrons to move to the next activity or a sanctuary to wait for others. Staff has experienced the downside of larger lounges which become raucous or extensions of home living rooms. These can create entitlements to use and present barriers to entry for those not part of the group.

With these considerations in mind, staff secured bids from two commercial furniture vendors within the metro who design to fit. Scott Rice Office Works submitted the most thorough, comprehensive and responsive bid.

Vendor	Bid
Scott Rice Office Works	\$9,539.62
Steelcase Store	\$10,550 + install

Staff recommends the project be awarded to Scott Rice Office Works for adult furniture procurement and installation for a total not to exceed \$9,539.62. This is a savings of \$5,460.38 from the original budgeted amount of \$15,000. The purchase includes a 12-year warranty, and the seating is rated to 300 lbs. Due to the eight-week lead time in furniture fabrication, staff anticipates installation to occur the last two weeks of December to coincide with the holiday break. Attendance levels and facility demand is also historically decreased during this period.

Funds for this project were approved as part of the 2023 Capital Improvement Plan and are available from the Parks + Recreation Sales Tax revenues.

CFAA CONSIDERATIONS/IMPACTS: The renovations will not create major changes in the existing space. However, the project will allow for greater ease of movement within the area and create a workspace for patrons waiting for others or needing a quiet nook

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$15,000

City of Mission	Item Number:	10.
ACTION ITEM SUMMARY	Date:	October 4, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to the full City Council for further action.

to complete work. There will be high top and low top tables meeting the needs of a Community for All Ages.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$15,000

ACCEPTANCE AGREEMENT FOR:

Powell Community Center

Mission Ks Parks and Rec

9/7/2022

Michelle Carney | Designer
Vincent Horst | Account Manager
Quote | 233768



SCOTT RICE
◦ EDUCATION SOLUTIONS ◦

Approval

For Order Entry

Quote#

Due to color reproduction process, the furniture/fabrics/finish images in this document are representational only and do not reflect true color, tone or texture of the actual samples.

All product will be ordered to match existing as closely as possible. Due to the age of any original product, normal wear and discoloration may have occurred and therefore may not look exactly the same if side by side with new product.

Material and product warranty terms available upon request.

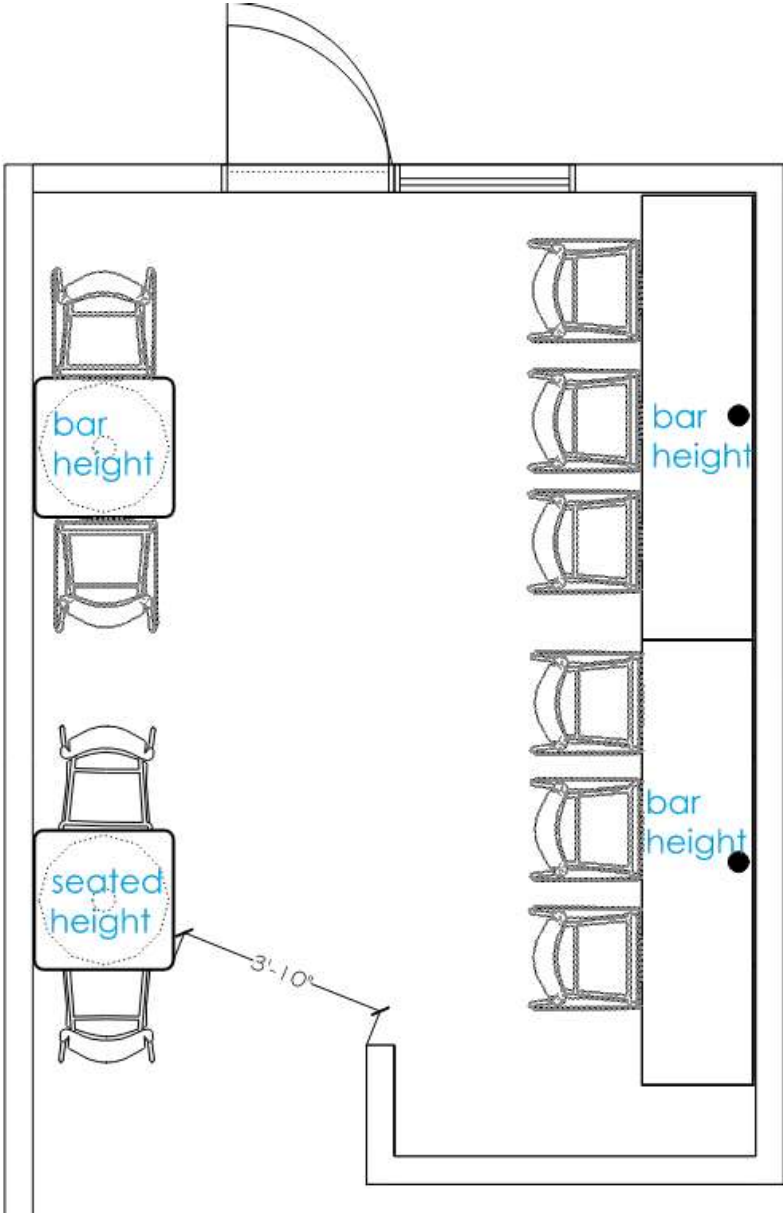
All finishes and furniture layout noted in this summary have been reviewed and accepted by all parties involved. Any requested revisions will be made prior to receiving final client approval.

