

AGENDA
CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING
ROELAND PARK
Roeland Park City Hall - 4600 W 51st St
August 21, 2017 7:00 PM

- Joel Marquardt, Mayor
- Erin Thompson, Council Member
- Becky Fast, Council Member
- Michael Poppa, Council Member
- Ryan Kellerman, Council Member

- Tim Janssen, Council Member
- Teresa Kelly, Council Member
- Sheri McNeil, Council Member
- Michael Rhoades, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. Admin.
- Kelley Bohon, City Clerk
- John Morris, Police Chief
- Jose Leon, Public Works Director

Admin

Fast

Kelly

Finance

Janssen

Thompson

Safety

Rhoades

Kellerman

Public Works

McNeil

Poppa

Pledge of Allegiance

Roll Call

Modification of Agenda

I. Citizens Comments

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. Comments about items that appear on the agenda will be taken as each item is considered. Citizens are requested to keep their comments under 5 minutes. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

II. Consent Agenda

Consent agenda items have been studied by the Governing Body and will be acted on in a single motion. If a Council member requests a separate discussion on an item, it can be removed from the consent agenda and placed on new business for further consideration.

- A. Appropriation Ordinance # 907
- B. June 19, 2017 Council Minutes
- C. June 27, 2017 Special Called Council Minutes

III. Business From the Floor

A. Applications / Presentations

1. Public Works Recognition on Storm Debris Pickup
2. Committee Report Arts – Marek Gliniecki

IV. Mayor's Report

- A. Proclamation – Diaper Needs Awareness Week (Poppa and Thompson)

V. Workshop and Committee Reports

- A. Workshop Summary

VI. Reports of City Liaisons

VII. Unfinished Business

VIII. New Business

- A. Bike Trail Easement
- B. Grading, Retaining Wall and Sanitary Sewer Work at the Rocks
- C. Approval of Easements- NE Johnson and Roe Property
- D. Larkin, Lamp, Rynearson Task Agreement 6 - Stormwater Repair Design and Inspection
- E. Disposition and Relocation of Public Art

IX. Ordinances and Resolutions:

- A. Resolution 654 - Expansion of the Boundaries of the Consolidated Main Sewer
- B. Yearly Review of Uniform Standard Traffic Ordinance (STO) 954 and Uniform Public Offense Code (UPOC) 955

X. Workshop Items:

XI. Reports of City Officials:

- A. Executive Session - "I move to recess the Council into executive session, pursuant to the real estate exception of the Kansas Open Meetings Act, K.S.A.75-4319(b)(6), in order to discuss the potential acquisition of real estate, with the open meeting to resume at _____ in Council chambers."

Welcome to this meeting of the City Council of Roeland Park. Below are the Procedural Rules of Council

The City Council encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the Mayor (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the City Council during Public Comments and/or before consideration of any agenda item; however, no person shall address the Council without first being recognized by the Mayor (Chair). Any person wishing to speak, whether during Public Comments or on an agenda item, shall first complete a Public Comment or Request to Speak form and submit this form to the City Clerk before the Mayor (Chair) calls for Public Comments or calls the particular agenda item
1. **Public Comment on Non-Agenda Items.** The Agenda shall provide for public comment about matters that are within the jurisdiction of the City but are not specifically listed on the Agenda. A member of the public who wishes to speak under Public Comments must fill out a Public Comment Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls for Public Comments.
 2. **Public Comment on Agenda Items.** Public comment will be accepted on Agenda items. A member of the public, who wishes to speak on an Agenda item, including items on the Consent Agenda, must fill out a Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls the Agenda item.
- C. **Purpose.** The purpose of addressing the City Council is to communicate formally with the Council regarding matters that relate to Council business or citizen concerns within the subject matter jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the Council.
- D. **Speaker Decorum.** Each person addressing the City Council, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the Council meeting. Any person, who so disrupts the meeting

shall, at the discretion of the Mayor (Chair) or a majority of the Council Members present, be subject to removal from that meeting.

- E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the City Council, each speaker shall limit comments to five minutes. If a large number of people wish to speak, this time may be shortened by the Mayor (Chair) so that the number of persons wishing to speak may be accommodated within the time available.
- F. **Speak Only Once.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
- G. **Addressing the Council.** Comment and testimony are to be directed to the Mayor (Chair). Dialogue between and inquiries from citizens at the lectern and individual Council Members, members of staff, or the seated audience is not permitted. Council Members seeking to clarify testimony or gain additional information should direct their questions through the Mayor (Chair). Always speak from the microphone to ensure that all remarks are accurately and properly recorded. Only one speaker should be at the microphone at a time. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- H. Agendas and minutes can be accessed at www.roelandpark.org or by contacting the City Clerk

The City Council welcomes your participation and appreciates your cooperation. If you would like additional information about the City Council or its proceedings, please contact the City Clerk at (913) 722.2600.

Date:

Submitted By:

Committee/Department:

Title: **Appropriation Ordinance # 907**

Item Type:

Details:

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

How does item relate to Strategic Plan?

ATTACHMENTS:

Description



Appropriation Ordinance # 907

Type

Cover Memo

The City of Roeland Park, Kansas

4600 West Fifty-First Street

Roeland Park, Kansas 66205

City Hall (913) 722-2600 – Fax (913) 722-3713

Friday, August 18, 2017

Appropriation Ordinance - 08/21/2017 - #907

An Ordinance making Appropriation for the payment of certain claims. Be it ordained by the Governing Body of the City of Roeland Park, Kansas:

Section 1: That in order to pay the claims hereinafter stated which have been properly audited and approved, there is hereby appropriated out of the respective funds in the City Treasury the sum required for each claim.

Section 2: This Ordinance shall take effect and be in force from and after its passage. Passed and approved this 21st day of August, 2017.

Attest:

City Clerk

Mayor

Total Appropriation Ordinance	\$	343,332.54
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There are sufficient funds in the General Fund to cover general fund expenditures.

Appropriation Ordinance - 08/21/2017 - #907

Vendor	Dept	Acct #	Description	Invoice Description	Check /EFT	Amount	Chk #	Check Amount
					Date			
Airgas USA, LLC	106	5318.106	Tools	Invoice: 9946218160 /	8/16/2017	86.77	67087	86.77
Airgas USA, LLC	106	5318.106	Tools	Invoice: 9946818817 /	8/16/2017	89.01	67088	89.01
American Fidelity Assurance Co.	101	2052.101	Supplemental Insuranc Payable	Invoice: 1410134A /	7/26/2017	1,549.98	67034	1,549.98
Anderson Rental	106	5263.106	Tree Maintenance	Invoice: 208960 /	8/16/2017	58.66	67089	58.66
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134943 /	8/16/2017	107.36	67090	4,782.66
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134944 /	8/16/2017	295.65	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 135048 /	8/16/2017	284.24	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134869 /	8/16/2017	851.40	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134897 /	8/16/2017	597.04	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134797 /	8/16/2017	405.88	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134816 /	8/16/2017	394.42	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134885 /	8/16/2017	397.10	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134817 /	8/16/2017	83.01	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134830 /	8/16/2017	595.44	67090	
Asphalt Sales Company, Inc	300	5246.300	In-House Street Maintenance	Invoice: 134985 /	8/16/2017	771.12	67090	
AT&T	101	5202.101	Telephone	Invoice: 3241 7/21/17 /	8/9/2017	46.34	32265	46.34
Black & McDonald	101	5220.101	Street Light Repair & Maintenance	Invoice: 76805815 /	8/16/2017	1,763.52	67091	1,763.52
Blue Sky Cleaners	102	5224.102	Laundry Service	Invoice: 7/3/17. /	7/19/2017	171.75	67023	171.75
Blue Sky Cleaners	102	5224.102	Laundry Service	Invoice: 8/8/17 /	8/16/2017	205.75	67092	205.75
Blue Valley Tractor & Supply	106	5211.106	Maintenace & Repair Equipment	Invoice: 119641 /	8/16/2017	122.36	67093	618.21
Blue Valley Tractor & Supply	106	5211.106	Maintenace & Repair Equipment	Invoice: 119642 /	8/16/2017	495.85	67093	
Breeden Holdings, LLC	104	5260.104	Vehicle Maintenace	Invoice: 1032774 /	7/26/2017	11.95	67035	11.95
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1032944 /	8/2/2017	69.00	67054	248.00
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1032910 /	8/2/2017	40.00	67054	
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1032937 /	8/2/2017	35.00	67054	
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1032943 /	8/2/2017	69.00	67054	
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1032925 /	8/2/2017	35.00	67054	
Breeden Holdings, LLC	102	5260.102	Vehicle Maintenace	Invoice: 1033251 /	8/16/2017	35.00	67094	35.00
City Attorney's Association of Kansa	101	5206.101	Travel Expense & Training	Invoice: 17582 /	7/26/2017	65.00	67036	65.00
City of Fairway	101	5292.101	Fireworks	Invoice: 8/1/17 FIREWORKS /	8/16/2017	2,000.00	67095	2,000.00
City Of Lenexa	105	5206.105	Travel Expense & Training	Invoice: 7/24/17 LUNCH /	7/26/2017	28.00	67037	28.00
Columbia Capital Management, LLC	101	5209.101	Professional Services	Invoice: 17430007 /	7/26/2017	4,333.65	67038	4,333.65
Occupational Health Centers of the	102	5207.102	Medical Expense & Drug Testing	Invoice: 1010219777 /	8/16/2017	123.00	67096	123.00
Construction & Abatement Services,	290	5210.290	Maintenace And Repair Building	Invoice: 5148 /	8/16/2017	5,475.00	67097	5,475.00
Custom Tree Care, Inc.	104	5214.104	Other Contractual Services	Invoice: 16205 /	7/26/2017	172.00	67039	172.00
Custom Tree Care, Inc.	106	5263.106	Tree Maintenance	Invoice: 16220 /	8/16/2017	3,806.25	67098	24,653.75
Custom Tree Care, Inc.	106	5263.106	Tree Maintenance	Invoice: 16245 /	8/16/2017	20,847.50	67098	
Ed Roehr Safety Products	102	5308.102	Uniforms & Duty Gear	Invoice: 455125 /	7/19/2017	318.00	67024	318.00
E. Edwards, Inc.	106	5308.106	Clothing & Uniforms	Invoice: 7171712052 /	8/16/2017	130.49	67099	130.49

Family Support Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 7/27/17 HARPER /	7/26/2017	328.62	67040	328.62
Family Support Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 8/10/17 HARPER /	8/9/2017	328.62	67073	328.62
First Bank Leasing	360	5619.360	L/P - Principal	CK32263 Invoice: 7/21/17 LOAN PMT /	7/31/2017	28,952.80	32263	31,251.00
First Bank Leasing	360	5620.360	L/P - Interest	CK32263 Invoice: 7/21/17 LOAN PMT /	7/31/2017	2,298.20	32263	
Foley Rental	300	5246.300	In-House Street Maintenance	Invoice: K1483701 /	8/16/2017	5,583.99	67100	5,583.99
Galls, LLC	102	5308.102	Uniforms & Duty Gear	Invoice: 7927918 /	8/2/2017	10.99	67055	140.97
Galls, LLC	102	5308.102	Uniforms & Duty Gear	Invoice: 7927917 /	8/2/2017	129.98	67055	
Galls, LLC	102	5308.102	Uniforms & Duty Gear	Invoice: 7998567 /	8/9/2017	359.94	67074	359.94
Galls, LLC	102	5308.102	Uniforms & Duty Gear	Invoice: 8021946 /	8/16/2017	148.94	67101	358.91
Galls, LLC	102	5308.102	Uniforms & Duty Gear	Invoice: 8013686 /	8/16/2017	209.97	67101	
GBA Architects Engineers	450	5454.450	CARS Projects	Invoice: 50778 /	8/16/2017	47,323.23	67102	47,323.23
David J. Grummon, P.A.	103	5209.103	Professional Services	Invoice: 7/11/17 /	7/19/2017	150.00	67025	150.00
David J. Grummon, P.A.	103	5209.103	Professional Services	Invoice: 8/10/17 /	8/16/2017	150.00	67103	150.00
Bob Hamilton	101	4225.101	Mechanical Permit	Invoice: 8/10/17 OVERPAYMENT /	8/16/2017	60.00	67104	60.00
International Institute	105	5305.105	Dues, Subscriptions, & Books	Invoice: 2017-18 RENEWAL /	7/19/2017	160.00	67026	160.00
Johnson County Wastewater	101	5288.101	Waste Water	Invoice: 3179 7/6/17 /	7/26/2017	212.81	67041	212.81
Johnson County Wastewater	101	5288.101	Waste Water	Invoice: 1838/3179 8/3/17 /	8/16/2017	264.80	67105	533.17
Johnson County Wastewater	106	5288.106	Waste Water	Invoice: 1838/3179 8/3/17 /	8/16/2017	268.37	67105	
Johnson County Human Services	101	5212.101	Utility Asst	Invoice: 8/4/17 / utility assistance	8/9/2017	15,000.00	67075	15,000.00
Johnson County Mental Health	102	5214.102	Other Contractual Services	Invoice: 71417 /	7/26/2017	1,232.25	67042	1,232.25
KS Assn. for Court Management	103	5305.103	Dues, Subscriptions, & Books	Invoice: 10/5/17 CONFERENCE /	8/9/2017	65.00	67076	65.00
Ka-Comm., Inc.	102	5211.102	Maintenace & Repair Equipment	Invoice: 148596 /	8/9/2017	45.00	67077	90.00
Ka-Comm., Inc.	102	5211.102	Maintenace & Repair Equipment	Invoice: 148595 /	8/9/2017	45.00	67077	
Kansas City Board of Public Utilities	101	5222.101	Traffic Signal Expense	Invoice: 2834 7/24/17 /	8/2/2017	32.16	67056	32.16
KC Copiers, Inc.	101	5211.101	Maintenance & Repair Equipment	Invoice: 20069 /	7/19/2017	50.00	67027	50.00
Kansas City First Aid	102	5207.102	Medical Expense & Drug Testing	Invoice: 4023 /	8/2/2017	155.00	67057	155.00
KCP & L	101	5201.101	Electric	Invoice: MULTIPLE 7/26/17 /	8/2/2017	738.32	67058	948.30
KCP & L	106	5201.106	Electric	Invoice: MULTIPLE 7/26/17 /	8/2/2017	209.98	67058	
KCP & L	106	5201.106	Electric	Invoice: 1275 8/3/17 /	8/9/2017	1,823.33	67078	1,823.33
Teresa Kelly	108	5206.108	Travel Expense & Training	Invoice: 7/19/17 KS LEADERSHI /	7/26/2017	300.00	67043	300.00
Kansas Gas Service	101	5289.101	Natural Gas	CK32262 Invoice: 1745/7836 7/14/17 /	7/24/2017	44.81	32262	91.97
Kansas Gas Service	106	5289.106	Natural Gas	CK32262 Invoice: 1745/7836 7/14/17 /	7/24/2017	47.16	32262	
Kansas Dept. of Health & Environme	106	5305.106	Dues, Subscriptions, & Books	Invoice: 2018 # MMO35SU01 /	8/9/2017	60.00	67079	60.00
Kansas One-Call System, Inc.	101	5220.101	Street Light Repair & Maintenance	Invoice: 7070439 /	8/16/2017	114.00	67106	114.00
Kansas Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 7/27/17 F REEVES JR /	7/26/2017	138.46	67044	138.46
Kansas Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 7/27/17 F REEVES JR /	7/26/2017	138.92	67045	138.92
Kansas Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 8/10/17 F.REEVES JR /	8/9/2017	138.46	67080	138.46
Kansas Payment Center	101	2055.101	Employee Garnishment Payable	Invoice: 8/10/17 F.REEVES JR /	8/9/2017	138.92	67081	138.92
Larkin Group, Inc.	270	5209.270	Professional Services	Invoice: 3170070700000006 /	8/16/2017	4,103.43	67107	23,012.33
Larkin Group, Inc.	270	5209.270	Professional Services	Invoice: 3170010300000001 /	8/16/2017	8,750.00	67107	
Larkin Group, Inc.	450	5454.450	CARS Projects	Invoice: 3170070200000003 /	8/16/2017	10,158.90	67107	
League of Kansas Municipalities	101	5204.101	Legal Printing	Invoice: 172132 /	8/9/2017	385.85	67082	385.85
The Legal Record	101	5204.101	Legal Printing	Invoice: L68465 /	8/2/2017	23.04	67059	23.04

The Legal Record	101	5204.101	Legal Printing	Invoice: L68754 /	8/16/2017	14.81	67108	14.81
Jose Leon	106	5206.106	Travel Expense & Training	Invoice: 8/26-8/30/17 TRAVEL /	8/9/2017	240.00	67083	240.00
Lori Locke	108	5251.108	Mayor Expenses	Invoice: 60 /	7/26/2017	150.00	67046	150.00
Craig Long	290	5210.290	Maintenace And Repair Building	Invoice: 57716 /	8/2/2017	2,017.12	67060	2,017.12
Lowe's Business Acct./GEMB	106	5210.106	Maintenace And Repair Building	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	19.89	32264	178.05
Lowe's Business Acct./GEMB	106	5306.106	Materials	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	59.48	32264	
Lowe's Business Acct./GEMB	106	5306.106	Materials	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	14.19	32264	
Lowe's Business Acct./GEMB	106	5318.106	Tools	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	27.89	32264	
Lowe's Business Acct./GEMB	106	5318.106	Tools	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	16.13	32264	
Lowe's Business Acct./GEMB	300	5470.300	Park Maint/Infrastructure	CK32264 Invoice: 1760 8/12/17 /	8/1/2017	40.47	32264	
Venessa Maxwell-Lopez	103	5209.103	Professional Services	Invoice: 7/21/17 /	7/26/2017	150.00	67047	150.00
Mid-America Gay & Lesbian	108	5206.108	Travel Expense & Training	Invoice: 1489 /	7/26/2017	295.00	67048	295.00
Midwest Public Risk	107	5126.107	Health Insurance	Invoice: B03F7M /	8/2/2017	28,255.84	67061	28,255.84
Moss Printing	106	5203.106	Printing & Advertising	Invoice: 9550 /	8/16/2017	74.00	67109	74.00
Municode	101	5214.101	Other Contracted Services	Invoice: 291743 2 /	8/2/2017	10.76	67062	10.76
NAPA Auto Parts	106	5211.106	Maintenace & Repair Equipment	Invoice: 946735 /	8/16/2017	18.99	67110	18.99
Nationwide Retirement Solutions	101	2060.101	Section 457 Employee Payable	Invoice: 7/27/17 PAYROLL /	7/26/2017	1,223.41	67049	1,223.41
Nationwide Retirement Solutions	101	2060.101	Section 457 Employee Payable	Invoice: 8/10/17 PAYROLL /	8/9/2017	1,253.43	67084	1,253.43
Northeast Johnson Cty. Chamber of	105	5206.105	Travel Expense & Training	Invoice: 21557 /	8/9/2017	15.00	67085	30.00
Northeast Johnson Cty. Chamber of	108	5206.108	Travel Expense & Training	Invoice: 21586 /	8/9/2017	15.00	67085	
Next To Nature Landscape, LLC	106	5214.106	Other Contractual Services	Invoice: 40883 /	8/16/2017	2,709.00	67111	2,709.00
Purchase Power	101	5205.101	Postage & Mailing Permits	Invoice: 7/20/17 /	8/2/2017	635.54	67063	635.54
Praxair Distribution Inc	106	5318.106	Tools	Invoice: 78251567 /	8/16/2017	26.15	67112	26.15
Balls Food Stores	102	5236.102	Community Policing	Invoice: 649037 /	8/2/2017	28.74	67064	51.21
Balls Food Stores	102	5254.102	Miscellaneous Charges	Invoice: 649036 /	8/2/2017	22.47	67064	
Principal Life	107	5130.107	City Paid Life/ST Disability	Invoice: 7/17/17 /	7/26/2017	814.15	67050	814.15
Print Tekk	101	5208.101	Newsletter	Invoice: 113249 /	8/2/2017	1,644.65	67065	1,644.65
Wex Bank	104	5302.104	Motor Fuels & Lubricants	CK32259 Invoice: 50575779 /	7/18/2017	80.07	32259	329.72
Wex Bank	106	5302.106	Motor Fuels & Lubricants	CK32259 Invoice: 50575779 /	7/18/2017	249.65	32259	
Wex Bank	102	5302.102	Motor Fuels & Lubricants	CK32267 Invoice: 50771134 /	8/4/2017	1,628.93	32267	1,628.93
Rejis Commission	102	5214.102	Other Contractual Services	Invoice: INV0055625 /	8/2/2017	212.37	67066	212.37
Riteway Maintenance & Supply, LLC	101	5214.101	Other Contracted Services	Invoice: 16912 /	8/2/2017	910.00	67067	910.00
Road Builders Machinery & Supply C	300	5246.300	In-House Street Maintenance	Invoice: R35229 /	8/16/2017	1,800.00	67113	1,800.00
Roe Body Shop, Inc.	102	5260.102	Vehicle Maintenace	Invoice: 23103 /	7/19/2017	4,397.78	67028	4,397.78
Roeland Park Community Foundatio	101	5283.101	RP Community Foundation Grant Exp	Invoice: 11805 /	7/26/2017	40.00	67051	40.00
Roeland Park Community Foundatio	101	4787.101	RP Community Foundation Donations	Invoice: 8/3/17 DONATION /	8/9/2017	25.00	67086	25.00
George Schlegel	101	5230.101	Art Commissioner	Invoice: CHECKAUG /	8/1/2017	100.00	67053	100.00
SERVPRO Fire & Water	290	5210.290	Maintenace And Repair Building	Invoice: 5163668 /	8/16/2017	3,375.00	67114	3,375.00
Shafer, Kline & Warren, Inc.	270	5209.270	Professional Services	Invoice: 13009925019 /	8/16/2017	21.20	67115	8,350.05
Shafer, Kline & Warren, Inc.	300	5211.300	Maintenance & Repair Equipment	Invoice: 1300993507 /	8/16/2017	224.6	67115	
Shafer, Kline & Warren, Inc.	270	5209.270	Professional Services	Invoice: 13009901043 /	8/16/2017	1,375.00	67115	
Shafer, Kline & Warren, Inc.	510	5209.510	Professional Services	Invoice: 13009922022 /	8/16/2017	3,883.00	67115	
Shafer, Kline & Warren, Inc.	300	5470.300	Park Maint/Infrastructure	Invoice: 1300993705 /	8/16/2017	2,846.25	67115	

Staples Advantage	101	5301.101	Office Supplies	Invoice: 8045325888 /	7/19/2017	14.70	67030	14.70
Staples Advantage	101	5304.101	Janitorial Supplies	Invoice: 8045414233 /	7/26/2017	227.70	67052	227.70
Staples Advantage	101	5301.101	Office Supplies	Invoice: 8045517380 /	8/2/2017	586.67	67068	586.67
Staples Advantage	101	5301.101	Office Supplies	Invoice: 8045750984 /	8/16/2017	80.08	67116	140.40
Staples Advantage	101	5304.101	Janitorial Supplies	Invoice: 8045750984 /	8/16/2017	60.32	67116	
United Way of Greater KC	101	2035.101	Other Withholding Payable	Invoice: 2017 2ND QTR /	8/16/2017	24.00	67117	24.00
Government Leasing & Finance, Inc.	360	5619.360	L/P - Principal	CK32260 Invoice: 335100624 /	7/21/2017	25,579.19	32260	26,718.30
Government Leasing & Finance, Inc.	360	5620.360	L/P - Interest	CK32260 Invoice: 335100624 /	7/21/2017	1,139.11	32260	
US BANK	101	5203.101	Printing & Advertising	Invoice: BOHON 7/25/17 /	8/2/2017	12.61	32266	5,927.11
US BANK	102	5206.102	Travel Expense & Training	Invoice: BOHON 7/25/17 /	8/2/2017	10.00	32266	
US BANK	102	5206.102	Travel Expense & Training	Invoice: MORRIS 7/25/17 /	8/2/2017	150.00	32266	
US BANK	105	5206.105	Travel Expense & Training	Invoice: MOODY 7/25/17 /	8/2/2017	50.00	32266	
US BANK	106	5206.106	Travel Expense & Training	Invoice: LEON 7/25/17 /	8/2/2017	868.00	32266	
US BANK	106	5206.106	Travel Expense & Training	Invoice: SCHARFF 7/25/17 /	8/2/2017	109.00	32266	
US BANK	102	5210.102	Maintenace And Repair Building	Invoice: MORRIS 7/25/17 /	8/2/2017	140.00	32266	
US BANK	290	5210.290	Maintenace And Repair Building	Invoice: MOODY 7/25/17 /	8/2/2017	4,053.04	32266	
US BANK	108	5251.108	Mayor Expenses	Invoice: BOHON 7/25/17 /	8/2/2017	62.48	32266	
US BANK	101	5254.101	Miscellaneous Charges	Invoice: BOHON 7/25/17 /	8/2/2017	100.00	32266	
US BANK	102	5254.102	Miscellaneous Charges	Invoice: MORRIS 7/25/17 /	8/2/2017	152.00	32266	
US BANK	101	5265.101	Computer System R&M	Invoice: BOHON 7/25/17 /	8/2/2017	219.98	32266	
USIC Locating Services, LLC	101	5220.101	Street Light Repair & Maintenance	Invoice: 244773 /	8/16/2017	1,139.51	67118	1,139.51
Vance Brothers	106	5211.106	Maintenace & Repair Equipment	Invoice: ZL54200 /	8/16/2017	500.00	67119	994.00
Vance Brothers	300	5246.300	In-House Street Maintenance	Invoice: ZH15754 /	8/16/2017	148.20	67119	
Vance Brothers	300	5246.300	In-House Street Maintenance	Invoice: ZH15902 /	8/16/2017	345.80	67119	
Verizon Wireless	102	5202.102	Telephone	Invoice: 9789807339 /	8/2/2017	295.69	67069	415.72
Verizon Wireless	104	5202.104	Telephone	Invoice: 9789807339 /	8/2/2017	80.02	67069	
Verizon Wireless	106	5202.106	Telephone	Invoice: 9789807339 /	8/2/2017	40.01	67069	
The Victor L. Phillips Co.	106	5211.106	Maintenace & Repair Equipment	Invoice: IK98595 /	8/16/2017	264.00	67120	816.00
The Victor L. Phillips Co.	106	5211.106	Maintenace & Repair Equipment	Invoice: IK98414 /	8/16/2017	257.00	67120	
The Victor L. Phillips Co.	106	5263.106	Tree Maintenance	Invoice: RK55286 /	8/16/2017	295.00	67120	
Village Gardens	101	5254.101	Miscellaneous Charges	Invoice: 1187483 /	7/19/2017	76.90	67031	149.85
Village Gardens	101	5254.101	Miscellaneous Charges	Invoice: 111198 /	7/19/2017	72.95	67031	
Water District No 1 of Johnson Cour	101	5287.101	Water	Invoice: 7/24/17 MULTIPLE /	8/2/2017	206.54	67070	948.81
Water District No 1 of Johnson Cour	106	5287.106	Water	Invoice: 7/24/17 MULTIPLE /	8/2/2017	742.27	67070	
WCA Waste Corporation	106	5262.106	Grounds Maintenance	Invoice: 990000281608. /	8/2/2017	145.22	67071	34,639.99
WCA Waste Corporation	115	5272.115	Solid Waste Contract	Invoice: 990000281608. /	8/2/2017	1.25	67071	
WCA Waste Corporation	115	5272.115	Solid Waste Contract	Invoice: 990000281608. /	8/2/2017	34,493.52	67071	
Kathleen Whitworth	101	5256.101	Committee Funds	Invoice: 7/12/17 ARBOR DAY /	7/19/2017	57.65	67032	94.60
Kathleen Whitworth	101	5256.101	Committee Funds	Invoice: 7/12/17 MAGNETIC. /	7/19/2017	36.95	67032	
Zerger & Mauer LLP	101	5215.101	City Attorney	Invoice: 202382 /	8/2/2017	4,807.00	67072	4,807.00
Forte	101	5214.101	Other Contracted Services	EFT#7/31/17 Invoice: 7/31/17 ALL ACCT	8/1/2017	178.42		
Forte	101	5214.101	Other Contracted Services	EFT#8/2/17 Invoice: 8/2/17 ADMIN /	8/2/2017	11.70		

Forte	101	5214.101	Other Contracted Services	EFT#8/2/17 Invoice: 8/2/17 ADMIN WEI	8/2/2017	11.70
Forte	101	5214.101	Other Contracted Services	EFT#8/2/17 Invoice: 8/2/17 COURT WEI	8/2/2017	11.70
Forte	101	5214.101	Other Contracted Services	EFT#8/2/17 Invoice: 8/2/17 COURT /	8/2/2017	93.39
KPERS	101	2040.101	KPERS Accrued Employee	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	1,892.84
KPERS	101	2050.101	Insurance Withholding Payable	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	126.06
KPERS	107	5123.107	KPERS City Contribution	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	2,668.90
KPERS	101	2040.101	KPERS Accrued Employee	EFT#7/28/17 Invoice: 7/28/17 /	7/28/2017	1,847.68
KPERS	107	5123.107	KPERS City Contribution	EFT#7/28/17 Invoice: 7/28/17 /	7/28/2017	2,605.23
KP&F	101	2045.101	KP&F Employee Withholding Payable	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	2,290.11
KP&F	101	2050.101	Insurance Withholding Payable	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	37.19
KP&F	107	5131.107	KP&F City Contribution	EFT#7/18/17 Invoice: 7/18/17 /	7/18/2017	6,095.23
KP&F	101	2045.101	KP&F Employee Withholding Payable	EFT#7/28/17 Invoice: 7/28/17 /	7/28/2017	2,028.75
KP&F	107	5131.107	KP&F City Contribution	EFT#7/28/17 Invoice: 7/28/17 /	7/28/2017	5,399.58
Miller Management Systems, LLC	101	5214.101	Other Contracted Services	Invoice: EFTAUG /	8/1/2017	<u>1,583.00</u>

\$ 343,332.54

Item Number: Consent Agenda- II.-B.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **June 19, 2017 Council Minutes**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

 June 19, 2017 Council Minutes

Type

Cover Memo

**CITY COUNCIL MEETING MINUTES
CITY OF ROELAND PARK, KANSAS
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, June 19, 2017 7:00 P.M.**

- | | | |
|---|---|---|
| <ul style="list-style-type: none">○ Joel Marquardt, Mayor○ Becky Fast, Council Member○ Tim Janssen, Council Member○ Ryan Kellerman, Council Member | <ul style="list-style-type: none">○ Teresa Kelly, Council Member○ Sheri McNeil, Council Member○ Michael Poppa, Council Member○ Michael Rhoades, Council Member○ Erin Thompson, Council Member | <ul style="list-style-type: none">○ Keith Moody, City Administrator○ Jennifer Jones-Lacy, Asst. Admin.○ Kelley Bohon, City Clerk○ John Morris, Police Chief○ Jose Leon, Public Works Director |
|---|---|---|

Admin

Fast
Kelly

Finance

Janssen
Thompson

Safety

Rhoades
Kellerman

Public Works

McNeil
Poppa

PLEDGE OF ALLEGIANCE

Mayor Marquardt called the meeting to order and led everyone in the Pledge of Allegiance.

ROLL CALL

City Clerk Bohon called the roll. CMBR Thompson was absent.

MODIFICATION OF AGENDA

Added to New Business – Website Design and Hosting with CivicPlus

Added to Workshop – Budget Review and setting of the budget hearing

I. CITIZENS COMMENT

A. Jason Anderson (5530 Roeland Drive) Mr. Anderson provided the Governing Body a packet and spoke to Article VI, Section 5-603(d), Permitted Occupations, Babysitting and Section 5-604(d), Prohibited Occupations, Nursery School. Mr. Anderson has a license with the state to run an in-home daycare and also has a City business license. He also stated that the language in the code is ambiguous, does not define the differences between a nursery school, a daycare and babysitting and asked for a review by the Governing Body. He also requested that the City code language be more in line with state regulations as they have extensive regulations and policies. He also said the limit of three children results in a lack of care for residents in Roeland Park and by allowing daycares in the City it is in the best interest of Roeland Park and Johnson County as a whole since more options will be available to parents.

B. Jake Butler (5035 Southridge) Mr. Butler spoke to the City's regulation of short-term rentals and stated that since the property must be owner occupied it limits how much of a house can be rented. He also stated if owners were allowed to use the entire house, then the renters would spend more in the community. He also stated that the limit of 30 days makes it very restrictive. Mr. Butler said he reached out to the Governing Body with his concerns, but CMBR Janssen was the only one who responded.

II. CONSENT AGENDA

- A. Appropriation Ordinance #905**
- B. March 20, 2017 Council Minutes**
- C. April 17, 2017 Council Minutes**
- D. 2017 Fall Leaf Pickup Schedule**

MOTION: CMBR MCNEIL MOVED AND CMBR KELLY SECONDED TO APPROVE THE CONSENT AGENDA.
(MOTION PASSED 7-0).

III. BUSINESS FROM THE FLOOR

A. Applications / Presentations

1. WCA – RFID/GPS System Presentation

City Administrator Moody said that Rehrig Pacific who supplies carts for WCA would make a presentation on their RFID system, which is one of the enhancements they have incorporated into their contract proposal to provide a better service. They have asked for this opportunity to address the Council so they might better understand how beneficial this system will be to the residents and also to the City. They will also address other items in their proposal regarding enhanced communication and the website options they will offer.

The representative from Rehrig Pacific said their facility location is in DeSoto, Kansas and is also where they manufacture the plastic carts that are wheeled to the street. In addition, they also provide and integrate technology that supports operations for companies like WCA, but is also of a benefit to residents. His company has a great partnership with Waste Corporation of America all around the country and they are a reliable industry-leading manufacturer. In addition to assembly and distribution of carts, they are also able to retrofit them and provide a fast response to residents whose carts need servicing as they are a local company. They believe in enhancing the customer experience by not only servicing WCA but also their customer's customer. The City will have live access to a web portal and City-appointed staff would have wide visibility of the work being done throughout the City. From this option they will be able to answer questions that come in from residents.

They will also retrofit the City's carts and they will be able to provide electronic confirmation of the work being done. All carts will be bar coded and will associate them to a specific address as well as longitude and latitude of the cart. They will also provide reports to the City that lists homes that the carts were delivered to as well as exceptions.

The RFID plan for current carts would follow trucks on delivery and retrofit each cart with an RFID tag and bar code which would bring existing carts online into the system. R-vision is their own in-house proprietary technology. It covers asset work orders and inventory management as well as the RFID service verification. The system allows the City to see hauling operations going on and allows more visibility. They have seen an improvement around the country with this system. It also allows for real-time visibility for cart issues. The system also provides hauler performance monitoring giving indications of homes missed and for what reason. It also reflects who is setting out their recycle carts and provides a date and time stamp of when the carts are tipped.

Mayor Marquardt thanked the representative from Rehrig for his presentation and asked when this would be implemented. City Administrator Moody responded it would take effect with the beginning of the 2018 contract if approved.

CMBR Kellerman asked if this program is for all WCA customers throughout the Kansas City area.

Tim Graham, Regional Sales Manager for WCA, said they would roll this out by community by contract. Roeland Park would be the second City in the area to implement the new technology. Mr. Graham did state the technology would not apply to yard waste bags. In the future they may have yard carts, but they do not at this time.

CMBR McNeil asked if the current carts would change and Mr. Graham said they will remain the same with the RFID retrofitted to the existing carts.

2. Community Parks Report – Jennifer Provyn

The Community Parks Report was postponed to a future meeting.

IV. MAYOR'S REPORT

A. Proclamation United Community Services 50th Anniversary

CMBR Kelly read the proclamation for United Community Services 50th Anniversary into the record.

MOTION: CMBR KELLY MOVED AND CMBR MCNEIL SECONDED TO APPROVE THE PROCLAMATION FOR UNITED COMMUNITY SERVICES 50th ANNIVERSARY. (MOTION CARRIED 7-0)

V. WORKSHOP AND COMMITTEE REPORTS

A. Ad Hoc Development Committee Report

CMBR Poppa said the committee will be meeting June 21st at 8 a.m. at City Hall. They will discuss Sunflower Group and the hotel at the Rocks. They have discussed pricing for a retaining wall, some sewer realignment and the easement which will be addressed later in the Council agenda. At the last meeting there was a consensus for a plat name of Northeast R.J. for that particular area of Roe and Johnson Drive.

B. Workshop Summary

CMBR Fast reported they had a developer proposal looking at Northeast Johnson and Roe developing a three-story multi-use building and the Council agreed to move forward with this. There was also a presentation on moving the Public Works building to the Community Center, but it was decided not to move forward with the discussion for that location. They also discussed the 2017 fall leaf pickup schedule. The 2018 Payscale discussion and 2018 Solid Waste Assessment Review discussions will continue later in the meeting. Discussions are also beginning with regard to animal control service options after a presentation by Police Chief Morris. And they also heard a presentation from Ms. Jones-Lacy regarding the sale of the Lowe's property as part of the redevelopment agreement with the owner.

VI. REPORTS OF CITY LIAISONS

There were no reports given.

VII. UNFINISHED BUSINESS

There was no Unfinished Business discussed.

VIII. NEW BUSINESS

A. Proposed 2018 Payscale

City Administrator Moody said the only change proposed for 2018 is an increase to the midpoint of \$0.40. By doing these small annual adjustments it should prevent them from having to do a major overhaul to the pay scale. Periodically there may be justification for moving a position to a different pay grade, but that is not the case for 2018.

