

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

January 9, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, January 9, 2019 at 6:30 p.m. The following committee members were present: Pat Quinn, Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ken Davis and Sollie Flora. Mayor Appletoft was also present. Councilmember Inman called the meeting to order at 6:30 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Chief Ben Hadley, Assistant to the City Administrator Emily Randel, and Street Superintendent Brent Morton.

Lot Split, 5529 Maple Street, Case #18-12

Mr. Scott stated Council approved a similar lot split on Maple (across the street from this location) in May of this year. The property is located at 5529 Maple and currently has a house on it that was built in the 1920's. The house is currently vacant. The property was purchased by Steve Clayton of Clayton Custom Homes, who has built several houses in Mission, and he is requesting a lot split so he can demolish the current house and build two new ones. Mr. Scott provided information on code requirements and stated this proposed lot split will meet the requirements. A public hearing was held regarding this application at the December 17th Planning Commission Meeting and one resident spoke in favor, stating that this will only help to improve the entire neighborhood. The Planning Commission voted unanimously to approve this proposed lot split.

Councilmember Inman stated that the property is currently boarded up and does not look good. Mr. Scott stated that the applicant recently applied for permits to demolish the building and for building permits, pending Council action on this item.

This item was informational only and will be presented for Council consideration under "Planning Commission" on the January 16 City Council Agenda.

Update on Review of Alternatives to Hodges Planters

Ms. Smith reported that over the last several months, the City has engaged in conversations regarding planters along Hodges Drive at 61st Terrace, 62nd Street, and 62nd Terrace. The planters/barricades have been in place since the 1990's and the neighbors are passionate about keeping them in place. In August, a letter was sent to residents in the area expressing the City's concerns with the planters after one was damaged in a traffic incident. In November, approximately 45 residents attended a meeting at the Community Center to discuss the planters and better understand all the issues surrounding them. The residents were also advised that the planters, as they currently exist, will have to be removed, but that does not necessarily

mean the streets can't or won't remain barricaded in some fashion. It is important that any closure be accomplished with products or treatments that conform with national highway traffic standards. Ms. Smith stated we have been working with Dave Mennenga, GBA, on possible solutions. We have not yet come up with a specific alternative design, but are looking at the scope of the project, and the process to move the conversation forward. She stated we want to see this project move forward without delay, but have been impacted by staff changes. She stressed that the planters will not come out without neighborhood involvement in the solution, and suggested that the neighborhood designate several residents to work with staff on this issue. There are many alternatives to consider, including their design and costs.

Ms. Smith introduced Dave Mennenga, GBA, to provide additional information on issues with the current configuration and possible solutions. Mr. Mennenga stated that we are currently in the information gathering mode for this issue. Technical issues include traffic safety and traffic calming for the area, and there are many options available from temporary fixes to permanent ones. He stated there may be a way to mitigate the roads being closed completely that would allow for safety vehicles, trash, etc. to access the barricaded streets, but not the public. He discussed crash worthiness and federal and state guiding principles for this, and the importance of improving traffic safety so that vehicle occupants are not injured if there is a crash. These planters are not reflective as they are now and this is a hazard.

Councilmember Davis requested additional information on barrier options that are aesthetic and still allow for movement of trash, safety vehicles. Mr. Mennenga provided information on pavers and modified curbs that can support the weight of these vehicles. Signage at the entrance to the streets was also discussed and ensuring these meet required standards so drivers are aware of what to expect on the street.

Councilmember Kring asked if a limited traffic study should be conducted. Mr. Mennenga stated this has been considered and traffic counts in the area could provide a baseline that would be useful. Councilmember Kring stated a baseline on emergency vehicles accessing the streets would be helpful and expressed her concerns with them not having full access. She also asked if all emergency departments know that these streets are barricaded by the planters. Chief Hadley stated they have been barricaded for many years and police cars can get through (even if they have to drive through a yard), but fire and ambulance are unable to do that and would have to go around. This would take them longer to get there, and they also need a circle at the end of the street where they are able to turn their vehicles around. He also discussed the pros and cons of living on a cul-de-sac. Ms. Smith stated Kennet Place has a coded gate, and emergency services personnel will be part of the group to discuss possible solutions.