Client Representative Signature

Date

Powell Community Center | Pool Lounge

Not to Scale



Pool Lounge Area

Steelcase

- FIELD INSTALLED round grommet at back of surface top of campfire table, at 4'-0" on center. Bore hole is 4-3/16"
- Flip top grommet-style power station with 3 receptacles and 2 USB
- 10' power cord



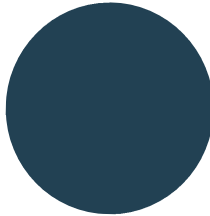
- Ground level



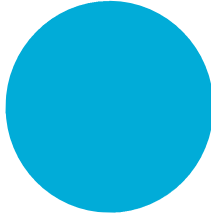
Laminate:
Arctic White



Paint:
Platinum Metallic



Plastic for Seating:
Ink
(2) Bar Height Stool
(2) chairs



Plastic for Seating:
Buzz Blue
(2) Bar Height Stools



Plastic for Seating:
Cactus
(2) Bar Height Stools



Plastic for Seating:
Carrot
(2) Bar Height Stools



MISSION
Kansas

SCOTT RICE

◦OFFICE WORKS◦

WORK/LIFE CENTER

14720 W. 105th Street
Lenexa, Kansas 66215

ST. JOSEPH LOCATION

4221 Mitchell Ave., Suite 2C
St. Joseph, MO 64507

SPRINGFIELD LOCATION

2137 W. Kingsley St, Suite C
Springfield, Missouri 65807

MANHATTAN LOCATION

1880 Kimball Ave., Suite 280
Manhattan, Kansas 66502

SCOTTRICE.COM

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
233768	08/29/23		SYL001	VINCENT HORST	4527

Quote To


Penn Almoney
CITY OF MISSION
6200 MARTWAY ST
SYLVESTER POWELL COMMUNITY CENTER
Mission KS 66202-3359

Ship To

Penn Almoney
CITY OF MISSION
6200 MARTWAY ST
SYLVESTER POWELL COMMUNITY CENTER
Mission KS 66202-3359

