

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

November 6, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, November 6, 2019 at 7:56 p.m. The following committee members were present: Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Kristin Inman, Debbie Kring, and Sollie Flora. Absent: Councilmembers Quinn and Davis. Councilmember Thomas called the meeting to order at 7:56 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Parks & Recreation Director Penn Almoney, Chief Ben Hadley, and Superintendent Brent Morton.

Public Comments

There were no public comments.

Adopt-A-Park Program

Mr. Almoney provided an overview of the Adopt-A-Park Program and the recent kick-off event at Waterworks Park. The program is a partnership with volunteers and has four main goals:

- Engage in safe, maintained parks
- Partner in beautifying
- Interact with nature
- Foster community and create relationships

Volunteers are encouraged to adopt a park, including local businesses, individuals / families, government agencies, philanthropic organizations or non-profit organizations. The first group to participate is the Scouts at Rushton Elementary. Mr. Almoney provided information on the application process for the program and the training that is provided for those participating. The kick-off event for the program was held on October 15th at Waterworks Park with the Scouts who signed a pledge and completed a variety of projects.

Councilmember Kring asked if a fountain and restroom are anticipated for Waterworks Park. Mr. Almoney stated that a portable restroom will be put in the park next week. Ms. Smith discussed the challenges with building and adding amenities to Waterworks Park due to it being owned by WaterOne and the underground storage tanks at the park.

This item was informational only and no action was taken.

Amendment of Gateway Final Site Development Plan

Mr. Scott displayed a picture of the proposed Gateway Project and discussed the evolution of the project. In March 2017 the final development plan was approved by the Planning Commission that included apartments, small retail below the apartments, 7-story hotel, office and additional retail (not defined). Originally the project was to be built in phases, but as the developer has worked with tenants, designers, and contractors to implement this project, the plans have become more refined and in some cases have changed. Last winter a lease was signed with Cinergy, which is an entertainment venue. He discussed the Cinergy project and stated the developer anticipates walls going up for this portion of the project in December. Several potential tenants have been identified for the office building which will now be a bigger building (adding a fourth level). A food hall has also been added to the project. The food hall and Cinergy are a change from the previous three smaller, junior anchor spaces that had been contemplated. He stated that these changes to the project did not require the preliminary site plan coming back, but staff felt that an amendment to the final development plan would be appropriate for consideration at the Planning Commission level. He also noted that the parking structure has changed and it now has a smaller footprint but is taller.

Councilmember Kring asked what changes are being made to the office building. Mr. Scott stated that it will now be a 4-story building. He discussed the utility easement that requires clearance on the first level of the garage. Councilmember Thomas expressed her concerns with the color scheme depicted in the plans, particularly the yellow included on the apartment building. Mr. Scott stated that this was approved in 2017 and has always been a part of the plan. Discussion continued on whether there are specific color schemes included in our planning guidelines that must be met. The committee also discussed the height of the garage and whether and from where the additional level will be visible. Discussion continued on traffic impacts, who pays for improvements and how these are approved through the State (KDOT).

This item was informational only and no action was taken.

Acceptance of the October 2, 2019 Community Development Committee Minutes

Minutes of the October 2, 2019 Community Development Committee were provided to the committee. There being no objections or corrections, the minutes were accepted as presented.

Resolution Adopting the Findings of Fact Regarding Structure at 5399 Martway

Mr. Scott stated that the structure at 5399 Martway (Mission Bowl) was damaged in a fire in April 2015. In July of this year, the building was inspected and a report prepared regarding its current condition. A public hearing was held regarding the building at the October City Council Meeting. At that time, Jim Brown, Building Inspector, reported that the building is unsafe and dangerous. Following the public hearing, Council instructed staff to prepare a resolution regarding the findings of fact for the building. Mr. Scott discussed the proposed resolution and

read Section 1 (A-F) which outlines the specific findings. Council is being asked to adopt this resolution. The timeline following adoption of the resolution includes the property owners being required to begin to repair or remove the structure within 10 days from the date of passage of this resolution. If that does not happen, the City will then take action, including getting bids for the demolition of the property. He noted that if the property owners do respond to this resolution, they will have 30 days to bring it into compliance.

Councilmember Inman asked if January would be the earliest that the City would move forward with demolition and Mr. Scott stated that is correct. Mr. Scott also noted that we do not own the building so we would not repair it.

Councilmember Inman recommended that the resolution finding that a structure is unsafe and dangerous, and directing that the structure be repaired or removed and the premises made safe and secured be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Ordinance Amending Notice Requirements for Code Violations

Mr. Scott stated this past summer has been challenging with nuisance violations, and noted that there are inconsistencies in our Code that have contributed to this. He stated we need to thoroughly review the Codes to make sure they align, but at this time a change is recommended with how to best address repeat violators of the nuisance code. He provided information on the process for code violations regarding grass which have been shortened for a second violation. For other nuisance issues owners are given 10 days to correct the issue. If they fail to do so within 10 days, then the City can abate the nuisance and/or issue a citation for the property owner to appear in court. There have been occasions where the nuisance issue will develop again within a few weeks or months of the initial violation and, under our current code, staff is required to go back through the 10 day notice process. The proposed ordinance would eliminate the 10 day notice for a recurrence within a 12 month period of the first being issued. He stated that this ordinance was drafted by the City Attorney.

