



**CITY OF KING
CITY COUNCIL**

MEETING DATE:

FEBRUARY 2, 2026

PART A

Subject: **COMPREHENSIVE PLAN CONTRACT REVIEW AND AWARDING.**

Action Requested: Approve contract to update the city's comprehensive plan.

Attachments:

- Contract and letter of agreement.
- Bids received.

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official
Emerson Wright, Planning & Zoning intern

X

X

PART B

Introduction and Background:

As council may recall, you directed staff to move forward with getting bids on updating our current comprehensive plan (Stokes 2035) and create a new free-standing plan for King. We put together an RFP and sent it out to various firms as well as advertised it on several listservs. We formed a staff committee to review the 5 bids we had received, after the committee finished their review and called the bidding firms references, we selected Kimley-Horn to recommend to council.

Discussion and Analysis:

Here are the 5 firms we received a bid for services from –

- PTRC - \$70,170.00
- **Kimley-Horn - \$91,510**
- Inspire – Placemaking Collective - \$109,300
- Destination by Design - \$114,000 (they did the Stokes 2035 plan)
- Houseal Lavigna - \$215,630

With the exception of the Houseal Lavigna bid, we feel that we received some very competitive bids. We choose Kimley-Horn based on their score sheet we used for each firm and the fact that they have a civil engineer that is on staff to help in the development of our new plan. None of the other firms listed the use of an engineer and we felt that we needed one with the various subject that we are dealing with where an engineer's services would be essential.

Budgetary Impact:

We have \$30,000 do cover the first phase and start the second phase. We would then need to budget for the remaining amount in the 2026/27 budget.

Recommendation:

Staff recommends awarding the King comprehensive plan updates to Kimley-Horn and Assoc., Inc. for the amount as stated in the contract and give the city manager permission to execute the contract.

If approved, our contact and lead planner from Kimley-Horn will be Jonathon Whitehurst. We plan on starting out our process by interviewing the city council and then our support boards and commissions and get their input on the below listed topics. These topics will then be developed into chapters in our comp plan. Then, once we get a draft plan in place we will open it up to public comment/review through a series of charrettes. So, be thinking of when you can meet and also things you would like to dive deeper into on the topics below.

1. Demographics and History
2. Citizen's involvement
3. Economic development/land use/growth management
4. Recreation/quality of life
5. Transportation
6. Infrastructure
7. Natural resources/environment
8. Historic preservation
9. Community services/capital improvements
10. Programs and financing resources and strategies
11. Marketing and branding