CMBR Rhoades asked which employees would be affected by the pay scale adjustment. City Administrator Moody said currently two employees make the minimum and these are the administrative assistant positions. If approved, then effective January 1, 2018, they would be moved up to the new minimum. CMBR Rhoades ask if part-time employees would be affected. City Administrator Moody said there is no distinction between part-time and full-time employees.

MOTION: CMBR POPPA MOVED AND CMBR KELLY SECONDED TO ADOPT THE PAYSCALE PRESENTED EFFECTIVE JANUARY 1, 2018. (MOTION CARRIED 7-0)

B. Sanitary easement for the Rocks

City Administrator Moody said in order to complete anticipated driveway and grading improvements to connect the lower portion of the Rocks to the higher elevation an easement for the relocation of the existing gravity sewer that crosses the southwest corner of the property is needed as Johnson County Wastewater only allows sanitary sewers to be of a certain depth.

MOTION: CMBR POPPA MOVED AND CMBR JANSSEN SECONDED TO APPROVE THE SANITARY EASEMENT FOR THE ROCKS AS INDICATED IN THE ACTION ITEM SUMMARY AND COLLATERAL DOCUMENTS PRESENTED. (MOTION CARRIED 7-0)

C. Solid Waste Service Agreement

CMBR City Administrator Moody said this is a sub-agreement. Mid-America Regional Council (MARC) would enter into an agreement with WCA for the five-year term with a three-year initial term and two one-year extension options. The agreement does reflect the performance measures presented earlier by Rehrig Pacific. It also includes the financial penalties for not meeting those performance measures and reflects the commitments that WCA has made to implement the RFID, providing for a website specific to Roeland Park's area, and improved reporting on a daily basis.

CMBR McNeil asked for assurance that yard waste will remain unlimited and residents have the ability to use their own trash bins. Mr. Graham from WCA confirmed that was correct.

CMBR Rhoades asked for a reiteration of what the penalties would be to WCA for failure to meet performance standards. City Administrator Moody said it is Attachment A of the MARC contract for solid waste. Mayor Marquardt read the fines into the record. The first miss is a penalty of \$25, \$50 for the second, and \$100 for the third at the same residence. City Administrator Moody added the contract further addresses neighborhood or city-wide service issues.

CMBR Kellerman asked if there would be items that would not be collected by WCA and would like to see clarification on the large item pickup, as well as have an expansion of the definition of collection.

City Administrator Moody said they like the broader language as it put the City in a better legal position.

There was further discussion of what large items would be picked up. WCA responded if the City would like to add a weekend big item pickup, then they would have to pay an additional fee.

CMBR Kelly said they have hired counsel and if they agree with a broader definition the Council should support that.

CMBR Rhoades said that even though they have an attorney that does not mean they should not be able to review what is before them and referenced the previous trash pickup agreement.

MOTION: CMBR POPPA MOVED AND CMBR RHOADES SECONDED TO CALL THE QUESTION. (MOTION CARRIED 7-0)

MOTION: CMBR KELLY MOVED AND CMBR JANSSEN SECONDED TO ADOPT A RESOLUTION APPROVING A SUB-AGREEMENT FOR THE SOLID WASTE SERVICES WITH WESTWOOD, FAIRWAY AND ROELAND PARK, EACH TO ADOPT A SUB-AGREEMENT TO THE MARC SERVICE AGREEMENT WITH WCA WHICH REFLECTS THE THREE-YEAR INITIAL TERM WITH TWO ONE-YEAR RENEWALS, OPTION 1 OF THE PROPOSAL RATE OF \$15.17 PER HOME PER MONTH. (MOTION CARRIED 7-0).

D. Website Design and Hosting with CivicPlus

City Clerk Bohon provided the proposed agreement with CivicPlus. The company will do 150 pages of content migration from the old site and it will also be ADA compliant. They will also do three years of agendas and minutes separate from the 150 pages. The new site will be fully responsive on all devices.

MOTION: CMBR POPPA MOVED AND CMBR KELLY SECONDED TO APPROVE THE AGREEMENT WITH CIVIC PLUS FOR WEBSITE DESIGN AND HOSTING AS INDICATED IN THE PACKET. (MOTION CARRIED 7-0)

IX. ORDINANCES AND RESOLUTIONS:

There were no ordinances or resolutions for approval.

X. WORKSHOP ITEMS:

Before beginning the Workshop Items CMBR Poppa said that instead of moving out of the Council meeting and going back into a Workshop meeting, which they felt would be more confusing, they have incorporated a Workshop session within Council meeting for unfinished items from the Workshop held prior to this meeting. The Council will not necessarily be voting or taking any action on the following items as they are only for discussion. But as they are in a Council meeting, they can be moved and voted on.

A. 2018 Solid Waste Assessment Review

City Administrator Moody presented a form to identify the costs associated with the program for a cost of \$88,000. This is the same form used in the past to summarize solid waste expenses and the expenses associated with the leaf program. For 2018, they have removed personnel costs which equates to \$44,000. Leaf program revenues are \$5,584 without personnel. The program is still shown as a total of \$88,000 with \$44,000 in negative expenses not being recovered. The leaf program equates to \$199 per property or \$16.58 per month.

CMBR McNeil questioned why the City is now assessing the residents for a cost they used to cover and believed this amount was very high. She also wanted to see a breakdown of what is being charged to the other cities and asked if part of what the citizens of Roeland Park are paying for are going towards leaf pickup service they provide to the other cities. Mayor Marquardt said one reason they began charging the residents for this service is it could have been that the City needed more resources and began charging the residents for the leaf pickup.

Mayor Marquardt restated the options before the Council, to keep the existing plan, a part of it or remove the assessment altogether.

CMBR Poppa said he prefers the 2018 personnel costs not be included. CMBR Kelly, CMBR Janssen, CMBR Rhoades also preferred this option. Mayor Marquardt said he would also support the existing program or to only include its actual costs.

CMBR Kellerman supported removing the assessment entirely from the tax levy. CMBR Fast also agreed with Mr. Kellerman as she initially believed it was wrong to put the assessment on property taxes and continues to believe that way. CMBR McNeil changed her opinion and agreed with CMBRS Kellerman and Fast as this is the way she truly feels.

B. 2018 Budget Review

City Administrator Moody highlighted changes to the budget since it was last presented. A \$44,000 decrease in the Solid Waste Assessment revenue has been reflected in the General Fund as a result of eliminating staff expenses from the assessment for leaf pickup.

Property tax figures from state assessed property and personal property are now available and have been reflected in the General Fund along with the decrease in the Solid Waste Assessment resulting in the General Fund ending balance being \$19,000 above the target of \$2.585 million, which is 25 percent of the budgeted operating expenditures for 2017, plus \$1.4 million in reserves. Mr. Moody also stated that \$19,000 in property tax revenue is equal to 2.5 mills. The two mill proposed decrease for 2018 will decrease the motor vehicle personal property taxes in 2019 by \$14,400. The impact will be reflected in the 2019 projected budget.

CMBR Rhoades asked for an update on the future of the aquatic center as it is affected by the mill levy and needs to be discussed sooner rather than later. City Administrator Moody said the primary election deadline has passed, but the results of the election would be after the August 25th deadline for certifying the budget and mill levy.

Ms. Jones-Lacy said she had spoken with Roger Bassinger from the State Municipal Services Office and confirmed the special appropriation reimbursement Roeland Park requested in the amount of approximately \$141,360 was approved under H.B. 2002. The reimbursement will be made over the period of five years. Ms. Jones-Lacy made this request after noticing the reimbursements for TIF-2 had been shortchanged for a period of time. Also the state has decided to discontinue that refund program. TIF-1 and TIF-2 are both impacted by this decision. In reality, the City will receive about \$31,000 of the monies for TIF-2 and as a result, projections were adjusted in the fund. They borrowed from this fund to complete some CARS projects on Roe which then increased the borrowing from the General Fund to \$270,000 over the course of five years to be paid back in 2020-2021.

The public hearing on the budget is planned for July 17th to allow for public comment. There was agreement to move forward with the public hearing, but not to take a vote on it that evening to allow time for the Governing Body to review and discuss the comments that were made.

After further discussion it was agreed to take the community forum off the budget and have a special Governing Body meeting.

XI. REPORTS OF CITY OFFICIALS:

City Clerk Bohon said fireworks would be held at Bishop Miega on Monday, July 3rd with a rainout date of July 7th. City offices will be closed July 4th. The budget special called Workshop will be held July 17th.

XI. ADJOURNMENT

MOTION: CMBR KELLY MOVED AND CMBR JANSSEN SECONDED TO ADJOURN. (MOTION PASSED 7-0).

(City of Roeland Park Council Meeting Adjourned)

Joel Marquardt, Mayor

Kelley Bohon, City Clerk

Item Number: Consent Agenda- II.-C.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **June 27, 2017 Special Called Council Minutes**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

 June 27, 2017 Special Called Council Minutes

Type

Cover Memo

**SPECIAL CALLED CITY COUNCIL MEETING MINUTES
CITY OF ROELAND PARK, KANSAS
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Tuesday, June 27, 2017 5:30 P.M.**

- Joel Marquardt, Mayor
- Becky Fast, Council Member
- Tim Janssen, Council Member
- Ryan Kellerman, Council Member

- Teresa Kelly, Council Member
- Sheri McNeil, Council Member
- Michael Poppa, Council Member
- Michael Rhoades, Council Member
- Erin Thompson, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. Admin.
- Kelley Bohon, City Clerk
- John Morris, Police Chief
- Jose Leon, Public Works Director

Admin

Fast
Kelly

Finance

Janssen
Thompson

Safety

Rhoades
Kellerman

Public Works

McNeil
Poppa

(Roeland Park Special Call City Council Meeting called to order at 6:47 p.m.)

Mayor Marquardt called the meeting to order.

CMBRS Fast, Rhoades, and Kellerman were absent

I. ITEMS

A. Sales of Lowe's Property – TIF 1

Ms. Jones-Lacy said this is a request from the current owner to sell the Lowe's property. Per the TIF-1 agreement, there is a requirement for the City Council to approve the buyer of the property before it can be sold. Lowe's has a lease on the property which will remain in place. The current owner wants to sell the property to two different organizations, LLJ Acquisition Ventures and Agree Development, LLC. According to the seller, the maintenance of the property will become the responsibility of the purchaser. The City Attorney has reviewed this and suggested the Council can approve the sale tonight and that it could be affirmed at the July 10th Workshop meeting.

The seller would like to close by the end of the month. Ms. Jones-Lacy said they are trying to accommodate them as they have been a good business partner with Roeland Park. She added that the new buyers have provided background information on their companies as well as current projects and investments.

CMBR McNeil and CMBR Kelly asked to see the action item they were voting on.

City Administrator Moody showed the letter they received that spells out the language in the redevelopment project agreement and gives authority to the City to approve a change of ownership.

Mayor Marquardt asked Ms. Jones-Lacy if she has had ample opportunity to review the documentation and feels that they have done their due diligence on this request.

Ms. Jones-Lacy said she believes they have done as much as they could do from their perspective.

CMBR Thompson said she did not have any concerns as she believes staff has done their due diligence. She did state that she did not appreciate the process as she has not had time to review this proposal and her decision will be based primarily on the assertions that staff has done the research. She added in the future to make certain the Governing Body is not called to a special call meeting the day before a decision is needed and that everyone has ample notice and time to review all the documents.

Mayor Marquardt asked if the two companies were 50-50 participants.

CMBR McNeil asked if they had heard from Lowe's and whether they expressed any concerns with the sale. She did say she would hate to see the new buyers raise their rates and then have Lowe's leave the City.

Mayor Marquardt suggested in the future that staff, as part of their due diligence, contact the tenant before approving the sale.

CMBR Janssen added that normally in a real estate transaction the tenant is not consulted.

MOTION: CMBR JANSSEN MOVED AND CMBR POPPA SECONDED TO APPROVE THE SALE OF THE LOWE'S PROPERTY TO AGREE DEVELOPMENT, LLC AND LLC ACQUISITION VENTURES. (MOTION CARRIED 4-1)

POLL THE COUNCIL

MCNEIL - Y JANSSEN - Y THOMPSON - Y KELLY - N POPPA - Y

II. ADJOURNMENT

MOTION: CMBR THOMPSON MOVED AND CMBR JANSSEN SECONDED TO ADJOURN. (MOTION PASSED 5-0).

(City of Roeland Park Council Meeting Adjourned)

Joel Marquardt, Mayor

Kelley Bohon, City Clerk

Item Number: Applications/Presentations- A.-1.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Public Works Recognition on Storm Debris Pickup**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Applications/Presentations- A.-2.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Committee Report Arts – Marek Gliniecki**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Mayor's Report- IV.-A.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Proclamation – Diaper Needs Awareness Week (Poppa and Thompson)**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Diaper Needs Awareness Week	Cover Memo



Proclamation

Diaper Need Awareness Week

Whereas, Diaper Need, the condition of not having a sufficient supply of clean diapers to ensure that infants and toddlers are clean, healthy and dry, can adversely affect the health and welfare of infants, toddlers and their families; and

Whereas, national surveys report that one in three mothers experiencing diaper need at some time while their children are less than three years of age and forty-eight percent of families delay changing a diaper to extend their supply; and

Whereas, the average infant or toddler requires an average of 50 diaper changes per week over three years; and

Whereas, diapers cannot be bought with food stamps or WIC vouchers, and a monthly supply of diapers can cost as much as six percent of a full-time minimum wage worker's salary, therefore obtaining a sufficient supply of diapers can cause economic hardship to families; and

Whereas, a supply of diapers is generally an eligibility requirement for infant and toddlers to participate in childcare programs and quality early education programs; and

Whereas, the people of the City of Roeland Park recognize that addressing Diaper Need can lead to economic opportunity for the state's low-income families and can lead to improved health for families and their communities; and

Whereas, the City of Roeland Park is proud to be home to various community organizations that recognize the importance of diapers in helping provide economic stability for families and distribute diapers to poor families through various channels; now

Therefore, I, Joel Marquardt Mayor of the City of Roeland Park, do hereby proclaim the week of September 25th through October 1st, 2017 as

Diaper Need Awareness Week

in the City of Roeland Park and encourage the citizens of Roeland Park to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate diaper need in Roeland Park and environs.

Seal here

JOEL MARQUARDT
Mayor

Item Number: Workshop Reports- V.-A.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/21/2017
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Workshop Summary**
Item Type: Presentation

Recommendation:

For informational purposes.

Details:

Special Called Council Meeting, August 7, 2017

I. 2018 Budget Review

- Several people from the public spoke in support of the Budget as it was drafted with a 2.5 mill decrease.
- Mr. Moody explained that due to the recent storms, a few residents had sink holes in their backyards due to failing corrugated metal storm water pipes. He said that the budget could be updated to adjust for this change. The Council discussed this possibility and ultimately decided not to include it in the adopted budget document.
- A few amendments to the budget were discussed but ultimately failed.
- The Council adopted the budget as drafted 5/3.

Council Workshop August 7, 2017

I. DISCUSSION ITEMS:

1. **Logo Design with Vireo** – Consultants from Vireo led a work session to discuss the logo designs previously presented to determine what the Council liked and didn't like about those logos and what they represented based on their color and theme. They also discussed how this related to the identity of the community and its residents. The consultants plan to present their ideas and further the discussion at this Council meeting.
2. **Bella Roe – Sale of Lot 6 of TIF 1B** – Ms. Jones Lacy provided an overview of the request by the Lambie Custom Homes to purchase Lot 6 of Bella Roe Shopping Center

and how it required Council approval prior to going forward and that it would also require rezoning from CP-2 to SF Residential. Mr. Lambie spoke regarding what he wanted to do on the lot and how residential made sense and explained the type of home he was looking to build. He wanted to build seven homes. Seven members of the Governing Body said they would support the installation of single family housing in some form while two of the members did not support that move.

3. Voting delegates for the League of Kansas Municipalities Annual Conference – Councilman Poppa said he would check his schedule and report back.

4. Aquatic Center Ad Hoc Update – Mr. Moody provided a brief update on where we were. Staff submitted a formal request to the JCPRD Board to request ongoing support of the operation in a manner that was equitable based on the use of the facility. Staff has also reached out to existing user groups to determine their threshold for user fees. Staff is also reaching out to other potential user groups to determine if they are interested in future use.

5. Bike Trail Easement from Boulevard Apartments – Mr. Moody presented the easement drafted by the City Attorney. Some of the Council asked if we can get a five or 10 year guarantee. Staff later determined that the easements would be permanent.

6. Update on Tennis Court Replacement – Council agreed to go out to bid for tennis court replacement in R Park as the USTA is still working through their grant process.

7. Discussion of the Rocks Retailing Wall, Sanitary Sewer Realignment and Storm water Detention – Council moved the item to new business at tonight's Council meeting.

8. Discussion of Extension to Cell Tower Lease Agreements – Mr. Moody explained the City's lease arrangement and said there are three providers on the tower at the Community Center and that they are all pay the same rate. The item was moved to new business.

The Ad Hoc Economic Development Committee minutes are attached.

Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount: N/A
Line Item Code/Description: N/A	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 August Ad Hoc Eco Devo Minutes	Cover Memo

MINUTES
ECONOMIC DEVELOPMENT AD-HOC COMMITTEE CITY
OF ROELAND PARK, KANSAS
ROELAND PARK AUGUST 9,

2017 8:00 AM

Committee Members Mayor

Joel Marquardt Michael
Rhoades Michael Poppa
Erin Thompson

Guests

Keith Moody Jennifer
Jones Lacy Jose Leon
Jason Glasrud, CBC

- I. Approval of Minutes
 - Minutes approved
- II. CBC Update
 - Old Pool Site Hotel Group introduced by Mayor
 - Group has walked back enthusiasm
 - Price beyond what willing to pay – they usually pay \$10,000/key
 - What does another floor do to hotel? Would that help encourage development or would cost of another floor be cost prohibitive
 - No way to develop comps to track demand
 - They are going to take 30 days and will come back to tell us what deal structure makes sense to them
 - Second Group with plans for all three sites
 - Hotel would be Fairfield
 - Have project underway in Spokane for M&D (Movie and Dinner)
 - Incentive ask – 20-year TIF; share hotel/motel tax; 1 percent CID
 - Is this a use that would qualify?
 - What is the gap we're trying to bridge? Here structured parking; going to build building over structured parking
 - Restaurant would be a limited-service lunch/dinner chain concept without bar
 - Group not excited about good & beverage concept

- Johnson Drive and Roe
 - Walked through with Colliers and Polsinelli
 - Told them there aren't any extensive sight work needed except moving of power
 - They said need help because trying to put density in
 - They owe us a pro forma that bumps the rents and step down incentive ask; they agreed to do that.
 - Jason will report back with new pro forma ask
- III. Business Breakfast – Nov. 2, 2017 8 a.m.
- At CiCi's
 - Invite Quik Trip to do breakfast pizza
 - Poppa asked Kevin Fullerton of Springboard Creative who was one of founding members of Mission business partnership
 - Roe 2020 and beyond
- IV. Inquire of having renderings of Old Pool Site developed so could have something people could look at to help vision site.
- V. Next Meeting – Aug. 16, 2017

Item Number: New Business- VIII.-A.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/4/2017
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Bike Trail Easement**
Item Type: Other

Recommendation:

Staff Recommends approval of the bike trail easement between the City and the Boulevard Apartment property owners.

Details:

The attached easement has been developed by the City attorney for the multi-use trail, where it extends onto the Boulevard Apartments. Also attached is the map showing the alignment of the multi-use trail on both the Nall Park land and on the Boulevard Apartments land. Also attached is a subordinating agreement required by the lender for the Boulevard Apartments. The City Attorney has reviewed and approved this document as well.

The easement does not use a meets and bounds description, this avoids the cost of having the survey the property and drafting a legal description. It merely describes the easement as so wide from the center of the constructed patch. The Boulevard Apartments can vacate the easement with notice.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Multi Use Trail Easement	Cover Memo
	Subordination Agreement to Easement	Cover Memo

Tax Parcel(s): PP64000000 0000

TRAIL EASEMENT AGREEMENT

THIS TRAIL EASEMENT AGREEMENT ("this Agreement") dated as of May __, 2017 (the "Agreement Date") is by and between Boulevard Apartments, LLC ("the undersigned Owner or Owners") and the City of Roeland Park (the "Holder").

Article I. Background

1.1 Property

The undersigned Owner or Owners are the sole owners in fee simple of the property identified below and more fully described in Exhibit "A" (the "Property").

Street Addresses: 4800 Skyline Drive
Municipality: Roeland Park
Parcel Identifier: PP64000000 0000

County: Johnson
State: Kansas

1.2 Easement Area

The portion of the Property that is subject to this Agreement (the "Easement Area") is shown on the plan attached as Exhibit "B" (the "Easement Plan"). The Easement Area is defined as a 3-foot-wide area centered on the proposed trail depicted within the Easement Plan. Once trail construction is completed, Owners retain the right to survey in need of specific legal description. Section 2.01(A) outlines acceptable trail facility construction and improvements. Once the trail is initially constructed, the Easement Area shall not be changed or modified without Owners' prior written consent. No other trail facilities (i.e.: benches, picnic tables, wastebaskets, bicycle racks, etc.) will be constructed within or near the Easement Area without expressed written consent from Owners.

1.3 Purposes

The purposes of this Agreement are to set forth the terms under which the Trail Facilities described in Article II can be established and maintained for activities and uses by the general public described in Article III.

1.4 Consideration

The undersigned Owner or Owners acknowledge receipt of the sum of \$1.00 in consideration of the grant of easement to Holder under this Agreement.

Article II. Grant of Easement for Trail Facilities

2.1 Grant

The undersigned Owner or Owners, intending to be legally bound, grant and convey to Holder the perpetual non-exclusive right to create and maintain the Trail identified below; to enter the Easement Area upon at least 24 hours prior notice to Owner to construct, install, maintain and repair any one or more of the items (collectively, with the Trail, the "Trail Facilities") described in paragraph (a) of this section; and, subject to the prior written consent of Owners, those described in paragraph (b) of this section.

(a) Trail Facilities

- (i) A trail not to exceed approximately 3 feet in width together with steps, railings, and other surface structures which, as to wet areas, may include bridges and culverts (collectively, the "Trail").
- (ii) Signs to mark the Trail, to provide information related to the Trail and for interpretive purposes.
- (iii) Fencing, gates, and barriers to control access.

(b) Trail Facilities Requiring Prior Written Consent of Owners

Benches, picnic tables, wastebaskets, and bicycle racks.

2.2 Exercise of Rights

Creation of the Trail and other construction, installation, maintenance and repair of the Trail Facilities may include installation of signage; mowing, cutting or removal of soil, rock or vegetation; application of gravel, crushed stone; or other means of creating the Trail surface (if any) and/or identifying the Trail's path. These activities may include mechanized equipment use.

2.3 Construction; Liens; Maintenance

3.1. Prior to commencement of construction of any Trail Facilities, Holder shall obtain or cause to be obtained all governmental approvals and all building permits and other permits and licenses required by Laws for such construction, and shall provide copies thereof to Owner. All construction, repairs, replacements and other work in connection with the Trail Facilities shall be performed and completed in a good and workmanlike manner, using first-class materials, in conformity with generally accepted construction practices and in compliance with all Laws. Adequate provisions for safety shall be made. All such construction and other work, once commenced, shall be pursued diligently and continuously to completion. Holder shall, without cost or expense to Owner: (i) repair all damage to the Property and improvements thereon caused by such work, and restore the Property and improvements thereon, to a condition at least equal to the condition that existed before commencement of the work; and (ii) pay all costs of the work.

3.2. Holder shall indemnify and hold Owner harmless from and against all damages, losses, costs and expenses (including, without limitation, court costs and reasonable attorneys' fees) and claims arising out of or relating to the performance of all such work or the providing of materials or supplies.

3.3. Holder shall not permit any mechanic's or materialman's lien to be filed against the Property, and if any such lien shall at any time be filed, Holder shall within 30 days after the filing thereof cause the lien to be released of record. If Holder fails to cause the lien to be released of record within said 30-day period, Owner may remove the lien by paying the full amount thereof or in any other manner Owner deems appropriate, without investigating the validity of the lien and regardless of the fact that Holder may dispute or contest the validity or amount of the lien. Holder shall upon demand reimburse Owner for the full amount so paid by Owner, together with reasonable expenses incurred in connection therewith (including court costs and reasonable attorneys' fees). Nothing in this paragraph shall be construed as a consent on the part of Owner to subject its estate in the Property to any lien or liability under the lien laws of the State of Kansas. In no event shall Holder permit the foreclosure of any such lien.

3.4. Holder shall, at Holder's sole cost and expense, maintain or cause to be maintained the Trail Facilities in good order, condition and repair, in slightly condition, and in conformity with all Laws.

Article III. Grant of Easement for Public Access

3.1 Grant of Easement

The undersigned Owner or Owners, intending to be legally bound, grant to Holder the right to make available to the public a perpetual easement and right-of-way over the Trail and the right to use Trail Facilities for the purposes ("Permitted Trail Uses") described in paragraph (a) and, subject to the prior written consent of Owners (which may be withheld in Owners' sole discretion), those described in paragraph (b) of this section:

(a) Permitted Trail Uses

Use of the Trail as a right-of-way for (i) walking, hiking, jogging, bicycling, bird watching, nature study; and (ii) emergency vehicles in the case of emergency within the Easement Area.

(b) Uses Requiring Prior Written Consent of Owners

Events such as "runs" or competitive races; programmatic use by schools, clubs or other groups; or any use of Trail for purposes other than as a right-of-way for passage over the Property.

3.2 No Charge for Access

No Person is permitted to charge a fee for access to the Trail or use of the Trail Facilities.

Article IV. Rights of Owners

4.1 Owner Improvements

Owners must not construct, install or maintain any facility or improvement within the Easement Area without prior written notification of the Holder, not to be less than 90 days before proposed improvements begin. Holder will not unreasonably withhold permission to improve land in accordance with Owners planned development.

4.2 Owner Uses and Activities

Owners have the rights accorded to the general public to use the Trail Facilities as well to exercise any one or more of the following rights with such notice to Holder as is reasonable under the circumstances:

(a) Mitigating Risk

Cut trees or otherwise disturb resources to the extent reasonably prudent to remove or mitigate against an unreasonable risk of harm to Persons on or about the Easement Area provided, however, the foregoing right does not create any obligation upon Owners to undertake such actions or liable in any manner for any failure to take such actions.

(b) Resource Management

Mow, cut or remove vegetation, plant, or maintain vegetation, within the Easement Area but only in accordance with guidelines set forth in the schedule (if any) attached to this document entitled "Permitted Resource Management." Both the owner and holder will communicate in a timely manner (7 days) any deviation from the plan.

(c) Grants to Others

Grant leases, licenses, easements and rights-of-way affecting the Easement Area to Persons other than Holder but only for (i) permitted Owner Improvements; (ii) activities and uses that Owners are permitted to engage in under this Agreement; or (iii) other items that Holder, without any obligation to do so, approves after review.

(d) Enforcement Rights

Remove or exclude from the Property any Persons who are (i) in locations other than the Trail or other Trail Facilities or (ii) not engaged in Permitted Trail Uses.

Article V. Enforcement; Liability Issues

5.1 Enforcement

Holder may, in addition to other remedies available at law or in equity, compel Owners to make the Easement Area available for the purposes set forth in Article II and Article III by exercising any one or more of the following remedies, without any need to show that a civil action for damages is not available to furnish compensation:

(a) Injunctive Relief

Seek injunctive relief to specifically enforce the terms of this Agreement; to restrain present or future violations of this Agreement; and/or to compel restoration of Trail Facilities or other resources destroyed or altered as a result of the violation.

(b) Self Help

Enter the Property to remove any barrier to the access provided under this Agreement and do such other things as are reasonably necessary to protect and preserve the rights of Holder under this Agreement.

5.2 Warranty

The undersigned Owner or Owners warrant to Holder that:

(a) Liens and Subordination

Except as set forth of record, the Easement Area is, as of the Agreement Date, free and clear of all Liens or, if it is not, that Owners have obtained and attached to this Agreement as an exhibit the legally binding subordination of any mortgage, lien, or other encumbrance affecting the Easement Area as of the Agreement Date.

(b) Existing Agreements

No one has the legally enforceable right (for example, under a lease, easement or right-of-way agreement in existence as of the Agreement Date) to prevent the installation of Trail Facilities or the use of Trail Facilities for Permitted Trail Uses.

(c) Hazardous Materials

To Owner's knowledge, without inquiry, (i) the Easement Area is not contaminated with materials identified as hazardous or toxic under applicable law (collectively, "Hazardous Materials") and (ii) no Hazardous Materials have been stored or generated within the Easement Area.

5.3 Immunity under Applicable Law

Nothing in this Agreement limits the ability of Owners and Holder to avail themselves of the protections offered by any applicable law affording immunity to Owners and Holder including, to the extent applicable, Kansas Statute 58-3201: Limiting Liability of Property Owners to Persons Entering Premises for Recreational Purposes Act, Act of July 1, 1956, K.S.A. 58-3201, et seq.

5.4 Public Enters at Own Risk

Use of any portion of the Easement Area by members of the general public is at their own risk. Neither Holder nor Owners by entering into this Agreement assume any duty to or for the benefit of the general public for defects in the location, design, installation, maintenance or repair of the Trail Facilities; for any unsafe conditions within the Easement Area; or for the failure to inspect for or warn against possibly unsafe conditions; or to close the Trail Facilities to public access when unsafe conditions may be present.

5.5 Costs and Expenses

All costs and expenses associated with Trail Facilities are to be borne by Holder except for items included in Owner Responsibility Claims (defined below in this Article).

5.6 Responsibility for Losses and Litigation Expenses

(a) Public Access Claims; Owner Responsibility Claims

If a claim for any Loss for personal injury or property damage occurring within the Easement Area after the Agreement Date (a "Public Access Claim") is asserted against either Owners or Holder, or both, it is anticipated that they will assert such defenses (including immunity under the Recreational Purposes Act) as are available to them under applicable law. The phrase "Public Access Claim" excludes all claims (collectively, "Owner Responsibility Claims") for Losses and Litigation Expenses arising from, relating to or associated with (i) personal injury or property damage occurring prior to the Agreement Date or (ii) structures, facilities and improvements within the Easement Area (other than improvements installed or approved by Holder).

(b) Indemnity

Holder agrees to indemnify, defend and hold Owners harmless from any Loss or Litigation Expense arising from (i) any breach or default by Holder in the performance or observance of its obligations under this Agreement and/or (ii) if immunity from any Public Access Claim is for any reason unavailable to Owners, if and to the extent arising from a Public Access Claim. Owners agree to indemnify, defend and hold the Holder harmless from any Loss or Litigation Expense if and to the extent arising from an Owner Responsibility Claim.

(c) Loss; Litigation Expense

- (i) The term "Loss" means any liability, loss, claim, settlement payment, cost and expense, interest, award, judgment, damages (including punitive damages), diminution in value, fines, fees and penalties or other charge other than a Litigation Expense.
- (ii) The term "Litigation Expense" means any court filing fee, court cost, arbitration fee or cost, witness fee and each other fee and cost of investigating and defending or asserting any claim of violation or for indemnification under this Agreement including in each case, attorneys' fees, other professionals' fees and disbursements.

Article VI. Miscellaneous

6.1 Beneficiaries and Agents

The rights of Holder under this Agreement may be exercised by Holder, any Person identified by Holder as a beneficiary of this Agreement and who accepts this designation by recordation in the Public Records of a joinder to this Agreement (a "Beneficiary"), or any of the contractors, agents, and employees of Holder or Beneficiary.

6.2 Binding Agreement

This Agreement is a servitude running with the land binding upon the undersigned Owner or Owners and, upon recordation in the Public Records, all subsequent Owners of the Easement Area or any portion of the Easement Area are bound by its terms whether or not the Owners had actual notice of this Agreement and whether or not the deed of transfer specifically referred to the transfer being under and subject to this Agreement. Subject to such limitations (if any) on Holder's right to assign as may be set forth in this Agreement, this Agreement binds and benefits Owners and Holder and their respective personal representatives, successors and assigns.

6.3 Governing Law

The laws of the State of Kansas govern this Agreement.

6.4 Definition and Interpretation of Capitalized and Other Terms

The following terms, whenever used in this Agreement, are to be interpreted as follows:

- (i) "Owners" means the undersigned Owner or Owners and all Persons after them who hold any interest in the Easement Area.
- (ii) "Person" means an individual, organization, trust, or other entity.
- (iii) "Public Records" means the public records of the office for the recording of deeds in and for the county in which the Easement Area is located.
- (iv) "Including" means "including, without limitation".
- (v) "May" is permissive and implies no obligation; "must" is obligatory.

6.5 Incorporation by Reference

Each exhibit or schedule referred to in this Agreement is incorporated into this Agreement by this reference.

6.6 Amendments; Waivers

"In the event future use of Owners' property changes to necessitate a change in the location and description of the permanent trail easement as described in Section 1.02, the Holder of this easement must be given 30 days' notice of such change and must receive a written notification from owner reflecting the change and identifying the new easement description which Amendment shall be recorded in the Public Records. All other provisions of this Agreement shall remain in effect."

Any amendment or waiver of any provision of this Agreement or consent to any departure by Owners from the terms of this Agreement must be given to the holder at least 30 days in advance of such change, the owner must sign a written notification reflecting the change, an amendment must be recorded in the Public Records.

6.7 Severability

If any provision of this Agreement is determined to be invalid, illegal or unenforceable, the remaining provisions of this Agreement remain valid, binding, and enforceable. To the extent permitted by applicable law, the parties waive any provision of applicable law that renders any provision of this Agreement invalid, illegal, or unenforceable in any respect.

6.8 Counterparts

This Agreement may be signed in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement.

6.9 Entire Agreement

This is the entire agreement of Owners, Holder and any Beneficiary pertaining to the subject matter of this Agreement. The terms of this Agreement supersede in full all statements and writings between Owners,

Holder, and others pertaining to the transaction set forth in this Agreement.

6.10 Notices

Notice to Holder under this Agreement must be in writing and given by one of the following methods: (i) personal delivery; (ii) certified mail, return receipt requested and postage prepaid; or (iii) nationally recognized overnight courier, with all fees prepaid.

INTENDING TO BE LEGALLY BOUND, the undersigned Owner or Owners and Holder, by their respective duly authorized representatives, have signed and delivered this Agreement as of the Agreement Date.

BOULEVARD APARTMENTS, LLC

BY: _____
NAME: _____
TITLE: _____

Owner's Name

City of Roeland Park, Kansas

By: _____
Name of signatory:

Title of signatory:

THE STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as Manager of BOULEVARD APARTMENTS, LLC, a Kansas limited liability company, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said company.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of _____

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

File Number: 208101779-1

All that part of the North half of the Northwest Quarter of Section 4, Township 12, Range 25, in Johnson County, Kansas, described as follows: Beginning at the intersection of the North line of said Section 4 with the Southwesterly right-of-way line of 18th Street Expressway, as described in File No. 523234 and recorded in Book 390 of Deeds, at Page 409 in the Register of Deeds Office of said Johnson County, Kansas; thence South 89 degrees 58 minutes 57 seconds West along said North line a distance of 987.03 feet; thence South 00 degrees 20 minutes 17 seconds East, parallel with the West line of said Section 4 a distance of 795.79 feet to a line that is parallel with and 525 feet North of, measured at right angles, the South line of said North Half; thence North 89 degrees 40 minutes 49 seconds East along said parallel line a distance of 928.26 feet to a point 335 feet West of the Northeast corner of the tract of land condemned for school purposes in District Court Case No. 19863; thence South 00 degrees 19 minutes 11 seconds East, 80 feet; thence North 89 degrees 40 minutes 49 seconds East, 275 feet; thence South 17 degrees 08 minutes 46 seconds West, 466.50 feet to a point in said South line of the North Half 100 feet East of the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 4; thence North 89 degrees 40 minutes 49 seconds East along said South line a distance of 826.59 feet to said Southwesterly right-of-way line of 18th Street Expressway; thence Northwesterly along said right-of-way line to the point of beginning, now known as ROE VILLAGE, a subdivision in the city of Roeland Park, Johnson County, Kansas, EXCEPT that part thereof condemned by the City of Roeland Park in Case No. 04CV4057 filed May 28, 2004 in the Johnson County District Court, and recorded under Document No. 20040502-0001235 in Book 200406 at Page 1236 and described as follows:

All that part of previously vacated Skyline Drive located in ROE VILLAGE, a subdivision in the City of Roeland Park, Johnson County, Kansas, being part of the Northeast Quarter of the Northwest Quarter of Section 4, Township 12, Range 25 of Roeland Park, Johnson County, Kansas, more particularly described as follows: Beginning at the intersection of the Northerly right-of-way line of Skyline Drive, as previously established, with the Westerly right-of-way line of Roe Boulevard, as now established; thence Westerly along the North right-of-way line of said Skyline Drive a distance of 201.98 feet, more or less, to a point of curvature; thence Westerly and Northwesterly along the northerly right-of-way line of said Skyline Drive, on a curve to the right having a radius of 155 feet, a central angle of 5 degrees 33 minutes 12 seconds, a distance of 15.02 feet, more or less; thence South along a line perpendicular to the South line of the Northeast Quarter of the Northwest Quarter of said Section 4, a distance of 60.73 feet, more or less, to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 4; thence East along the South line of the Northeast Quarter of the Northwest Quarter of said Section 4, a distance of 257.72 feet, more or less, to a point on the Westerly right-of-way line of said Roe Boulevard; thence Northerly along the Westerly right-of-way line of said Roe Boulevard to the point of beginning.