Councilmember Schlossmacher asked if the initial 10 day notice can be shortened as it is usually three weeks before something is actually done. He also suggested that there be a second notice but that it be much shorter. Ms. Smith stated the 10 day notice is required by State Statute, but reducing it can be added to our 2020 Legislative Priorities.

Councilmember Flora asked if the second nuisance must be an exact match to the first nuisance (i.e., one car is considered a nuisance and is removed but there is another car that is a nuisance). Mr. Scott that it would be considered by category, such as "cars." He also stated these categories are included in our Code.

Discussion by the committee continued on whether the ordinance specifically requires the second nuisance to be in the same category, a year being a 12-month period, and how often

this situation arises. Ms. Smith stated it is not often that there is a problem with this, but when there is it is often very bad. The committee also discussed whether the nuisances are based on address as the property could be sold and the second owner would not have received the original notice if they have a similar nuisance. Ms. Smith stated these are tracked by property owner and not just address.

Councilmember Flora recommended that an ordinance adding Article IV to Chapter 220 of the Municipal Code of Mission, Kansas; defining unlawful repeat nuisance violator and penalties therefore be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Contract Award for Mohawk Park Design

Mr. Almoney stated that the Parks & Recreation Master Plan underscores the goal of expanding and improving our parks. The Parks, Recreation & Tree Commission (PRT) has recommended that the addition of restroom facilities in Mohawk Park be the first capital project from the Master Plan. Other suggested improvements include:

- Redesigning the layout of the parks
- Designing and constructing permanent restrooms, storage and a water fountain
- Replacing playground equipment with unique themed amenities
- Adding irrigation
- Considering cross-functional uses, or adding tennis courts, splash pad, etc.

He stated that the next step is to implement the planning process for a specific park so that we can take a comprehensive look at the amenities to be added over time (phases) and get additional feedback from neighbors, stakeholders and the PRT. Proposals were solicited from nine firms with three responses received. Confluence is recommended with the lowest and most responsive bid. He also noted their experience and partnership with SFS Architecture. Their bid is for an amount not to exceed \$30,000.

Councilmember Schlossmacher asked if this process will be similar for other parks. Mr. Almoney stated that it will be, but that we can internalize best practices to engage the community, but do not necessarily need Confluence for each one. Councilmember Schlossmacher expressed his concerns with spending additional funds on this study after paying for the Parks Master Plan. Mr. Almoney discussed the need for engagement, particularly since we only have eight parks in Mission. He wants it done as well as possible. Discussion continued on the funds spent for the Parks Master Plan with nothing tangible from it at this point. Councilmember Flora stated that Confluence's proposal includes preparing "one or two" designs and she wants at least two designs, especially since we are using Mohawk as a "test case." Mr. Almoney stated Confluence plans to provide three mock-ups initially that can be used for public feedback and considered by the PRT. From there it will be narrowed to two plans from Confluence. Councilmember Rothrock asked why Mohawk was chosen first. Mr. Almoney

stated Mohawk Park currently has the most stakeholders (soccer groups, etc.) and we will be able to check-off the most boxes from the Parks Master Plan at this park. Ms. Smith also noted that since the park area for Mohawk was purchased, we have not invested in any improvements for the park (with the exception of resurfacing the trail that was there). Councilmember Kring stated she appreciates working on a long-term vision for the park. Councilmember Thomas requested additional information on the Parks Master Plan priorities and what percent of the sales tax is being used for these. She would like to say improvements are coming to Ward I, but does not want to make false promises. Discussion continued on the Parks & Recreation Sales Tax and how those funds are spent. Councilmember Thomas requested a breakdown of the Parks & Recreation Department finances and where they are spent.

Councilmember Rothrock recommended that the proposal from Confluence in an amount not to exceed \$30,000 for conceptual park design and restroom design for Mohawk Park be forwarded to Council for approval. All on the committee agreed but this will not be a consent agenda item.

Discussion of Marketing/Branding Project

Ms. Smith stated that staff has looked at marketing and branding for the City, but specifically the Community Center since the opening of Planet Fitness. The marketing budget has been increased to \$30,000 for 2019 and 2020, with the intention of funding marketing services contractually rather than an in-house position. An RFQ for these services was put on hold in 2019 until a new department director was in place. An RFQ was recently sent to 10 firms with 5 responses received. She provided Council with a handout of the many logos associated with the City over the years for a variety of departments and events. She stated that tonight she is seeking general feedback on this issue. Council may want to consider a city-wide marketing proposal, which would include more than branding. It could include the redesign of City brochures, style guides city-wide, website redesign, etc. There is \$60,000 in the Parks and Recreation budget to start, but a city-wide market/branding effort could be done in connection with the comprehensive plan update (vision for the City). This would allow us to put forth a consistent and clear message.