Phone +1 (913) 722-8210
palmoney@missionks.org
Terms 60% Dep,Bal Net 15

Phone +1 (913) 722-8210
palmoney@missionks.org
Tax KSK29CWQYJ









Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
<p>We are pleased to present the following for your review and acceptance. A 60% deposit is required prior to order entry. Purchase is subject to any mfg increase prior to the time of your order placement. Purchase is subject to state sales tax.</p> <p>Contact: Vincent Horst vincenth@scottrice.com (913)909-8890</p>				
1	2	 <p>TS4TLH40 STEELCASE Campfire; Big Table-Half depth, 96W x 24D x 40H OPTIONS ** OPTIONS ** TOP OPT *OPT:TOP OPTION HPL TOP HPL TOP TOP-SURF TOP SURFACE LAM HPL *TOP-SURF:LAMINATE (HPL) 2730 ARCTIC WHITE CON OPT *OPT:CONTRASTING MODESTY PNL OPTION NOCONMOD NO CONTRASTING MODESTY PANEL</p>	1,818.50	3,637.00
	Tag For	24/96		
2	2	<p>100213090 RICHELIEUA Flip top grommet power station with 3 outlets and 2</p>	168.90	337.80

THIS QUOTE IS VALID FOR 30 DAYS • INVOICES DUE UPON RECEIPT • SERVICE CHARGE AFTER 30 DAYS • MINIMUM 50% RESTOCKING ON RETURNS

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ACCEPTED BY: _____ TITLE: _____ DATE: _____
ONCE PLACED WITH AND ACCEPTED BY SCOTT RICE OFFICE WORKS, THIS ORDER CAN ONLY BE CANCELLED WITH THE WRITTEN CONSENT OF SCOTT RICE OFFICE WORKS.

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
233768	08/29/23		SYL001	VINCENT HORST	4527

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
3	2	 USB ports 100213090 TS4THR3030 STEELCASE Top-Table, Square, 1 1/8 thick,  High pressure laminate, 30D x 30W EDGE :6009 ARCTIC WHITE TOP-SURF:2730 ARCTIC WHITE	203.00	406.00
4	1	 30/30 TS4TCAFE285 STEELCASE  Base-Café, 28 dia x 5 dia col BASE :4799 PLATINUM METALLIC	584.00	584.00
5	1	 TB TS4TBASE285 STEELCASE  Base, 28 dia base x 5 dia col BASE :4799 PLATINUM METALLIC	563.00	563.00
6	2	 TB 2075BSNPP GLOBALINDU STREAM, Bar Height Stool, Armless, Polypropylene Seat & Back, Std 4 Legged Base, Glides, Stacks 5 High on Floor, GLOBAL SEATING USA Plastic Finish {20} ~DPLS Plastic Back / Seat Selections BZB 1-Buzz Blue, Bright Blue [BZB] Frame Finish {45} TTU F-Tungsten Frame [TTU] Glide Finish {65} BZB C-Buzz Blue, Bright Blue [BZB] Commercial or GSA Offering ~STD Non-GSA (Commercial Furniture Offering)	299.70	599.40
7	2	 2075BSNPP 2075BSNPP GLOBALINDU STREAM, Bar Height Stool, Armless, Polypropylene Seat & Back, Std 4 Legged Base, Glides, Stacks 5 High on Floor,	299.70	599.40

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Quote	Quote Date	Customer Order	Customer	Account Representative	Project
233768	08/29/23		SYL001	VINCENT HORST	4527