NOTE: this duplicate Loan policy replaces the original Stewart Title Guaranty Company Policy No. M-9302-967972 which has become lost or destroyed. That this duplicate policy evidences the liability of Company under its original policy and that such liability is not increased or diminished by reason of the issuance of this duplicate policy.

EXHIBIT B



SUBORDINATION AGREEMENT

This Subordination Agreement is made and entered into this ____ day of July, 2017, by and between Boulevard Apartments, L.L.C. ("**Boulevard**"), the City of Roeland Park, Kansas (the "**City**"), and U.S. Bank National Association ("**Mortgagee**").

WHEREAS, Mortgagee, pursuant to that certain Assignment of Mortgage and Related Documents dated May 2, 2013, is the holder of that certain Construction Mortgage With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated March 1, 2008 and recorded on March 1, 2008, in Book 200803, Page 009644 of the Office of the Register of Deeds for Johnson County, Kansas (the "**Mortgage**"), the Mortgage covering certain property (the "**Property**") owned by Boulevard and more particularly described on Exhibit A attached hereto;

WHEREAS, the City desires an easement over certain portions of the Property to construct a multi-purpose recreational trail, and the City and Boulevard have entered into that certain Multi-Use Easement Agreement dated _____ and recorded _____ in the official records of Johnson County, Kansas (the "**Easement**") for the purpose of granting the City the right to construct and maintain the trail and Trail Facilities (as defined in the Easement);

NOW THEREFORE, in consideration of the Property and of the sum of Ten Dollars (\$10.00) by each party in hand paid to the other, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Subordination of the Mortgage.** The lien of the Mortgage, as an encumbrance on the Property, shall be junior, inferior and subordinate to the Easement. Mortgagee hereby agrees to recognize the Easement as a restriction on the Property that is superior to the lien of the Mortgage. Upon a foreclosure, deed in lieu of foreclosure, or sale of the Property pursuant to the terms of the Mortgage, the successor owner shall acquire title to the Property subject to the terms of the Easement.
2. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and assigns.
3. **Recording.** The parties hereto agree that this Agreement may be recorded in the public records of the county in which the Property is located.
4. **Counterparts.** This Agreement may be executed in any number of counterparts and by each of the undersigned on separate counterparts, and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same Agreement.

BOULEVARD APARTMENTS, L.L.C.,
a Kansas limited liability company

By: _____
Name: PAUL FINGERSH
Title: MANAGER

STATE OF KANSAS)
COUNTY OF JOHNSON) SS.

On this 28 day of July, 2017, before me personally appeared PAUL FINGERSH, to me being personally known, who, being by me duly sworn did say that he is the MANAGER of Boulevard Apartments, L.L.C., a Kansas limited liability company, and that he has the authority to execute the foregoing instrument on behalf of said limited liability company, and acknowledges that he executed the same as his free act and deed and as the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal in the county and State aforesaid, the day and year first above written.

Julie Combs
Notary Public
Printed Name Julie Combs

My term expires: 01/28/2021



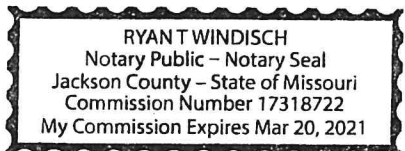
U.S. BANK NATIONAL ASSOCIATION

By: [Signature]
Name: Jeff Gamm
Title: SO

STATE OF MO)
COUNTY OF JA) SS.

On this 7 day of July, 2017, before me personally appeared [Signature], to me being personally known, who, being by me duly sworn did say that he/she is the President of U.S. Bank National Association and that he/she has the authority to execute the foregoing instrument on behalf of U.S. Bank National Association and acknowledges that he/she executed the same as his/her free act and deed and as the free act and deed of U.S. Bank National Association.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal in the county and State aforesaid, the day and year first above written.



[Signature]
Notary Public
Printed Name

My term expires:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Item Number: New Business- VIII.-B.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	8/4/2017
Submitted By:	Keith Moody
Committee/Department:	Admin.
Title:	Grading, Retaining Wall and Sanitary Sewer Work at the Rocks
Item Type:	Other

Recommendation:

Staff is recommends authorization to proceed with sanitary sewer work, which is within the resources of the TIF. When firm cost estimates are known for the sanitary and the storm detention work, staff will return to Council for direction on weather to proceed with Storm Water Detention or Retaining Wall project.

Details:

The initial cave stabilization contract with Pyramid was based on a preliminary grading design. As the project has progressed a final grade has been established, this influenced the wall design/quantities as well as brought to light the need to relocate the sanitary sewer which crosses the SW section of the site. The Council originally approved a maximum contract amount of \$1.15 million, this covered the base contract for stabilization of \$820,000 plus \$330,000 to cover possible additional rock excavation and retaining wall. No additional rock excavation was required.

Modifications of the existing sanitary sewer are required (replacing a brick manhole with concrete manhole, service line extensions for the new lots created, and concrete encasing a segment of line we are placing fill over). The specifics of this work have not been finalized by Johnson County Waste Water, but we estimate this cost to total \$115,000 (well within the TIF 3 resources). This is a \$15,000 reduction from the realignment option (\$130,000) in part because we have already paid for engineering and plan review fees for the realignment option.

The retaining wall cost which includes additional grading work is a firm number of \$241,095. The retaining wall and associated grading west of the wall helps to form the final picture for buyers, but

it is possible that the wall limits how a buyer may use the land or the buyer could have to modify the wall.

The underground regional detention option has an estimated cost of \$262,545. This improvement will add value to lots 1, 2, and 3. Detention is a requirement for the other lots and having it centralized free's up space on each of the other lots (which are already tight). The location of the detention is dictated by the topography, lot 4 is the only location that will work for a regional facility that serves all four lots, and lot 4 is the least valuable lot with the least potential for a business use, it will likely serve as overflow parking. The parking can be located on top of the underground detention.

If the retaining wall is not completed, grading costs of \$32,000 are estimated to establish the grade for the drive anticipated to connect lot 2 and 3. This grading is not essential, and there are not sufficient TIF funds to complete this work as well as the sanitary sewer work and the retaining wall or detention work.

The sanitary sewer work along with the retaining wall work result in an estimated \$38,000 funding shortfall (under current estimates).

The sanitary sewer work along with the detention work results in an estimated \$59,000 shortfall.

Attached are two sheets reflecting the yearly expenses and revenues for the TIF 3 Fund for each of the two options based upon the cost numbers that we currently have.

The sewer work is a must do. From an engineers perspective the storm water project is the logical investment as the funds invested do not limit the design of the other 3 lots. Constructing the wall is advantages in that it creates a finished grade (good for marketing), it does however limit design of lot 2 and 3.

At this time staff is seeking authorization to complete the sewer work. We will return to Council for direction on other improvements to be completed when we have firm costs. Since both the retaining wall and detention options will likely require the City to contribute funds we ask that Council consider if this is something they are open to doing. If so the funds would come from the Special Infrastructure Fund.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Based upon meeting with KCPL on 8-4-17 cost to lower 10 conduit underground bank power line is over \$600k. Lowering the duct could reduce cover of the sewer and lower the grade of the connecting drive between lot 2 and lot 3. But the cost is simply beyond the resources available and is greater than the savings associated with avoiding work on the sewer.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Budget Analysis for Storm and Sanitary Option	Cover Memo
☐ Budget Analysis for Retaining Wall and Sanitary Option	Cover Memo
☐ Grading and Wall Plan	Cover Memo
☐ Revised Grading Plan- Avoids Sewer Relocation	Cover Memo
☐ Sewer Cost Estimate	Cover Memo
☐ Storm Detention Costs	Cover Memo

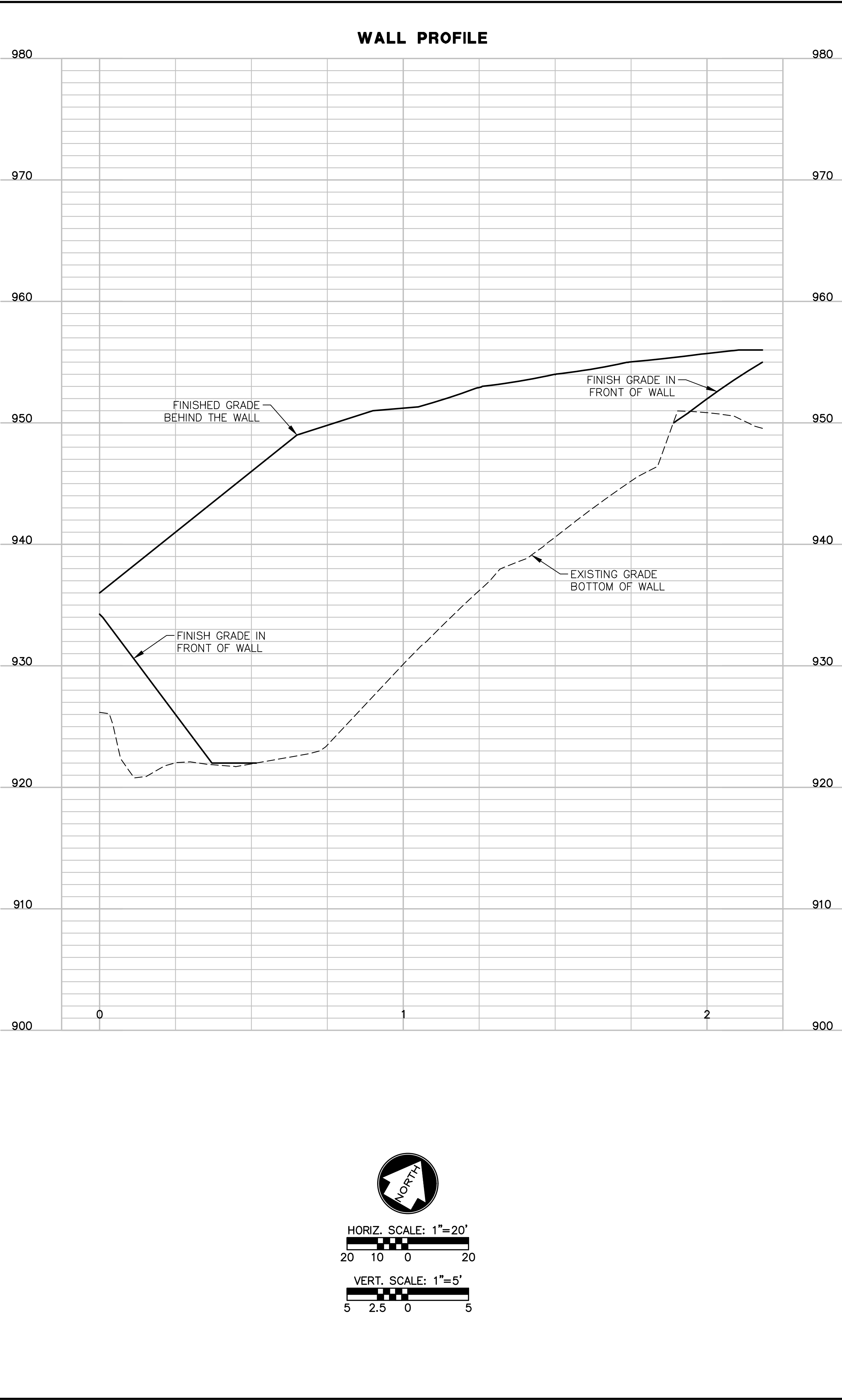
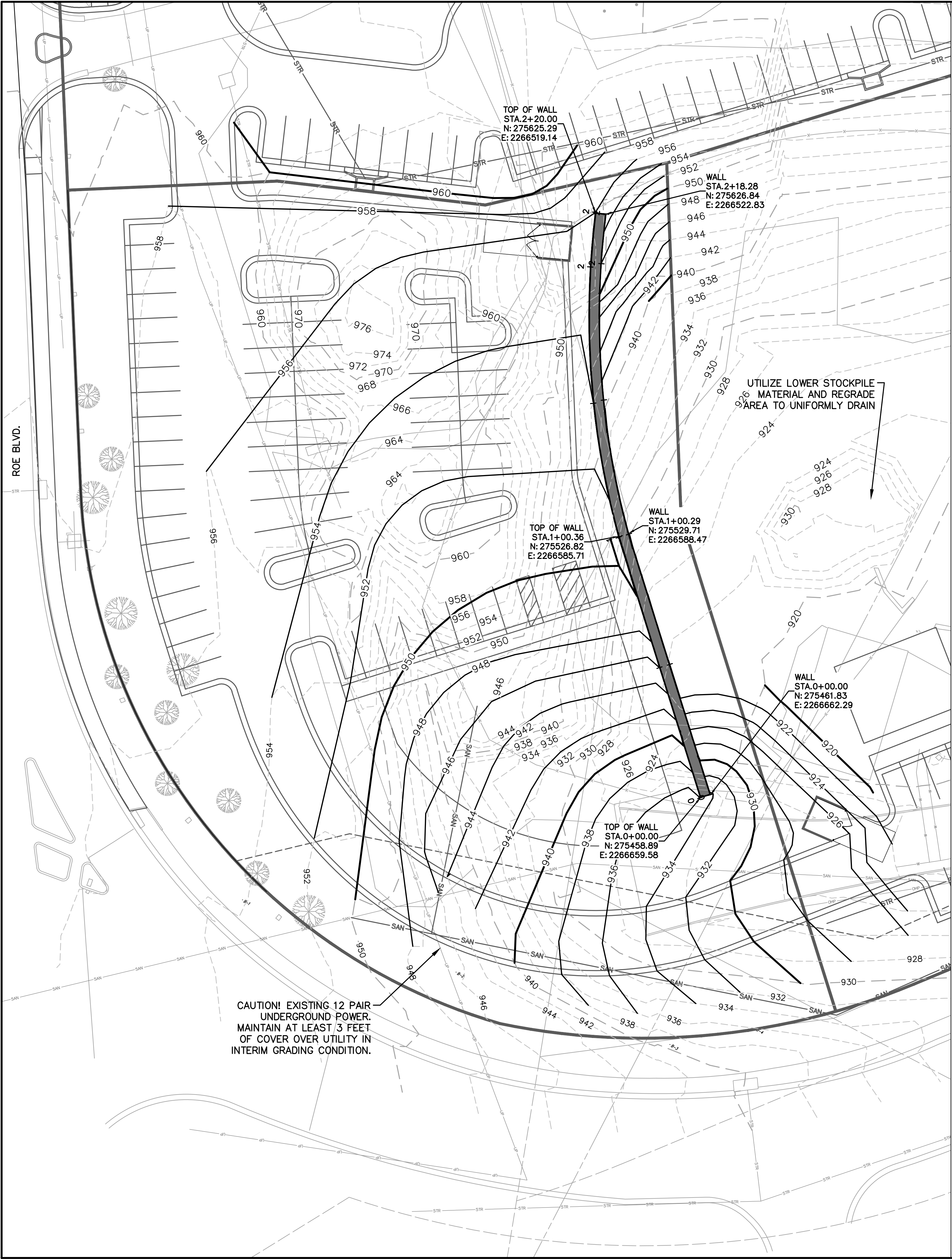
City of Roeland Park
Budget Analysis- Reflecting Storm Detention Facility and Sanitary Sewer
For the Period Ended 7/31/2017

			2014	2015	2016	2017 Budget	2017 YTD ACTUAL	2017 Projected	2018 Budget	
510	4010	Cash Carryforward	\$ 104,878.00	\$ 217,642.00	\$ 758,162.00	\$ 280,293.00	\$ -	\$ 280,293.00	\$ (45,166.00)	
510	4161	Grants/Donations - Private	-	-	-	5,000.00	-	-	-	
510	4510..4512	Interest on Investment	-	-	985.39	-	442.87	500.00	-	
510	4730	Tax Increment Income	44,823.07	43,925.74	29,683.29	43,926.00	26,422.36	31,005.00	6,764.50	
510	4731	Tax Increment Income 3A	-	186,786.64	198,643.91	202,572.00	211,481.26	211,481.00	105,536.00	
510	4789	Loan from General Fund	-	-	-	-	-	126,500.00	-	
510	4841	Transfer of Funds	-	217,641.99	-	-	-	-	-	
		Total Revenues	149,701.07	665,996.37	987,474.59	531,791.00	238,346.49	649,779.00	67,134.50	
	B	Contracted Services								
510	5204	Legal Printing	-	-	-	-	-	-	-	
510	5205	Postage & Mailing Permits	2,967.84	-	-	-	-	-	-	
510	5209	Professional Services	1,525.00	66,424.05	106,580.94	141,338.00	51,528.86	83,000.00	-	
510	5214	Other Contracted Services	-	732.51	-	-	-	-	-	
510	5244	General Contractor	-	-	600,600.00	515,000.00	147,600.00		-	
		Cave Stabilization			600,600.00			219,400.00		
		Storm Water Detention						262,545.00		
		Retaining Wall								
		Additional Grading if wall not done								
		Sanitary Sewer Improvements						115,000.00		
		Multi Use Trail @ Nall Park						15,000.00		
5802		Transfer to General Fund	-	-	-	-	-	-	126,500.00	
	B	Contracted Services Total	4,492.84	67,156.56	707,180.94	656,338.00	199,128.86	694,945.00	126,500.00	
		Total Expenditures	4,492.84	67,156.56	707,180.94	656,338.00	199,128.86	694,945.00	126,500.00	
510		Ending Fund Balance	\$ 145,208.23	\$ 598,839.81	\$ 280,293.65	\$ (124,547.00)	\$ 39,217.63	\$ (45,166.00)	\$ (59,365.50)	Funding shortfall

City of Roeland Park
Budget Analysis- Reflecting Retaining Wall and Sanitary Sewer
For the Period Ended 7/31/2017

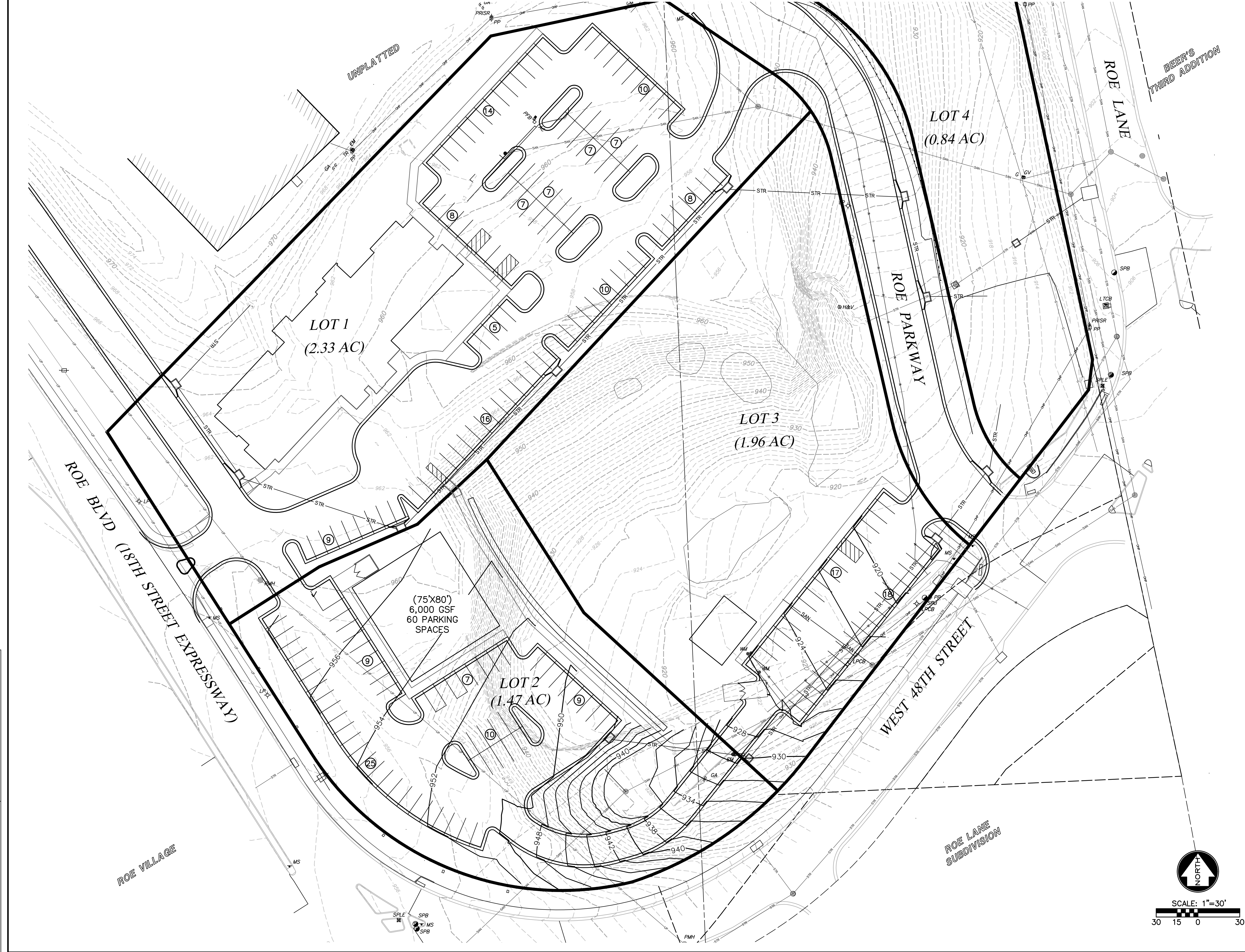
			2014	2015	2016	2017 Budget	2017 YTD ACTUAL	2017 Projected	2018 Budget	
510	4010	Cash Carryforward	\$ 104,878.00	\$ 217,642.00	\$ 758,162.00	\$ 280,293.00	\$ -	\$ 280,293.00	\$ (23,716.00)	
510	4161	Grants/Donations - Private	-	-	-	5,000.00	-	-	-	
510	4510..4512	Interest on Investment	-	-	985.39	-	442.87	500.00	-	
510	4730	Tax Increment Income	44,823.07	43,925.74	29,683.29	43,926.00	26,422.36	31,005.00	6,764.50	
510	4731	Tax Increment Income 3A	-	186,786.64	198,643.91	202,572.00	211,481.26	211,481.00	105,536.00	
510	4789	Loan from General Fund	-	-	-	-	-	126,500.00	-	
510	4841	Transfer of Funds	-	217,641.99	-	-	-	-	-	
		Total Revenues	149,701.07	665,996.37	987,474.59	531,791.00	238,346.49	649,779.00	88,584.50	
	B	Contracted Services								
510	5204	Legal Printing	-	-	-	-	-	-	-	
510	5205	Postage & Mailing Permits	2,967.84	-	-	-	-	-	-	
510	5209	Professional Services	1,525.00	66,424.05	106,580.94	141,338.00	51,528.86	83,000.00	-	
510	5214	Other Contracted Services	-	732.51	-	-	-	-	-	
510	5244	General Contractor	-	-	600,600.00	515,000.00	147,600.00		-	
		Cave Stabilization			600,600.00			219,400.00		
		Storm Water Detention								
		Retaining Wall						241,095.00		
		Additional Grading if wall not done								
		Sanitary Sewer Improvements						115,000.00		
		Multi Use Trail @ Nall Park						15,000.00		
5802		Transfer to General Fund	-	-	-	-	-	-	126,500.00	
	B	Contracted Services Total	4,492.84	67,156.56	707,180.94	656,338.00	199,128.86	673,495.00	126,500.00	
		Total Expenditures	4,492.84	67,156.56	707,180.94	656,338.00	199,128.86	673,495.00	126,500.00	
510		Ending Fund Balance	\$ 145,208.23	\$ 598,839.81	\$ 280,293.65	\$ (124,547.00)	\$ 39,217.63	\$ (23,716.00)	\$ (37,915.50)	Funding shortfall

L: \\130099-220_CAD\CIVIL\INTERM GRADING\130099-220_IGP.DWG
LAYOUT: LAYOUT1
XREF DWG1: NONE
XREF DWG2: NONE
XREF DWG3: NONE
BY: EDMCQUEEN
DATE: 4/5/2017



130099-220		SHEET NO.		1 OF 1	
THE ROCKS		ROELAND PARK, KANSAS		INTERM GRADING PLAN	
SHAHER, KLINE & WARREN		11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX: 913.888.7868		SURVEYING ENGINEERING CONSTRUCTION	
Designed By: MDM		Drawn By: ELW		Checked By: MDM	
5		4		3	
				2	
				1	
				REV. DATE	
				REVISIONS	
				BY APPD	
				Issue Date: 4-4-17	
				COPYRIGHT © - 2017-SHAHER, KLINE & WARREN INC.	

L: 130099-220_CAD\DESIGN\130099-220 BAS - 07 25 17 OPT.DWG	
LAYOUT: LAYOUT1	DATE: 7/25/2017
XREF DWG1: NONE	XREF DWG2: NONE
XREF DWG3: NONE	XREF DWG4: NONE



130099-220		THE ROCKS		SHAFER, KLINE & WARREN		SKW		Designed By: _____		5	
SHEET NO. 1		ROELAND PARK, KANSAS		11250 Corporate Avenue		Lenexa, KS 66219-1392		Drawn By: _____		4	
		JULY 25, 2017 EXHIBIT		913.888.7800 FAX: 913.888.7868		SURVEYING ENGINEERING CONSTRUCTION		Checked By: _____		3	
								Issue Date: 07/25/2017		2	
										1	
										REV.	
										DATE	
										REVISIONS	
										BY	
										APPRO	
										COPYRIGHT © - 2017-SHAFER, KLINE & WARREN INC.	

SHAFER, KLINE & WARREN, INC.

11250 Corporate Avenue

Lenexa, Kansas 66219

(913) 888-7800

DATE: 8/4/2017

REVISED:

REVISED:

City of Roeland Park, KS**The Rocks - Sanitary Sewer Estimate - Original Alignment, Additional Fill****Project Number 130099-220****PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOBILIZATION	LS	1	\$4,500.00	\$4,500.00
2	CONNECTION TO EXISTING W/ BYPASS PUMPING	LS	1	\$20,000.00	\$20,000.00
3	5' DIAMETER MANHOLE	EACH	1	\$15,000.00	\$15,000.00
4	6" PVC SDR 26	LF	120	\$100.00	\$12,000.00
5	CONCRETE ENCASEMENT	LF	155	\$100.00	\$15,500.00
6	REMOVE EXISTING MH AND HAUL OFF	EACH	1	\$600.00	\$600.00
7	COMPACTION TESTING FOR JCW	EACH	2	\$900.00	\$1,800.00
8	JCW MAINTENANCE BOND	LS	1	\$1,400.00	\$1,400.00
SUBTOTAL					\$70,800.00
15% CONTINGENCY					\$10,620.00
*TOTAL					\$81,420.00

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

SHAFER, KLINE & WARREN, INC.
11250 Corporate Avenue
Lenexa, Kansas 66219
(913) 888-7800

DATE: 3/22/2017
REVISED: 7/28/2017
REVISED: 8/4/2017

City of Roeland Park, KS
The Rocks - Underground Detention (for all Lots) on Lot 4
Project Number 130099-220

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	SITE DEMOLITION (PAVING, CURB, STORM, ETC.)	LS	1	\$10,000.00	\$10,000.00
2	STRIPPING	CY	200	\$5.00	\$1,000.00
3	EMBANKMENT (ASSUMES 15% FILL FACTOR)	CY	500	\$8.00	\$4,000.00
4	EROSION CONTROL	LS	1	\$4,000.00	\$4,000.00
5	UNDERGROUND DETENTION (INCLUDES EXCAVATION)	CF	27,000	\$7.00	\$189,000.00
6	CURB INLET / CONTROL STRUCTURE	EA	1	\$8,000.00	\$8,000.00
7	STORM SEWER PIPE	LF	110	\$80.00	\$8,800.00
8	CONNECT TO EXISTING STRUCTURE	EA	1	\$2,000.00	\$2,000.00
9	SEEDING	LS	1	\$1,500.00	\$1,500.00
SUBTOTAL					\$228,300.00
15% CONTINGENCY					\$34,245.00
*TOTAL					\$262,545.00

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

Item Number: New Business- VIII.-C.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/18/2017
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Approval of Easements- NE Johnson and Roe Property**
Item Type: Other

Recommendation:

Staff recommends approval of the temporary construction easement, sanitary and storm easements as presented.

Details:

Development of the Commerce Bank site at the NW corner of Roe and Johnson Drive required the extension of the public sanitary sewer in order to serve the bank and the small hospital. The best alignment was an extension from the existing sanitary sewer located on the property owned by Roeland Park at the NE corner of Roe and Johnson Drive. Staff worked with Commerce and Johnson County Waste Water on an alignment that was beneficial to the development of the land owned by the City at the NE corner. The plans attached show the sanitary sewer realignment as well as a storm sewer realignment (necessitated by the new sanitary sewer alignment). Both of these pipe realignments move underground pipe toward the perimeter of this lot, which increases the buildable space on the lot (making the lot more valuable). The realignments are consistent with the final alignments anticipated by the City as part of the re-development of the NW corner (see utility plan from SKW attached). In addition the sanitary manholes being placed include stubs that will simplify the realignment of the balance of sanitary sewers on this property (decreasing those costs).

The sanitary sewer and storm sewer easements have been prepared by Commerce (at their expense) and will be incorporated into the plat for this property.

The total cost of construction and engineering for these improvements is \$50,000, expenses that would have otherwise been born by the developer of the site. The less site development

expense the greater the value of the land.

Financial Impact

Amount of Request: None	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

N/A

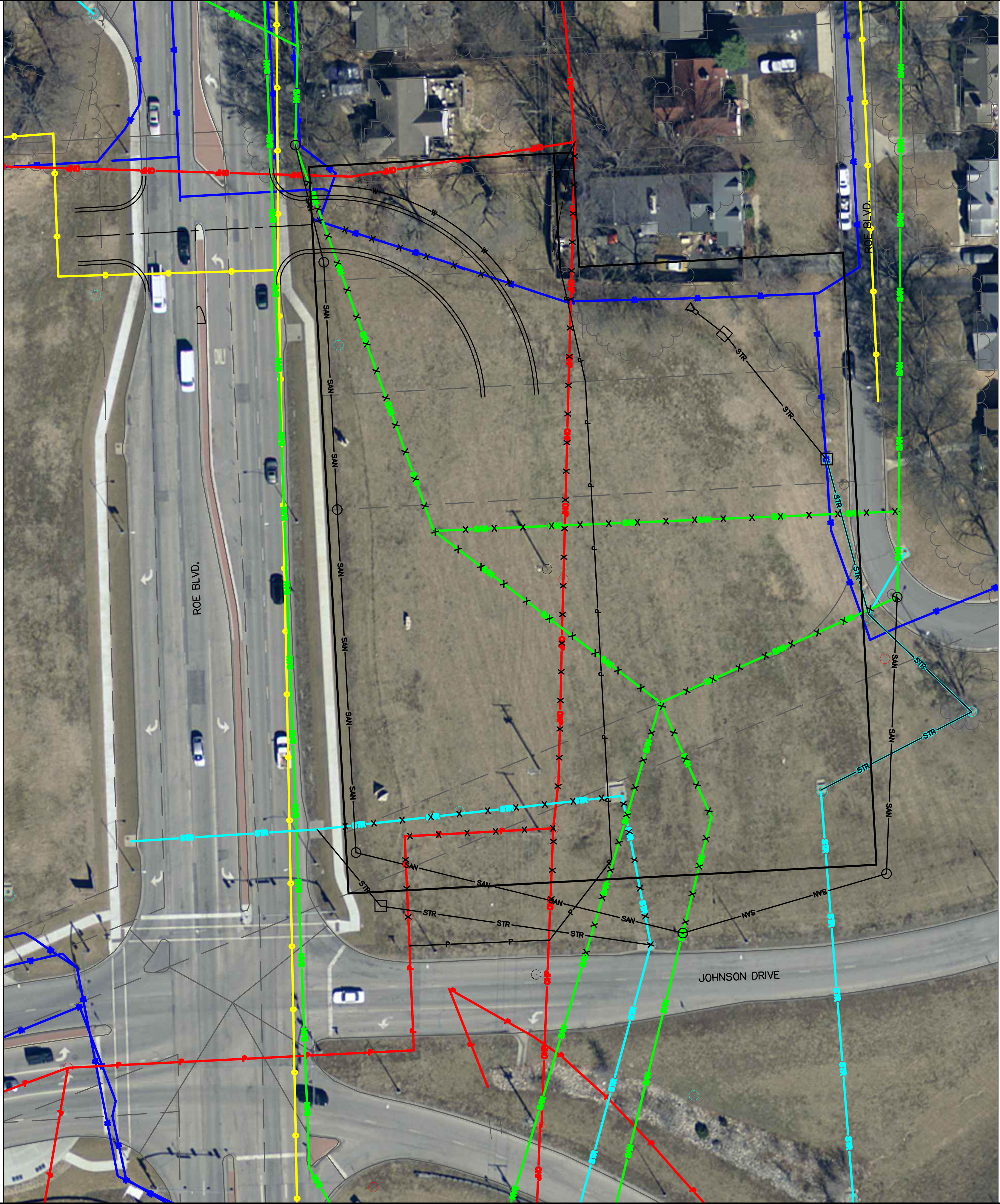
How does item benefit Community for all Ages?

N/A

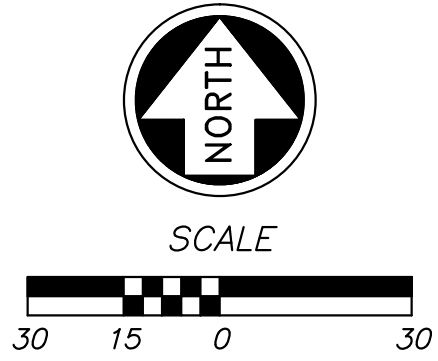
ATTACHMENTS:

Description		Type
☐	Utility Relocation Plan for the NE Corner of Johnson and Roe- by SKW	Cover Memo
☐	Sanitary Sewer Easement- NE Johnson and Roe	Cover Memo
☐	Storm Sewer Easement	Cover Memo
☐	Temporary Construction Easement	Cover Memo
☐	Sanitary Sewer Relocation Plans	Cover Memo
☐	Storm Sewer Relocation Plans	Cover Memo

L:\130099-010_CAD\CIVIL\130099-010 SMP & ROVE AVE.DWG
LAYOUT: 22X34
BY: DKTAYLOR
DATE: 10/30/2015
XREF DWG1: NONE
XREF DWG2: NONE
XREF DWG3: NONE
XREF DWG4: NONE



- LEGEND**
- = EXISTING SANITARY SEWER
 - X — = EXISTING SANITARY SEWER (TO BE REMOVED)
 - STR — = EXISTING STORM SEWER
 - X STR — = EXISTING STORM SEWER (TO BE REMOVED)
 - STR — = EXISTING STORM SEWER (TO BE REMOVED AND REPLACED)
 - = EXISTING WATER LINE
 - X — = EXISTING WATER LINE (TO BE REMOVED)
 - = EXISTING GAS LINE
 - X — = EXISTING OVERHEAD POWER LINE
 - X — = EXISTING OVERHEAD POWER LINE (TO BE REMOVED)
 - = EXISTING UNDERGROUND POWER LINE
 - X — = EXISTING UNDERGROUND POWER LINE (TO BE REMOVED)
 - SAN — = PROPOSED SANITARY SEWER
 - STR — = PROPOSED STORM SEWER
 - W — = PROPOSED WATER LINE
 - OHP — = PROPOSED OVERHEAD POWER LINE
 - P — = PROPOSED UNDERGROUND POWER LINE
 - = DEVELOPMENT SITE LINE
 - = EXISTING LOT LINE



130099-010		CITY OF ROELAND PARK, KS				SHAFER, KLINE & WARREN, INC. 11250 Corporate Avenue, Lenexa, KS 66219-1392 913/888-7800 FAX: 913/888-7868		Designed By: <u>GCL</u>		5				
SHEET NO.		JOHNSON DRIVE & ROE BLVD. DEVELOPMENT SITE		OFFICE LOCATIONS: COLUMBIA, MO HOUSTON, TX LENEXA, KS		MACON, MO NORTH KANSAS CITY, MO TULSA, OK		Drawn By: <u>DKT</u>		4				
1				CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS				Checked By: <u>GCL</u>		3				
								Issue Date: <u>10/30/15</u>		2				
								NO.		1				
								DATE						
								REVISIONS						
								BY						
								APPD						
								COPYRIGHT © - 2015 -SHAFER, KLINE & WARREN INC.						

PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That City of Roeland Park, of the Post Office of 4600 W 51st Street, Roeland Park, 66205, in the State of Kansas, in consideration of One and No/100ths Dollars (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, hereby grant and convey unto Consolidated Main Sewer District of Johnson County, its successors and assigns, a Right-of-Way to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, over and through the easement premises in the County of Johnson in the State of Kansas, more particularly described below, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement.

All that part of Lot 1, Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, together with all that part of an unplatted tract of land, as established in Book 201701, Page 007618, lying in the City of Mission, Johnson County, Kansas, in the Northeast Quarter of Section 9, Township 12 South, Range 25 East, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 9, Township 12 South, Range 25 East; thence South 01 degree 55 minutes 17 seconds East, along the West line of said Northeast Quarter, a distance of 1539.75 feet to a point; thence North 88 degrees 04 minutes 43 seconds East, departing said West line, a distance of 40.00 feet to a point on the West line of Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, the POINT OF BEGINNING; thence North 88 degrees 09 minutes 57 seconds East, departing said West line, a distance of 42.50 feet to a point; thence South 69 degrees 26 minutes 48 seconds East a distance of 175.50 feet to a point on the South line of a tract of land established in Book 201701, Page 007618; thence South 88 degrees 06 minutes 46 seconds West, along said South line, a distance of 83.83 feet to a point; thence North 69 degrees 26 minutes 48 seconds West, departing said South line, a distance of 130.77 feet to a point on said West line of said Lot 1; thence North 01 degree 55 minutes 17

seconds West, along said West line, a distance of 17.11 feet to the POINT OF BEGINNING, containing 5,264 Square Feet or 0.1208 Acres, more or less.

