



**COMMUNITY DEVELOPMENT AND /PUBLIC WORKS
COMMITTEE MEETING
COUNCIL CHAMBERS
July 21, 2008**

The Community Development/Public Works Committee of the Merriam City Council met on Monday, July 21, 2008 at 6:00 p.m. Councilmembers present included: Chair Gayle Stephens, Councilmember Christine Evans Hands, Councilmember Chad Rowe and Councilmember John Crabtree. Staff present included: Phil Lammers, City Administrator; Bryan Dyer, Community Development Director; Susan Hayden, Director of Parks and Recreation; Dave Smothers, Recreation Supervisor; Beth Linn, Neighborhood Services Manager and Judy Devereay, Recording Secretary.

Public Items

Chair Stephens noted that the sister of Randy Carroll, Public Works Director, had passed away over the weekend and asked for a moment of silence for the Carroll family and other families, including her own, within the City that have seriously ill family members.

1. CIP Monthly Update

Beth Linn, Neighborhood Services Manager, presented the CIP monthly update stating that construction is ongoing on the Residential Street Group I project and the contractor should be laying surface on the last street next week. She said that the 2nd public meeting for the 47th Street project was held and the turn out was very good and received positive comments. Councilmember Rowe commended Ms. Linn for her roll in conducting the public meeting. Chair Stephens and Councilmember Rowe requested that Ms. Linn look at a couple of driveway profiles that appeared to be too steep.

2. Residential Streetlights West 49th Street, Antioch to Switzer

Beth Linn, Neighborhood Services Manager, on behalf of Randy Carroll, Public Works Director, provided the background for this item stating that new residential decorative streetlights are proposed for West 49th Street from Antioch to Switzer. There are approximately 26 streetlights with an approximate cost of \$124,000. The streetlights are included in the 2008 Overlay Program but this includes individual expenditures exceeding the \$10,000 limit authorized by Council Policy 106, therefore

staff is requesting that the City Council allow the City Administrator to execute contracts and approve all purchase orders associated with this project.

Phil Lammers, City Administrator, stated that the amount of monies in excess of \$800,000 that was approved by City Council a couple of weeks ago, actually included the \$124,000 but did not detail out the actual approval of sub-contractors that Mr. Carroll wanted to use so staff thought it should be brought back to council for approval because some items were in excess of the \$10,000.

Mr. Lammers commented that the ramps were omitted from the quantities of the scope of work from the CARS review. He said later on in the contract it talked about the scope of work but the summary of quantities and what they were being bid on did not include the ramps. He said that Mr. Carroll talked to Kristen Leathers, City Engineer, and the contractor among others and they would like to include not only those ramps but also striping. Mr. Lammers noted that the good news was that there was about 900 cubic yards of contingency asphalt in the contract which is rather large and would cover the cost of going forward with the ramps and striping. Ms. Linn added that the contingency would be used and was already budgeted and approved by City Council and would not require any additional money.

COUNCILMEMBER ROWE MOVED TO FORWARD A RECOMMENDATION TO THE FULL CITY COUNCIL TO APPROVE THE DECORATIVE STREETLIGHT PROJECT FOR WEST 49TH STREET, ANTIOCH TO SWITZER, AND AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE CONTRACTS AND APPROVE PURCHASE ORDERS ASSOCIATED WITH THIS PROJECT AND PLACE ON THE CONSENT AGENDA. THE MOTION WAS UNANIMOUSLY APPROVED.

Councilmember Crabtree requested staff to look at the intersection of Shawnee Mission Parkway and Mastin where hedges and bushes are limiting the sight at the intersection. He said he had recently received calls regarding this intersection. Bryan Dyer, Community Development Director, replied that staff would look into this and determine the owner of the property and try to resolve the issue.

3. Request from Parks and Recreation Board Regarding Vavra Park Amenities

Susan Hayden, Director of Parks and Recreation, stated that included in the packet was a letter from the Merriam Parks and Recreation Advisory Board suggesting an alternative recommendation for Vavra Park amenities. When the redevelopment of the tennis area of the park came before the board, they recommended a basketball court which was turned down by the CD/PW Committee. In support of the committee's decision, the Advisory Board then approved the new tennis court project. However, because of budgeting issues and lack of consensus on the Council, the Advisory Board felt that there could be alternate recommendations that would better serve Vavra Park and the residents of Merriam while being less costly. She said the board suggested the idea of a picnic shelter that would probably be less expensive and fills a need at the park. Ms. Hayden added that the shelter would also bring in revenue from rentals. There was discussion of the cost of construction of the picnic

shelter and added amenities with Ms. Hayden noting this would be discussed in the CIP work session immediately following this meeting.

Chair Stephens commented that when Mike McCormick passed away, a bench was donated in his name and has been sitting at Public Works for several years. She requested that perhaps this bench could be placed at Vavra Park. Ms. Hayden replied that the concrete bench is different than the city standard but if it were set off aside the other benches, was not in the direct proximity to them, and set it in concrete; this could be an option. She said this was actually done at Campbell Park for a young man that died in a car accident by Hocker Grove a few years ago. Chair Stephens noted that Mr. McCormick used to walk the park and this would be a good place to place the bench as a memorial and requested staff look at this.

