



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, APRIL 3, 2024 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

PLANNING COMMISSION ACTION ITEMS

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

1. Lot Split - 5537/5541 Woodson Street – Brian Scott ([page 4](#))

There are two single-family homes (5537 and 5541 Woodson Street) that currently share the same parcel of property. The parcel itself has a frontage of 120 linear feet along Woodson Street and a depth of 145 linear feet. The owner has submitted an application to have the lots split, each being 60 linear feet wide by 145 linear feet deep. This application was considered by the Planning Commission at their March 25 meeting at which time, the Commission voted 9-0 to recommend approval to the City Council.

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

ACTION ITEMS

2. Acceptance of the March 6, 2024 Community Development Committee Minutes – Robyn Fulks ([page 11](#))

Draft minutes of the March 6, 2024 Community Development Committee meeting are included for review and acceptance.

3. Water Works Park Site Furnishings – Penn Almoney ([page 31](#))

The Water Works Park improvements will deliver two restrooms, water fountain/bottle filler, 10-foot-wide trail, a new parking lot and a pavilion/shelter with seating for 50+. Picnic tables and benches are needed to make the shelter and park usable for visitors, rental groups and Mission events. Staff is recommending the purchase of six picnic tables, five benches and 8 bike racks through Wishbone Site Furnishings for an amount not to exceed \$36,621.50 to be paid from the Parks + Recreation Sales Tax Fund. Installation will be completed in July 2024.

4. Mohawk Park Phase II – Penn Almoney ([page 35](#))

The Mohawk Park Phase II project includes completing the 10-ft wide perimeter trail, additional parking, all-abilities playground installation, multi-sport court, grading and native landscaping improvements. Three bids were received on March 21, 2024, with Sands Construction Company submitting the lowest and most responsive bid. Staff recommends approval of a contract with Sands Construction Company in an amount not to exceed \$681,565. Construction is anticipated to begin in June 2024 and be completed by September 2024. The project is funded from the 2024 Park System Improvements budget (Parks + Recreation sales tax) identified in the Parks and Recreation Capital Improvement Plan.

5. 2025-2029 5-Year CARS Program – Stephanie Boyce ([page 39](#))

Using a combination of state gas tax dollars and County General Fund revenues, the CARS program provides funds to cities to construct and maintain eligible streets. Each year, cities submit a 5-year road improvement plan to the County from which projects are selected for funding (up to 50% of the project's construction and construction inspection costs). Projects to be included in the 2025-2029 CARS Program for Mission are detailed in the action item summary.

6. Task Order Design of 2025 CARS Project – Brent Morton ([page 44](#))

63rd Street. (Nall Ave. to Roe Ave.) project is included in the City's 5-Year Capital Improvement Program (CIP) and 5-year CARS Program for construction in 2025 at an estimated cost of \$720,926.42. The scope of work includes a 3-inch mill and overlay, spot sidewalk and curb replacement, spot full depth pavement repairs, stormwater repairs, and pavement markings. The agreement with Olsson includes design services not to exceed \$32,466.

7. Roe Traffic Signal – Brent Morton ([page 53](#))

The Roe Avenue. (63rd St. to Johnson Dr.) Rehabilitation Project is the City's 2024 CARS project and includes 2-inch mill and overlay, sidewalk and retaining walls, stormwater improvements, traffic signal removal and replacement, pavement markings, and associated appurtenances. Given the lead time for the equipment, Olsson suggested the City purchase the equipment ahead of the project construction award to save time and money. Staff recommends the purchase of traffic signal equipment for the Roe Avenue. (63rd St. To Johnson Dr.) Rehabilitation Project from Mid-American Signal, Inc. in the amount of \$151,644.00.

8. 2024 Localized Stormwater Projects – Brent Morton ([page 54](#))

In April 2023, staff presented a methodology to review, rate, and prioritize localized stormwater projects that are not deemed emergencies. This presentation included initial rankings and cost estimates for various stormwater projects that have been identified by Staff or residents. The 2023 CIP Stormwater Program, included approximately \$360,000 earmarked to ensure timely execution of repairs to aging infrastructure for four projects once design was completed. The projects were not ready to bid in 2023, so the project funding carried over to 2024. Bidding for the 2024 Stormwater Nuisance Project occurred in March, with bids opened on March 29, 2024. Among the four bidders, Infrastructure

Solutions LLC. submitted the lowest and most responsive bid. Staff recommends approval of a contract with Infrastructure Solutions LLC. in an amount not to exceed \$209,685.00.

9. Right of Way Use Agreement for a Portion of Martway Street Between Nall and Roeland Drive – Brian Scott ([page 64](#))

The Mission Mart Shopping Center is located at 5301 Johnson Drive. The shopping center is situated between Johnson Drive and Martway Street. The owner of the center recently became aware that a portion of the center's parking lot along Martway Street actually encroaches into the City's right-of-way (ROW) by approximately ten (10) feet. The owner and the City would like to enter into a Right-of-Way Use Agreement that acknowledges this fact and stipulates the City's right of ownership and the owner's responsibility for maintenance of the improvements in right-of-way.

DISCUSSION ITEMS

OTHER

10. Department Updates - Laura Smith

Lea Loudon, Chairperson
Ben Chociej , Vice-Chairperson
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