



**COMMUNITY DEVELOPMENT AND /PUBLIC WORKS  
COMMITTEE MEETING  
COUNCIL CHAMBERS  
April 17, 2006**

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The Community Development/Public Works Committee of the Merriam City Council met on Monday, April 17, 2006 at 7:00 p.m. Councilmembers present included: Chair Gayle Stephens, Councilmember John Crabtree, Councilmember Christine Evans Hands and Councilmember Chad Rowe. Staff present included: Quinn Bennion, City Administrator; Scott Crain, City Engineer; Beth Linn, CIP Project Manager; Randy Carroll, Public Works Director; Dennis Enslinger, Community Development Director; and Judy Devere, Recording Secretary.

**Public Items**

Chair Stephens stated that a number of residents near 5632 Lowell have been complaining about the condition of the property and burning on the property. She said this has been an ongoing problem for years. The issues will be discussed by Council at a later date.

**1. Consider approval of Change Order #1 to the 2006 Curb Replacement and Overlay Program.**

Scott Crain, City Engineer, said staff believed it would be better to have the work on Goodman completed by the contractor performing the Vernon Place Street and Drainage project to provide a more seamless coordination effort with the significant reconstruction efforts associated with that project. In addition, he said that staff believed it would be less confusing and create less disruption to the neighborhood to have a single contractor in charge of all of these efforts.

Mr. Crain said that on April 5, 2006 Miles Excavating, Inc. submitted the low and apparent best bid for the Vernon Place Street and Storm Drainage project. He said that staff believes it is appropriate for the items of work on Goodman to be paid for via the unit prices established in the 2006 Curb Replacement and Overlay Program bid process. He said it is recommended that the time necessary to complete this additional work be added to the Vernon Place project at the time of the award of the construction contract.

**COUNCILMEMBER ROWE MOVED TO FORWARD A RECOMMENDATION TO THE FULL CITY COUNCIL TO APPROVE CHANGE ORDER #1 WITH MILES EXCAVATING, INC. IN THE AMOUNT OF \$30,453.80 FOR THE 2006**

**CURB REPLACEMENT AND OVERLAY PROGRAM. THE MOTION WAS UNANIMOUSLY APPROVED.****2. CIP Update**

Beth Linn, CIP Project Manager, said that the Hickory Creek Drainage Improvements project was declared substantially complete on March 31, 2006 and the contractor is working on punch list items. She said that final acceptance and authorization for final payment is anticipated for May committee and council meetings.

Ms. Linn said that Miles is almost completed with the sod on the Hardy Street project and looks very nice.

Ms. Linn said a final public meeting with residents for the Merriam Hills Street and Drainage Project would be held on May 16, 2006 at 7:00 p.m. at City Hall and Notice to Proceed is anticipated for June 5, 2006.

Ms. Linn said that a final public meeting with residents for the Vernon Place Street and Drainage Project would be held May 9, 2006 at 7:00 p.m. at City Hall and Notice to Proceed is anticipated for May 22, 2006.

**3. Consider approval of a contract with Miles Excavating, Inc. for construction of the Merriam Hills Street and Drainage Improvements in the amount of \$1,646,800.00 and authorize the Mayor to execute the contract.**

Ms. Linn provided the background for this item stating that city staff held two public meetings, on January 26<sup>th</sup> and December 8<sup>th</sup> to discuss the project with the residents. She said a public bid letting was held on April 5, 2006 and Miles Excavating, Inc. was the recommended best bid at \$1,646,800.00 with completion of the project in 120 calendar days.

**COUNCILMEMBER CRABTREE MOVED TO APPROVE A CONTRACT WITH MILES EXCAVATING, INC. FOR CONSTRUCTION OF THE MERRIAM HILLS STREET AND DRAINAGE IMPROVEMENTS IN THE AMOUNT OF \$1,646,800.00 AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT. THE MOTION WAS UNANIMOUSLY APPROVED.**

**4. Consider approval of a contract with Miles Excavating, Inc. for construction of the Vernon Place Street and Drainage Improvements in the amount of \$1,290,271.45 and authorize the Mayor to execute the contract.**

Ms. Linn said that city staff held two public meetings on January 12 and August 17<sup>th</sup>, to discuss the project with the residents and a final public meeting would be held on May 9, 2006.

Ms. Linn said that a public bid letting was held on April 5, 2006 and Miles Excavating, Inc. was the recommended best bid at \$1,290,271.45 with completion of the project in 100 calendar days. She said staff would like to add 14 days for completion to the contract. The additional days would allow Miles Excavating to do curb replacement and

mill and overlay on Goodman Street from Shawnee Mission Parkway to 64<sup>th</sup> Terrace. The initial 2006 Curb Replacement and Mill and Overlay Program included Goodman from Shawnee Mission Parkway to 64<sup>th</sup> Terrace however, this portion of the project was removed as staff felt this section would be best accomplished as part of the Vernon Place project.

