

**CITY OF MISSION, KANSAS**  
**MINUTES OF THE CAPITAL IMPROVEMENT PROGRAM COMMITTEE**

Mission City Hall - 6:00 p.m.

February 12, 2018

Members present: John Arnett, Scott Babcock, Jennifer Cowdry, Stuart Braden, Nathan Dormer, Lea Loudon, Bill Nichols, David Schwenk

Staff present: Public Works Director John Belger, Chief of Police Ben Hadley, Public Information Officer Emily Randel, Asst. City Administrator/Finance Director Brian Scott, and Planning and Development Services Manager, Danielle Sitzman

Guests: Sharolyn Molle and Barb Porro, Roeland Court Townhomes residents

**Call to Order**

Chair Scott Babcock called the meeting to order at 6:00 p.m.

**Approval of the January 8, 2018 Meeting Minutes**

Emily Randel shared that she noticed that Bill Nichols was not listed as in attendance in the January meeting minutes, but did attend.

Emily Randel also shared that Mission resident Barb Porro has requested that additional information be included to reflect her comments made at the January meeting. Staff would like to submit the information below, shown in italics, to be included in addition to the text previously submitted, which is shown below, not in italics.

Barb Porro from Roeland Court Townhomes shared concerns about water coming from the street runoff on 61st Terrace. The neighbors in this area recommend additional inlets at the corners of the driveways in this area to divert more of the runoff. Jennifer Cowdry asked if this street was scheduled for maintenance. John Belger answered that it was sealed recently, and not scheduled for further work at this time, and that it is not typical to add stormwater infrastructure as part of the street program. Emily Randel will add this to the CIP Citizen suggestion list. Barb Porro also shared that she is very interested in the outcome of the SMAC project in Rock Creek, because erosion continues and impacts private property in that area. *It is in the interest of herself and the other 19 owners of the Roeland Court Townhomes that until the work of shoring up the banks of Rock Creek with properly engineered retaining walls is completed, the temporary rock driveway that has been put into place by RCHA after the sinking of a large portion of their driveway into the creek because of heavy rain water that washed away the soil under the driveway, it will continue to erode and therefore a more*

*permanent driveway cannot be built. The residents believe this has caused a loss of property value and an inability to sell their properties. So therefore the SMAC project is crucial to the investments in their property.* Laura Smith stated that the City will continue conversations with neighbors in this area.

John Arnett moved to approve the amended January 8 meeting minutes. Lea Loudon seconded the motion with the changes. The motion passed.

### **Overview of Mission's planned capital street projects**

John Belger reviewed the approved CIP for 2018-2022. Beginning with revenue streams including the County Assistance Road System (CARS) program. Cities submit a 5-year road program of projects to the CARS program for a 50:50 County/City match for reimbursement of construction and construction inspection costs. Cities' first priority projects are funded. Only major arterial and some minor collector streets are eligible for CARS funding.

The City has levied seven mills of property tax dedicated to streets that is anticipated to raise approximately \$900,000 each year. There is also a 0.25% sales tax dedicated to streets that is anticipated to raise approximately \$575,000 each year. That sales tax is scheduled to sunset in 2022.

The Special Highway fund includes revenues from Mission's portion of the gas tax, estimated at approximately \$250,000 each year.

Johnson County Stormwater Management Advisory Council (SMAC) can be a revenue source for road projects when significant stormwater infrastructure is part of the project. For example, the funding of the stormwater interceptor for the third phase of Johnson Drive construction would be eligible for SMAC funding.

Grants and other outside funding could include things like the federal Safe Routes to Schools program managed through the Mid-America Regional Council (MARC) that provides funds to improve better safety and connection around schools. Mission applied for and received Safe Routes to Schools funds for a study of the commuting patterns around the schools, as well as recommendations for improvements, and received funds to complete bike lanes on Lamar Avenue between Shawnee Mission Parkway and Foxridge Drive. The bike lanes will provide a new amenity for cyclists, but will also provide a better buffer between cars and the sidewalk, where children are walking.

Another federal funding source, also managed through MARC, is the Surface Transportation Program (STP). MARC will be accepting applications this year for the 2021-2022 funding cycle. Eventually, Mission would plan to submit the Johnson Drive Phase III project between Lamar and Metcalf.