(As depicted on Exhibit "A", attached and described herein.)



This grant is a permanent easement for the purpose aforesated and full consideration therefore is acknowledged.

Grantors shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the sewer main and so long as no building(s) or structure(s) are erected within the easement. No alteration of land contours will be permitted without the express written approval of Grantee. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefore.

All grass, sidewalks, streets, drives and parking lots damaged by the installation of said line or by making future repairs or in removing said property shall be replaced by Grantee.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto, and it is understood that this agreement cannot be changed in any way except in writing, signed by the Grantors and duly authorized agent of the Grantee.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal on this, the _____ day of _____, 2017.

City of Roeland Park, Johnson County, Kansas

Joel Marquardt, Mayor

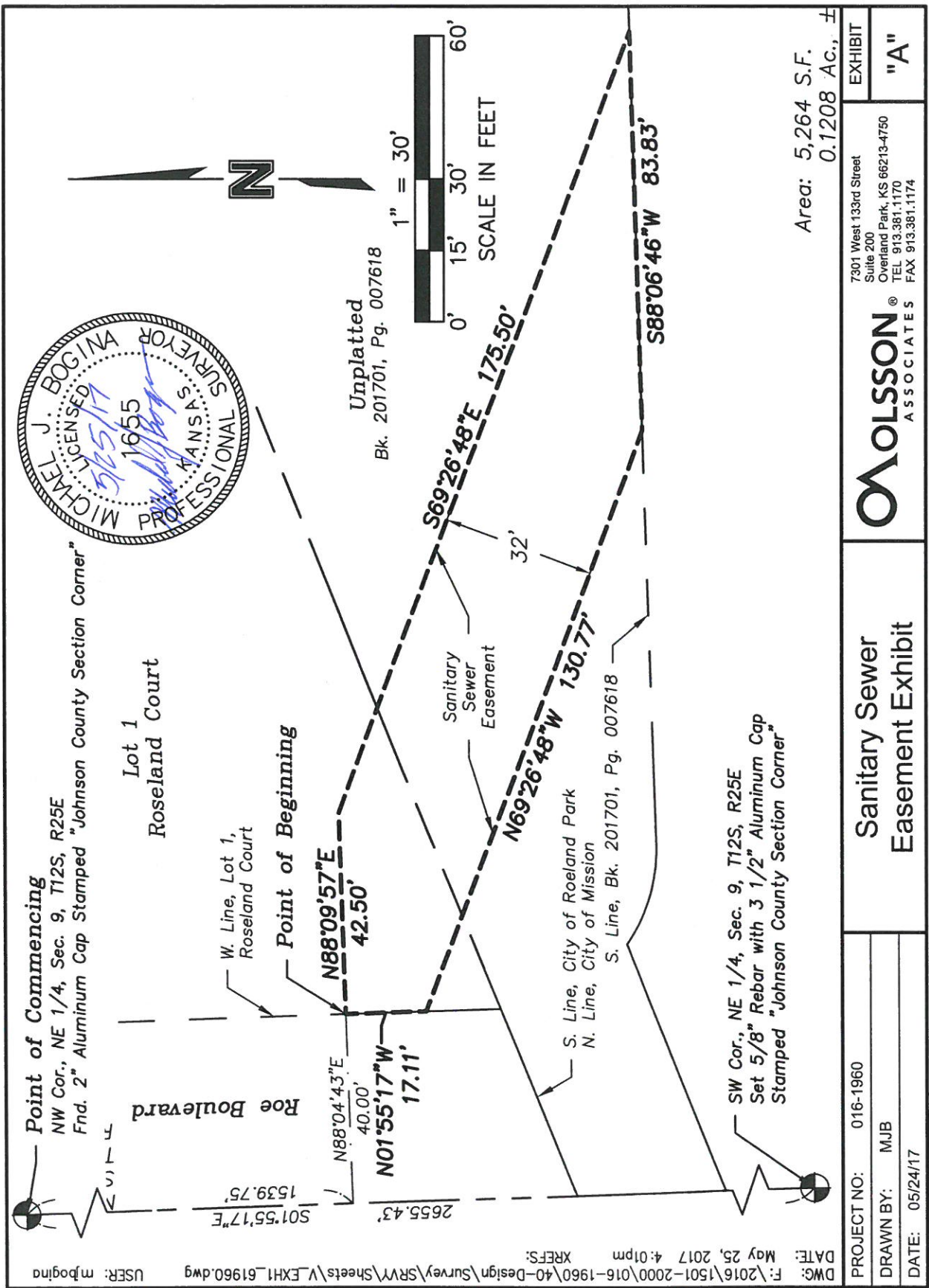
CORPORATION ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED, That on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid, came Joel Marquardt, Mayor of Roeland Park, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public:



USER: mjbogina

DATE: May 25, 2017 4:01pm

REFS:

DWG: F:\2016\1501-2000\016-1960\40-Design\SRV\Sheets\V_EXH1_61960.dwg

PROJECT NO: 016-1960

DRAWN BY: MJB

DATE: 05/24/17

SW Cor., NE 1/4, Sec. 9, T12S, R25E

Set 5/8" Rebar with 3 1/2" Aluminum Cap

Stamped "Johnson County Section Corner"

S. Line, City of Roeland Park

N. Line, City of Mission

S. Line, Bk. 201701, Pg. 007618

Sanitary Sewer Easement

Point of Beginning

W. Line, Lot 1, Roseland Court

Lot 1 Roseland Court

Roe Boulevard

Point of Commencing

NW Cor., NE 1/4, Sec. 9, T12S, R25E

Fnd. 2" Aluminum Cap Stamped "Johnson County Section Corner"

Unplatted Bk. 201701, Pg. 007618

Area: 5,264 S.F.
0.1208 Ac., ±

PROJECT NO: 016-1960	Sanitary Sewer Easement Exhibit	7301 West 133rd Street Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 FAX 913.381.1174
DRAWN BY: MJB	EXHIBIT	"A"
DATE: 05/24/17		

EXHIBIT "A"
(Page 1 of 2)

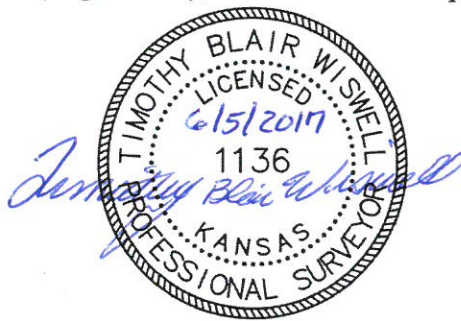
File No. 016-1960
Commerce Roe
June 2, 2017
EXH5

Drainage Easement Description

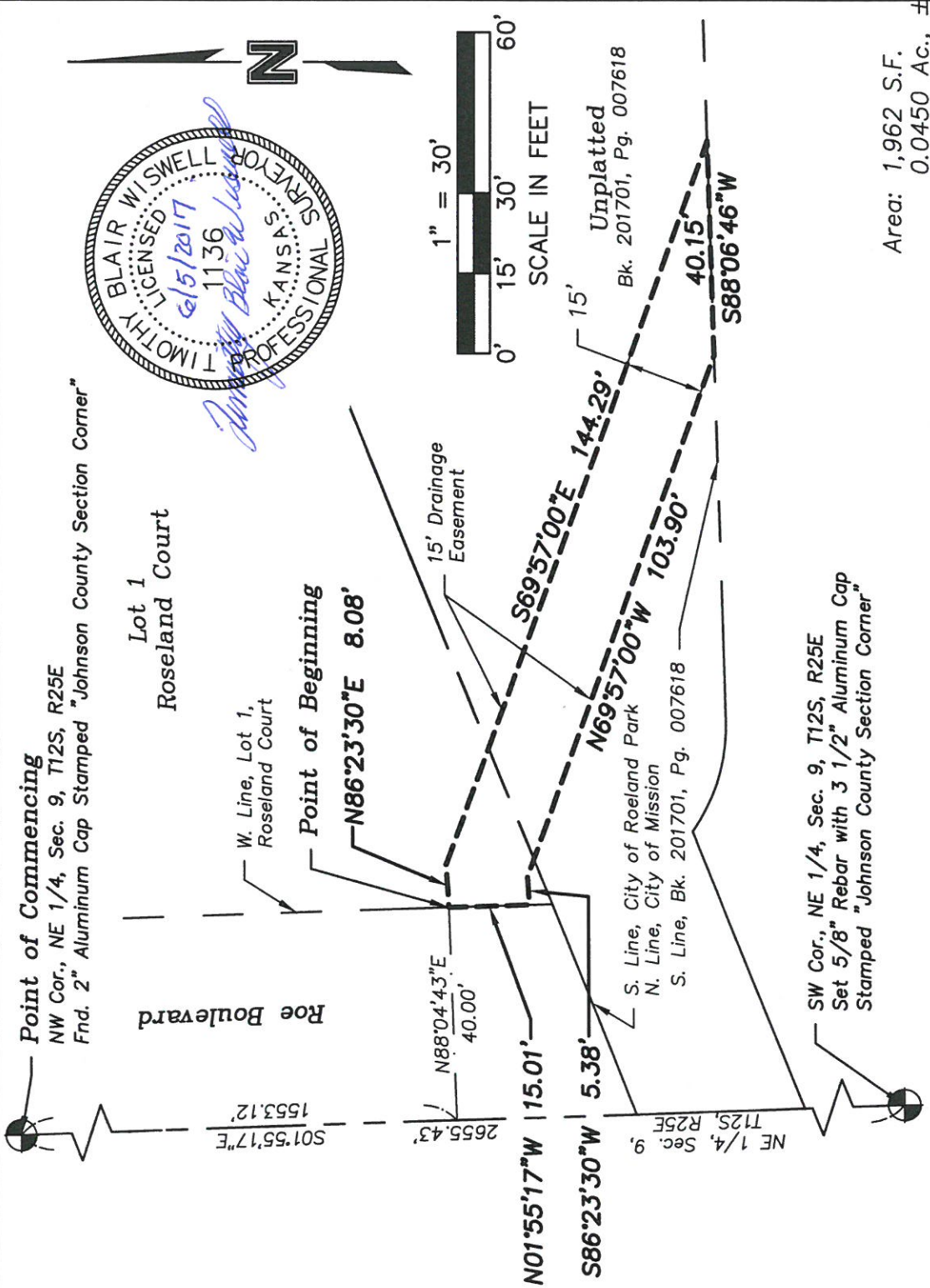
All that part of Lot 1, Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, together with all that part of an unplatted tract of land, as established in Book 201701, Page 007618, lying in the City of Mission, Johnson County, Kansas, in the Northeast Quarter of Section 9, Township 12 South, Range 25 East, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 9, Township 12 South, Range 25 East; thence South 01 degree 55 minutes 17 seconds East, along the West line of said Northeast Quarter, a distance of 1553.12 feet to a point; thence North 88 degrees 04 minutes 43 seconds East, departing said West line, a distance of 40.00 feet to a point on the West line of Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, the POINT OF BEGINNING; thence North 86 degrees 23 minutes 30 seconds East, departing said West line, a distance of 8.08 feet to a point; thence South 69 degrees 57 minutes 00 seconds East a distance of 144.29 feet to a point on the South line of a tract of land established in Book 201701, Page 007618; thence South 88 degrees 06 minutes 46 seconds West, along said South line, a distance of 40.15 feet to a point; thence North 69 degrees 57 minutes 00 seconds West, departing said South line, a distance of 103.90 feet to a point; thence South 86 degrees 23 minutes 30 seconds West a distance of 5.38 feet to a point on said West line of said Lot 1; thence North 01 degree 55 minutes 17 seconds West, along said West line, a distance of 15.01 feet to the POINT OF BEGINNING, containing 1,962 Square Feet or 0.0450 Acres, more or less.

(As depicted on EXHIBIT "A" (Page 2 of 2), attached and incorporated herein.)



DWG: F:\2016\1501-2000\016-1960\40-Design\Survey\SRV\Sheets\V_EXH5_61960.dwg
 DATE: Jun 05, 2017 11:27am
 USER: mjbogina



PROJECT NO: 016-1960	15' Drainage Easement Exhibit	MOLSSON ASSOCIATES 7301 West 133rd Street Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 FAX 913.381.1174	EXHIBIT "A"
DRAWN BY: MJB			(Page 2 of 2)
DATE: 06/02/17			

TEMPORARY SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That City Of Roeland Park, of the Post Office of 4600 W 51st Street, Roeland Park, 66205, in the State of Kansas, in consideration of One and No/100ths Dollars (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants and conveys unto Consolidated Main Sewer District of Johnson County, Kansas, its successors and assigns, a temporary easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, over and through the easement premises in the County of Johnson in the State of Kansas, more particularly described in the attached Exhibit "A", together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement.

See attached Exhibit "A" for easement description.

This grant is a temporary easement for the purpose aforestated and full consideration therefore is acknowledged. The period of said temporary easement shall be no longer than three years from the date of acceptance of construction of sewers within said Sewer District.

All grass, sidewalks, streets, drives, and parking lots existing on the date of this grant and subsequently damaged by the installation of said line or by making future repairs or in removing said property shall be replaced by grantee.

This easement is binding upon the heirs, executors, administrators, successors, and assigns of the Grantor and Grantee hereto, and this easement shall not be changed in any way except in writing, signed by the grantor and by a duly authorized agent of the grantee.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal on this, the _____ day of _____, 2017.

City of Roeland Park, Kansas

Joel Marquardt, Mayor

Date: _____

ATTEST:

Kelley Bohon, City Clerk

Approved as to Form:

Neil R. Shortlidge, City Attorney

Date: _____

CORPORATION ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED, That on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid, came Joel Marquardt, as the Mayor of the City of Roeland Park, Kansas, a Kansas municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public:

My Commission Expires: _____

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED, That on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid, came Kelley Bohon, as the City Clerk of the City of Roeland Park, Kansas, a Kansas municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public:

My Commission Expires: _____

EXHIBIT "A"
(Page 1 of 3)

File No. 016-1960
Commerce Roe
June 23, 2017
EXH6

Temporary Construction Easement Description

All that part of Lot 1, Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, together with all that part of an unplatted tract of land, as established in Book 201701, Page 007618, lying in the City of Mission, Johnson County, Kansas, in the Northeast Quarter of Section 9, Township 12 South, Range 25 East, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 9, Township 12 South, Range 25 East; thence South 01 degree 55 minutes 17 seconds East, along the West line of said Northeast Quarter, a distance of 1532.25 feet to a point; thence North 88 degrees 04 minutes 43 seconds East, departing said West line, a distance of 40.00 feet to a point on the West line of Roseland Court, a subdivision in the City of Roeland Park, Johnson County, Kansas, the POINT OF BEGINNING 1; thence North 88 degrees 09 minutes 57 seconds East, departing said West line, a distance of 66.31 feet to a point; thence South 69 degrees 26 minutes 48 seconds East a distance of 194.23 feet to a point on a non-tangent curve, said point also lying on the South line of a tract of land established in Book 201701, Page 007618; thence in a Westerly direction, along said South line and along a curve to the right whose initial tangent bears South 85 degrees 58 minutes 28 seconds West, having a radius of 475.00 feet, through a central angle of 2 degrees 13 minutes 46 seconds, an arc distance of 18.48 feet to a point of tangency; thence South 88 degrees 06 minutes 46 seconds West, continuing along said South line, a distance of 22.64 feet to a point hereby designated as Point "A"; thence North 69 degrees 26 minutes 48 seconds West, departing said South line, a distance of 175.50 feet to a point; thence South 88 degrees 09 minutes 57 seconds West a distance of 42.50 feet to a point on said West line of Roseland Court; thence North 01 degree 55 minutes 17 seconds West, along said West line, a distance of 7.50 feet to the POINT OF BEGINNING 1, containing 3,371 Square Feet or 0.0774 Acres, more or less.

Also,

COMMENCING at aforementioned Point "A"; thence South 88 degrees 06 minutes 46 seconds West, along the South line of said tract of land established in Book 201701, Page 007618, a distance of 83.83 feet to the POINT OF BEGINNING 2; thence South 88 degrees 06 minutes 46 seconds West, continuing along said South line, a distance of 41.92 feet to a point; thence North 69 degrees 26 minutes 48 seconds West, departing said South line, a distance of 87.85 feet to a point on the North line of said tract of land established in Book 201701, Page 007618; thence North 67 degrees 57 minutes 38 seconds East, along said North line, a distance of 2.40 feet to a point on said West line of said Roseland Court; thence North 01 degree 55 minutes 17 seconds West, along said West line, a distance of 15.55 feet to a point; thence South 69 degrees 26

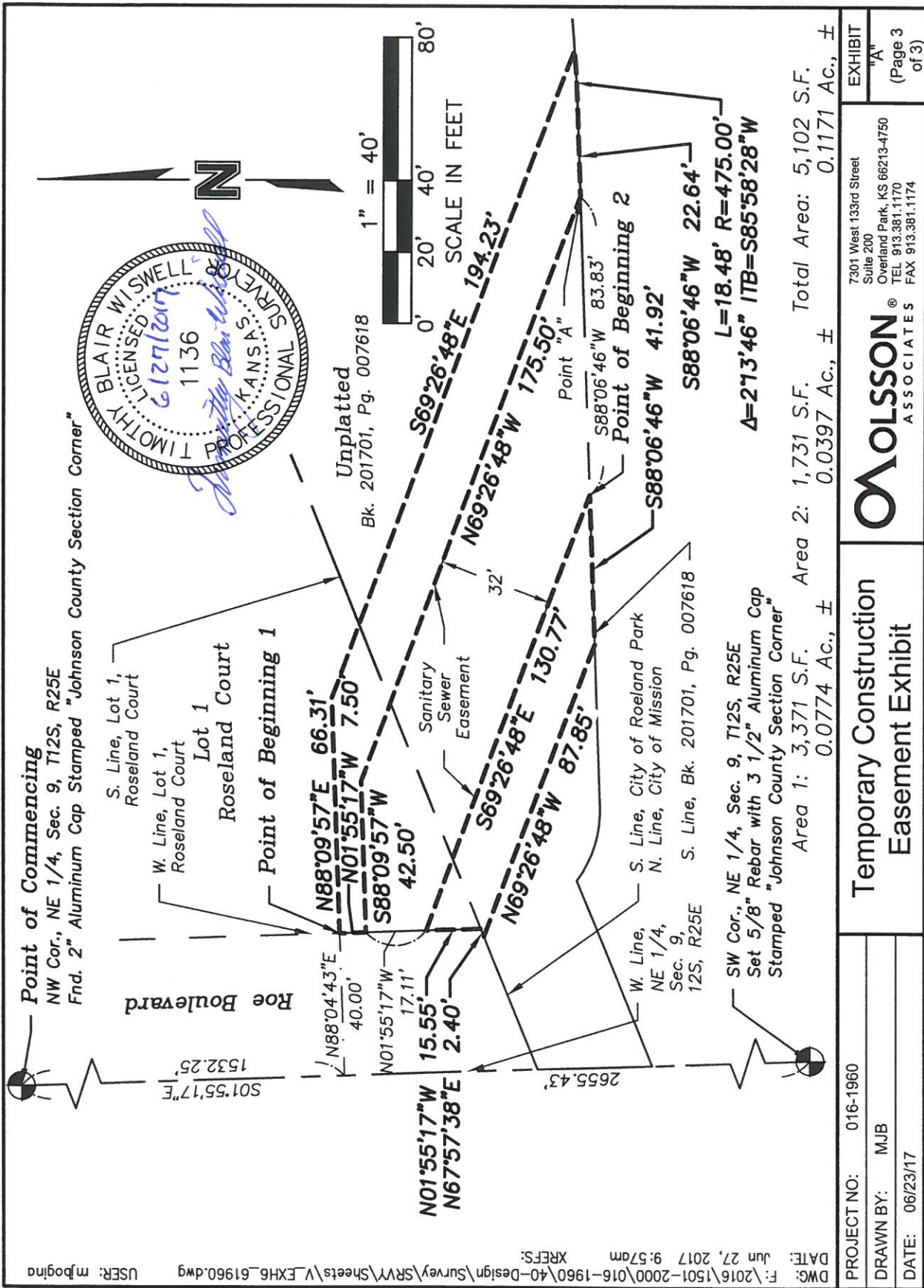
EXHIBIT "A"
(Page 2 of 3)

minutes 48 seconds East, departing said West line, a distance of 130.77 feet to the POINT OF BEGINNING 2, containing 1,731 Square Feet or 0.0397 Acres, more or less.

The above-described easements contain an aggregate total of 5,102 Square Feet or 0.1171 Acres, more or less.

(As depicted on EXHIBIT "A" (Page 3 of 3), attached and incorporated herein.)





PROJECT NO:	016-1960	EXHIBIT "A"
DRAWN BY:	MJB	
DATE:	06/23/17	
Temporary Construction Easement Exhibit		7301 West 133rd Street Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 FAX 913.381.1174
Total Area: 5,102 S.F. Area 1: 3,371 S.F. Area 2: 1,731 S.F. Area 3: 0.0397 Ac., ± Area 4: 0.1171 Ac., ±		

MOLSSON
ASSOCIATES

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST
ROELAND PARK, JOHNSON COUNTY, KANSAS

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST
ROELAND PARK, JOHNSON COUNTY, KANSAS



	FOUND CUT "+		OVERHEAD POWER LINE
	FOUND MONUMENT		GAS LINE
	FOUND IRON BAR		ELECTRIC LINE
	SET ?" IRON BAR		LIMITS OF NO ACCESS
	FIRE HYDRANT		FIBER OPTIC MARKER
	VALVE		TRAFFIC SIGNAL BOX
	EXISTING MANHOLE		TRAFFIC SIGN
	POWER POLE		PROPOSED SANITARY SEWER
	TELEPHONE PEDESTAL		PROPOSED SANITARY MANHOLE
	LIGHT POLE		EXISTING SANITARY SEWER
	END OF SERVICE		SANITARY SEWER EASEMENT
	BUILDING LIMIT		CONSTRUCTION EASEMENT
	LOT LINE		LANDSCAPE EASEMENT
	PLAT LINE		EASEMENT LINE
	RIGHT-OF-WAY LINE		WATER SURFACE ELEVATION
	DISTANCE FROM DOWNSTREAM MANHOLE		FLOW LINE ELEVATION
	MINIMUM SERVICEABLE FLOOR ELEVATION		INVERT ELEVATION
	SYSTEM DEVELOPMENT FEE		DITCH CENTERLINE
	PROPOSED COLUMNS		BORE HOLES
	PROPOSED BUILDINGS		



NOT TO SCALE

SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	GENERAL LAYOUT
4	SANITARY SEWER PLAN & PROFILE
5	GRADING PLAN
6	DETAILS
7	DETAILS
8	TRIBUTARY MAP

TH-ROELAND PARK KS-1-UT LLC
STEVEN KIRKPATRICK
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633
PH: 512-819-4959
skirkpatrick@embreegroup.com

OLSSON ASSOCIATES, INC.
DAVID EICKMAN
1301 BURLINGTON STREET, STE 100
NORTH KANSAS CITY, MO 64116
PH: 816-587-4320
F: 816-587-1393
deickman@olssonassociates.com

ATTN: JAN HARDIE
JHARDIE@WATERONE.ORG
10747 RENNER BOULEVARD
LENEXA, KS 66219
(913) 895-5726
(913) 895-1827 (FAX)

ATTN: RANDY FAIRCLOTH
RANDALL.FAIRCLOTH@ATT.COM
500 EAST 8TH, ROOM 690
KANSAS CITY, MO 64106
(816) 275-1640
(816) 275-1865 (FAX)

ATT: JOSE LEON
4600 W. 51ST STREET
ROELAND PARK, KS 66205
(913) 722-5435
(913) 236-4377 (FAX)

11811 S. SUNSET DRIVE, SUITE 2500
OLATHE, KS 66061
PHONE: (913) 715-8500
FAX: (913) 715-8501
INSPECTIONS: (913) 715-8520

ATTN: NA
101 HOLMES
KANSAS CITY, MO 64106
(816) 329-7055

ATTN: NA
324 EAST 11TH, SUITE 400
KANSAS CITY, MO 64106
(888) 265-6962

ATTN: NA
11401 W. 89TH STREET
OVERLAND PARK, KS 66214
(888) 482-4950
(913) 599-8966 (FAX)

ATTN: PHIL COSEY
PHILIP.COSEY@KCPL.COM
4400 E. FRONT ST.
KANSAS CITY, MO 64120
(816) 245-3739
(816) 245-3703 (FAX)

8221 W. 119TH ST.
OVERLAND PARK, KS 66212
(913) 345-1951
(913) 345-8852 (FAX)

JO. CO. BM #910
BERNSTEN ALUMINUM DISK STAMPED BM 910. FROM
THE INTERSECTION OF NALL AVENUE & JOHNSON DRIVE
GO EAST ON JOHNSON DRIVE 0.6 MILES, THEN SOUTH
ON ROE AVE. TO 18 ST. EXPRESSWAY NORTH BOUND
RAMP APPROXIMATELY 200 FEET. BM IS ON THE EAST
SIDE RAMP. NAVD 88.
ELEV. 918.83

ATTN: TODD KERKHOFF
3921 W. 63RD STREET
PRAIRIE VILLAGE, KS 66208
(913) 432-1105

ATTN: JOHN MORRIS
4600 W. 51ST STREET
ROELAND PARK, KS 66205
(913) 677-3364

ATTN: JOSE LEON
4600 W. 51ST STREET
ROELAND PARK, KS 66205
(913) 722-5435
(913) 236-4377 (FAX)



BY: _____
ENGINEER DATE: _____

APPROVED BY:
JOHNSON COUNTY WASTEWATER

BY: _____
CHIEF ENGINEER DATE: _____

"AUTHORIZATION TO BEGIN CONSTRUCTION
EXPIRES ONE YEAR FROM THE SIGNATURE DATE"

APPROVED BY:
KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT

BY: KDHE PERMIT PENDING

DATE:

OLSSON
ASSOCIATES

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.587.4320
FAX 816.587.1393
www.olssonassociates.com

[illegible]

TITLE SHEET

UCW SANITARY SEWER MAIN EXTENSION

COMMERCE ADDITION, LOTS 1 AND 2 - MTM1, LSD 24A, SEC. 4
ROE BOULEVARD & JOHNSON DRIVE

ROELAND PARK, KANSAS

2016

drawn by: _____ KJG
checked by: _____ DLE
approved by: _____ DLE
QA/QC by: _____ DLE
project no.: _____ 016-1960
drawing no.: _____
date: _____ 04.26.17

SHEET
1

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST
ROELAND PARK, JOHNSON COUNTY, KANSAS

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST
ROELAND PARK, JOHNSON COUNTY, KANSAS



	FOUND CUT "+"		OVERHEAD POWER LINE
	FOUND MONUMENT		GAS LINE
	FOUND IRON BAR		ELECTRIC LINE
	SET "?" IRON BAR		LIMITS OF NO ACCESS
	FIRE HYDRANT		FIBER OPTIC MARKER
	WATER VALVE		TRAFFIC SIGNAL BOX
	EXISTING MANHOLE		TRAFFIC SIGN
	POWER POLE		PROPOSED SANITARY SEWER
	TELEPHONE PEDESTAL		PROPOSED SANITARY MANHOLE
	TELEPHONE PEDESTAL		EXISTING SANITARY SEWER
	LIGHT POLE		EASEMENT LINE
	END OF SERVICE		WSE WATER SURFACE ELEVATION
	BUILDING LIMIT		FL FLOW LINE ELEVATION
	LOT LINE		INV. EL. INVERT ELEVATION
	PLAT LINE		SDF SYSTEM DEVELOPMENT FEE
	RIGHT-OF-WAY LINE		— · — · — DITCH CENTERLINE
	DISTANCE FROM DOWNSTREAM MANHOLE		BORE HOLES
	MINIMUM SERVICEABLE FLOOR ELEVATION		
	PROPOSED COLUMNS		
	PROPOSED BUILDINGS		



— JO. CO. BM #910

NOT TO SCALE

ATTN: JAN HARDIE
JHARDIE@WATERONE.ORG
10747 RENNER BOULEVARD
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(913) 677-3364

ATTN: JOSE LEON
4600 W. 51ST STREET
ROELAND PARK, KS 66205
(913) 722-5435
(913) 236-4377 (FAX)

Know what's **below**.
Call before you dig.

BY: _____
ENGINEER DATE: _____

APPROVED BY:
JOHNSON COUNTY WASTEWATER

BY: _____
CHIEF ENGINEER DATE: _____

"AUTHORIZATION TO BEGIN CONSTRUCTION
EXPIRES ONE YEAR FROM THE SIGNATURE DATE"

APPROVED BY:
KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT

BY: _____ DATE: _____

SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	GENERAL LAYOUT
4	SANITARY SEWER PLAN & PROFILE
5	GRADING PLAN
6	DETAILS
7	DETAILS
8	TRIBUTARY MAP

TH-ROELAND PARK KS-1-UT LLC
STEVEN KIRKPATRICK
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633
PH: 512-819-4959
skirkpatrick@embreegroup.com

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deickman@olssonassociates.com

OLSSON
ASSOCIATES

TEL. 916.837.4329
TEL. 816.837.4333
FAX. 916.837.4333

101 Burlington Street, Suite 100
Burlington, MA 01803
www.olssonassociates.com

[illegible]

TITLE SHEET	
JCW SANITARY SEWER MAIN EXTENSION	
COMMERCE ADDITION, LOTS 1 AND 2 - MTM1, LSD 24A, SEC. 4	
ROE BOULEVARD & JOHNSON DRIVE	
ROELAND PARK, KANSAS	2016

drawn by: _____ KJG
checked by: _____ DLE
approved by: _____ DLE
QA/QC by: _____ DLE
project no.: _____ 016-1960
drawing no.: _____
date: _____ 04.26.17

SHEET
1

DWG: F:\2016\1501-2000\016-1960\40-Design\AutoCAD\Final Plans\Sheets\LDVP\03-Public Sanitary Sewer\C_TTL_161960.dwg
DATE: Jul 28, 2017 10:33am USER: kgulbrandson

DAVID ECKMAN PE_KS
XREFS: C:\BAK03_61960

GENERAL NOTES

1. REFERENCE TO SPECIFICATIONS.
THE SPECIFICATIONS FOR THE PROJECT SHALL BE "JCW CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWERS – KDHE PERMIT NO. 31278." THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS AND ONE (1) COPY OF THE SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.

2. UTILITY WARNING.
EXISTING UTILITIES HAVE BEEN INDICATED TO THE GREATEST EXTENT AVAILABLE TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FIELD LOCATION OF THE UTILITIES.

3. COMPACTION.

A. ALL TRENCHES SHALL BE BACKFILLED IN UNIFORM LIFTS AND COMPACTED IN ACCORDANCE WITH JCW STANDARD SPECIFICATIONS.

i. FOR PIPE LOCATED WITHIN STREET OR ALLEY RIGHT–OF–WAY AND FOR ALL NON–PUBLIC PAVEMENT CROSSINGS (PRIVATE DRIVES, PARKING LOTS, ETC.), THE BACKFILL MATERIALS FROM THE TOP OF THE PIPE EMBEDMENT TO FINISH GRADE SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM MOISTURE AS DETERMINED BY ASTM D698. REQUIRED COMPACTION AND PERCENTAGE OF MAXIMUM DENSITY MUST BE OBTAINED BEFORE PAVEMENT IS PLACED. COMPACTION TESTS REPRESENTATIVE OF EACH THREE (3) FEET OF TRENCH DEPTH SHALL BE TAKEN AT A MINIMUM OF FIVE HUNDRED (500) FEET INTERVALS ALONG THE PIPE. IN NO CASE SHALL LESS THAN TWO COMPACTION TESTS BE TAKEN. COMPACTION TESTS TAKEN AT THE TOP OF TRENCH ONLY SHALL NOT BE ACCEPTED BY JCW.

ii. FOR PIPE LOCATED IN AREAS OTHER THAN STREET OR ALLEY RIGHT–OF–WAY, FROM THE TOP OF THE PIPE EMBEDMENT TO FINISH GRADE, THE BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 90% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE AS DETERMINED BY ASTM D698. COMPACTION TESTS REPRESENTATIVE OF EACH THREE (3) FOOT OF TRENCH DEPTH SHALL BE TAKEN AT ONE–THOUSAND (1,000) FOOT INTERVALS ALONG THE PIPE.

iii. COMPACTION TESTS SHALL BE TAKEN AT EACH PAVEMENT CROSSING.

iv. COMPACTION TESTS SHALL BE ORDERED AT RANDOM TIMES, DEPTHS AND LOCATIONS AS DETERMINED BY THE ENGINEER.

B. CERTIFICATION OF PROPER PLACEMENT OF THE BACKFILL WITHIN STREET RIGHT–OF–WAY, AS REQUIRED BY THE CITY OF ROELAND PARK IS REQUIRED IN LIEU OF SOIL COMPACTION REPORTS. SOIL COMPACTION REPORTING REQUIREMENTS FOR AREAS BEYOND STREET RIGHT–OF–WAY REMAIN IN EFFECT.

C. THE ENGINEER SHALL CONFIRM THAT ALL COMPACTION TESTS MEET THE SPECIFICATIONS DURING THE CONSTRUCTION. ALL BACKFILL WHICH DOES NOT PASS THE COMPACTION REQUIREMENT SHALL BE REMOVED, COMPACTED AND TESTED UNTIL THE REQUIRED COMPACTION IS ACHIEVED.

D. COPIES OF ALL COMPACTION TESTING REPORTS AND, AS APPLICABLE, SPECIAL BACKFILL PLACEMENT CERTIFICATIONS SHALL BE PROVIDED TO THE ENGINEER AND TO JCW DURING CONSTRUCTION. TEST RESULTS SHOWING PASSING COMPACTION AT ALL TEST LOCATIONS ARE REQUIRED FOR PROJECT ACCEPTANCE.

4. SITE DISTURBANCE.
ALL SITE DISTURBANCE PERMITS AS REQUIRED BY ROELAND PARK AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT (NPDES PHASE II STORM WATER PERMIT) SHALL BE OBTAINED PRIOR TO CONSTRUCTION. A COPY OF THE PERMIT SHALL BE PROVIDED TO JCW FOR THE PLAN RELEASE IF REQUIRED BY THE CITY.

5. BORING, OPEN CUT OF STREETS.
WHERE CROSSING EXISTING CITY STREETS, THE ENGINEER SHALL OBTAIN APPROVAL FOR OPEN CUT OF THE CITY STREETS AND PROVIDE VERIFICATION OF THE CITY APPROVAL TO JCW WITH THE INITIAL PLAN SET SUBMITTAL. FOR BORES, INCLUDE THE FOLLOWING NOTE: "BORES SHALL BE CONSTRUCTED IN ACCORDANCE WITH JCW STANDARD SPECIFICATIONS AND CASING PIPE AND END SEAL DETAIL" ALSO, INCLUDE ANY AND ALL ADDITIONAL NOTES FOR BORING OR OPEN CUT AS REQUIRED BY THE APPLICABLE CITY FOR WORK IN STREET RIGHT–OF WAY. THE NOTES REQUIRED BY THE CITY SHALL BE ATTRIBUTED TO THE SPECIFIC CITY.

6. ACCEPTANCE TESTING.
ALL TESTING SHALL BE DONE IN ACCORDANCE WITH JCW CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWERS AFTER THE BACKFILL AND COMPACTION OPERATIONS HAVE BEEN COMPLETED. ALL SANITARY SEWER MAINS, STUBS AND CLEANOUTS INSTALLED ON THE PROJECT SHALL BE AIR–TESTED. ALL MAINS SHALLBE MANDREL TESTED. ALL MANHOLES SHALL BE VACUUM TESTED. ANY OTHER SPECIAL TESTING REQUIREMENTS SHALL BE AS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND, AS REQUIRED, BY JCW. COPIES OF ALL TEST RECORDS SHALL BE PROVIDED TO JCW FOR PROJECT ACCEPTANCE.
7. HOURS OF OPERATION.
HOURS OF OPERATION SHALL BE AS REQUIRED BY THE CITY OF ROELAND PARK. THE CONTRACTOR SHALL NOT BE ALLOWED TO WORK SATURDAYS, SUNDAYS OR HOLIDAYS UNLESS WRITTEN PERMISSION FROM THE JCW SENIOR INSPECTOR AND THE CITY OF ROELAND PARK HAS BEEN PROVIDED.

8. SEPARATION OF WATER LINES.
TEN FEET (10') OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN WATER LINES AND THE SEWER MAINS OR SERVICE LINES WHEN THEY PARALLEL EACH OTHER.

9. MAINTENANCE OF FLOW.
FLOW IN EXISTING MAINS AND SERVICE LINES SHALL BE MAINTAINED AT ALL TIMES AND SHALL NOT BE DISCHARGED TO THE ENVIRONMENT.