Discussion also included whether simply removing the planters was an option. Ms. Smith stated it will be the decision of Council and removal is one option, but this is not the preferred option of the neighborhood. She recommended further discussion and study with several neighborhood residents participating in the process, and coming back to the committee in March with possible options. Those residents interested in participating should email Ms. Smith. She also has a

contact list that has been built throughout this process and encouraged others who would like to receive information to share their email address with her. Postcards were mailed for the November meeting on this issue at the Community Center, but she anticipated future discussions to be on council committee agendas (available online). Councilmember Davis stated he would like the committee to include residents on both sides of this issue so that it is balanced and not one-sided. Several members of the audience stated that they would be willing to participate. Councilmember Schlossmacher asked if the streets had ever been “open” and requested information on the City’s liability if the barriers are non-compliant with safety standards. He would like for us to find “middle ground” on this issue.

Ms. Smith stated three to five representatives from the neighborhood would work best for this process and she will follow-up with the neighborhood group.

This item was informational only and no action was taken.

**Interlocal Agreement with City of Overland Park -
Chip Seal, Lamar South of Shawnee Mission Parkway**

Mr. Morton reported as part of their annual street program, Overland Park has proposed chip seal for Lamar from approximately the entrance to Kennett Place to Shawnee Mission Parkway. Last year, improvements were made to Lamar from Kennet Place south to 67th street. The area to be chip sealed this year was not completed with last year’s project as it was close to Shawnee Mission Parkway, which was scheduled for mill and overlay and it could have been damaged. Because of the shared boundary, Overland Park is requesting joint funding for this project, with costs shared equally between the two cities. Overland Park will administer the project and communicate with affected residents. This proposed interlocal is for improvements with an estimated cost of \$18,546.12. Overland Park is bidding their projects now and if for some reason it would exceed this amount, it will be brought back to Council. Mr. Morton stated that because Overland Park does such a large volume of chip seal, they are usually very close on their estimates.

Councilmember Davis recommended that the interlocal agreement with the City of Overland Park for the public improvement of Lamar Avenue, from 650 feet south of 63rd Street to the south side of 63rd Street in the estimated amount of \$18,546.12 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Councilmember Thomas stated Overland Park’s chip seal has a red tint to it and asked if this project would also. She likes this look. Mr. Morton stated it will.

Josh Thede, Mission resident, stated this is a good project and asked if improvements to Lamar will continue north of Shawnee Mission Parkway with bike lanes. Mr. Morton stated that would be part of a full depth replacement project.

Operation Green Light Interlocal Agreement

Mr. Morton stated Operation Green Light is a bi-state regional effort to improve traffic flow and reduce vehicle emissions. Mission has participated in the program since 2010 and it is managed by MARC. In Mission, Operation Green Light signals are along Shawnee Mission Parkway at Lamar, Nall and Roeland Drive. The program improves traffic flow, particularly during rush hour, they contact us when a signal is broken and monitor the loops, and it helps to reduce pollution by decreasing idling times. The cost for 2019-2020 has been reduced to \$600 (previously \$800) per signal so Mission's overall costs are \$3,300.

Councilmember Davis asked if only the signals along Shawnee Mission Parkway are included and how far do they extend. Ms. Smith stated that she will share with Council a link to Operation Green Light that lists all signals.

Councilmember Davis recommended that the agreement with MARC for operational funding of Operation Green Light in an amount not to exceed \$3,300 over the next two years be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

.CARS Interlocal - Broadmoor (Johnson Drive to Martway)

Mr. Morton stated that this is the final step in the Johnson County CARS Program to secure funding for the Broadmoor Reconstruction Project. The program will fund 50% of the project's construction and construction inspection costs in an amount not to exceed \$453,000. Currently, staff is working on securing easements and Olsson is completing final design documents. It is anticipated that this project will go to bid in early spring. He also stated that utility relocations are already underway.

