

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

September 7, 2016

The Mission Community Development Committee met at Mission City Hall, Wednesday, September 7, 2016 at 6:30 p.m. The following committee members were present: Pat Quinn, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ron Appletoft, Suzie Gibbs and Tom Geraghty. Councilmember Rothrock called the meeting to order at 6:35 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, Police Chief Ben Hadley, Public Works Director John Belger, Parks and Recreation Director Christy Humerickhouse, Public Information Officer Emily Randel, and Management Assistant Glen Cole.

Naming of Park and Mission Crossing

Ms. Smith reviewed the history of the effort to choose a name for the new park at the southwest corner of the Mission Crossing development, donated to the City by Mission Commons Investors, LLC. The residential portion of the project was delayed, so the decision to name the park was postponed. The park construction is nearing completion, and it is desirable to have a name at the time of a park ribbon cutting possibly in mid-October. The first recommendation came from the Parks and Recreation Commission in 2011 to name the park "Celebration Park." In March of 2015, following a solicitation of suggestions from the public, the Parks and Recreation brought the recommendation of "Celebration Park" back to the Community Development Committee. The Committee recommended that the group utilize social media to solicit more ideas. In June 2015, following a process of soliciting suggestions from the public, the Parks and Recreation Commission selected the name "Gibbs Park" to honor Suzie Gibbs and her contributions to the community. This name would require an exception to the City Council policy that no public amenity shall be named after a person who is still living. In preparation of bringing the suggestion of "Gibbs Park" forward, Ms. Smith and Mayor Schowengerdt met with Suzie Gibbs to first make sure that she was comfortable with the recommendation. Councilmember Gibbs was honored by the recommendation, but was not comfortable with requiring an exception to the established policy. Ms. Smith and Mayor Schowengerdt also met with Parks and Recreation Commission Chair Mark Raduziner. Through those discussions, the compromise was suggested to name the park "Legacy Park," and designate the central gathering area as "Gibbs Plaza."

Councilmember Appletoft stated that he was fine with making an exception to the policy for the name "Gibbs Park." Councilmember Quinn stated that he did not think an exception was necessary, that the policy was reasonable as is, and the current recommendation is a nice compromise. Councilmember Rothrock stated that she did not mind making an exception to the policy in favor of "Gibbs Park." Councilmember Kring stated that she is very comfortable with the policy, as long as something is designated to honor Councilmember Gibbs' contributions to the community.

Councilmember Geraghty recommended that the park be named “Legacy Park” and that the central gathering area be designated as “Gibbs Plaza.” All on the committee agreed, but this will not be a consent agenda item.

Contract with GBA for miscellaneous drainage projects

Mr. Belger reviewed several recent stormwater failures at 6500 W. 51st Street, 5303 Foxridge Drive, 5820 W. 61st. Terrace, 6419 W. 62nd Street, at City Hall at 6090 Woodson.

Councilmember Quinn asked how long the pipe on 6419 W. 62nd Street runs. Mr. Belger answered that it runs under Shawnee Mission Parkway, through the section with the failure and to Rock Creek. Councilmember Quinn asked if it is possible to sleeve this pipe with cast in place pipe. Mr. Belger confirmed that it is an option that GBA will consider. GBA will also consider replacing the pipe.

The proposed GBA contract includes surveying to confirm easements and then preparing short and long-term plans for repairing or replacing the pipes in the area of failure. Public Works staff can do some repairs, but with current staff levels, it would not be efficient to do these with Public Works staff.

Councilmember Kring asked if Mission has ever considered working with other cities in Northeast Johnson County to achieve economies of scale since all the area’s infrastructure is in a similar condition. Ms. Smith answered that the main difficulty is that the location of the failures is only known once they occur. The Stormwater Management Advisory Council (SMAC) may be moving toward including some money for maintenance issues. This could be a chance to work together with other communities.

Councilmember Appletoft asked if staff has an idea of what is reasonable for an hourly rate charged for this type of project. Mr. Belger said that GBA does provide information on which staff members will be doing what tasks. Ms. Smith said that in this particular case, they were able to reduce the contract hours spent on Foxridge Drive, because that street will soon be completely redone.

Ms. Smith shared that the councilmembers will see each of these failures on the bus tour on September 14.

Councilmember Gibbs recommended that the contract with GBA for miscellaneous drainage projects in an amount not to exceed \$32,934 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Contract for sidewalk replacement at Sylvester Powell, Jr. Community Center

Mr. Belger explained that the City received seven responses in a competitive bid process for replacement of deteriorated curbs and sidewalks and installation of ADA improvements surrounding the Sylvester Powell, Jr. Community Center. The lowest and most responsible bid still was approximately \$14,600 over the budgeted amount. Staff looked for a way to reduce the cost of the original design, but did not find an opportunity for that. Instead, other budgeted items planned in the 2017 Parks and Recreation budget will be deferred to make up the difference. The items deferred include the purchase of a pool vacuum, and step equipment and flat panel televisions at the community center.

Councilmember Quinn recommended that the contract with Tenoch Construction, Inc. in an amount not to exceed \$139,600.45 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Other

Ms. Humerickhouse shared a review of the Parks and Recreation summer camps and the season at the Mission Family Aquatic Center.

Ms. Smith provided a development update, sharing progress reports on tenant finishes at Smoothie King at Johnson Drive and Riggs Avenue. Other tenant finishes are ongoing at KC Wellness and Ovations Dance Studio in Mission Mart, the former Gunsmithing Only location on Johnson Drive for a board game retail store, and the former Donz Liquor on Broadmoor for a dental office. The third and final space in the building that houses Red Wing Shoes and Mission Wine and Spirits also has a permit for a tenant finish. The Bar's new private room and expanded patio should be completed soon. Grand Liquor is moving from Mission Mart to the former to All Weather Window and Door space.

Councilmember Kring asked about the status of Mission Bowl reopening. Ms. Smith said that nothing more was known, but that she believed a court date had been set for November.

Councilmember Quinn asked whether the City had approached businesses about the temporary signs displayed on Johnson Drive. Ms. Smith said that the City has not approached them, but that staff are working through the sign code updates, and will go through a public meeting process and hopes to present to the Planning Commission in October and come to the City Council in November.

Councilmember Kring asked whether staff know when Planet Fitness would be open. Staff do not know. Councilmember Geraghty asked whether staff anticipate losing a significant number of members from the Community Center once Planet Fitness did open. Christy Humerickhouse answered that staff will be monitoring changes in membership closely, but that the belief is that the benefits of a community center are attractive to members and offer more than just a pure fitness facility.

Councilmember Kring asked whether Kaw Valley Greenhouses had approached the City about selling anything in the winter. Laura Smith answered that they had not.

Laura Smith reminded the council that the bus tour to look at stormwater, streets, parks and playgrounds will be on September 14.

Councilmember Schlossmacher asked if staff have heard anything more from the Gateway developers. Laura Smith answered that they had not. The 30 day window appeal period from the City Council decision in August.

Chief Ben Hadley told the group that Chick-Fil-A in Mission will be hosting a family event on Thursday, September 8. Mission police officers will participate and police vehicles will be on display.

Chief Ben Hadley shared that the Police Department will be hosting a Pokemon walking tour on Thursday, September 15.

City Administrator Laura Smith shared that the Battle of the Brisket will be September 16 and 17.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:30 p.m.

Respectfully submitted,

Emily Randel
Public Information Officer