10. MAINTENANCE BOND.
THE CONTRACTOR SHALL POST A 3–YEAR MAINTENANCE BOND IN AN AMOUNT EQUAL TO 50% OF THE CONTRACT AMOUNT FOR THE SANITARY SEWER WORK. THE JCW MAINTENANCE BOND FORM SHALL BE USED.
- PLATTING, RE–PLATTING OR PARCEL MODIFICATION.
IF THE PROPERTY IS PLATTED, RE–PLATTED OR THE BOUNDARIES MODIFIED IN THE FUTURE, A COPY OF THE PROPOSED PLAT OR BOUNDARY MODIFICATION AND UPDATED AS–BUILT DRAWINGS IDENTIFYING THE PLAT AND LOT NUMBER(S) OR NEW LOT(S) SHALL BE APPROVED BY JCW.
11. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED, PORTABLE TOILET UNIT, "SATELLITE" AS MANUFACTURED BY THE SATELLITE CORPORATION, OR EQUAL, FOR EVERY 20 WORKMEN ON THE JOB SITE. (IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED.) THE UNIT(S) SHALL REMAIN ON THE SITE DURING ALL PHASES OF CONSTRUCTION OF THE SANITARY SEWERS. THE UNIT SHALL BE OBSCURED FROM PUBLIC VIEW TO THE GREATEST EXTENT PRACTICABLE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING EXCAVATION ACTIVITIES. ALL SITE DISTURBANCE PERMITS AS REQUIRED BY THE CITY OF MISSION AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT (NPDES PHASE II STORM WATER PERMIT) SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY FOR HIS OWN PERSONNEL, FOR ALL VISITORS TO THE SITE AND FOR THE GENERAL PUBLIC.

14. THE JOB SITE SHALL BE A DRUG FREE WORK PLACE. CONSUMPTION OF ALCOHOLIC BEVERAGES ON THE JOB SITE IS STRICTLY PROHIBITED.

15. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL DISTURBED AREAS, FENCES, WALLS, SHEDS, OR OTHER STRUCTURES DAMAGED DURING CONSTRUCTION TO EQUAL OR BETTER CONDITION THAN THE EXISTING CONDITIONS.

16. MANHOLE STATIONS AND PIPE LENGTHS SHOWN ON THE PLANS ARE TO CENTER OF MANHOLES. DO NOT SCALE DRAWINGS.

17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RE–ESTABLISHED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF KANSAS.

18. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CONSTRUCTION AND GRADING OF THE SITE DEVELOPMENT. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THIS COORDINATION OF WORK.

19. WHEN THE SEWER LINE AND WATER LINE CROSS AND DO NOT HAVE A MINIMUM VERTICAL CLEARANCE OF TWO FEET (2') BETWEEN THE FLOW LINE OF ONE PIPE TO THE TOP OF THE SECOND PIPE, TEN FEET (10') OF REINFORCED CONCRETE ENCASEMENT (RCE), CENTERED ON THE CROSSING, SHALL BE PROVIDED ON THE SEWER MAIN OR SERVICE LINE UNLESS THE MAIN OR SERVICE LINE IS CONSTRUCTED OF DUCTILE IRON PIPE WITH THE REQUIRED LINING AND ENCASEMENT.

20. THE MINIMUM SLOPE OF SIX INCH (6") SERVICE STUBS IS 1.00% AND FOUR INCH (4") SERVICE STUBS IS 2.00%. RISERS SHALL BE INSTALLED AT A 45° VERTICAL ANGLE TO THE SEWER. RISERS ARE LISTED AS SLOPED MEASUREMENTS. ALL LINEAR FOOT MEASUREMENTS ARE HORIZONTAL NOT SLOPED MEASUREMENTS.

21. SEWAGE FLOW SHALL NOT BE TRANSFERRED TO THE RELOCATED MAIN UNTIL JCW HAS INSPECTED & ACCEPTED THE RELOCATED MAIN.

A. BYPASS PUMP(S) WITH SUFFICIENT CAPACITY TO PUMP THE ESTIMATED PEAK DAILY FLOWS.

B. BACKUP PUMP(S) STORED ON SITE TO PROVIDE 100% REDUNDANCY.

C. BYPASS PUMPING CONTROL SYSTEM.
- D. BYPASS PUMPING SYSTEM FAILURE ALARM(S) WITH 24 HOUR TELEPHONE NOTIFICATION OF PUMP FAILURE.

E. DISCHARGE PIPING WITH LEAK–FREE JOINTS.

F. BYPASS PUMPING SUBMITTAL WITH SUFFICIENT INFORMATION TO ALLOW THE ENGINEER TO DETERMINE THE ACCEPTABILITY OF THE PUMPING SYSTEM INCLUDING THE FOLLOWING:

i. BYPASS PUMPING PHASING PLAN WITH EXHIBITS AND DIRECTIONS FOR EACH PHASE.

ii. FLOW AND HEAD CALCULATION INCLUDING FRICTION LOSS FOR THE LENGTH AND TYPE OF PIPE AND STATIC HEAD.

iii. BYPASS PUMP CURVE(S).

iv. DAILY OPERATIONS OF THE PUMP(S) AND THE MAINTENANCE OF THE PUMP(S) DURING THE NON–WORKING HOURS.

V. CALCULATION OF AVAILABLE TIME BETWEEN PUMP FAILURE AND FLOODING, BACKUPS, ETC.
22. THE RETAINING WALL, FOOTING, OR KEYS SHALL NOT BEAR DIRECTLY OR INDIRECTLY UPON THE MAIN LINE ENCASEMENTS.
- KDHE WATER QUALITY NOTES
1. ALL AREAS SHALL BE COVERED WITH STRAW UNTIL GRASS IS ESTABLISHED.

2. ALL WASTE MATERIALS PRODUCED BY THE CONSTRUCTION PROJECT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PROVISIONS OF THE KANSAS SOLID WASTE MANAGEMENT STATUTES AND REGULATIONS (K.S.A. 65–3401 AND K.A.R. 28–29–1 ET.SEQ. OR APPLICABLE LOCAL RULES.) GOOD HOUSE KEEPING SHOULD ALSO BE CONSIDERED.

3. FUELS AND OTHER MAINTENANCE CHEMICALS NECESSARY TO COMPLETE THE PROJECT SHOULD BE STORED AWAY FROM THE WATER BODIES AND IN SUCH A MANNER THAT ACCIDENTAL SPILLAGE IS REDUCED OR CAN BE TEMPORARILY CONTAINED BEFORE REACHING THE WATER BODY. MAINTENANCE AREAS SHOULD ALSO BE LOCATED IN THIS MANNER.

4. SHOULD A SPILL OF GASOLINE OR DISCHARGE OF POLLUTANTS OCCUR, THE JOHNSON COUNTY EMERGENCY STAFF SHOULD BE CONTACTED FIRST BY DIALING 911. THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT SHALL BE NOTIFIED IMMEDIATELY 785–296–1679. A STATE WIDE NUMBER FOR SPILL REPORTING IS THE ADJUTANT GENERAL KANSAS DIVISION OF EMERGENCY MANAGEMENT 785–296–3176. SPILL PREVENTION AND RESPONSE PLAN DEVELOPMENT IS ENCOURAGED. THE ABOVE NUMBERS SHALL BE POSTED IN A CENTRAL LOCATION ON SITE.

5. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CAPTURE ANY FLOATING DEBRIS RELEASED TO SURFACE WATERS AS A RESULT OF THIS PROJECT.

6. FILL OR STABILIZING MATERIAL SHALL BE FREE OF CONTAMINANTS WHICH MAY RUNOFF OR BE LEACHED INTO GROUND OR SURFACE WATER.
-
- OLSSON ASSOCIATES

1301 Burlington Street, Suite 100
North Kansas City, MO 64116

TEL 816.597.4320
FAX 816.597.1393
www.olssonassociates.com

GENERAL NOTES

JCW SANITARY SEWER MAIN EXTENSION

COMMERCE ADDITION, LOTS 1 AND 2 - MTM1, LSD 24A, SEC. 4
ROE BOULEVARD & JOHNSON DRIVE

ROELAND PARK, KANSAS

drawn by: KJG
checked by: DLE
approved by: DLE
QA/QC by: DLE
project no.: 016-1960
drawing no.:
date: 00.00.00

SHEET

2

REV. NO.

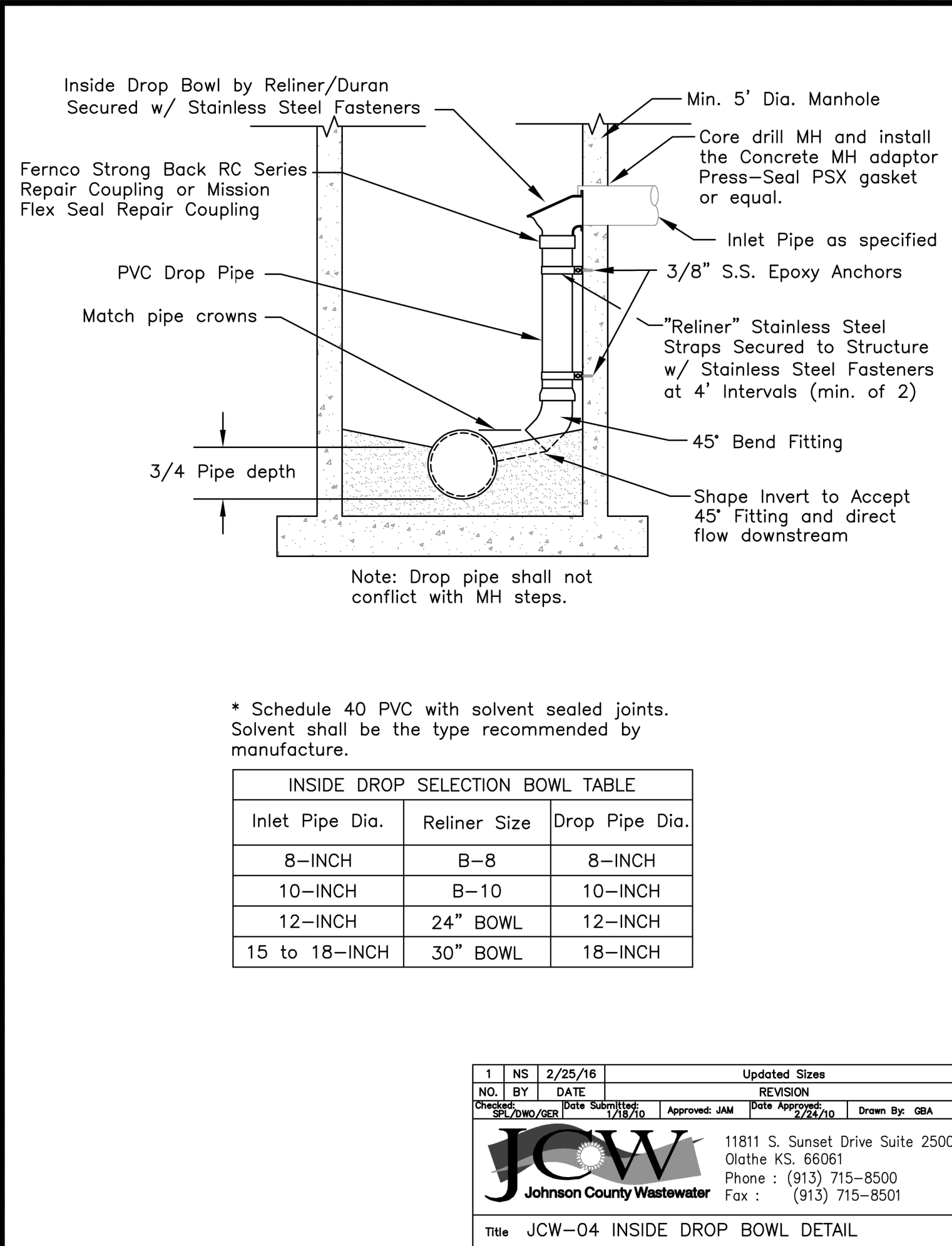
DATE

REVIEWS DESCRIPTION

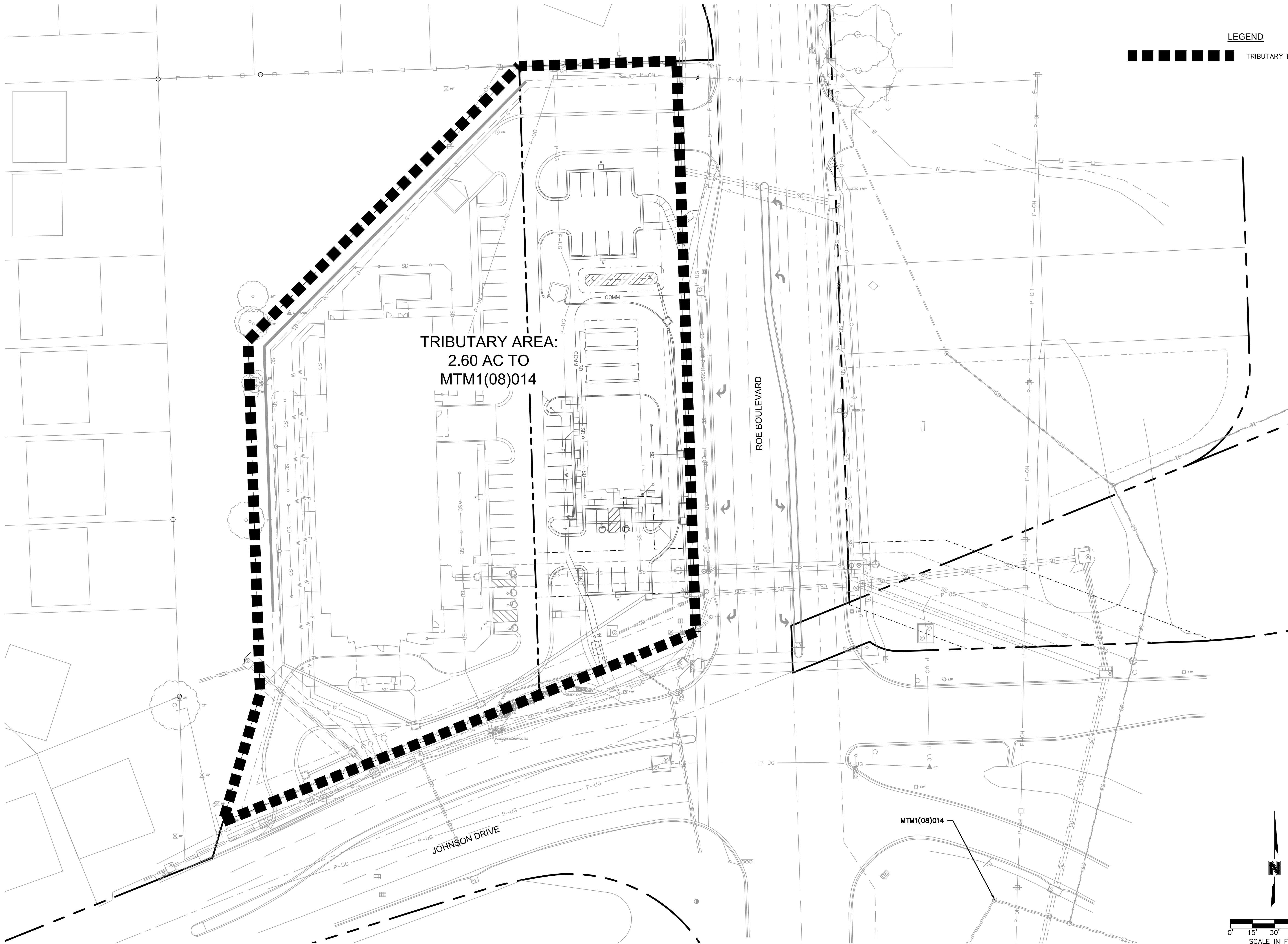
BY

REVISIONS

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3

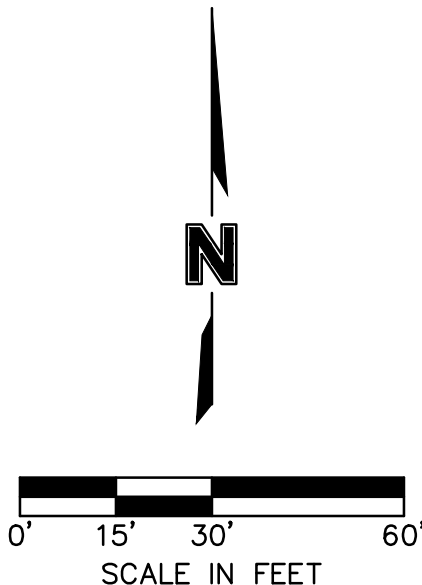


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DATE: Jul 28, 2017 10:35am XREFS: C:\ENDY_61960 C:\PBANDY_61960 C:\PBASE01_61960 C:\PBASE02_61960 C:\XBASE_61960 USER: kaultbrandon C:\PSURF_61960 C:\IBLK03_61960 DAVID_EICKMAN_PE_KS



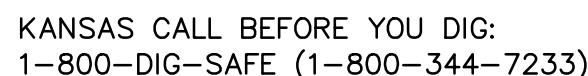
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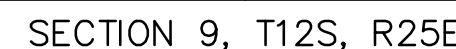


drawn by: _____		KJG
checked by: _____		DLE
approved by: _____		DLE
QA/QC by: _____		DLE
project no.: _____		016-1980
drawing no.: _____		
date: _____		04.26.17
SHEET		
8		

TRIBUTARY MAP		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
JCW SANITARY SEWER MAIN EXTENSION					
COMMERCE ADDITION, LOTS 1 AND 2 - MTM1, LSD 24A, SEC. 4					
ROE BOULEVARD & JOHNSON DRIVE					
ROELAND PARK, KANSAS		2016	REVISIONS		

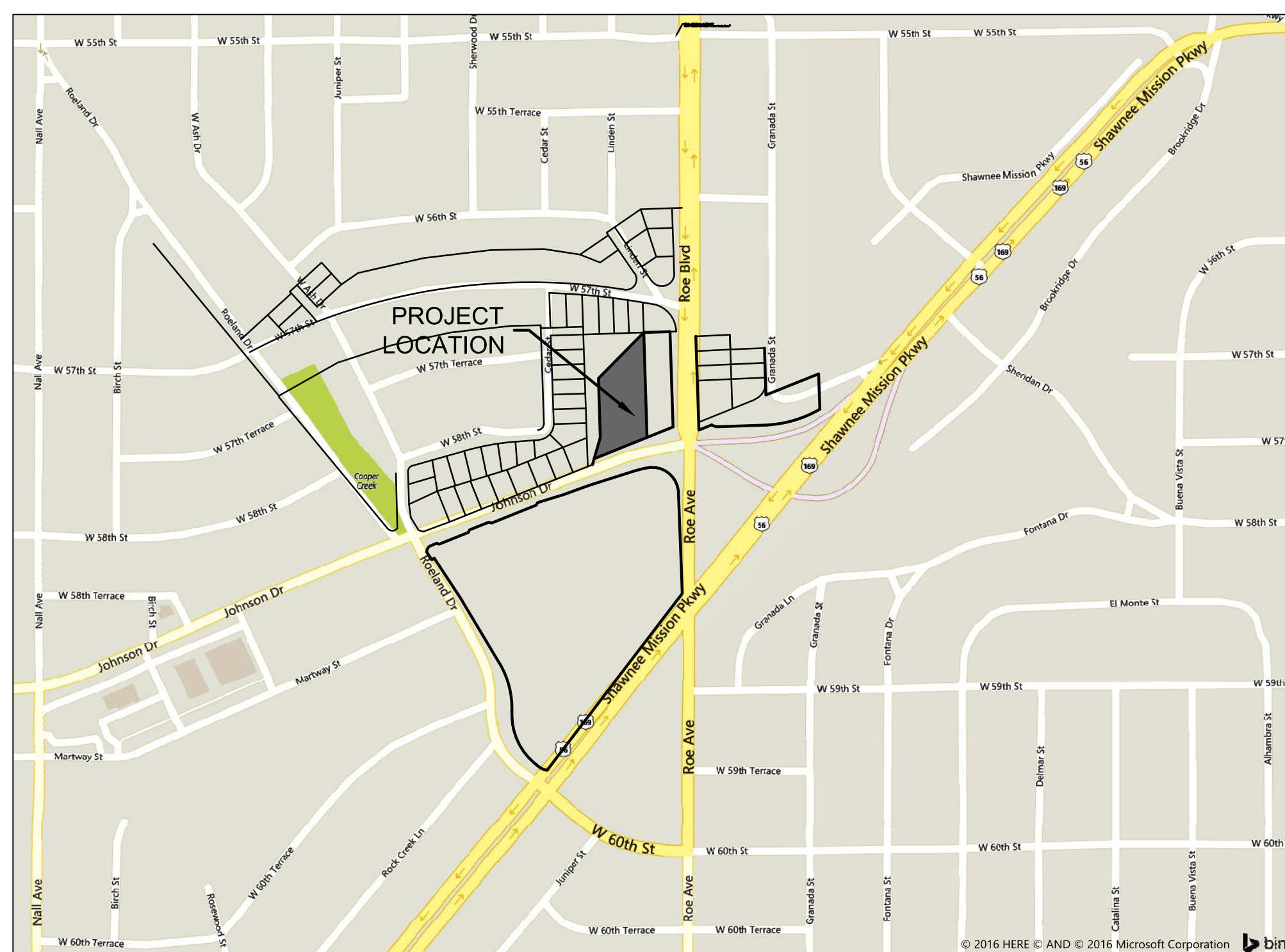


NE CORNER OF INTERSECTION OF ROE BOULEVARD AND JOHNSON DRIVE
PART OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 25 E
IN ROELAND PARK & MISSION, JOHNSON COUNTY, KANSAS
PART OF THE ROCK CREEK WATERSHED



VICINITY MAP
SCALE: 1"=2000'

SHEET LIST	
SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	GENERAL NOTES
C3	STORM SEWER PLAN AND PROFILE
C4	DETAILS



DEVELOPMENT TEAM CONTACT INFORMATION		
CIVIL ENGINEER, LANDSCAPE, SITE LIGHTING		
DAVID EICKMAN, P.E. OLSSON ASSOCIATES	1301 BURLINGTON, STE 100 KANSAS CITY, MISSOURI 64116 PH: 816.587.4320 FAX: 816.587.1393 deickman@olssonassociates.com	
ARCHITECT		
STEVEN KIRKPATRICK, P.E. EMBREE ASSET GROUP	4747 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633 PH: 512.819.4959 skirkpatrick@embreegroup.com	

UTILITY AND GOVERNING AGENCY CONTACT INFORMATION		
CITY OF ROELAND PARK, KANSAS		4600 W 51ST STREET ROELAND PARK, KS 66205
	FIRE DEPARTMENT	913.432.1105
	PUBLIC WORKS	913.722.6435
	CITY HALL	913.722.2600
WATERONE (WATER)		913.895.5726
JCW (WASTEWATER)		913.715.8500
KCP&L		816.245.3739
KANSAS GAS (NATURAL GAS)		888.482.4950
AT&T (TELECOM)		816.275.1640
TIME WARNER CABLE		913.451.5858

ESTIMATE OF QUANTITIES			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	CONNECT TO EXISTING STORM SEWER	3	EA
2	48" RCP CLASS V	182	LF
3	24" RCP CLASS V	81	EA
4	8'X7' TYPE-2 SETBACK CURB INLET	1	EA
5	4" CONCRETE SIDEWALK	158	SF
6	DEMOLITION	1	LS
7	EARTHWORK & EROSION CONTROL	1	LS

APPROVED BY:

CITY ENGINEER
CITY OF ROELAND PARK

DATE _____

OLSSON[®]
ASSOCIATES

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Kansas City, MO 64116
TEL 816.587.4320
FAX 816.587.1393

[illegible]

2017

ROELAND PARK, KANSAS

TITLE SHEET

PUBLIC STORM SEWER RELOCATION
NEW CORNER OF ROE BOULEVARD AND JOHNSON DRIVE

drawn by: _____ KJG
checked by: _____ DLE
approved by: _____ DLE
QA/QC by: _____ DLE
project no.: _____ 016-1960
drawing no.: _____
date: _____ 04.26.2017

SHEET
C1

GENERAL NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-SAFE", 1(800)344-7233 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
2. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
8. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
9. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
10. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.
11. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
12. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES HAVE CEASED IN THE DISTURBED AREA.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
14. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
15. ALL REINFORCED CONCRETE PIPE FOR STORM SEWERS SHALL BE CLASS III, UNLESS OTHERWISE NOTED ON THE PLANS. ALL RCP SHALL USE RUBBER GASKET JOINTS THAT CONFORM TO ASTM C-443-94.
16. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
17. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.
19. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO TOP OF SUBGRADE.
20. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
21. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
22. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PROVIDED BY OLSSON ASSOCIATES AND ALL ADDENDUMS.
23. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.

- DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION.
- THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE; NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
- BEFORE SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE DETERMINED AND VERIFIED:
- A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
- ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY REVIEWED THE SUBMISSION AND CONFIRMED ALL DATA AND DETAILS. BY CONTRACTOR SIGNATURE, CONTRACTOR CERTIFIES SHOP DRAWING CONFORMANCE AND ACCURACY TO THE CONTRACT DOCUMENTS.
25. ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPE OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
26. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON ASSOCIATES (OA), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSUREES AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OA, WHO SHALL BE DEEMED THE AUTHOR OF THE RECIPIENT. THE RECIPIENT SHALL WAIVE COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OA AND THE ELECTRONIC FILES TRANSFERRED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OA SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IF ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT, THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OA, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OA OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OA.
27. ALL WORK SHALL CONFORM TO THE CURRENT EFFECTIVE UNIFIED GOVERNMENT'S TECHNICAL PROVISIONS AND STANDARD DRAWINGS, EXCEPT WHERE NOTED.

EROSION & SEDIMENT CONTROLNOTES:

- PRIOR TO LAND DISTURBANCE ACTIVITIES, THE FOLLOWING SHALL OCCUR:
- A. DELINEATE THE OUTER LIMITS OF ANY NATURAL STREAM CORRIDOR DESIGNATED IN ACCORDANCE WITH CITY CODE WITH CONSTRUCTION FENCING.
 - B. CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA.
 - C. INSTALL PERIMETER CONTROLS AND REQUEST THE INSPECTION OF THE PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES DESIGNATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION.
 - D. IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, AND PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE KANSAS WATER POLLUTION CONTROL AND NPDES STORMWATER RUNOFF FROM CONSTRUCTION SITES GENERAL PERMIT AND THE CITY'S DESIGN AND CONSTRUCTION STANDARDS MANUAL INCLUDING BUT NOT LIMITED TO:
- A. STABILIZATION OF ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS.
 - B. INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED TO MEET OR EXCEED THE MINIMUM INSPECTION FREQUENCY IN THE KANSAS GENERAL PERMIT. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED DURING ALL PHASES OF CONSTRUCTION AT THE FOLLOWING INTERVALS:
 - I ONCE EVERY 14 DAYS
 - II AFTER EACH PRECIPITATION EVENT OF ½ INCH OR MORE - WITHIN 24 HOURS OF THE EVENT
 - C. AN INSPECTION LOG SHALL BE MAINTAINED AND SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
 - D. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE ROUTINELY UPDATED TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
3. UNLESS OTHERWISE NOTED IN THE PLANS, ALL SEEDING MUST CONFORM TO THE CITY OF OVERLAND PARK DESIGN & CONSTRUCTION STANDARDS MANUAL, CURRENT EDITION.
4. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THE DURATION OF A PROJECT. ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A MANNER THAT PRESERVES THEIR EFFECTIVENESS. IF THE CITY DETERMINES THAT THE BMPs IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL SHALL BE REQUIRED.
5. CONCRETE WASH OR RINSEWATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC. MAY BE DISCHARGED INTO OR BE ALLOWED TO RUN TO ANY EXISTING WATER BODY OR PORTION OF THE STORM SYSTEM. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE.
6. POLLUTION OF STREAMS, LAKES, WETLANDS, DRAINAGEWAYS OR STORM SEWERS FROM FUEL, OILS, HAZARDOUS CHEMICALS, SEDIMENT, TRASH, DEBRIS, OR OTHER SUBSTANCES RESULTING FROM CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED. ALL SPILLS IN EXCESS OF REPORTABLE QUANTITIES SHALL BE REPORTED TO ALL OF THE FOLLOWING WITHIN 24 HOURS OF THEIR OCCURRENCE: KDHE 24-HOUR SPILL RESPONSE CENTER (785) 296-1679; KDHE NORTHEAST DISTRICT, LAWRENCE, (785) 842-4600; AND THE NATIONAL SPILL RESPONSE CENTER 1-800-424-8802. SPILLS THAT POSE IMMEDIATE THREAT TO PUBLIC SAFETY OR CONTAMINATION OF A WATER BODY SHALL BE REPORTED IMMEDIATELY TO THE OVERLAND PARK FIRE DEPARTMENT AT 911. SUCH SPILLS SHALL ALSO BE REPORTED TO THE KANSAS DIVISION OF EMERGENCY MANAGEMENT, (800) 275-0297 OR (785) 296-8013.
7. SILT FENCES AND SEDIMENT CONTROL BMPs WHICH ARE SHOWN ALONG THE BACK OF CURB MUST BE INSTALLED WITHIN TWO WEEKS OF CURB BACKFILL AND PRIOR TO PLACEMENT OF BASE ASPHALT. EXACT LOCATIONS OF THESE EROSION CONTROL METHODS MAY BE FIELD ADJUSTED TO MINIMIZE CONFLICTS WITH UTILITY CONSTRUCTION; HOWEVER, ANTICIPATED DISTURBANCE BY UTILITY CONSTRUCTION SHALL NOT DELAY INSTALLATION.
8. REQUIRED SEDIMENTATION BASINS SHALL BE INSTALLED AS EARLY AS POSSIBLE DURING MASS GRADING AS INDICATED IN THE STAGING CHART. SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE SEDIMENT CAPACITY HAS BEEN REDUCED BY 20% OF ITS ORIGINAL DESIGN VOLUME.
9. THE ABOVE REQUIREMENTS ARE THE RESPONSIBILITY OF THE PERMITEE FOR THE SITE. RESPONSIBILITY MAY BE TRANSFERRED TO ANOTHER PARTY BY THE PERMITEE, BUT THE PERMITEE SHALL REMAIN LIABLE BY THE CITY IF ANY OF THE ABOVE CONDITIONS ARE NOT MET.

DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT KANSAS ONE CALL AT 1-800-44-7233 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOCKS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
15. ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
16. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

drawn by: _____ KJG checked by: _____ DLR approved by: _____ DLR QA/QC by: _____ DLR project no.: _____ 016-1960 drawing no.: _____ date: _____ 04-26-2017		GENERAL NOTES PUBLIC STORM SEWER RELOCATION NW CORNER OF ROE BOULEVARD AND JOHNSON DRIVE ROELAND PARK, KANSAS 2017		REV. NO. DATE REVISIONS DESCRIPTION BY	OLSSON[®] ASSOCIATES Olsson Associates - Civil Engineering 1301 Burlington ST, Suite 100 Kansas City, MO 64116 TEL 816.587.4320 FAX 816.587.1393 www.olsonassociates.com
SHEET					
C2					

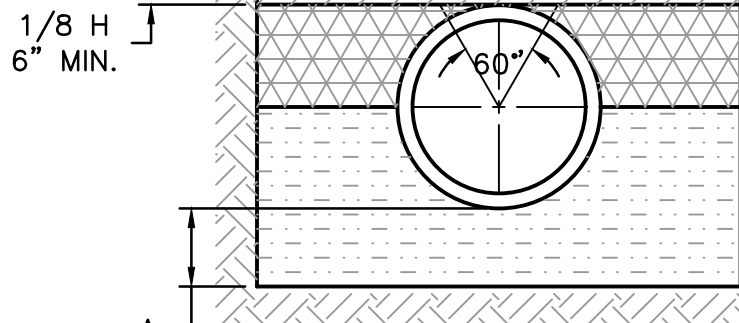
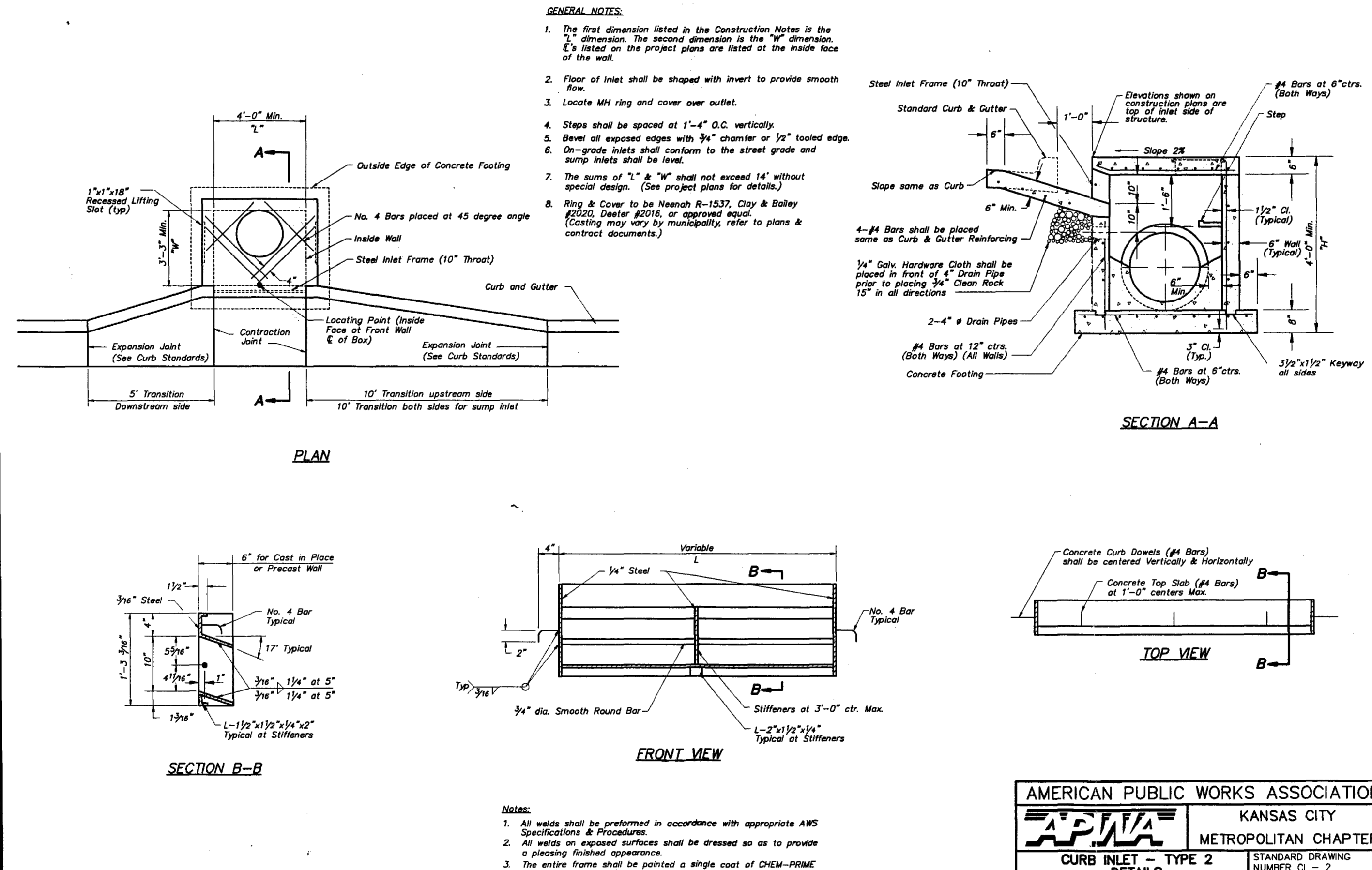


LEGEND	
=====	PROPERTY LINE
-----830-----	EXISTING CONTOUR
-----P-UG-----	EXISTING POWER UNDERGROUND
-----P-OH-----	EXISTING POWER OVERHEAD
-----SS-----	EXISTING SANITARY
-----G-----	EXISTING GAS
-----	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER

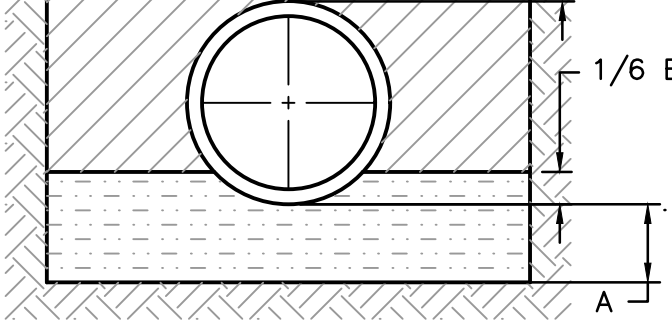
01 PROPOSED PUBLIC SANITARY SEWER PER SEPARATE PLANS.
02 EXISTING UNDERGROUND ELECTRIC VAULT
03 REMOVE 157± LF EX. 48" RCP STORM SEWER PIPE
04 REMOVE AND REPLACE 158 SF CONCRETE SIDEWALK. MATCH
EXISTING WIDTH AND GRADES. COORDINATE SIDEWALK
CONSTRUCTION WITH PUBLIC SANITARY INSTALLATION.