**COUNCILMEMBER HANDS MOVED TO APPROVE A CONTRACT WITH MILES EXCAVATING, INC. FOR CONSTRUCTION OF THE VERNON PLACE STREET AND DRAINAGE IMPROVEMENTS IN THE AMOUNT OF \$1,290,271.45 WITH 114 DAYS FOR COMPLETION AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT. THE MOTION WAS UNANIMOUSLY APPROVED.**

**5. Downtown Merriam Partnership presentation of options regarding Downtown Coordinator funding.**

Chair Stephens said that the Downtown Merriam Partnership submitted a document with three options regarding downtown coordinator funding.

Quinn Bennion, City Administrator provided the background for this item. He said that the submitted document was prepared by the Downtown Merriam Partnership and signed by many of the Partnership members.

Mr. Bennion said that for the 2005 budget, \$40,000 was originally approved for the downtown coordinator for the entire year. He said as staff went through budget adjustments last November, it was his recommendation that the budget be reduced to \$30,000 a year. The \$40,000 paid for 30 hours a week for the downtown coordinator and was estimated that the \$30,000 adjusted for 2006 would pay for approximately 20 hours per week. DMP and the downtown coordinator chose to continue funding at 30 hours a week through May and then look at the funding.

The DMP proposal has three options for consideration and Mr. Bennion said that he would suggest other options, one being a fourth option to maintain status quo.

Chair Stephens presented an option that she had worked on. She said that she supported keeping everything on an even keel with the Downtown Merriam Partnership and work on a compromise to the end of 2006 that would work for the City of Merriam and the DMP.

Chair Stephens asked if anyone had information about the status of the Kansas Main Street application.

Rick Williams, Vice-President of the Downtown Merriam Partnership, Inc. said that the Main Street application would put Merriam on the map as far as the United States Department of Commerce because it is a United States Department of Commerce program. He said there are funds with the Kansas Department of Commerce called "Incentives without Walls" which is a program that would work a loan program with you and the funds get paid back to a revolving loan fund of your own. He said it would potentially be money coming in for rehab and continuation of some of the projects.

Mr. Williams stated that the DMP is working on a couple of websites to attract shoppers and attempt to sell advertising to other businesses in Merriam to generate funds.

Mr. Williams said the DMP would like to work with the arts incubator on the South Park region because the development of that location into an arts incubator or some sort of development which allows for bringing more arts programs that can start seeding businesses down the corridor.

Mr. Williams commented that everyone should work together and come to a compromise for what is most effective for the economic development of Merriam.

Councilmember Hands asked about the status of the Main Street application. Mr. Enslinger replied that Terry Harris has indicated that he is trying to get the application ready for committee and council review at the May meetings. He said that there has to be an endorsement from the governing body for the application.

Councilmember Rowe inquired if Northeast Johnson County Chamber of Commerce had responded to the city. Mr. Bennion said that at last month's City Council meeting, the vote was to commit \$13,000 of the \$18,000 that was requested and a contract would come back to the City Council on April 24<sup>th</sup>, 2006 for consideration. Mr. Bennion said that as of today, he or the city attorney has yet to hear from Northeast Johnson County Chamber of Commerce regarding the contract.

Stoney Bogan, 5732 Connell Dr., resident of Merriam and on the board of Northeast Johnson County Chamber of Commerce stated that there has been a decision made about the EDC program with the Northeast Johnson County Chamber of Commerce and he thinks it is a benefit for Merriam and a public notice would be released this Friday to all the cities.

Anita Maggio, 7641 W. 93<sup>rd</sup>, Overland Park suggested talking to advertising agencies to promote Merriam businesses.

Kevin Buchta, 7203 Grandview Dr., said that the Main Street program could be a launching pad for additional funding for downtown and the objectives mentioned by Mr. Williams. He said it is imperative for the Main Street application to go ahead with information detailing a sound management and operation for downtown Merriam and must be done by May.

Mr. Bogan said that he is so involved with the Northeast Johnson County Chamber of Commerce because he wanted to make sure Merriam was represented. Mr. Bogan added that if Merriam decided to have their own chamber, he would be the first to volunteer to do whatever he could to do that but right now he did not think Merriam was ready to do this.

Mr. Bogan asked about the evaluation process for the downtown coordinator. Mr. Bennion replied that currently there is no formal evaluation process for the downtown coordinator. He said there are informal discussions. Mr. Bennion stated that this is not uncommon for a contract employee. Mr. Bogan suggested setting goals for the year and evaluate the downtown coordinator based on those goals.

Mr. Bennion said that the full City Council should hear all discussion from all interested parties.

Ms. Maggio said that the downtown coordinator position should be a person who is a sales type person who could go out and sell the arts incubator if that is what is wanted. Mr. Williams said the DMP has talked with the person who is running the arts incubator in the Cross Roads District and had a meeting with him at the South Park location. Mr. Williams said this person is already tied into the money that can possibly do this.

Mr. Bennion said that there are a number of sales opportunities that we all take and he sees it as part of all our jobs, whether on council or staff, to talk and look for opportunities. He added that we wouldn't be having approximately between 100 million and 200 million dollars investment in Merriam over the next week if we weren't doing that.

**COUNCILMEMBER HANDS MOVED FOR ADJOURNMENT.**

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Judy Devereay, Recording Secretary