Scott Babcock commented that the CIP does not anticipate future anticipated revenues from either the Gateway project or the Mission Trails Development. John Belger confirmed, that the CIP is created with a conservative approach, but allows the flexibility to change each year as new information becomes available, or as project timing needs to be adjusted. An important note, for projects within a TIF district, the tax increment would go back to the district. Scott Babcock asked if the proposed Martway Apartment project would be a TIF project. Brian Scott replied that the property boundary is already in the Rock Creek TIF district, established in 2006, and the developer has indicated he will be submitting a request for TIF incentives.

John Belger described the street projects listed in the 2018-2022 CIP including:

- Broadmoor Street reconstruction (Martway to Johnson Drive) - 2019
- Foxridge Drive reconstruction (51st Street to Lamar Avenue) - 2020
- Johnson Drive reconstruction (Lamar Avenue to Metcalf Avenue) - 2022
- Lamar Avenue curb repair and bike lane striping (Shawnee Mission Parkway to Foxridge Drive) - 2019
- Ultra-thin Bonded Asphalt Surface (UBAS) treatments at
  - Roe, Shawnee Mission Parkway to 63rd St. - 2020
  - Nall Avenue, Martway to 67th Street - 2021
  - Johnson Drive, Nall to Roe - 2022
- Full-depth replacement projects as funding allows. (CIP sets aside \$300,000 per year to build a reserve for these projects.)

**Foxridge Drive Phase II** - the project will improve the road section similar to the Phase I project, and will also address a major problem spot caused by the water runoff from the hill to the south. Foxridge Phase I was just a mill and overlay project, but Phase II will be a full depth reconstruction. Jennifer Cowdry asked which side the sidewalk will be on in Phase II. John Belger answered that the design has not been finalized. There are considerations for both sides. The north side of the street has many utilities and streetlights that will complicate the placement of a sidewalk, and the south side of the street is shaded, meaning it will more issues with ice and snow. A crosswalk may be considered, as long as it is placed in a location that allowed for a lot of visibility away from the curve of the road.

**Johnson Drive Phase III** - the project reconstructing Johnson Drive between Lamar and Metcalf Avenues. The project is currently scheduled for construction in 2022. The project is a good candidate for STP funding, and the current funding cycle would apply to projects in 2021-2022. Given the size of the project and the community input that is desired on a project of this type, it is likely to be postponed until the next funding cycle. The group briefly discussed how best to mitigate the disruptions to the businesses in the project area.

**UBAS projects** - Ultra-thin bonded asphalt surface (UBAS) treatment is a new method of street maintenance that Mission has programmed into the street maintenance program for the first time. The method is used to extend the life of streets that have been recently repaired.

**Full-depth reconstruction project** - The CIP has planned for \$300,000 to be set aside each year to begin to build a reserve for full depth replacement projects in the residential areas in the future. These projects are quite expensive, estimated at approximately \$450 for one foot of construction curb-to-curb. Outside funding sources are limited on residential streets.

**Broadmoor project** - The group discussed the Broadmoor project in detail. It is the next major road project that is scheduled. A street design was created in 2012 that included new sidewalks, green space, curb and better defined driveway inlets as well as a new traffic signal at Johnson Drive and Broadmoor. Danielle Sitzman shared background on the Form Based Code that is in place in the West Gateway District. The Form Based Code emphasizes building orientation, size, density, and the potential for change of use as tenants and community needs change over time. The code emphasizes improvements to the pedestrian environment and designs to the area that allow a positive experience for those using the space, other than just those driving through it. The group evaluated the 2012 design and commented on adjustments to that design, and the adjustments that would be required to accommodate businesses in the area.

Bill Nichols asked if the City is actively trying to sell the Neff Property. Brian Scott answered that it is for sale, and the City receives calls from time to time, but the uses that have been proposed for the site would not be those that would be allowed in the Form Based Code such as single-story fast food restaurants.

### **Citizen suggestions to the committee**

There were no new citizen suggestions.

### **Comments from committee members**

Lea Loudon asked if the staff and the committee members are satisfied that Barb Porro and the other residents from Roeland Court Townhomes had been heard. Emily Randel answered that she believes the issue with the January meeting minutes had been resolved. The suggestion for additional stormwater inlets to be constructed on 61st Terrace was recorded on the citizen suggestion sheet, and the City is already pursuing the application for SMAC

### **Staff Updates**

Emily Randel shared that Jerry Lonergan has submitted his resignation from the CIP Committee. Mayor Appletoft is meeting with interested candidates for the vacancies on all the committees, and may be prepared to make new appointments soon.

### **Adjourn**

Jennifer Cowdry moved to adjourn the meeting. David Schwenk seconded the motion. The meeting adjourned at 7:33 p.m.