OLSSON[®]
ASSOCIATES

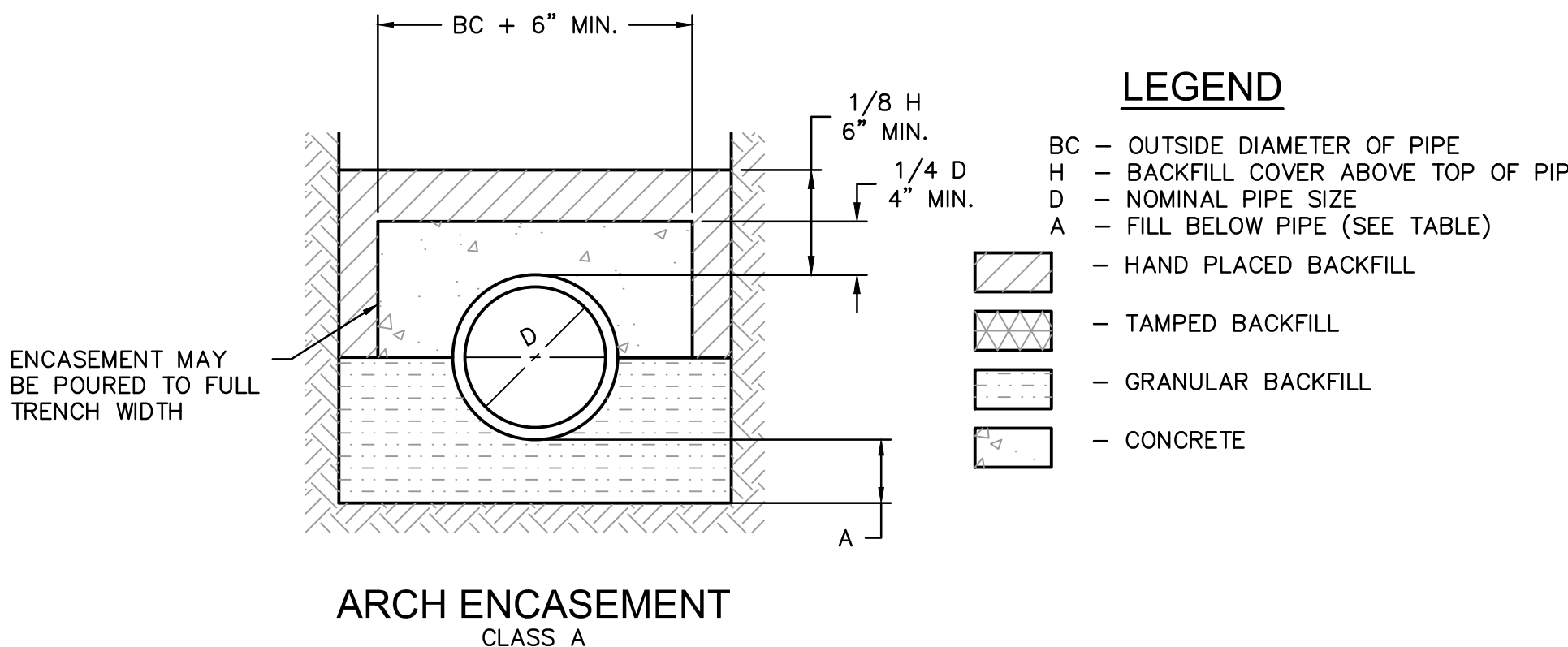
Olsson Associates - Civil Engineering
1301 Burlington ST, Suite 100
Kansas City, MO 64116
TEL 916.587.4320
FAX 916.587.1393
www.olssonassociates.com



FIRST CLASS BEDDING
CLASS B



ORDINARY BEDDING
CLASS C



RCP TRENCHING NOTES

1. GRANULAR FILL TO BE CRUSHED STONE OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING 1/2" AND NOT LESS THAN 95% TO BE RETAINED ON A #8; TO BE PLACED IN NOT MORE THAN 6" LAYERS
2. TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO STANDARD METHOD - 99. GRANULAR FILL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL.
3. HAND-PLACED BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONE.
4. WHERE CLASS B BEDDING IS SPECIFIED UNDER PAVED AREAS, FLOWABLE FILL MAY BE SUBSTITUTE FOR TAMPED BACKFILL.
5. SEE STREET TRENCHING DETAILS FOR ADDITIONAL REQUIREMENTS.

D	"A" MIN. IN SOIL	"A" MIN. IN ROCK
27" & SMALLER	3"	6"
30" TO 60"	4"	9"
66" & LARGER	6"	12"

PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH (INCHES)	MINIMUM SIDE WALL CLEARANCE (INCHES)
12	30	6
15	30	6
18	35	6
21	39	6.5
24	44	7
27	49	8
30	54	8.5
33	58	9
36	64	10
42	73	11
48	83	12.5
54	92	13.5
60	102	15
66	109	15
72	117	15.5
78	124	15.5
84	132	16
90	139	16.5
96	147	17
102	154	17.5
108	162	18

RCP TRENCHING
NOT TO SCALE

Item Number: New Business- VIII.-D.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/7/2017
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **Larkin, Lamp, Ryneerson Task Agreement 6 - Stormwater Repair Design and Inspection**
Item Type: Agreement

Recommendation:

Staff recommends Council to approve Larkin, Lamp Ryneerson Tark Agreement 6 to design and inspect Alternative #2 for the removal and replacement of the failed corrugated metal pipe in the rear yards of 5635 and 5641 Roeland Drive at an amount not to exceed \$18,800.

Details:

On Thursday, July 27th the City was made aware of sink holes which appeared in the rear yards of 5641 and 5635 Roeland Drive. Staff met with the property owners immediately after and had orange fencing placed around the sink holes. Staff requested A-1 Septic to assist with the inspection of the failed line and the upstream and down stream lines as well, to ensure no other failures had happened.

Staff has directed Larkin, Lamp, Ryneerson to develop alternatives for repair for the Council to consider:

1. Replace just the failed sections of pipe along current alignment with corrugated metal pipe = \$75,000, the pipe installed would be replaced if RC12-018 project were completed in the future with concrete pipe.
2. Replace segment of failed corrugated metal pipe with concrete pipe and new structures (inlets, manholes) along existing alignment = \$131,000, this investment would remain if the RC12-018 project were to be completed.

3. Install new concrete pipe and structures along alignment shown in RC12-018 plans= \$313,000, this investment would remain in place if RC12-018 project were completed.

Larkin can use much of the design work from the RC12-018 project, their cost to complete design and administer a solicited quote process along with construction administration is \$.

Staff has identified money coming out of Special Infrastructure Fund (300) to pay for this work. The project is not SMAC funding eligible as it is purely a maintenance project. We have submitted the project as part of the storm damage costs to the County for consideration of FEMA reimbursement for the flooding disaster last month.

The approval of this task order is for Design and Inspection only.

Financial Impact

Amount of Request: \$18,800	
Budgeted Item?	Budgeted Amount: 360,000
Line Item Code/Description: 5469.300	

Additional Information

The location of the failed corrugated metal pipe (CMP) is within the boundary's of the RC12-018 project. The RC12-018 project was 2008-2009 a County SMAC project which the City received 75% funding to improve the deteriorated stormwater infrastructure and remove homes from the flood plain. The project received large opposition from the neighborhood and the City decided to abandon the project completely. Staff has attached the Preliminary Engineering Study (PES) to the agenda item for the governing body's reference.

How does item relate to Strategic Plan?

n/a

How does item benefit Community for all Ages?

n/a

ATTACHMENTS:

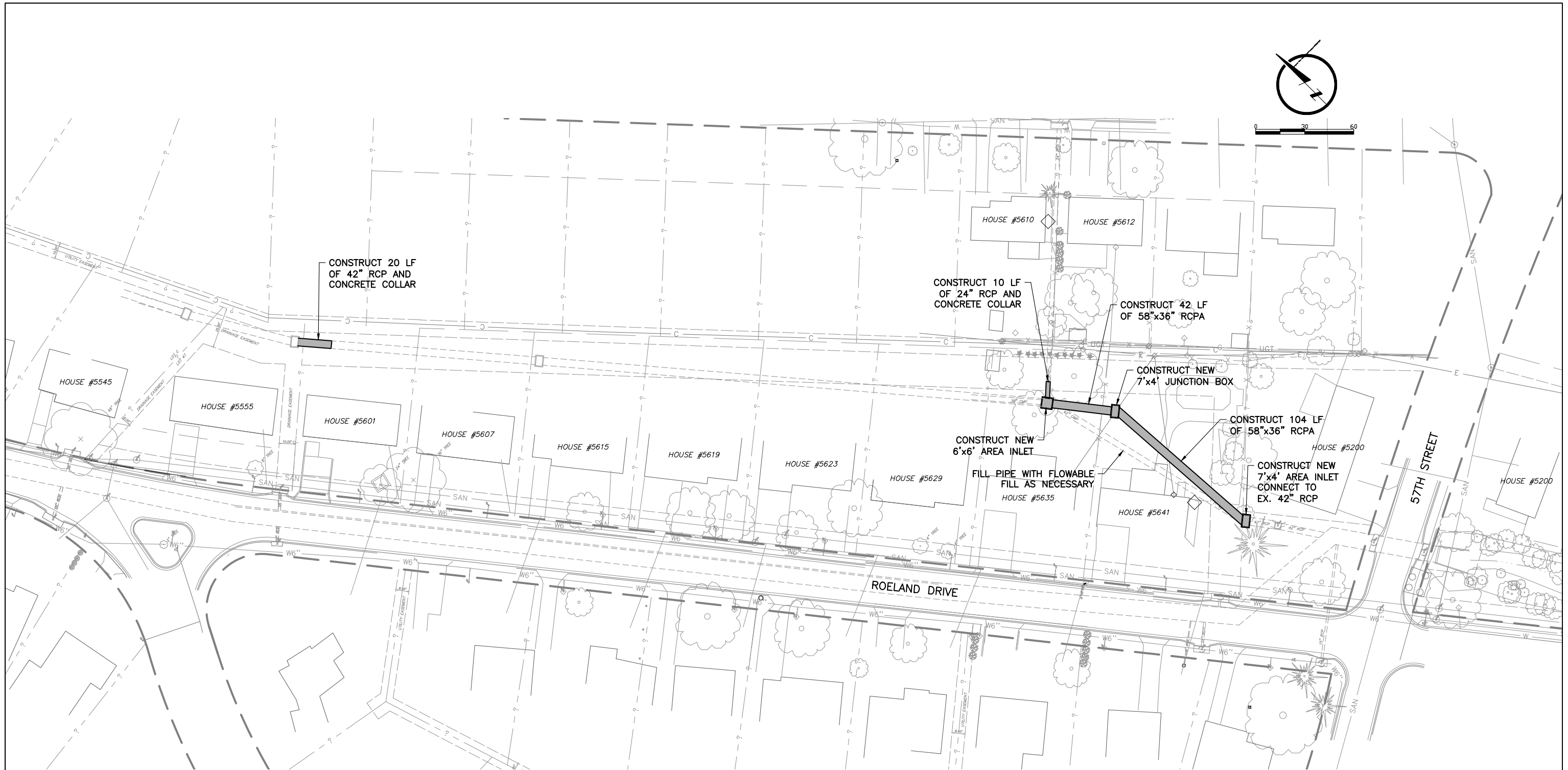
Description	Type
☐ Alternative 1	Backup Material
☐ Alternative 2 – STAFF RECOMMENDATION	Backup Material
☐ Alternative 3	Backup Material
☐ Task Order #6 - LLR Fee	Cover Memo
☐ Larkin, Lamp, Ryneerson – MEMO	Backup Material
☐ Picture 1	Backup Material
☐ Picture 2	Backup Material

- Picture 3
- Storm Water Improvement District Map
- 2008-2009 Preliminary Engineering Study

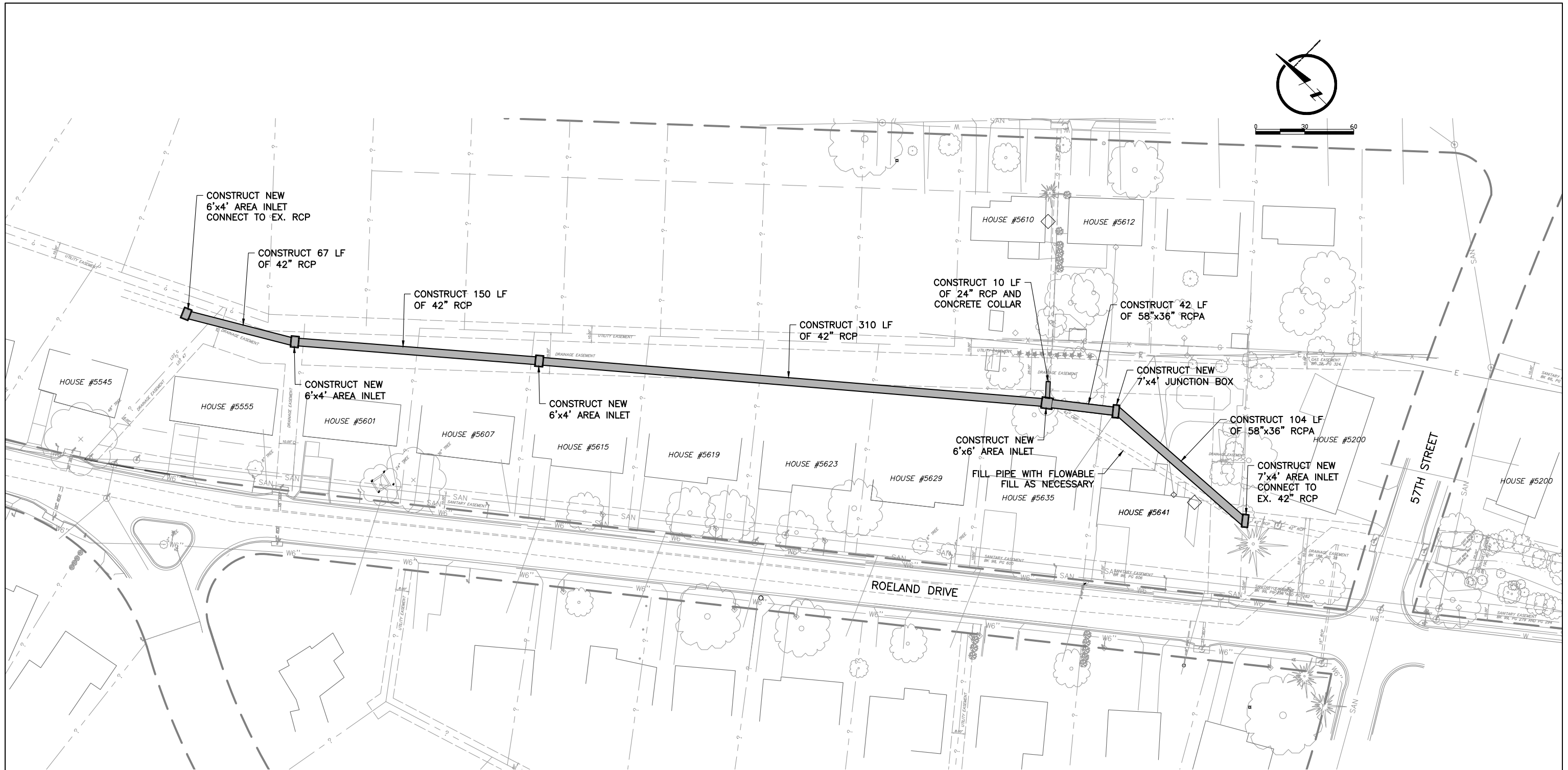
- Backup Material
- Cover Memo
- Backup Material



ROELAND DRIVE AND 57TH STREET STORM SEWER REPAIR
 ALTERNATE 1
 CITY OF ROELAND PARK, KANSAS



ROELAND DRIVE AND 57TH STREET STORM SEWER REPLACEMENT
 ALTERNATE 2
 CITY OF ROELAND PARK, KANSAS



ROELAND DRIVE AND 57TH STREET STORM SEWER REPLACEMENT
 ALTERNATE 3
 CITY OF ROELAND PARK, KANSAS

City of Roeland Park – RC12-018 Alternate 2 Design

Contract: PES Update

Ordinance or Resolution:

Task Agreement No: 6

Funding Amount: \$18,800.00

Purchase Order No:

Project Title: **RC12-018 Alternate 2 Design**

Contractor/Consultant:
Larkin Lamp Rynearson
9001 State Line Road, Suite 200
Kansas City, MO 64114

Division and Staff Project Manager:
Civil Design Group
Daniel G. Miller, P.E. – Civil Design Group Leader

Project Management Manual reviewed:

Attachments (Gantt Chart, etc.): None

PROJECT Scope (can be in the form of an attachment):

1. See attachment

The attached services will be provided for an hourly rate not to exceed \$18,800.00, including direct expenses.

Staff Signatures

Mayor:

Joel Marquadt

City Administrator:

Keith Moody

Signature: _____

Date: _____

Signature: _____

Date: _____

Partner Signatures

Project Manager:

Daniel G. Miller, P.E.

Signature: _____

Date: 8/21/2017

Company Principal (if different):

Tony O'Malley, P.E.

Signature: _____

Date: _____

Project Type: Design X Construction Property Acquisition Conceptual/Problem Solving Surveying

Project Discipline(s): Transportation Planning Water Wastewater Stormwater X

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement, Public Works Department, Engineering Division by and between the City and Larkin Lamp Rynearson (Professional), dated 1/1/2017.

Attach scope of work, budget, and other supporting material

Fee Proposal for RC12-018 Alternate 2 Design
City of Roeland Park, Kansas
Larkin Lamp Ryneerson
August 21, 2017

Phase/Task	Group Leader \$206.00	Project Engineer III \$97.00	Project Designer III \$96.00	Project Engineer II \$90.00	Admin. \$59.00	TOTAL
Topographic Survey* (estimate, no quote received)						\$1,500

Final Design

1 Prepare Final Plans	4	8	20			32
2 Prepare Permit Applications						
3 Utility Meetings, Coordination, Updates		3	3			6
4 Coordinate Easement Documents/Layout		1	4			5
5 Neighborhood/Council Meetings (assume 1)	3					3
6 Prepare Final Opinion of Probable Const. Costs	1		2			3
7 Prepare Bid Documents and Specifications	8	8			4	20
TOTAL HOURS	16	20	29		4	69
TOTAL LABOR COST	\$3,296	\$1,940	\$2,784		\$236	\$8,256

Geotechnical Investigation (not included in base fee)

Easement Legal Descriptions and Exhibits (\$350 ea, est.4 properties, permanent only)* \$1,400

Bidding

8 Answer Questions during Bidding	1	2				3
9 Prepare Engineer's Estimate	0.5	1				1.5
10 Attend Bid Opening	1					1
11 Tabulate Bids			2		1	3
12 Analyze Bids and Recommend Bidder	0.5	1				1.5
TOTAL HOURS	3	4	2		1	10
TOTAL LABOR COST	\$618	\$388	\$192		\$59	\$1,257

Engineering, Survey, Easements, expenses \$12,525

Construction Phase Services

13 Conduct Pre-Construction Conference	2					2
14 Review Shop Drawings				2		2
15 Review Pay Requests				2		2
16 Answer Questions during Construction	1			2		3
17 Perform Final Walk Through	1					1
18 Prepare Record Drawings			2			2
TOTAL HOURS	4		2	6		12
TOTAL LABOR COST	\$824		\$192	\$540		\$1,556

EXPENSES

Item	Quantity	Cost	Total
Reproduction Costs	20	\$4.00	\$80.00
Mileage	60	\$0.54	\$32.10
TOTAL EXPENSES			\$112.10

Construction Observation Services

Part Time Construction Observation

1 Construction Observation (Approx. 3 weeks)	6	36	42
TOTAL HOURS	6	36	42
TOTAL LABOR COST	\$1,236.00	\$3,240.00	\$4,476.00

Mileage @ \$0.535 312 \$166.92

* Work to be done by Survey Subconsultant

CONSTRUCTION OBSERVATION FEE \$4,642.92

Construction Services Fee **\$6,198.92**

Notes:

Total \$18,724.02

- 1 No Ownership and Encumbrance Certificates - Easements donated
- 2 Construction Observation Based on approximately 3 Site Visits per week.



9001 State Line Road, Suite 200
Kansas City, Missouri 64114
P | 816.361.0440
www.LRA-inc.com www.larkin-grp.com

August 17, 2017

Mr. Jose Leon
Director of Public Works
City of Roeland Park, KS
4600 W. 51st St #200
Roeland Park, KS 66205

**Re: Failed Storm Drainage Pipe at 5635 and 5641 Roeland Drive
Repair Options**

Dear Mr. Leon:

Larkin Lamp Rynearson has completed a preliminary review of options to repair the above referenced storm sewer system. The basic failure mode of the system is corrosion of the 60+ year old corrugated steel pipe that was originally installed in the subdivision. This system is a portion of the RC12-018 storm drainage project that we designed to approximately field check in the 2011-time frame as a Johnson County SMAC storm drainage project.

At the City's request, we evaluated three options. Each option was cost estimated by Larkin Lamp Rynearson and we additionally obtained a review by a local contractor that is well versed in this type of work. The contractor's estimates were slightly above ours, so they are noted in the summary.

- Alternate 1 - Replace just the existing pipe between the area inlet in the back yard of 5635 and the area inlet at 5200 W. 57th Street with corrugated steel pipe. This is the least expensive option, with an estimated project cost of about \$75,000. However, it does not address the additional pipe that needs replacement, provides no additional flood protection, and is subject to the same deterioration as the existing pipe.
- Alternate 2 – Replace the existing pipe and structures between the area inlet in the back yard of 5635 and the area inlet at 5200 W. 57th Street with reinforced concrete pipe and new structures. Additionally, replace a segment of pipe at 5601 that the video showed is extensively damaged. This option has an estimated project cost of about \$131,000. It provides a long-lasting solution for the pipe being replaced, but does not address the additional pipe that needs replacement and provides no additional flood protection.

- Alternate 3 – Replace all the approximately 680' of corrugated steel pipe and drainage structures in the block east of Roeland Drive and north of 57th Street with reinforced concrete pipe and new structures. This option has an estimated project cost of about \$313,000. It provides a long-lasting solution for the pipe being replaced. It provides no additional flood protection.

If the City is considering revisiting the cancelled RC12-018 storm drainage project, then I recommend Alternate 2. After consideration, it appears that the permanent portion of RC12-018 can be constructed in this segment so this work can be incorporated into the future project. If the City does not intend to pursue the RC12-018 project, then I recommend Alternate 3, to remove all the deteriorated pipe.

You may contact me with any questions, or if you need additional information.

Sincerely,

Larkin Lamp Ryneason



Daniel G. Miller, P.E.
Civil Design Group Leader

cc: Project File

L:\0317001 Roeland Park KS 2017 On Call City Eng\DOCUMENTS\RC12-018\RC12-018 Options 8-17-2017.docx





LINE: 5612 ASH UPSTREAM: 5612 ASH DOWNSTREAM: 5635 ROELAND

Downstream 24 "

Reinforced Concrete Pipe 5612 ASH

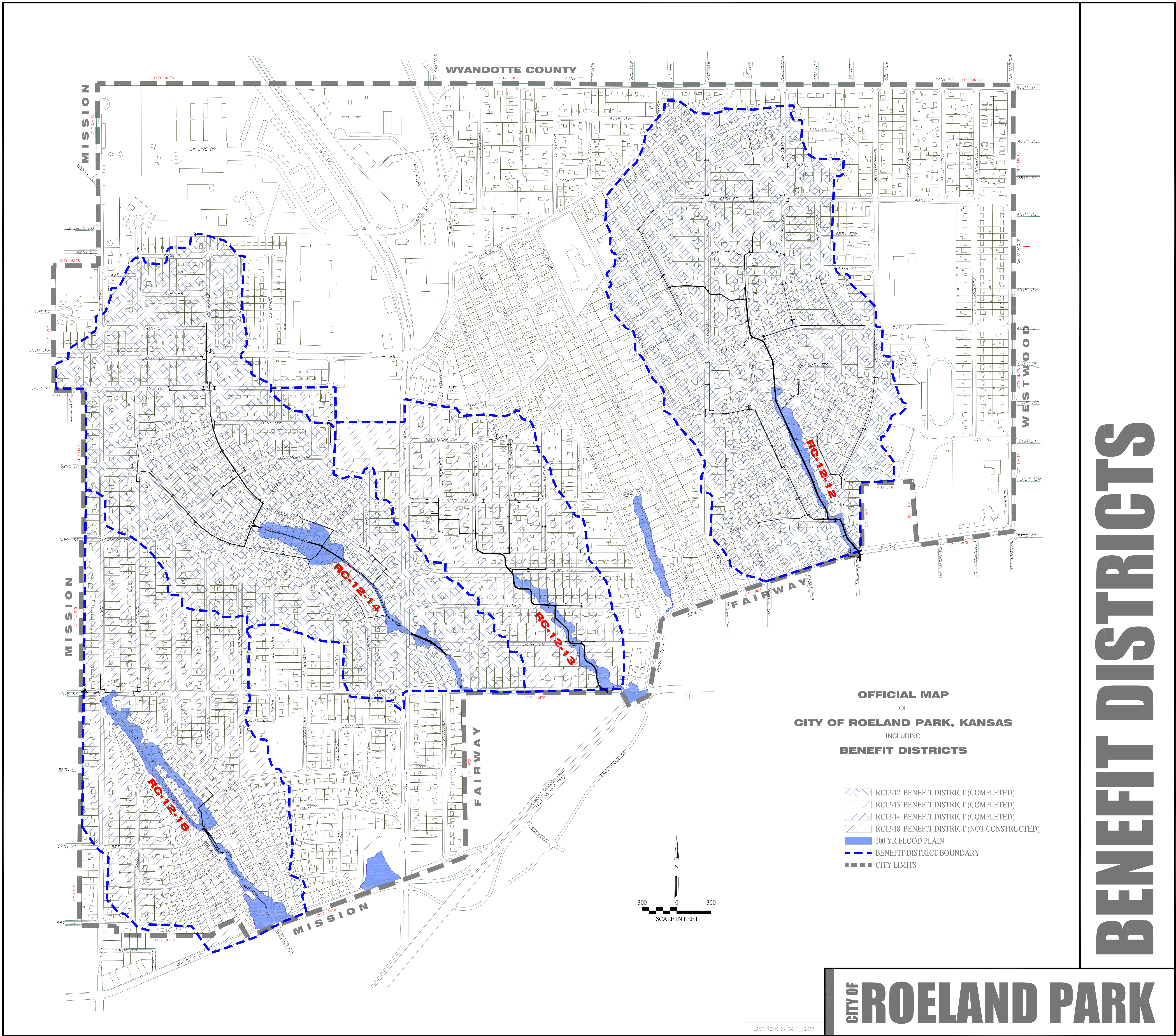


Survey Abandoned
LARGE HOLE

7/31/2017

14:16

157.2 ft.



Preliminary Engineering Report

SMAC Project
RC-12-018



January 14, 2008

Larkin No. KC07-0098.0300



Prepared By



LARKIN GROUP

9200 Ward Parkway, Ste. 400
Kansas City, Missouri 64114
Ph. 816.361.0440

Preliminary Engineering Report

For

SMAC Project RC-12-018 (Cooper Creek) Roeland Park, Kansas

January 14, 2008

Larkin Group Project No. KC07-0098-03

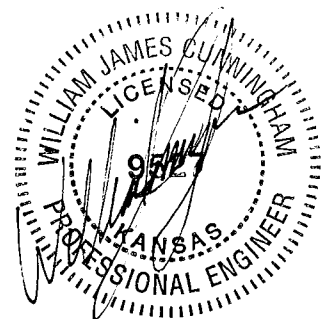


TABLE OF CONTENTS

	Page
I. EXECUTIVE SUMMARY.....	3
II. GENERAL.....	4
II-A. Background.....	4
II-B. Existing Conditions.....	4
II-C. Drainage System Description.....	8
II-D. Standards.....	9
II-E. Utilities.....	10
II-F. Permits.....	10
III. SUMMARY OF FINDINGS.....	11
III-A. Project Limits.....	11
III-B. Hydrology and Hydraulics.....	11
III-C. Alternative No. 1.....	16
III-D. Alternative No. 2.....	20
III-E. Alternative No. 3.....	21
IV. RECOMMENDATIONS.....	22
IV-A. Evaluation of Alternatives.....	22
IV-B. Recommended Improvements.....	22

LIST OF TABLES

Table II-1 Homes with Reported Flooding 5

Table II-2 Flooding Based on Calculations 6

Table II-3 Johnson County Storm Water Management Plan-Flood Problem Rating Table 7

Table III-1 Hydrologic Data..... 12

Table III-2 Evaluation of Existing System..... 14

Table III-3 Alternative No. 1 Cost Summary..... 19

Table III-4 Alternative No. 2 Cost Summary..... 20

Table III-5 Alternative No. 3 Cost Summary..... 21

LIST OF FIGURES

Figure 1 Reports of Past Flooding..... 23

Figure 2 Existing Conditions/Drainage Area Plan 24

Figure 3 Proposed Improvements for Alternative No. 1 25

Figure 4 Proposed Improvements for Alternative No. 2 26

Figure 5 Proposed Improvements for Alternative No. 3 27

I. EXECUTIVE SUMMARY

This report contains a feasibility study for the Stormwater Management Advisory Council (SMAC) Project RC-12-018 for the City of Roeland Park, Kansas. The project is located roughly between Nall Ave on the west, and Ash Avenue on the east, between West 55th Street on the north and Johnson Drive on the south. This project involves Cooper Creek, a partially enclosed tributary of Rock Creek. This project has received a SMAC Benefit Rating Factor of 310 see Table II-3.

At the downstream end of the project, the existing 6' X 5.5' Reinforced Concrete Box (RCB) culvert under Johnson Drive has been replaced with a double 8' x 6' RCB as a part of the East Gateway project. The new RCB has capacity to convey one percent (100 year) flood event. The Roeland Park project will begin north of this project and will utilize those improvements.

Project Improvement Description:

Beginning at the lower end of the project, the open channel between Johnson Drive and 57th Street shall be improved by utilizing bioengineering techniques to stabilize and enhance the natural channel.

Between 57th Street and 55th Street there is an existing 10' x 4' reinforced concrete box (RCB). This RCB has capacity to carry the one percent (100-year) flood event flows. While this structure has the necessary capacity, the limitation of this system is at the entrance to the box. The geometric configuration of this structure and the limited height of fill over the opening do not allow the box to fill to capacity. The resulting overflows run onto Nall Avenue and 55th Street causing flooding along Roeland Drive. There are 12 homes within the project area that have reported street flooding or high water in their yards, and 8 of these homes reporting flooding in their home.

Several alternatives were considered in producing a recommended improvement for the project area. The alternatives were reviewed for their impact to the surrounding areas, construction costs, and function.

The opinion of probable cost for the recommended alternative of this improvements project is \$1,315,000. If this project is accepted in the SMAC program, the City of Roeland Park will be responsible for \$328,750 (twenty five percent of probable cost) and Johnson County would participate in the amount of \$986,250 (seventy five percent of probable cost).

II. General

II-A. Background

Project RC-12-018 is located in the Rock Creek Watershed in Roeland Park, Kansas roughly between 55th Street and Johnson Drive from Nall Avenue to Ash Avenue.

This Preliminary Engineering Study (PES) evaluates the need for storm water improvements to correct flooding problems in this area. The improvements at the downstream section of Cooper Creek have been designed and presently are under construction. This PES will identify the existing drainage problems, evaluate alternatives to correct these problems, and make recommendations for improvements. These improvements will only affect flooding problems within the project limits; problems elsewhere in the drainage area will not be affected by these improvements.

The proposed improvements within this drainage area should not affect the community of Mission, Kansas, located at the upstream and downstream limits of this project. The drainage area and its runoff characteristics will not be altered by these improvements, and the volume of runoff will remain unchanged. The point of discharge into Mission will remain the same as existing, which is the newly constructed box culvert completed as a part of the East Gateway project in Mission, Kansas at Johnson Drive.

The entire proposed project is within the city limits of Roeland Park, although part of the drainage area, west of Maple Street, is located in Mission, Kansas.

II-B. Existing Conditions

The drainage area for this study is located in a residential area. It is generally located between 51st Street on the north, Johnson Drive on the south, Horton Street on the west, and Sherwood Street on the east. The project area is located between Maple Street on the west, and Ash Street on the east, between West 55th Street on the north and Johnson Drive on the south. The drainage area slopes from northwest to southeast and is comprised of approximately 282.8 acres.

Questionnaires were sent to homeowners along the open channel as part of Johnson County's Northeast Watershed Study. The homes located downstream of 55th Street to the Johnson Drive received this questionnaire. Of the twelve residents that responded eight reported flooding in their homes and six of these homes were flooded during the October 4, 1998 flood. Additionally, all

twelve homeowners reported yard and street flooding. Table II-1 summarizes the reported flooding and erosion problems in the project area.

Table II-1
HOMES WITH REPORTED FLOODING

NO.	RESIDENT	COMPLAINT DESCRIPTION
1	5515 Nall Avenue	The homeowner reported flooding before, during, and after the October 1998 flood, indicating the home flooded six times in five years through doors, walls, and floor drains. Also reported was erosion of the property and problems with trash and debris in the channel.
2	5507 Roeland Drive	The homeowner reported flooding before and during the October 1998 flood, indicating the home flooded three times in five years through floor drains.
3	5601 Roeland Drive	The homeowner reported flooding since the October 1998 flood. The home has flooded six times in the past five years.
4	5606 Roeland Drive	The homeowner reported flooding during the October 1998 flood in which water entered the home through doors, floors drains, walls, and windows. No flooding problems have occurred since the October 1998 storm at this property.
5	5635 Roeland Drive	The homeowner reported flooding before and during the October 1998 flood, with water entering the home once in the past five years through floor drains. The homeowner reported the property and neighborhood has flooded once in the past five years.
6	5635A Roeland Drive	The homeowner located behind 5635 Roeland Drive indicated the home has flooded six times in the past five years through doors, floors, walls, floor drains, and window wells. The homeowner reported the property and neighborhood has flooded six times within the past five years.
7	5543 Roeland Drive	The homeowner reported flooding problems in their home as well as street flooding.
8	5200 57 th Street	Water enters the house through a window.
9	5519 Roeland Drive	Street floods in front of the house.
10	5545 Roeland Drive	Street floods in front of the house.
11	5555 Roeland Drive	Street floods in front of the house.
12	5641 Roeland Drive	Street floods in front of the house.

This proposed project will be reviewed by the Stormwater Management Advisory Council (SMAC) and its merits will be weighed against other projects in the Johnson County area. A rating system has been devised by SMAC that gives a point value to various flood events such as number of houses flooded, street flooding that causes emergency vehicles to be rerouted, and erosion and other damage caused by the flood waters. A severity and frequency multiplier is used on these factors to come up with a total rating for the project. The minimum number to be eligible for SMAC funding is 100. Using the data mentioned previously in this report and completing the Flood Problem Rating Table, the project receives 310 points. Table II-3 shows how this number was obtained.

Table II-2
FLOODING BASED ON CALCULATIONS

<u>Houses</u>	<u>Design Storm</u>	
	<u>10 percent</u>	<u>1 percent</u>
5515 Nall Avenue		X
5606 Roeland Drive		X
5601 Roeland Drive		X
5507 Roeland Drive		X
5635 Roeland Drive		X
5635A Roeland Drive		X
5543 Roeland Drive		X
5200 57 th Street		X
<u>Streets</u> (> 7" in roadway)		
5515 Nall Avenue	X	X
5606 Roeland Drive		X
5601 Roeland Drive		X
5507 Roeland Drive	X	X
5635 Roeland Drive		X
5545 Roeland Drive		X
5519 Roeland Drive		X
5545 Roeland Drive		X
5555 Roeland Drive		X
5641 Roeland Drive		X

"X" indicates Flooding

Table II-3

Johnson County Stormwater Management Plan
Flood Problem Rating Table

City: Roeland Park Basin & Watershed: Blue River – Rock Creek

Location: Area between 55th Street and 57th Street from Maple Street to Ash Avenue (RC-12-018)

Description of Problem: Flooding of homes, streets, yards and drainage structures.

Flood Problem Rating

Factor #	Factor Description	Eliminates Factor	Rating Points	Frequency Multiplier	Severity Multiplier	Total Points
1	Loss of Life		40			
2	Flooding of habitable building	3	40	2	3	240
3	Flooding of garages and outbuildings	2	20			
4	Flooding of arterial street of more than 7 inches	5, 6, 7	30			
5	Flooding of collector street of more than 7 inches	4, 6, 7	25			
6	Flooding of residential street of more than 7 inches	4, 5, 7	20	2	1.5	60
7	Widespread or long-term ponding in streets	4, 5, 7				
8	Erosion threatens habitable buildings, utilities, street bridges	9	30			
9	Erosion significant in unmaintained areas	8	10			
10	Erosion causes imminent drainage structure collapse	11, 12	30			
11	Erosion causes marginal drainage structure collapse	10, 12	15			
12	Erosion causes failure of drainage structure	10, 11	10			
13	Other cities receiving benefits		20			
14	Other cities contributing to flooding problem		10	1		10
	Project Total Points					310
	Estimated Total Project Cost (Recommended Alternative)					\$1,315,000
	Priority Rating = Total Project Cost/Total Points					4,242

Applies to #	Frequency Multiplier	Multiplier Value
2-7	One time in ten years or by 6 to 10-to 100-year design storm	1
2-7	Two times in ten years or by 5- to 10-year design storm	2
2-7	Three or more times in 10 years or less than under 5-year design	3
13,14	One city receiving benefit	1
13,14	Two cities receiving benefit	2
13,14	Three or more cities receiving benefit	3

Applies to #	Severity Description	Multiplier Value
1	Number of known deaths *=1 for each death	8
2,3	1-5 buildings flooded historically or by 100-year design storm	1
2,3	6-9 buildings flooded historically or by 100-year design storm	2
2,3	10 or more buildings flooded historically or by 100-year design storm	3
4,5,6	Restricts emergency vehicles	1.5
8	Nuisance erosion creates maintenance problems	1
8	Moderate erosion, failure of structure or facility within next 5 years possible	2
8	Severe erosion, failure of structure or facility imminent	3
10-12	Collapse causes flooding of land by 100-year design storm	1
10-12	Collapse causes flooding of garages/outbuildings by 100-year design storm	1.5
10-12	Collapse causes 1-3 habitable buildings to be flooded	2
10-12	Collapse causes 4-6 habitable buildings to be flooded	3
10-12	Collapse causes more than 6 habitable buildings to be flooded	4

Table II-3, Continued COMMENTS

- Factor NO. 2** See Table II-2 House Flooding based on calculation and Figure 2 Existing Conditions for RC-12-018.
- Factor NO. 6** Roeland Drive floods during the one percent (100-year) design flow. This makes it very possible that emergency vehicle movement would be restricted in this area. Thus, the severity description 1.5 has been applied.
- Factor NO. 14** There are total of 161 acres of land in Mission, Kansas that drain into the RC-12-018 study area. Therefore this part of Mission contributes to the flooding problems in Roeland Park.