4. 2008 Turkey Creek Festival Evaluation Report

Susan Hayden, Director of Parks and Recreation, and Dave Smothers, Recreation Supervisor, presented the evaluation report to the committee. Ms. Hayden congratulated Mr. Smothers on the successful event.

Mr. Smothers reported the attendance of the event was estimated at 11,200 and the weather was absolutely perfect. He added that this year there was a display by the Kansas City Kite Club that set the stage for a festive event and would ask them to return next year. A “dot survey” was conducted within the park, using comments to improve the next year’s festival. He said this year’s survey proved to be extremely popular with almost 200 responses completed and those results, as well as revenues and expenses, were included in the packet.

5. Consider Approval of a Utility Easement for AT&T

Bryan Dyer, Community Development Director, said that AT&T has an existing utility cabinet located on city owned property north of 67th Street. The box is approximately 185 feet north of 67th Street just west of Turkey Creek along the driveway to Animal Haven. Mr. Dyer said the existing cables run from the 67th Street right-of-way to the cabinet. Neither the cabinet nor the service cables are located in a utility easement. AT&T has requested the approval of the placement of an additional utility cabinet next to the existing one. It was at this time it was discovered that there is not a utility easement for the existing facility.

Mr. Dyer stated that AT&T is requesting that the City grant them a utility easement that will include the existing facilities and the placement of a new cabinet. AT&T has agreed to pay the City \$4,000 for the easement. Additionally, he said that the placement of the new cabinet will conform to all city ordinances regarding its location and surrounding landscaping.

COUNCILMEMBER CRABTREE MOVED TO FORWARD A RECOMMENDATION TO THE FULL CITY COUNCIL TO APPROVE A UTILITY EASEMENT FOR AT&T IN THE AMOUNT OF \$4,000 AND PLACE ON THE CONSENT AGENDA. THE MOTION WAS UNANIMOUSLY APPROVED.

6. Consider Approval of an Amendment to the Turkey Creek Interlocal Agreement with Johnson County

Bryan Dyer, Community Development Director, provided the background for this item stating that on May 20, 2002, the City entered into an agreement with the US Corps of Engineers for a feasibility study for improvements to Turkey Creek. The cost of the study was estimated to be \$2.5 million with the City and the Corps splitting the costs 50/50. The City then entered into separate agreements with the Unified Government of Wyandotte County – Kansas City, Kansas and Johnson County for the sharing of costs of the City's portion of the feasibility study. The Unified Government agreed to assume 18% of the costs of the study. Johnson County agreed to share split the remaining costs 75/25 with the city. However, the City is still, ultimately, the responsible party for the local 50 percent share of the cost of the study.

Mr. Dyer noted that the breakdown of the costs sharing was included on the action form in the packet.

On March 6, 2003, Mr. Dyer said the City entered into an interlocal agreement with Johnson County for their portion of the project costs. In order to reduce the amount of money that would have to be initially committed to the project, the agreement underestimated the cost of the first phase of the project. Then, as the US Corps requested payment for work that had been done on the project, the City and Johnson County revised the interlocal agreement to increase the amount of the first phase of the project. He commented that the first amendment to the agreement was in 2004 and that amendment increased to the design phase of the project from \$200,000 to \$458,000 with the amount being shared between the City and Johnson County.

Mr. Dyer stated that the US Corps is requesting another payment for the work that has been done on the Turkey Creek feasibility study. In order to receive the County's payment for their amount of these costs, the interlocal agreement between the City and Johnson County needs to be amended. This amendment increases the design costs from \$458,000 to \$636,876.

Mr. Dyer said it is important to note, that the city's total responsibility for the cost of the study will remain \$252,519.

COUNCILMEMBER HANDS MOVED TO FORWARD A RECOMMENDATION TO THE FULL CITY COUNCIL TO APPROVE AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY AND JOHNSON COUNTY FOR THE CORPS OF ENGINEERS UPPER TURKEY CREEK IMPROVEMENTS AND PLACE ON THE CONSENT AGENDA. THE MOTION WAS UNANIMOUSLY APPROVED.

7. Update on Auction of City Owned Property on Benson Street and Antioch Road

Bryan Dyer, Community Development Director, said that about one year ago during budget discussions, staff put forth and the Council agreed to auction off the two properties that the City owned that was left over from the improvements of the Antioch / I-35 Interchange.

He said one of the properties is on Antioch and fronts Antioch Drive north of the Interchange and is vacant with no buildings and the other property is on Benson Street and is also vacant. Mr. Dyer said that staff talked to a number of auction companies and received response back from three. Of the three, Bill Fair Auctions appears to be able to give the City the most value for the money and staff is simply bringing this to committee and council as an update and make sure they are still comfortable in heading in that direction. He said staff would like to possibly proceed with the auction on the second Friday in September. Mr. Dyer commented there is a lot of interest in both of the properties and if anyone knew of someone that was interested in either of the properties to contact him and he would make sure to get them on the contact list.

8. Update on Development Projects

Bryan Dyer, Community Development Director, updated the committee on the following projects:

- Timber Ridge
- Merriam Pointe
- Merriam Village
- Pointe at Prairie Haven

9. Discussion Regarding Drainage Projects and Possible Sales Tax to Pay for Them

Chair Stephens commented that the committee should work on long range planning for drainage projects.

COUNCILMEMBER CRABTREE MOVED FOR ADJOURNMENT.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Judy Devere, Recording Secretary