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
8	2	GLOBAL SEATING USA Plastic Finish {20} ~DPLS Plastic Back / Seat Selections CCT 1-Cactus, Bright Green [CCT] Frame Finish {45} TTU F-Tungsten Frame [TTU] Glide Finish {65} CCT C-Cactus, Bright Green, [CCT] Commercial or GSA Offering ~STD Non-GSA (Commercial Furniture Offering) Tag For 2075BSNPP	299.70	599.40
9	2	2075BSNPP GLOBALINDU STREAM, Bar Height Stool, Armless, Polypropylene Seat & Back, Std 4 Legged Base, Glides, Stacks 5 High on Floor, GLOBAL SEATING USA Plastic Finish {20} ~DPLS Plastic Back / Seat Selections CRO 1-Carrot, Orange [CRO] Frame Finish {45} TTU F-Tungsten Frame [TTU] Glide Finish {65} CRO C-Carrot, Orange [CRO] Commercial or GSA Offering ~STD Non-GSA (Commercial Furniture Offering) Tag For 2075BSNPP	299.70	599.40
		2075BSNPP GLOBALINDU STREAM, Bar Height Stool, Armless, Polypropylene Seat & Back, Std 4 Legged Base, Glides, Stacks 5 High on Floor, GLOBAL SEATING USA Plastic Finish {20} ~DPLS Plastic Back / Seat Selections INK 1-Ink, Very Dark Blue [INK] Frame Finish {45} TTU F-Tungsten Frame [TTU] Glide Finish {65} INK C-Ink, Very Dark Blue [INK] Commercial or GSA Offering		

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Quote	Quote Date	Customer Order	Customer	Account Representative	Project
233768	08/29/23		SYL001	VINCENT HORST	4527

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
10	2	~STD Non-GSA (Commercial Furniture Offering) Tag For 2075BSNPP 2075NPP GLOBALINDU STREAM, Armless, Polypropylene Seat & Back, Std 4 Legged Base, Glides, Stacks 5 High on Floor, 15 High on Dolly, GLOBAL SEATING USA Plastic Finish {20} ~DPLS Plastic Back / Seat Selections INK 1-Ink, Very Dark Blue [INK] Frame Finish {45} TTU F-Tungsten Frame [TTU] ^Frame Type {44} FG P-Frame w/ Bullet Glides FG C-Felt Glide INK M-Ink, Very Dark Blue [INK] Commercial or GSA Offering ~STD Non-GSA (Commercial Furniture Offering) Tag For 2075NPP	212.11	424.22
11	3	DESIGN SRDESIGN Hours Billable Design Services to complete required space planning, programming, information gathering, floor plan development and finish selection at the rate of \$80 per hour.	80.00	240.00
12	1	LOT SCOTTRIC SROW labor to receive, deliver, install. Will cut 2 grommet holes.	875.00	875.00

QUOTATION TOTALS

Sub Total	9,464.62
RICHELIEUA FREIGHT/HANDLING	75.00
Grand Total	9,539.62

Select Images are provided as a preliminary color and type representation and should not be used for final color and product selection. Due to individual computer/monitor/printer settings: color, texture, pattern, size and feature rendering may vary from the actual sample. For accuracy, order and view an actual sample.

End of Quotation

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Quote	Quote Date	Customer Order	Customer	Account Representative	Project
233768	08/29/23		SYL001	VINCENT HORST	4527

Finish Summary

Product Type	Finish Group Description	Finish Description	Finish
	Commercial or GSA Offering	Non-GSA (Commercial Furniture Offering)	No Image Available
	Glide Finish {65}	C-Buzz Blue, Bright Blue [BZB]	No Image Available
	Plastic Finish {20}	1-Buzz Blue, Bright Blue [BZB]	No Image Available
	Plastic Finish {20}	1-Cactus, Bright Green [CCT]	No Image Available
	Glide Finish {65}	C-Cactus, Bright Green, [CCT]	No Image Available
	Glide Finish {65}	C-Carrot, Orange [CRO]	No Image Available
	Plastic Finish {20}	1-Carrot, Orange [CRO]	No Image Available
	Plastic Finish {20}	1-Ink, Very Dark Blue [INK]	No Image Available
	Glide Finish {65}	C-Ink, Very Dark Blue [INK]	No Image Available
	^Frame Type {44}	M-Ink, Very Dark Blue [INK]	No Image Available
	Frame Finish {45}	F-Tungsten Frame [TTU]	No Image Available
Table	TOP SURFACE	ARCTIC WHITE	
	BASE	PLATINUM METALLIC	
	EDGE	ARCTIC WHITE	
	TOP SURFACE	ARCTIC WHITE	

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