II-C Drainage System Description

The streets in this area are improved streets having curb and gutter. The drainage area for this study is located in a residential area.

Figure 2 provides a schematic diagram of the existing storm drainage system. The most downstream end of the study area is located at the north side of Johnson Drive near Roeland Drive. South of the open channel, a new double 8' x 6' RCB is being constructed. Upstream of the proposed RCB, the existing unimproved open channel runs for nearly 1000 feet behind the houses on Roeland Drive and Ash Street. At the south side of West 57th Street an existing 10' x 5' RCB runs under West 57th Street which then reduces to 10' x 4' RCB. It continues upstream approximately 1740 feet first under 57th Street and then curving on to Roeland Drive and then under 55th Street and daylight 20 feet north of 55th Street. At the upstream end of this RCB an area of 126 acres drain to this RCB and all this area is located in the City of Mission. The trapezoidal channel upstream of the RCB is marginally adequate to convey the one percent (100-year) flow. The channel is overtopped by the one percent (100-year) flow of 546 CFS. In reviewing the AIMS topography, for about 300 feet upstream of the RCB entrance, it appears that a small berm (providing 3 feet elevation difference between channel flow line and top of berm) has been graded along the east bank of the concrete channel. The houses to the east of the channel (houses located on the west side of Nall) have backyards that slope from the channel towards the house and are marginally protected by the berm for the one percent (100-year) peak. The four marginally protected homes are located in Roeland Park. No assessment of the capacity of the channel further upstream into Mission has been conducted. The intersection of 55th Street and Nall Avenue and Roeland Drive south of this intersection have had more than 7" of water on the roadway during the one percent (100-year) storm.

There are four enclosed stormwater collection systems that feed the RCB near the upstream end (55th Street and Nall Avenue intersection). The first enclosed system on the Nall Avenue starts from 56th street to the junction box on the 55th street. There are six curb inlets at locations, draining an area of roughly 19 acres. This system is not adequate to capture 10 percent (10 year) flood event nor does it have pipe capacity to carry these flows. The second system runs along the north side of 55th Street east of Nall Avenue from intersection of 55th Street and Rosewood Street. This system has nine inlets and drains nearly 22 acres. Part of the runoff (around 17 cfs) from this drainage area runs along Ash Avenue south of 55th Street as described by the AIMS topography. The third enclosed system runs along 55th street west of Nall Avenue and all these drainage areas fall in the City of Mission. This system has 16 curb inlets along 55th street, 4 structures on Reeds Street and 4 structures on Maple Street. All these structures drain nearly 35 acres. The fourth system is at the intersection of 56th Street and Nall Avenue, this system has 8.5 acres and the pipe drains towards the intersection of 55th Street and Nall. These lateral systems are tributary to 55th Street & Nall Avenue intersection is not adequate to satisfy APWA criteria for the one percent (100-year) flows. The number of inlets on these four systems is not adequate to feed the pipes and the downstream section of the pipes on Nall Avenue and 55th Street (east of Nall) nor is these systems adequate to carry 10 percent (10 year) storm event.

Along Roeland Drive there are 11 curb inlets that drain nearly 22 acres directly into the 10' x 4' RCB. The upper half section of Roeland Drive can convey up to 150 CFS in the street without exceeding 7" at the crown of road and without flooding adjacent houses, and the lower part of the road can convey 100 CFS without exceeding 7" at the crown of road and without flooding adjacent houses. The excess overland flow from the 55th Street and Nall Avenue intersection, in combination with the gutter flow that will bypass the curb inlets along Roeland Drive, will exceed this allowable amount.

The enclosed system from the intersections of Rosewood and Ash Avenue and 56th Street and Ash Avenue and from the backyards of the houses on Roeland Park drain into the 10' x 4' RCB through a 36" RCP. This system has 6 curb inlets and 3 area inlets that collect stormwater from nearly 21 acres, in addition to 17 cfs coming from the system on 55th Street (east of Nall). Most of these enclosed systems are undersized and do not have enough inlets to contain the 10 percent (10-year) design flow.

II-D. Standards

The American Public Works Association (APWA) Design Criteria, Section 5600 will determine the design parameters for this project as stated in the Johnson County Stormwater Master Plan. It requires that a one percent annual occurrence storm (100-year) event overtops the crest of the roadway no more than 7 inches.

II-E. Utilities

The locations of utilities in the study area were estimated using the preliminary plans for storm drainage improvements generated in 1994 for the City. Sanitary sewer locations were obtained from Johnson County Unified Wastewater District GIS system. Utilities potentially in conflict with proposed improvements include water, sanitary, gas and electric.

II-F. Permits

A NPDES Land Disturbance Permit will be required because the construction of improvements will disturb more than one acre of land. A Department of the Army Corps of Engineers Section 404 permit will also be required for modification work on the RCB and the stabilization work within the open natural channel.

III. Summary of Findings

III-A. Project Limits

The drainage area for this study is located in a residential area. It is generally located between W 51st Street on the north, Johnson Drive on the south, Horton Street on the west, and Sherwood Street on the east. The project area is located between 55th Street and Johnson Drive on the north and south and Maple Street on the west and Ash Avenue on the east.

-B. Hydrology and Hydraulics

Using Johnson County AIMS mapping, it was determined that the total drainage area at the downstream end of the project (Johnson Drive) is approximately 282 acres. The time of concentration to the downstream end is 38.57 minutes. Peak flow for the 10 percent (10-year) storm at 57th Street is $Q_{10} = 429$ cubic feet per second (cfs) and for the one percent (100-year) storm is $Q_{100} = 1108$ cfs.

Furthermore, downstream of 57th Street, the AIMS topography suggests that most of the houses in Cooper Creek Watershed are outside the one percent (100 year) floodplain. Also, the engineering plans of Gateway Storm Drainage Improvement project as designed by Black & Veatch show one percent (100 year) hydraulic grade line (HGL) at 931.52 and headwall is 933.00 for the new double RCB under Johnson Drive. The capacity of new double 8' x 6' RCB will capture flows and in-turn will reduce the limits of One percent (100 year) floodplain between Roeland Drive and Ash Avenue.

The rational method as defined by APWA Design Criteria was used to define anticipated design flows. The variables in the equation are the runoff coefficient (C), time of concentration (T_C) as determined from the overland flow method, rainfall intensity (I) from the intensity-duration-frequency curves for Kansas City, "K" a dimensionless coefficient to account for antecedent precipitation, and the tributary drainage area (A). For this project the composite runoff coefficient used for the majority of the drainage basin is 0.51. The coefficient "K" for a 10 percent (10-year) storm is 1.0 and 1.25 for a one percent (100-year) storm.

Table III-1, III-2 lists the time of concentration (T_C), rainfall intensity (I), tributary drainage area (A), peak runoff resulting from a 10-year return frequency storm (Q_{10}), and peak runoff resulting from a one percent (100-year) return frequency storm (Q_{100}) for each pipe according to the diagram of the existing system shown on Figure 2 (back of report).

Table III-1**HYDROLOGIC DATA OF EXISTING SYSTEM**

Upstream Structure	Down-stream inlet	Tc	C	Sub area (ac)	100-Yr Flow (cfs)	Rainfall intensity (in)		Flow to Structure (cfs)		Structure Capacity (cfs)		Runoff Q (cfs)	
						10-Yr	100-Yr	10-Yr	100-Yr	10-Yr	100-Yr	10-Yr	100-Yr
OC	RCB	29.57	0.51	126.04	546.0	3.80	5.56	325.0	546.00	693.00	693.00	0.00	446.5
1	3	15.79	0.51	9.55	44.0	5.04	7.23	24.5	44.00	10.37	11.39	14.13	32.61
2	4	11.55	0.51	1.81	9.4	5.77	8.17	5.3	9.40	4.60	7.09	0.70	2.31
3	6	6.52	0.51	0.73	4.5	6.91	9.72	16.7	37.20	9.09	11.21	7.61	25.99
4	5	16.02	0.51	3.60	16.5	5.01	7.19	9.9	18.80	6.92	9.53	2.98	9.27
5	6	12.94	0.51	1.89	9.4	5.51	7.82	8.3	18.70	5.74	8.21	2.56	10.49
6	RCB	12.34	0.51	1.24	6.3	5.62	7.97	13.8	42.80	8.31	11.36	5.49	31.44
7	8	9.52	0.51	5.60	29.9	5.91	8.37	16.9	29.90	8.53	9.83	8.37	20.07
8	9	11.55	0.51	1.21	6.3	5.77	8.17	11.9	26.40	8.05	11.42	3.85	14.98
9	10	15.27	0.51	3.87	18.0	5.10	7.31	13.9	33.00	7.89	9.96	6.01	23.04
10	11	12.25	0.51	1.10	5.6	5.64	7.99	9.2	28.60	6.84	11.67	2.36	16.93
11	12	7.45	0.51	7.04	42.2	6.67	9.39	26.3	59.10	11.41	12.79	14.89	46.31
12	13	11.13	0.51	1.46	7.7	5.85	8.28	19.2	54.00	10.24	12.74	8.96	41.26
13	RCB	11.71	0.51	1.55	8.0	5.74	8.12	13.5	49.30	7.79	10.22	5.71	39.08
14	RCB	6.10	0.51	0.30	1.9	7.03	9.88	1.1	1.90	1.08	1.86	0.02	0.04
15	RCB	13.23	0.51	1.14	5.6	5.46	7.75	3.2	5.60	3.06	5.12	0.14	0.48
16	RCB	9.63	0.51	0.50	2.8	6.16	8.70	1.6	2.80	1.56	2.68	0.04	0.12
17	RCB	7.00	0.51	0.87	5.3	6.78	9.55	13.5	86.70	9.63	16.73	3.87	69.97
18	RCB	7.72	0.51	5.54	32.9	6.60	9.30	28.4	126.00	12.19	13.72	16.21	112.28
19	RCB	12.15	0.51	0.84	4.3	5.65	8.01	6.3	74.30	5.27	13.67	1.03	60.63
20	RCB	12.02	0.51	1.22	6.3	5.68	8.05	4.5	66.80	4.09	14.96	0.41	51.84
21	RCB	7.25	0.51	2.29	13.8	6.72	9.46	24.0	126.10	14.02	19.25	9.98	106.85
22	RCB	8.58	0.51	0.13	0.7	6.39	9.02	0.9	52.60	0.87	14.11	0.03	38.49
23	RCB	16.75	0.51	4.93	22.3	4.93	7.08	22.4	129.10	9.74	10.94	12.66	118.16
24	RCB	8.06	0.51	0.81	4.7	6.51	9.19	2.7	43.30	2.57	14.37	0.13	28.93
25	RCB	8.36	0.51	3.57	20.7	6.44	9.09	24.4	138.80	12.01	14.41	12.39	124.39
26	27	13.22	0.51	1.77	8.7	5.47	7.75	4.9	8.70	4.20	6.32	0.70	2.38
27	28	9.37	0.51	0.29	1.6	6.21	8.78	1.7	2.40	1.62	2.31	0.08	0.09
28	29	18.06	0.51	1.76	7.7	4.78	6.89	4.3	16.50	3.78	8.79	0.52	7.71
29	RCB	11.79	0.51	0.60	3.1	5.72	8.10	2.3	10.80	2.19	7.17	0.11	3.63
30	RCB	7.21	0.51	1.61	9.7	6.73	9.48	5.5	9.70	4.53	6.72	0.97	2.98
31	32	11.38	0.51	1.29	6.8	5.80	8.21	3.8	6.80	3.11	4.58	0.69	2.22
32	33	17.91	0.51	4.06	17.9	4.80	6.91	10.6	20.10	5.78	6.96	4.82	13.14
33	28	7.57	0.51	0.96	5.7	6.64	9.35	8.1	18.80	6.65	11.42	1.45	7.38

Upstream Structure	Down-stream inlet	Tc	C	Sub-area (ac)	100-Yr Flow (cfs)	Rainfall intensity (in)		Flow to Structure (cfs)		Structure Capacity (cfs)		Runoff Q (cfs)	
						10-Yr	100-Yr	10-Yr	100-Yr	10-Yr	100-Yr	10-Yr	100-Yr
34	35	11.03	0.51	3.24	17.1	5.87	8.30	9.7	17.1	5.54	6.75	4.16	10.35
35	SUMP	8.54	0.51	7.18	41.4	6.40	903	29.0	59.2	25.24	25.24	3.76	33.96
36	SUMP	7.89	0.51	0.68	4.0	6.56	9.24	6.1	33.9	25.24	25.24	0.00	7.76
37	RCB	6.57	0.51	2.21	13.7	6.90	9.71	7.8	13.70	6.34	9.36	1.46	4.34
38	39	13.36	0.51	2.60	12.8	5.44	7.72	7.2	12.80	6.07	8.94	1.13	3.86
39	UN	5.16	0.51	0.31	2.0	7.31	10.26	2.3	5.90	2.27	5.18	0.03	0.72
40	42	5.24	0.51	0.52	3.4	7.28	10.23	1.9	3.40	1.87	3.13	0.03	0.27
41	43	14.29	0.51	2.61	12.5	5.27	7.49	7.0	12.50	5.57	8.12	1.43	4.38
42	45	11.04	0.51	0.34	1.8	5.87	8.30	1.1	2.10	1.07	1.99	0.03	0.11
43	44	20.01	0.51	3.38	14.3	4.58	6.62	9.3	18.60	7.12	10.75	2.18	7.85
44	46	16.64	0.51	1.00	4.5	4.94	7.10	4.7	12.40	4.20	8.58	0.50	3.82
45	48	10.08	0.51	0.93	5.1	6.06	8.57	2.9	5.10	2.48	3.72	0.42	1.38
46	47	15.50	0.51	1.49	6.9	5.10	7.25	4.4	10.70	4.01	8.11	0.39	2.59
47	55	14.33	0.51	3.39	16.2	5.28	7.50	9.5	18.80	7.22	10.80	2.28	8.00
48	55	7.40	0.51	0.33	2.0	6.68	9.41	1.5	3.40	1.47	2.95	0.03	0.45
49	53	7.94	0.51	0.83	4.9	6.54	9.23	2.8	4.90	2.38	3.53	0.42	1.37
50	51	13.22	0.51	2.46	12.2	5.47	7.75	6.9	12.20	4.26	5.29	2.64	6.91
51	52	5.00	0.51	0.22	1.5	7.45	10.45	3.4	8.30	2.79	4.66	0.61	3.64
52	54	11.24	0.51	1.79	9.4	5.82	8.25	6.0	13.10	3.96	5.38	2.04	7.72
53	55	7.12	0.51	0.37	2.2	6.75	9.51	1.7	3.60	1.56	2.88	0.14	0.72
54	55	10.54	0.51	1.89	10.2	5.97	8.44	7.7	17.90	4.51	5.68	3.19	12.22
55	52	8.29	0.51	1.74	10.1	6.46	9.11	8.1	18.50	6.42	10.73	1.68	7.77
56	60	9.51	0.51	0.20	1.1	6.18	8.73	0.6	1.10	0.63	1.09	-0.03	0.01
57	58	11.73	0.51	3.19	16.5	5.73	8.12	9.3	16.50	5.00	5.83	4.30	10.67
58	59	5.32	0.51	0.17	1.1	7.25	10.19	5.0	11.80	3.62	5.41	1.38	6.39
59	61	11.46	0.51	2.26	11.8	5.78	8.19	8.0	6.40	4.69	4.19	3.31	2.21
60	62	10.13	0.51	0.62	3.4	6.05	8.55	1.9	3.40	1.77	2.80	0.13	0.60
61	62	11.99	0.51	1.61	8.3	5.68	8.05	8.0	10.40	4.68	5.21	3.32	5.19
62	63	11.78	0.51	2.19	11.3	5.72	8.11	9.7	16.60	5.10	5.88	4.60	10.72
63	RCB	12.80	0.51	1.03	5.2	5.54	7.85	7.5	15.80	4.57	5.84	2.93	9.96
64	OPEN CHAN	38.57	0.51	256.00	1103.6	3.80	5.56	429.0	788.0	693.00	693.00	0.00	95.00

Table III-2
Evaluation of Existing System

INLET/FLOW INFORMATION														10 YEAR					100 YEAR				
Structure Name	Inlet area	C	Tc	I10	Q10	I100	Q100	Curb Type	Inlet size	street slope	Qo	Qa	Inlet cap	cfs to inlet	to	Bypass Flow	Spread ft	cfs to inlet	Qo	Qa	Inlet cap	Bypass Flow	Spread ft
OC	126.0	0.51	29.57	3.80	244.4	5.56	446.3	CH	33.75	0.014	0.86	51.94	51.94	546.0	RCB	494.06	50.88	546.0	0.86	51.94	492.0	54.00	63.78
1	9.55	0.51	15.79	5.04	24.5	7.23	44.0	B	8	0.021	0.69	11.59	10.37	24.5	3	14.16	19.81	44.0	0.69	11.59	11.39	32.63	24.66
2	1.81	0.51	11.55	5.77	5.3	8.17	9.4	B	10	0.021	0.69	13.94	4.60	5.3	4	0.72	11.17	9.4	0.69	13.94	7.09	2.34	13.84
3	0.73	0.51	6.52	6.91	2.6	9.72	4.5	B	8	0.021	0.69	11.59	9.09	16.7	6	7.65	8.50	37.2	0.69	11.59	11.21	25.94	10.51
4	3.60	0.51	16.02	5.01	9.2	7.19	16.5	B	8	0.021	0.69	11.59	6.92	9.9	5	3.00	13.71	18.8	0.69	11.59	9.53	9.31	17.07
5	1.89	0.51	12.94	5.51	5.3	7.82	9.4	B	6	0.021	0.69	9.25	5.74	8.3	6	2.58	11.16	18.7	0.69	9.25	8.21	10.53	13.83
6	1.24	0.51	12.34	5.62	3.6	7.97	6.3	B	8	0.021	0.69	11.59	8.31	13.8	RCB	5.47	9.60	42.8	0.69	11.59	11.36	31.40	11.89
7	5.60	0.51	9.52	5.91	16.9	8.37	29.9	B	6	0.017	0.77	10.28	8.53	16.9	8	8.34	17.91	29.9	0.77	10.28	9.83	20.07	22.19
8	1.21	0.51	11.55	5.77	3.6	8.17	6.3	B	8	0.017	0.77	12.89	8.05	11.9	9	3.85	9.99	26.4	0.77	12.89	11.42	14.95	12.38
9	3.87	0.51	15.27	5.10	10.1	7.31	18.0	B	6	0.017	0.77	10.28	7.89	13.9	10	6.02	14.75	33.0	0.77	10.28	9.96	23.03	18.36
10	1.10	0.51	12.25	5.64	3.2	7.99	5.6	B	8	0.017	0.77	12.89	6.84	9.2	11	2.35	9.56	28.6	0.77	12.89	11.67	16.96	11.84
11	7.04	0.51	7.45	6.67	23.9	9.39	42.2	B	8	0.017	0.77	12.89	11.41	26.3	12	14.88	20.42	59.1	0.77	12.89	12.79	46.33	25.25
12	1.46	0.51	11.13	5.85	4.4	8.28	7.7	B	8	0.017	0.77	12.89	10.24	19.2	13	8.99	10.78	54.0	0.77	12.89	12.74	41.30	13.35
13	1.55	0.51	11.71	5.74	4.5	8.12	8.0	B	6	0.017	0.77	10.28	7.79	13.5	RCB	5.73	10.94	49.3	0.77	10.28	10.22	39.11	13.55
14	0.30	0.51	6.10	7.03	1.1	9.88	1.9	B	7	0.010	1.00	15.10	1.08	1.1	RCB	0.00	7.05	1.9	1.00	15.10	1.86	0.03	8.71
15	1.14	0.51	13.23	5.46	3.2	7.75	5.6	B	10	0.010	1.00	20.20	3.06	3.2	RCB	0.12	10.58	5.6	1.00	20.20	5.12	0.52	13.11
16	0.50	0.51	9.63	6.16	1.6	8.70	2.8	B	8.5	0.010	1.00	17.65	1.56	1.6	RCB	0.01	8.12	2.8	1.00	17.65	2.68	0.09	10.05
17	0.87	0.51	7.00	6.78	3.0	9.55	5.3	B	8	0.010	1.00	16.80	9.63	13.5	RCB	3.85	10.36	86.7	1.00	16.80	16.73	69.97	12.81
18	5.54	0.51	7.72	6.60	18.6	9.30	32.9	B	8	0.015	0.82	13.72	12.19	28.4	RCB	16.18	19.03	126.0	0.82	13.72	13.72	112.25	23.54
19	0.84	0.51	12.15	5.65	2.4	8.01	4.3	B	8	0.015	0.82	13.72	5.27	6.3	RCB	1.01	8.85	74.3	0.82	13.72	13.67	60.59	10.97
20	1.22	0.51	12.02	5.68	3.5	8.05	6.3	B	9	0.015	0.82	15.11	4.09	4.5	RCB	0.45	10.20	66.8	0.82	15.11	14.96	51.88	12.64
21	2.29	0.51	7.25	6.72	7.8	9.46	13.8	B	12	0.015	0.82	19.27	14.02	24.0	RCB	10.00	13.76	126.1	0.82	19.27	19.25	106.81	17.01
22	0.13	0.51	8.58	6.39	0.4	9.02	0.7	B	8.5	0.015	0.82	14.41	0.87	0.9	RCB	0.00	4.60	52.6	0.82	14.41	14.11	38.52	5.70
23	4.93	0.51	16.75	4.93	12.4	7.08	22.3	B	6	0.015	0.82	10.94	9.74	22.4	RCB	12.65	16.33	129.1	0.82	10.94	10.94	118.12	20.34
24	0.81	0.51	8.06	6.51	2.7	9.19	4.7	B	9	0.015	0.82	15.11	2.57	2.7	RCB	0.12	9.21	43.3	0.82	15.11	14.37	28.89	11.39
25	3.57	0.51	8.36	6.44	11.7	9.09	20.7	B	8.5	0.015	0.82	14.41	12.01	24.4	RCB	12.37	16.00	138.8	0.82	14.41	14.41	124.40	19.79
26	1.77	0.51	13.22	5.47	4.9	7.75	8.7	AI	6	0.015	0.82	10.94	4.20	4.9	27	0.73	11.56	8.7	0.82	10.94	6.32	2.43	14.33
27	0.29	0.51	9.37	6.21	0.9	8.78	1.6	AI	6	0.015	0.82	10.94	1.62	1.7	28	0.03	6.16	2.4	0.82	10.94	2.31	0.12	7.62
28	1.76	0.51	18.06	4.78	4.3	6.89	7.7	AI	6	0.015	0.82	10.94	3.78	4.3	29	0.54	10.97	16.5	0.82	10.94	8.79	7.72	13.68
29	0.60	0.51	11.79	5.72	1.8	8.10	3.1	AI	6	0.015	0.82	10.94	2.19	2.3	RCB	0.10	7.84	10.8	0.82	10.94	7.17	3.65	9.71
30	1.61	0.51	7.21	6.73	5.5	9.48	9.7	B	10	0.032	0.56	11.29	4.53	5.5	RCB	0.99	10.47	9.7	0.56	11.29	6.72	3.00	12.94

Structure Name	Inlet area	C	Tc	I10	Q10	I100	Q100	Curb Type	Inlet size	street slope	Qo	Qa	Inlet cap	cfs to inlet	to	Bypass Flow	Spread ft	cfs to inlet	Qo	Qa	Inlet cap	Bypass Flow	Spread ft
31	1.29	0.51	11.38	5.80	3.8	8.21	6.8	B	8	0.052	0.44	7.37	3.11	3.8	32	0.70	8.32	6.8	0.44	7.37	4.58	2.17	10.30
32	4.06	0.51	17.91	4.80	9.9	6.91	17.9	B	8	0.052	0.44	7.37	5.78	10.6	33	4.86	11.91	20.1	0.44	7.37	6.96	13.09	14.84
33	0.96	0.51	7.57	6.64	3.2	9.35	5.7	B	8	0.011	0.95	16.02	6.65	8.1	28	1.46	10.48	18.8	0.95	16.02	11.42	7.40	12.96
34	3.24	0.51	11.03	5.87	9.7	8.30	17.1	B	8	0.052	0.44	7.37	5.54	9.7	35	4.15	11.80	17.1	0.44	7.37	6.75	10.40	14.61
35	7.18	0.51	8.54	6.40	23.4	9.03	41.4	B	8	0.010	1.00	16.80	25.24	29.0	SUMP	3.80	22.38	59.2	1.00	16.80	25.24	33.91	27.69
36	0.68	0.51	7.89	6.56	2.3	9.24	4.0	B	8	0.010	1.00	16.80	25.24	6.1	SUMP	-19.17	9.33	33.9	1.00	16.80	25.24	8.67	11.54
37	2.21	0.51	6.57	6.90	7.8	9.71	13.7	B	10	0.017	0.77	15.49	6.34	7.8	RCB	1.43	13.39	13.7	0.77	15.49	9.36	4.31	16.55
38	2.60	0.51	13.36	5.44	7.2	7.72	12.8	B	4	0.005	1.41	14.14	6.07	7.2	39	1.14	16.38	12.8	1.41	14.14	8.94	3.86	20.31
39	0.31	0.51	5.16	7.31	1.2	10.26	2.0	B	4	0.005	1.41	14.14	2.27	2.3	UN	0.03	8.24	5.9	1.41	14.14	5.18	0.70	10.18
40	0.52	0.51	5.24	7.28	1.9	10.23	3.4	B	12	0.026	0.62	14.64	1.87	1.9	42	0.06	7.34	3.4	0.62	14.64	3.13	0.26	9.06
41	2.61	0.51	14.39	5.27	7.0	7.49	12.5	B	10	0.026	0.62	12.53	5.57	7.0	43	1.45	11.90	12.5	0.62	12.53	8.12	4.34	14.76
42	0.34	0.51	11.04	5.87	1.0	8.30	1.8	B	14	0.026	0.62	16.74	1.07	1.1	45	0.01	5.77	2.1	0.62	16.74	1.99	0.06	7.14
43	3.38	0.51	20.01	4.58	7.9	6.62	14.3	B	12	0.026	0.62	14.64	7.12	9.3	44	2.23	12.44	18.6	0.62	14.64	10.75	7.85	15.53
44	1.00	0.51	16.64	4.94	2.5	7.10	4.5	B	12	0.026	0.62	14.64	4.20	4.7	46	0.55	8.10	12.4	0.62	14.64	8.58	3.80	10.09
45	0.93	0.51	10.08	6.06	2.9	8.57	5.1	B	4	0.026	0.62	6.20	2.48	2.9	48	0.40	8.52	5.1	0.62	6.20	3.72	1.42	10.54
46	1.49	0.51	15.50	5.10	3.9	7.25	6.9	B	14	0.026	0.62	16.74	4.01	4.4	47	0.42	9.53	10.7	0.62	16.74	8.11	2.58	11.82
47	3.39	0.51	14.33	5.28	9.1	7.50	16.2	B	12	0.026	0.62	14.64	7.22	9.5	55	2.33	13.14	18.8	0.62	14.64	10.80	7.99	16.29
48	0.33	0.51	7.40	6.68	1.1	9.41	2.0	B	6	0.026	0.62	8.31	1.47	1.5	55	0.05	5.99	3.4	0.62	8.31	2.95	0.45	7.40
49	0.83	0.51	7.94	6.54	2.8	9.23	4.9	B	4	0.029	0.59	5.88	2.38	2.8	53	0.39	8.23	4.9	0.59	5.88	3.53	1.35	10.18
50	2.46	0.51	13.22	5.47	6.9	7.75	12.2	B	4	0.029	0.59	5.88	4.26	6.9	51	2.59	11.57	12.2	0.59	5.88	5.29	6.87	14.34
51	0.22	0.51	4.70	7.45	0.8	10.45	1.5	B	4	0.029	0.59	5.88	2.79	3.4	52	0.64	5.25	8.3	0.59	5.88	4.66	3.68	6.48
52	1.79	0.51	11.24	5.82	5.3	8.25	9.4	B	4	0.029	0.59	5.88	3.96	6.0	54	2.00	10.52	13.1	0.59	5.88	5.38	7.71	13.02
53	0.37	0.51	7.12	6.75	1.3	9.51	2.2	B	4	0.029	0.59	5.88	1.56	1.7	55	0.10	6.15	3.6	0.59	5.88	2.88	0.71	7.61
54	1.89	0.51	10.54	5.97	5.7	8.44	10.2	B	4	0.029	0.59	5.88	4.51	7.7	55	3.23	10.83	17.9	0.59	5.88	5.68	12.19	13.41
55	1.74	0.51	8.29	6.46	5.7	9.11	10.1	B	12	0.026	0.62	14.64	6.42	8.1	52	1.69	11.03	18.5	0.62	14.64	10.73	7.81	13.65
56	0.20	0.51	9.51	6.18	0.6	8.73	1.1	B	4	0.027	0.61	6.14	0.63	0.6	60	0.00	4.80	1.1	0.61	6.14	1.09	0.02	5.95
57	3.19	0.51	11.73	5.73	9.3	8.12	16.5	B	4	0.027	0.61	6.14	5.00	9.3	58	4.33	13.19	16.5	0.61	6.14	5.83	10.68	16.35
58	0.17	0.51	5.32	7.25	0.6	10.19	1.1	B	4	0.027	0.61	6.14	3.62	5.0	59	1.33	4.80	11.8	0.61	6.14	5.41	6.38	5.93
59	2.26	0.51	11.46	5.78	6.7	8.19	11.8	B	4	0.027	0.61	6.14	4.69	8.0	61	3.31	11.63	6.4	0.61	6.14	4.19	2.18	14.41
60	0.62	0.51	10.13	6.05	1.9	8.55	3.4	B	4	0.027	0.61	6.14	1.77	1.9	62	0.14	7.28	3.4	0.61	6.14	2.80	0.60	9.02
61	1.61	0.51	11.99	5.68	4.7	8.05	8.3	B	4	0.027	0.61	6.14	4.68	8.0	62	3.29	10.18	10.4	0.61	6.14	5.21	5.24	12.61
62	2.19	0.51	11.78	5.72	6.4	8.11	11.3	B	4	0.026	0.62	6.20	5.10	9.7	63	4.58	11.49	16.6	0.62	6.20	5.88	10.68	14.24
63	1.03	0.51	12.80	5.54	2.9	7.85	5.2	B	4	0.026	0.62	6.20	4.57	7.5	RCB	2.92	8.55	15.8	0.62	6.20	5.84	10.00	10.60
64	126.0	0.51	29.57	3.80	244.4	5.56	446.3	CH	33.75	0.014	0.86	51.94	51.51	244.4	RCB	192.89	50.88	446.3	0.86	51.94	106.5	339.84	63.78

III-C. Alternative No. 1

The scope of this project is to develop conceptual improvements that will address flooding problems along Roeland Drive from W 55th street and Johnson Drive. A diagram of the proposed improvements for Alternative No. 1 is shown in the Figure 3.

III. Open Channel Stabilization

At the downstream end of the project, under the major improvements at Johnson Drive the existing 6' x 5.5' RCB on Cooper Creek is being replaced by double 8' x 6' RCB. By these improvements, the new double RCB will capture one percent (100 year) storm event, reduce the limits of one percent (100-year) floodplain, and also stop flooding of Roeland Drive and Ash Street near Johnson Drive. No houses have reported flooding in this area. The open channel between this culvert and 57th Street shall be stabilized by installing grade control structures and biotechnical methods.

IV. Lower End-Section of 10' x 4' RCB

An existing 10' x 4' RCB culvert under 57th street daylights into open channel south of 57th Street. The physical inspection of the structure revealed that it is in fairly good condition. One building reported flooding in this area; also 57th street is overtopped by more than 7 inches during the one percent flood. To prevent this flooding, the creek will need to be reconfigured for 60 feet downstream of the RCB to accommodate flow. The proposed solution is to increase the size of the RCB from 10' x 4' to 14' x 5' for about 60 feet and add two additional curb inlets to capture runoff from the street. With these improvements, this section of the RCB will carry the one percent (100-year) flood.

Available information indicates no utility conflicts associated with the proposed work.

V. Entrance Section of 10' x 4' RCB

There is no reported flooding of buildings in this area. At the upstream end of the project, the 10' x 4' RCB daylights 20 feet north of the 55th Street. The wing walls extend straight out for 15 feet and then transition to existing trapezoidal channel for another 25 feet. The bottom of the trapezoidal channel is 10 feet wide. As stated there is no reported flooding of buildings in this area, but the ability to collect and convey flows by this system is dictated by the inlet geometry and size of the existing underground RCB. The box itself has the capacity to convey the large 1 percent (100 year) flood, but the entrance will need to be reconstructed to adequately collect the water before overtopping the yards. In reviewing

the AIMS topography, it appears that a small berm (providing 3 feet elevation difference between channel flow line and top of berm has been graded along the east bank of the concrete channel, for about 300 feet upstream of the RCB entrance. The houses to the east of the channel (Houses located on west side of Nall Avenue) have backyards that slope from the channel toward the house and are marginally protected by the berm for the one percent (100 year) peak flow. No assessment of the capacity of the channel farther upstream into Mission has been conducted. The overflow during this storm event will flood the house on the northwest corner of the intersection of 55th Street and Nall Ave and will overtop 55th Street by more than 7 inches (which already has flooding problems due to enclosed systems of Nall Ave and 55th Street).

To prevent the anticipated flooding it is recommended that 40 feet of the channel transition upstream of existing headwall be removed and reconstructed. This will entail removing the existing headwall and nearly 20 ft. RCB (up to second 45 degree bend in 10' x 4' RCB) to north side of 55th Street. A new entrance will be developed by reconstructing 20 ft. of the RCB creating a transition that will help shape the water from the spread out channel shape to the shape of the RCB. This will consist of a 12' x 5' opening at the entrance and transitioning down in size to match existing 10' x 4' RCB at north side of 55th Street. This section will be constructed in a smooth curve and a bevel top along the headwall entrance will be formed to improve the entrance and minimize the energy losses. A portion of the upstream channel will also be removed and replaced and utilized to shape the water towards the culvert entrance. These improvements may vary once detailed survey is taken, but generally, this improved entrance will help utilize the existing capacity of the RCB already in place.

Available information indicates no utility conflicts associated with the proposed work.

VI. Nall Avenue Enclosed System

The AIMS Topography reveals that northeast corner of the intersection of 55th Street and Nall Avenue is a low area and therefore is in "sump". That is the water must build up to a standing depth in this area. It is proposed to put additional two large curb inlets on the east side of Nall and replace the existing two inlets, all four inlets will be in a sump condition which allows for the collection of large amounts of flow into a few inlets. The size of the stormwater piping system in this intersection will be changed to carry existing flows and new additional flows.

Available information indicates no utility conflicts associated with the proposed work.

VII. 55th Street (East of Nall) Enclosed System

This system is adequate to capture and carry 10 percent (10 year) storm event. The AIMS Topography suggests that the downstream end of this system is in a sump condition. To improve this system it is recommended that one large curb inlet be added in this area and the existing curb inlet be replaced. Also the pipe segment at the downstream end should be removed and replaced with the appropriate size. This system along with the Nall Avenue stormwater collection system will be joined together and connected to the existing 10' x 4' RCB.

Available information indicates no utility conflicts associated with the proposed work.

VIII. 55th Street (West of Nall) Enclosed System

The existing system which is part of the City of Mission is adequate to carry 10 percent (10 year) flood event. The overflow of this system shall be partly captured by the new inlets at 55th Street and Nall Avenue Intersection and partly by inlets along Roeland Drive.

IX. 56th Street and Nall Avenue Enclosed System

The existing system has two inlets that are connected with an 18" RCP. The AIMS topography suggests that this area also drains towards the 55th Street and Nall Avenue intersection, the runoff flows towards Roeland Drive. This runoff is supposed to be captured by the existing inlets, but it is recommended to add four new curb inlets along Roeland Drive.

X. Roeland Drive Collection Enclosed System

There is not adequate capacity of the existing curb inlets to capture the overflow coming from the enclosed systems on 55th Street west of Nall and from Nall Avenue south of 55th Street. After suggested improvements for systems contributing to the flooding of the intersection of 55th Street and Nall Avenue, it is anticipated that overflow of 70.3 cfs will be flowing toward Roeland Drive. To capture this flow along with the flows from the contributing areas that drain directly on to Roeland Drive, it is recommended that six new curb inlets be added along Roeland Drive. Two inlets will be added north of the intersection of Roeland Drive and Birch Street and four south of this intersection. The improvements will reduce overflow water to less than 7 inches of depth over the crest and the houses along Roeland Drive will be protected during the one percent (100 year) flood.