Councilmember Kring asked how long we anticipate it taking to secure easements (approximately 30 days), and whether businesses in the area have provided any feedback. Mr. Morton stated he and Ms. Randel have gone door-to-door to speak with all businesses and most are "on board." We anticipate this project to take about 120 days. Ms. Smith stated that speaking face-to-face with business and property owners was very successful during the Johnson Drive project and we will be continuing to do that during this project. Ms. Randel stated that she has developed an email list for those in the affected area and encouraged others wanting updates on the project to provide their email to her. She will add Councilmember Kring and Councilmember Inman to this list (Ward III).

Councilmember Quinn recommended that the interlocal agreement with Johnson County for the public improvement of Broadmoor Drive (Johnson Drive to Martway, CARS Project No. 320001308) using 2019 CARS Program funding in an amount not to exceed \$453,000 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Stormwater Repairs - 50th/Dearborn Street

Mr. Morton stated a portion of corrugated metal pipe (CMP) under the driveway at 5208 Dearborn has collapsed and sinkholes have formed around it. This is an unsafe condition and Public Works has placed a steel plate over the area as a temporary fix. He provided a handout identifying the area at 50th & Dearborn that is in need of repairs. He also noted that Dearborn is a dead-end street in the area so there is only one way in and one way out, so if the pipe under the road fails this is a a problem for residents in the area. Because of this and the condition of the pipe that travels underneath the roadway, this project has been expanded in scope so that the project will address the longer term stability of the roadway. He discussed the area shown on the map handout, and the various aspects of the project that will be included such as adding curb. He also stated there will be a bid alternate for slip lining the storm culvert under Dearborn. He provided information on slip lining and previous uses in Mission.

Councilmember Kring asked the age of the connecting pipes in the area and what liability we would have for failing pipes. Mr. Morton stated we want to make these repairs as soon as possible, that the project will add curbs to the neighborhood, and if slip lining is used, it is not as invasive and they will be able to leave the road open during construction.

Councilmember Thomas stated that this is her street and noted that homes in the area are on septic. She understands this is why there are no curbs on the street. She asked if there were any concerns with the project - curbs specifically - damaging septic lines in the area. Mr. Morton stated he will check with the engineers to be sure this is not an issue. Discussion continued on the specific area for the project, the benefits of adding curbs now while doing other street work, noting there is always a start and stop point with each project so some areas of the neighborhood will not be getting curbs. Mr. Morton also stated slip lining increases the capacity of the line and this will help with flooding concerns. The proposed task order from GBA is for survey, design, and bid phase services in an amount not to exceed \$28,179.50.

Councilmember Davis recommended that the task order from GBA for survey, design, and bid phase services for repairs to the storm drainage infrastructure failure at 50th and Dearborn Street in an amount not to exceed \$28,179.50 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Councilmember Schlossmacher stated that this price seems somewhat high and asked if any other bids were received. Ms. Smith stated that GBA is our on-call engineer and this doesn't seem to be out of line with past work. It has been our practice to use our on-call engineer for these types of projects. Councilmember Quinn asked if we have any idea of the overall cost of the project. Mr. Morton stated he anticipates it being under \$200,000.

Update on Rock Creek Channel Design and Financing

Ms. Smith provided an update on the proposed Rock Creek channel improvements and Roeland Court Townhomes CID. The area for creek improvements extend to the area behind Mission Bowl. She stated that we want to move the entire project forward if possible and that she has met with Kent Lage and Lee Kellenberger of the SMAC Program to provide information on the need to complete the entire project now in conjunction with repairs behind Roeland Court Townhomes. After meeting with SMAC officials, she is encouraged that we may be able to get SMAC funding for this project in 2020. The anticipated cost of this project is \$3.1 million. SMAC will be evaluating projects County-wide in early February and we will have a better idea at that time if Mission's project will receive funding in 2020. She stated that we would not have an interlocal agreement this year on the project, and that it would be 100% our cost, but would have a written agreement with SMAC regarding funding. Ms. Smith stated that additional information on this project will be provided at the February committee meeting.

This item was informational only and no action was taken.

Department Updates / Other

Ms. Smith did not have an update.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:25 p.m..

Respectfully submitted,

Martha Sumrall
City Clerk