XI. Ash Avenue Enclosed System

This system is a combination of both area inlets that are behind houses on the west side of Ash Street and curb inlets that are on Ash Street. This first system has five area inlets, the pipe system is mostly RCP but the lower few segments are corrugated metal pipes. This system is adequate to convey the 10 percent (10-year) and the one percent (100-year) flood events. The second system has two independent systems, one of which is at the intersection of Ash and Rosewood. This system has three curb inlets and is not adequate to capture 10 percent (10-year) flood event (in addition to runoff coming from 55th Street through Rosewood), as per the AIMS topography this additional runoff will flow towards the intersection of Ash and 56th Street. This system has three inlets but is not able to capture the flows. With this intersection being in a sump condition, it is recommended two new larger curb inlets be added to capture the runoff. Due to the increase in flows, the piping system in this area should be increased in size, replacing the piping to the area inlet at the northeast corner of intersection of 57th St and Roeland Dr.

Available information indicates no utility conflicts associated with the proposed work.

The opinion of probable construction cost of the proposed improvements (in 2008 dollars) is \$1,143,140. Including engineering, the probable project cost is \$1,315,000. Table III-3 provides an itemized list of the opinion of probable cost for the proposed improvements.

Table III-3

ALTERNATIVE NO. 1 COST SUMMARY

No.	Item	Unit	Amount	Cost/Unit	Cost
1	Mobilization (10%)	LS	-----	-----	\$85,200
2	Site Prep/Demo	LS	-----	-----	\$52,500
3	Driveway Repair	EA	8	\$2,100	\$16,800
4	Full Depth Asphalt Patch	SY	250	\$89.20	\$22,300
5	Inlets & junction boxes	EA	20	\$6,300	\$126,000
6	54" RCP	LF	45	\$315	\$14,200
7	36" RCP	LF	375	\$247	\$92,500
8	18" RCP	LF	140	\$131	\$18,400
9	Traffic Control	LS	-----	-----	\$5,250
10	Sodding	SY	2,500	\$4.20	\$10,500
11	Structural Concrete	CY	70	\$1,260	\$88,200
12	Concrete Flatwork	CY	55	\$1,000	\$55,000
13	Fence	LF	500	\$52.50	\$26,250
14	Sidewalk Replacement	SY	50	\$52	\$2,600
15	Curb & Gutter Replacement	LF	150	\$42	\$6,300
16	Channel Stabilization	LF	1000	\$315	\$315,000
	Subtotal				\$937,000
	Contingencies (20%)				\$187,400
	Utility Relocation (2%)				\$18,740
	Total Construction Cost				\$1,143,140
	Engineering Costs				\$171,860
	Total Project Cost				\$1,315,000

III-D. Alternative No. 2

Alternative 2 proposes the buyout of eight houses that have been flooding. This alternative will only eliminate the problem the flooding problem of homes but not the street flooding.

The opinion of probable construction cost of the proposed improvements (in 2008 dollars) is \$2,007,120. Including engineering, the probable project cost is \$2,127,520. Table III-4 provides an itemized list of the opinion of probable cost for the proposed improvements.

Table III-4
ALTERNATIVE NO. 2 COST SUMMARY

No.	Item	Unit	Amount	Cost/Unit	Cost
1	Buyout of 5515 Nall Ave	EA	1	\$149,300	\$149,300
2	Buyout of 5507 Roeland Drive	EA	1	\$152,800	\$152,800
3	Buyout of 5519 Roeland Drive	EA	1	\$164,700	\$164,700
4	Buyout of 5543 Roeland Drive	EA	1	\$151,000	\$151,000
5	Buyout of 5545 Roeland Drive	EA	1	\$131,500	\$131,500
6	Buyout of 5555 Roeland Drive	EA	1	\$167,000	\$167,000
7	Buyout of 5651 Roeland Drive	EA	1	\$172,800	\$172,800
8	Buyout of 5200 57th Street	EA	1	\$171,400	\$171,400
9	Accrument Cost	LS	---	---	\$252,100
10	Dismantling and Hauling	EA	8	\$20,000	\$160,000
	Subtotal				\$1,672,600
	Contingencies (20%)				\$334,520
	Engineering Fee (6%)				\$120,400
	Total Project Cost				\$2,127,520

Note: The values of the houses have been obtained from Johnson County Assessor's Office.

III-E. Alternative No. 3

Alternative 3 proposes in addition to the enclosed system improvements at the intersection of 55th Street and Nall as suggested in Alternate I, to construct a double 10' x 4' RCB to replace the existing 10' x 4' RCB with the reconstruction of Roeland Drive. And a 60 foot long channel transition to match the existing concrete channel to the proposed double RCB. The open channel downstream of the proposed RCB to Johnson Drive shall be stabilized using grade control structures and biotechnical methods. The proposed improvements would provide conveyance for the one percent (100 year) storm within the enclosed pipe system and allow existing overflow pathways to carry localized surface runoff only and protect homes adjacent to the area.

The opinion of probable construction cost of the proposed improvements (in 2008 dollars) is \$6,110,000. Including engineering, the probable project cost is \$7,026,500. Table III-5 provides an itemized list of the opinion of probable cost for the proposed improvements.

Table III-5
ALTERNATIVE NO. 3 COST SUMMARY

No.	Item	Unit	Amount	Cost
1	Mobilization (10%)	LS	-----	\$230,000
2	Site Prep/Demo	LS	-----	\$230,000
3	Erosion Control	LS	-----	\$50,000
4	Traffic Control	LS	-----	\$100,000
5	Grading	LS	-----	\$30,000
6	Misc. Utility Relocation	LS	-----	\$100,000
7	Sodding/Planting	LS	5000	\$30,000
8	Street Repair	LS	-----	\$900,000
9	8" Sanitary Sewer	LF	1,500	\$150,000
10	12" Sanitary Sewer	LF	1,500	\$270,000
11	Double 10' x 4' RCB	LF	1740	\$2,500,000
12	Channel Stabilization	LF	1000	\$200,000
	Subtotal			\$4,790,000
	Contingencies (25%)			\$1,400,000
	Utility Relocation (2%)			\$120,000
	Engineering Costs			\$916,500
	Total Project Cost			\$7,026,500

IV Recommendations

IV-A. Evaluation of Alternatives

As mentioned in the background section of this report, the scope of this project is to reduce street, yard and house flooding within the project limits. This report proposed three improvement alternatives to correct the flooding problems.

A key difference between Alternatives 1 and 2 is that the alternative II does not suggest any improvements except buyout of the homes that flood. The solutions in Alternative 1 are consistent with the urban channel improvements desired by the U.S. Army Corps of Engineers (who administer the CWA 404 permitting program) and the State and Federal regulatory agencies that review the permit applications

Alternatives 1 and 3 will protect against the flooding of homes and streets per the SMAC criteria, but Alternative 3 would meet the requirements of the APWA Storm Drainage Design Criteria for the entire drainage area. However, the large difference in cost does not justify selection of Alternative 3.

IV-B. Recommended Improvements

For the reasons stated above, Alternative 1 is recommended.

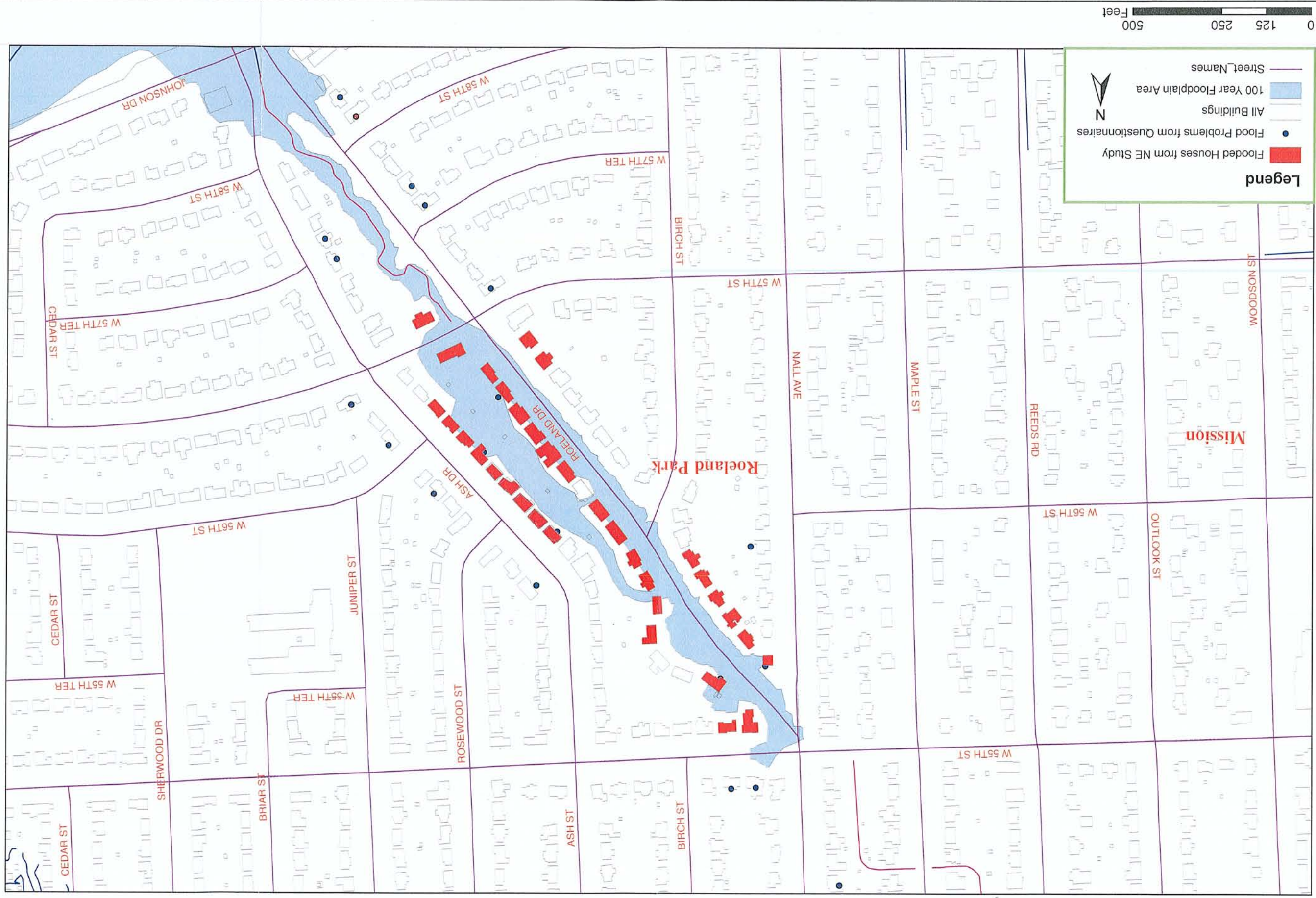
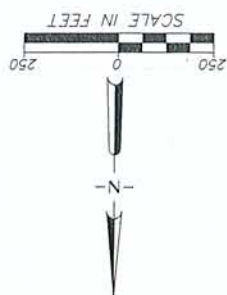
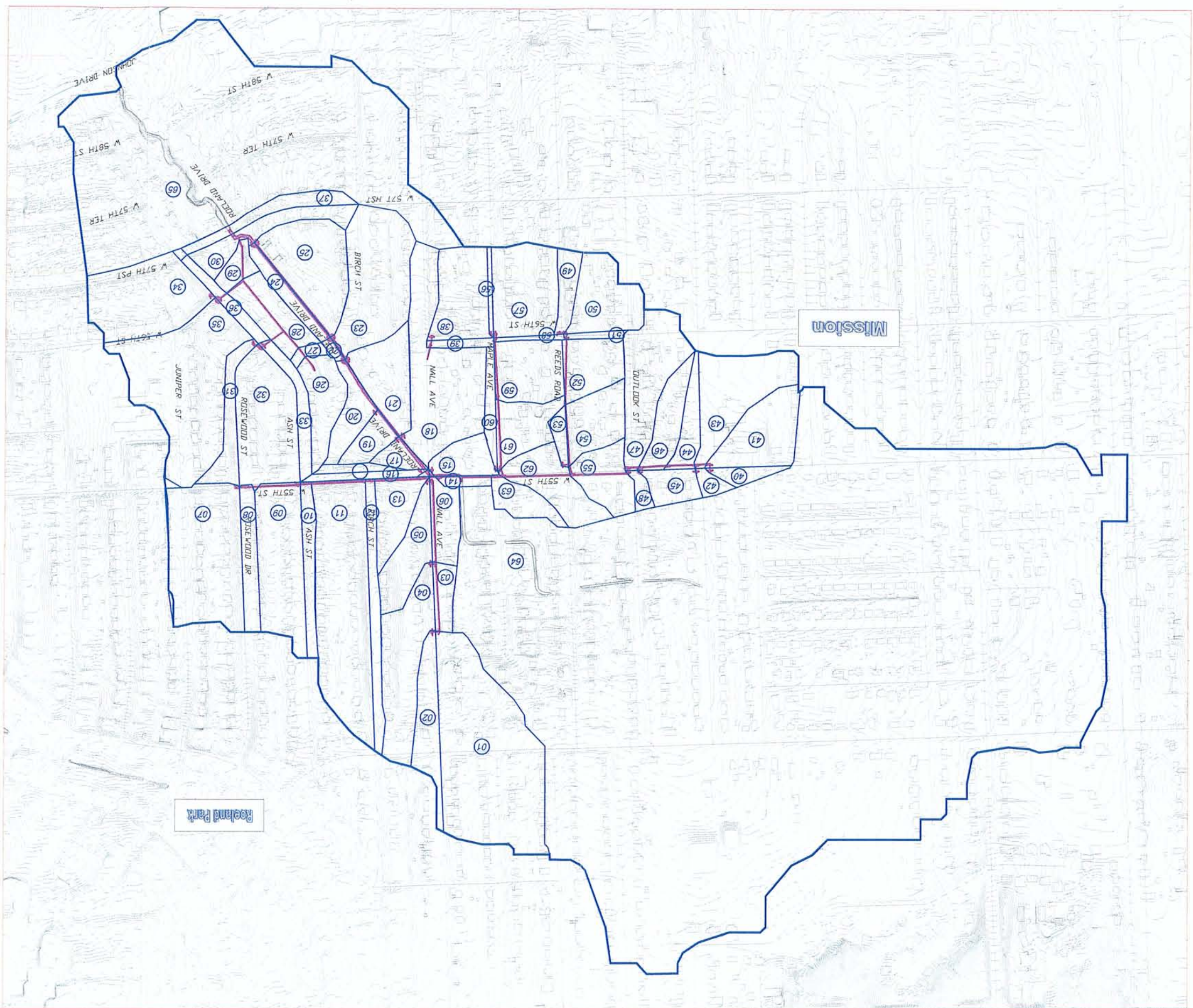


Figure 1
Report of Past Flooding
RC 12-18



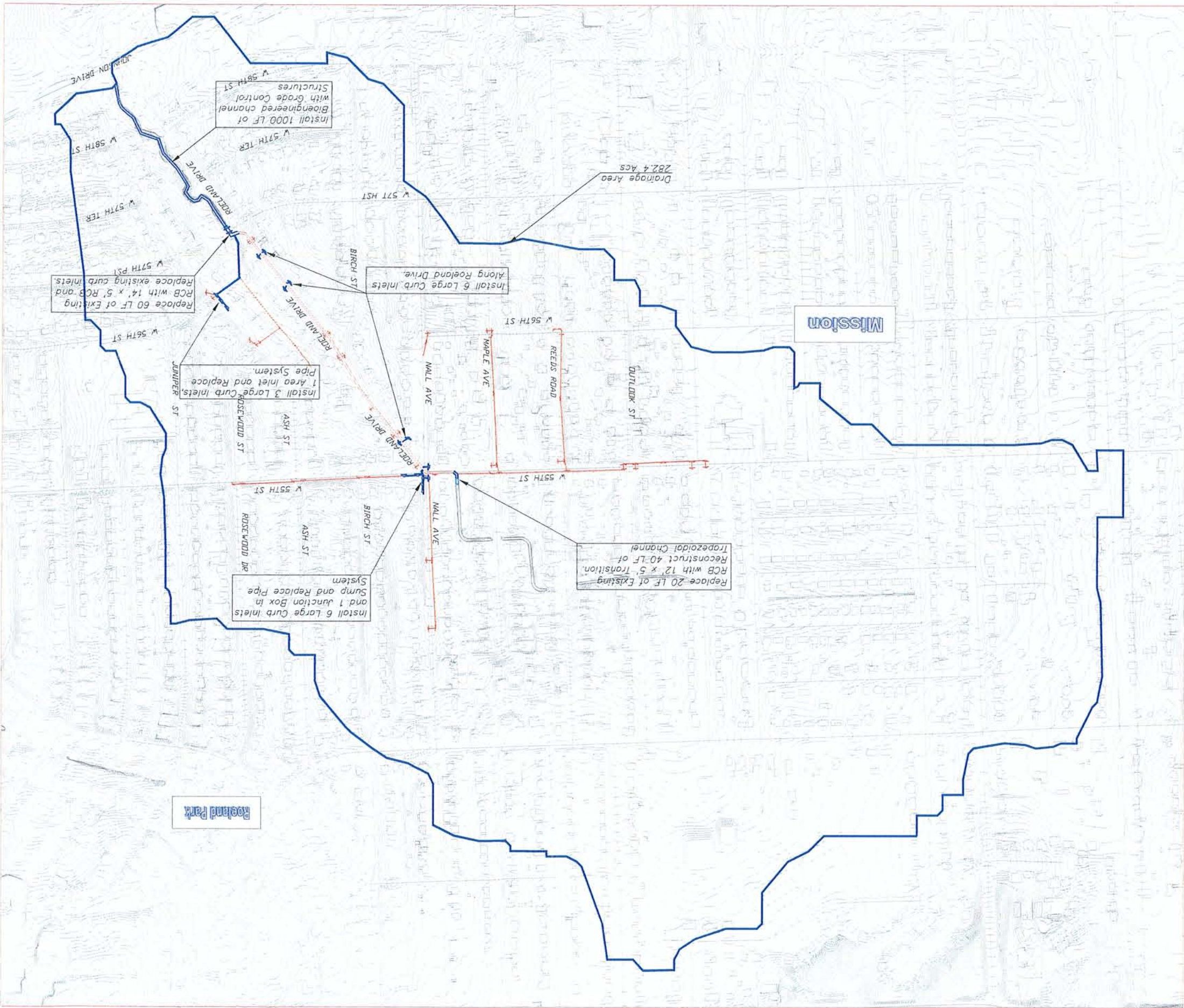
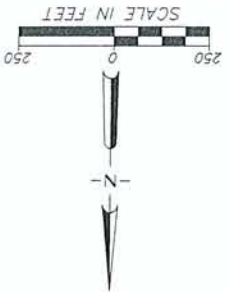
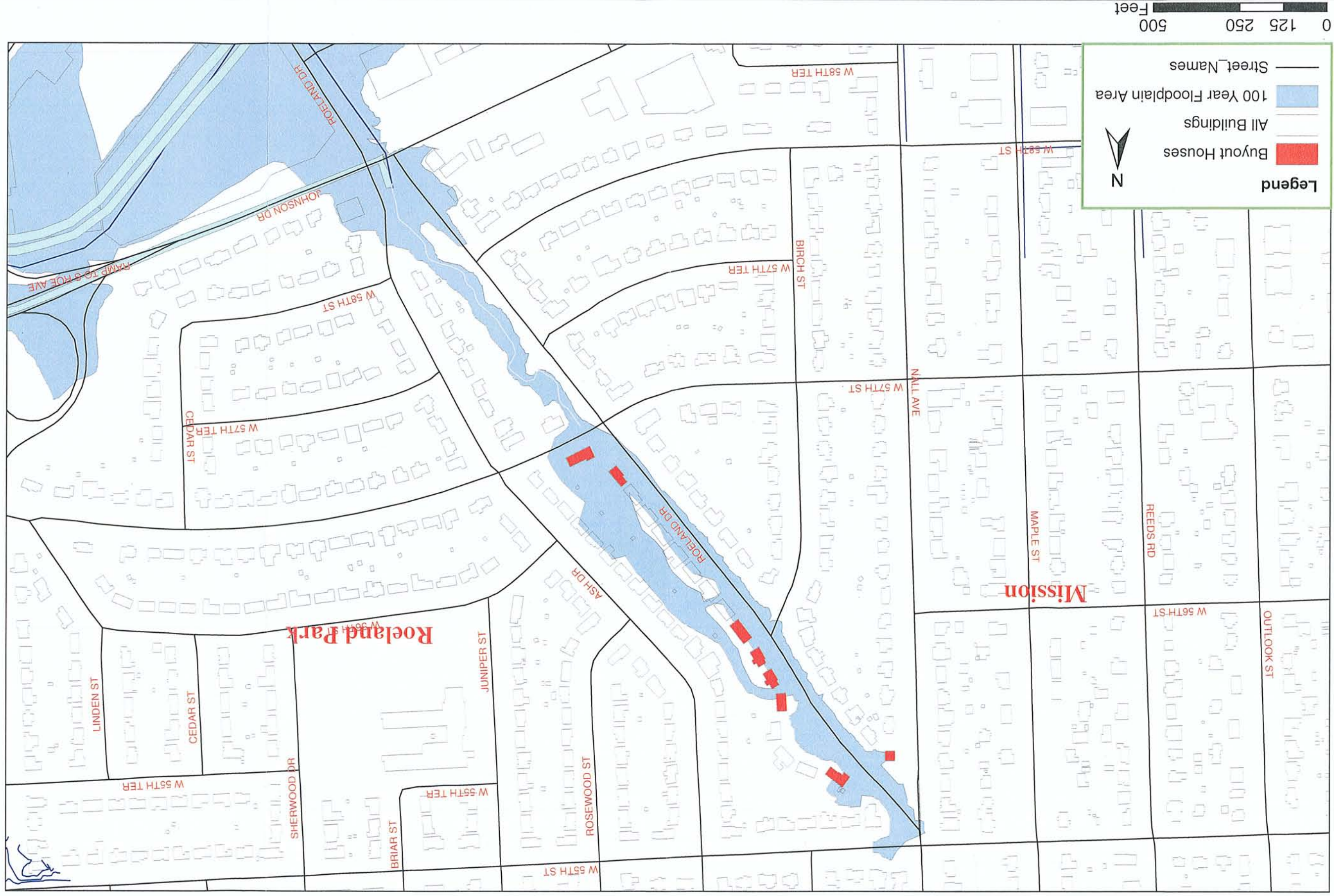


Figure 3
Alternative 1
RC 12-18



**Figure 4
Alternative 2
RC 12-18**

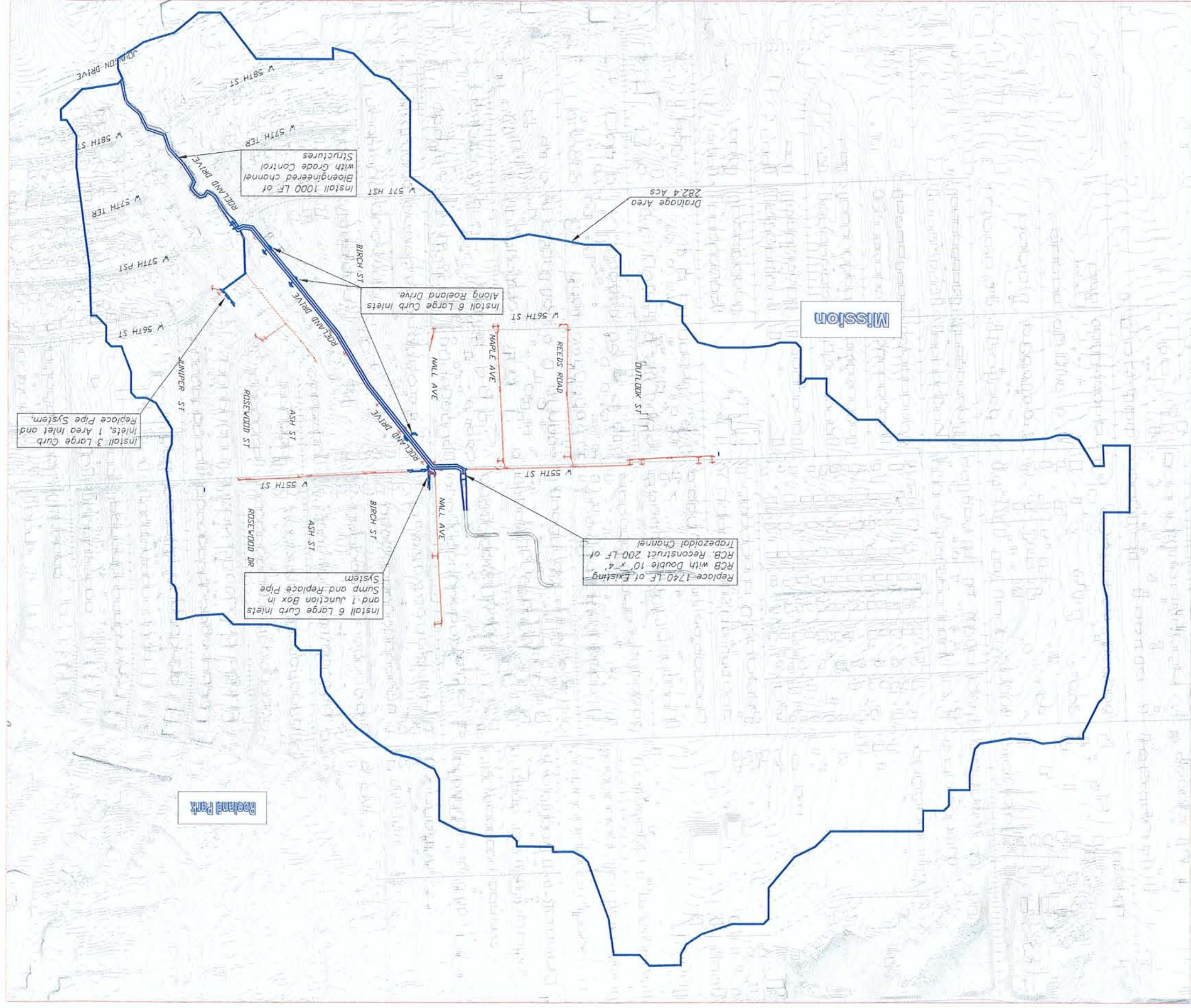
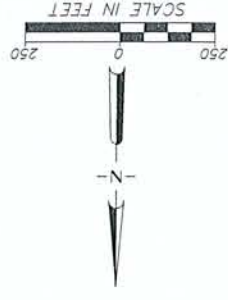


Figure 5
Alternative 3
RC 12-18

Item Number: New Business- VIII.-E.
Committee 8/21/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/21/2017
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Disposition and Relocation of Public Art**
Item Type: Discussion

Recommendation:

To consider the Art Committee's recommendation to relocate the public art titled "Tetrahedron" at the northeast corner of Johnson and Roe to a new location.

To approve the disposal of the public art located at the northeast corner of Roe and West 47th Street.

Details:

Due to the development occurring at the northwest corner of Johnson and Roe, the sanitary sewer needs to be extended to serve the new hospital and bank. The sewer will be installed on the northeast side of Johnson and Roe and will also provide service for any future development that occurs on that site. Prior to beginning the installation, the piece of art titled Tetrahedron by John Northington must be moved to a different location. This is an opportunity to have the contractor move the piece to a new permanent location at their cost. Eventually all art will need to be removed from the northeast cloverleaf site.



The Arts Committee has convened and recommend moving this piece to southwest corner of 48th and Roe Lane, just north of Aldi as the new permanent home (see attached). The request is the Council approve the relocation of this piece to a new home as recommended by the Arts Committee. The Arts Committee plan to discuss future home for the remaining public art on this property at future meetings.

The Arts Committee has also recommended that the Untitled piece by Tim Morales located at the northeast corner of Roe and West 47th Street which is in poor condition be disposed. The City would attempt to sell the piece through online means. We need Council permission to remove it as a City asset.



Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Map - SW Roe Ln and 48th	Exhibit



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2016)



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.

Item Number: Ordinances and Resolutions:- IX.-
 A.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/18/2017
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Resolution 654 - Expansion of the Boundaries of the Consolidated Main Sewer**
Item Type: Resolution

Recommendation:

Staff recommends approval of the resolution as submitted.

Details:

The NW corner of Roe and Johnson drive (Commerce Bank site), is not currently with in the Johnson County Sewer District service area. When an area proposed to be served by the District lies with in a City, the County requires the City to approve a resolution authorizing the area to be added to the District service area. The area has not had sewer service previously, the platting/development process anticipated that the District would provide sewer service.

Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount: N/A
Line Item Code/Description: N/A	

Additional Information

How does item relate to Strategic Plan?

N/A

How does item benefit Community for all Ages?

N/A

ATTACHMENTS:

Description

Type



Resolution 654

Cover Memo

CITY OF ROELAND PARK

RESOLUTION NO. 654

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROELAND PARK, KANSAS, CONSENTING TO THE EXPANSION OF THE BOUNDARIES OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, BY THE BOARD OF COUNTY COMMISSIONERS, PURSUANT TO JOHNSON COUNTY CHARTER RESOLUTION NO. 29-92.

WHEREAS, there comes before the City Council of the City of Roeland Park, Kansas, the matter of the expansion of the boundaries of Consolidated Main Sewer District of Johnson County, Kansas. The tract to be included within the sewer district governed by the County is described on Exhibit "A", attached hereto and made a part of this Resolution. The provisions of Charter Resolution No. 29-92, Johnson County, Kansas, and any amendments thereto, provide that when any such sewer district extends into the city limits of any incorporated city, the Board of the County Commissioners shall not have power to create or extend such sewer district within the city limits without consent of the governing body of the city:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROELAND PARK, KANSAS, that the City does hereby consent that the property shown and described on Exhibit "A" be included within sewer district to be governed by the Board of County Commissioners of Johnson County, Kansas.

ADOPTED by the City Council this 21st day of August, 2017.

APPROVED AND SIGNED by the Mayor this 21st day of August, 2017.

City of Roeland Park, Kansas

Joel Marquardt, Mayor

ATTEST:

Kelley Bohon, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: Ordinances and Resolutions:- IX.-
 B.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/7/2017
Submitted By: John Morris
Committee/Department: Public Safety
Title: **Yearly Review of Uniform Standard Traffic Ordinance (STO)
954 and Uniform Public Offense Code (UPOC) 955**
Item Type: Ordinance

Recommendation:

To approve Ordinance 954 the State Traffic Ordinance and Ordinance 955 Uniform Public Offense Code

Details:

Each year the City of Roeland Park adopts a STO (Standard Traffic Ordinance) and UPOC (Uniform Public Offense Code) ordinance to reflect any changes in State Statute during the previous legislative session. The following ordinances were drafted by the City Attorney based on the STO and UPOC provided by the League of Kansas Municipalities. Following each draft ordinance is a summary of legislative changes provided by the League.

Financial Impact

Amount of Request: \$385.85 for 20 of each book	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description: 5408.102	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Ordinance 954	Cover Memo
	Ordinance 955	Cover Memo

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 954**

**AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE
LIMITS OF THE CITY OF ROELAND PARK, KANSAS;
INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC
ORDINANCE FOR KANSAS CITIES," EDITION OF 2017; AMENDING
AND REPEALING EXISTING SECTIONS 14-101, 14-102 AND 14-103 OF
THE CODE OF THE CITY OF ROELAND PARK, KANSAS AND
REPEALING ORDINANCE NO. 938.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND
PARK, KANSAS:**

SECTION 1. Section 14-101 of the Code of the City of Roeland Park, Kansas, is hereby amended to read as follows:

14-101. INCORPORATING STANDARD TRAFFIC ORDINANCE.

There is hereby incorporated by reference for the purpose of regulating traffic within the corporate limits of the City of Roeland Park, Kansas, that certain standard traffic ordinance known as the "Standard Traffic Ordinance for Kansas Cities," Edition of 2017, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas, save and except such sections as are hereafter modified or changed, such incorporation being authorized by K.S.A. 12-3009 through 12-3012, inclusive, as amended. At least one copy of said Standard Traffic Ordinance shall be marked or stamped "Official Copy as Adopted by Ordinance No. 954," with all sections or portions thereof intended to be changed clearly marked to show any such change, and to which shall be attached a copy of this ordinance, and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours. The police department, municipal judge and all administrative departments of the City charged with enforcement of the ordinance shall be supplied, at the cost of the City, such number of official copies of such Standard Traffic Ordinance similarly marked, as may be deemed expedient.

SECTION 2. Section 14-103 of the Code of the City of Roeland Park, Kansas is hereby amended to read as follows:

14-103. SAME; SUPPLEMENT TO SECTION 33. The Governing Body having determined upon the basis of an engineering and traffic investigation that the speed limits permitted under state law and Section 33 of the Standard Traffic Ordinance are less than reasonable and safe on some streets and are more than reasonable and safe on other streets, and does determine and declare that the speed limit (except when a special hazard exists that requires lower speed for compliance with Section 32) on the streets hereinafter set forth be the limits specified in this section, and no person shall drive a vehicle at a speed in excess of such maximum limits:

(a) Speed not in excess of 20 miles per hour shall be lawful on the following streets:

- (1) Reinhardt from 53rd Street to 48th Street;
- (2) 50th Street from Mission Road to Reinhardt; and
- (3) Pawnee between 50th Street and Reinhardt.

(b) Except as stated below, a speed not in excess of 30 miles per hour shall be lawful for traffic upon Mission Road; Roe Lane; Johnson Drive; 53rd Street from Mission Road to Reinhardt; and 47th Street from Fontana to Mission Road. Provided, a speed not in excess of 20 miles per hour shall be lawful upon Mission Road from a point 300 feet north of 51st Street to 53rd Street during the hours of 7:30 a.m. to 8:30 a.m., 10:30 a.m. to 11:30 a.m. and 3:00 p.m. to 4:00 p.m. on days when school is in session. Provided further, a speed not in excess of 20 miles per hour shall be lawful upon Mission Road from 48th Street to 49th Terrace during the hours of 7:30 a.m. and 8:30 a.m. and 3:00 p.m. to 4:00 p.m. on days when school is in session.

(c) A speed not in excess of 20 miles per hour shall be lawful upon the following streets during the hours of 7:30 a.m. to 8:30 a.m. and from 2:30 p.m. to 3:30 p.m. on days when school is in session: Elledge Drive from a point 100 feet west of Clark Drive to a point 100 feet east of Parish Drive; Parish Drive from Elledge Drive to a point 100 feet south of 48th Street; Clark Drive from Elledge Drive to a point 100 feet south of the south property line of Roesland Elementary School; and 48th Street from Parish Drive to a point 150 feet east of Parish Drive.

(d) A speed not in excess of 35 miles per hour shall be lawful on Highway 56 (Shawnee Mission Parkway) and on Roe Boulevard within the city.

(e) On any residential street not otherwise herein designated, a speed not exceeding 25 miles per hour shall be lawful.

(f) The maximum speed in other areas or on streets not specifically designated in this Section shall be as specified in Section 33 of the "Standard Traffic Ordinance for Kansas Cities," Edition of 2017.

SECTION 3. Existing Sections 14-101, and 14-103 of the Code of the City of Roeland Park, Kansas, and Section 1 of Ordinance No. 938 are hereby repealed.

SECTION 4. This ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council the 21st day of August, 2017. **APPROVED** by the Mayor.

Joel Marquardt, Mayor

ATTEST:

Kelley Bohon, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 955**

AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF ROELAND PARK, KANSAS; INCORPORATING BY REFERENCE THE "UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES" EDITION OF 2017, WITH CERTAIN AMENDMENTS AND ADDITIONS; AMENDING AND REPEALING EXISTING SECTIONS 11-101 AND 11-101.1 OF THE CODE OF THE CITY OF ROELAND PARK, KANSAS; AND REPEALING SECTION 11-102 OF THE CODE OF THE CITY OF ROELAND PARK, KANSAS, AND ORDINANCE NO. 939.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

SECTION 1. Existing Section 11-101 of the Code of the City of Roeland Park, Kansas, is hereby amended to read as follows:

11-101. INCORPORATING UNIFORM PUBLIC OFFENSE CODE.

There is hereby incorporated by reference for the purpose of regulating public offenses within the corporate limits of the City of Roeland Park, Kansas, that certain code known as the "Uniform Public Offense Code for Kansas Cities," Edition of 2017, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas with certain amendments as provided in this ordinance and with certain additions as are provided in Article 2 of this Chapter XI. At least one copy of said Uniform Public Offense Code shall be marked or stamped "Official Copy as Adopted by Ordinance No. 955," and to which shall be attached a copy of this Ordinance, and filed with the City Clerk, to be open for inspection and available to the public at all reasonable hours. The police department, municipal judge and all administrative departments of the City charged with the enforcement of this ordinance shall be supplied, at the cost of the City, such number of official copies of the ordinance similarly marked, as may be deemed expedient.

SECTION 2. Existing Section 11-101 of the Code of the City of Roeland Park, Kansas, and Ordinance No. 939 are hereby repealed.

SECTION 10. This Ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council the 21st day of August, 2017. **APPROVED** by the Mayor.

Joel Marquardt, Mayor

ATTEST:

Kelley Bohon, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: Reports of City Officials:- XI.-A.
Committee 8/21/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date:

Submitted By:

Committee/Department:

Title:

Executive Session - "I move to recess the Council into executive session, pursuant to the real estate exception of the Kansas Open Meetings Act, K.S.A.75-4319(b)(6), in order to discuss the potential acquisition of real estate, with the open meeting to resume at ____ in Council chambers."

Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?