Councilmember Thomas stated she supports this, especially rebranding efforts. She has been advocating for a communications position on staff. Ms. Smith stated the project would include some metrics so that we are able to measure our investment. Councilmember Thomas stated she would like to see who responded to the RFQ and suggested that it would be beneficial to keep this process with someone close to Mission as they know who we are. Councilmember Kring stated she believes the community should have an opportunity to weigh in.

This item was for discussion only and no action was taken.

Snow Plan Update

Councilmember Schlossmacher commended the Public Works Staff for their plowing during the snow earlier in the month.

Mr. Morton provided an update on the City's Snow Plan, noting that there are not many changes this year. Last year the department was short-staffed and they are now almost fully staffed which will assist with plowing shifts. He provided information on their on-call schedule, two crews who run on 12-hour shifts, inspection procedures for trucks, the usual time required to touch all streets in Mission during a snow event, salt reserves, and plow routes including sidewalks, trails, etc.

Councilmember Inman also commended the staff for their work.

This item was for discussion only and no action was taken.

Rock Creek Channel Design Modifications

Ms. Duran provided an update on the Rock Creek Channel Project and potential design modifications for the project. She stated the project costs are estimated at \$5.2 million with \$400,809 being paid for by the Roeland Court Townhomes. She anticipates the recently approved home demolition to be completed in two weeks and the City is working on obtaining the six easements required for the project. She anticipates construction to begin in spring 2020 with completion by the end of the year. During the design process, several additional items not originally included in the concept design were reviewed and discussed by staff. Several of these items could be beneficial to property values and assist with future maintenance. Six items were identified and prioritized, as listed below:

1. Increasing the retaining wall height to remove certain property from the floodplain.
2. Construction of an access ramp for future maintenance of the channel.
3. Pavement restoration due to ramp installation and addition of geogrid for a portion of the retaining wall.
4. Flow-fill two previously abandoned storm sewers on the north side of the creek, and replace the existing 15" CMP storm sewer on the south side of the creek and obtain easement to prevent future maintenance issues.
5. Addition of railing on top of retaining wall adjacent to the Wendy's and Park N' Ride to address safety concerns.
6. Extend the wall 300' between Johnson County Wastewater and the cell tower to prevent future maintenance. There is no erosion evident at this time.

She feels items 1-3 are needed and that items 4-6 could increase property values and assist with future maintenance issues. Ms. Duran asked the committee for their feedback on these items so that bid alternates can be prepared if necessary. The goal of the department is to bring

projects in on time and within budget. There is contingency in the budget for this project, but the budget was based on a preliminary engineering study (plus inflation) that was prepared by GBA and submitted to SMAC. She also noted that SMAC funding will only pay for certain things and if the items are above the “project goal” SMAC will not fund.

Discussion continued on:

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- Pavement rehabilitation/restoration, which GBA had said is already in the budget. This area is near Wendy’s and the MD Management parking lot.
- Storm sewers - there are 2 24” CMP pipes that are abandoned and could be the site of future settlements. It is recommended that these be replaced as well as one not in an easement. The cost is \$48,000 which is not in the budget. Councilmember Flora asked if this item would compromise the project if not completed or is it just a benefit to the property owners. Ms. Duran stated we could just fix the pipe on the south side of the creek and if the others settle in the future we would need to go back and fix them. She stated doing it now is preventative maintenance.
- The railing near the Wendy’s is not an ADA requirement but is a good safety improvement. The cost would be \$32,000 but GBA will provide other options that are less expensive. Discussion continued on the other options/materials that could be used for this railing (black coated chain link at approximately \$10,000), whether there are liability issues associated with this, and whether this is required.
- Removal of property from the floodplain by raising the retaining wall, which would increase property values. Councilmember Flora asked if there is a corresponding tax benefit to this item. Ms. Smith stated that there may be if the property is sold, but this may improve the potential for redevelopment in the area and would save property owners from purchasing flood insurance. This is a long-term benefit.
- The addition of an access ramp near the Park N’ Ride would reduce long-term maintenance costs. Discussion continued on how often debris removal from the creek/storm boxes would be required (possibly every 10 years), the amount paid previously to a contractor to remove debris from the boxes below the Gateway Project (\$148,000 to Kissick Construction who had to drop a crane into the channel), and whether this project at a cost of \$100,000 is a reasonable cost.
- Wall extension which is not in the PES and there is no slope failure or erosion at this time. Ms. Duran stated we don’t want to come back in 10 years and have to do this project. She will also ask for a cost breakdown (materials, installation costs) for this item to share with Council.

Councilmember Thomas asked if there is a cost savings to do all of these together (“bundle”) and Ms. Duran stated that there is not. Councilmember Schlossmacher requested information on a 20-year rate-of-return on these items. Councilmember Flora asked if Council could wait until they know if there are overall cost savings in the project before deciding to move forward. Ms. Duran discussed the pavement rehabilitation and it moving forward if there are savings in the project. Bid alternates can be prepared for these items.

Councilmember Schlossmacher stated he would like to know what the potential cost difference would be if built in five years. Ms. Duran stated an estimate of 4% inflation in cost would be reasonable. She also stated she will get estimates on savings based on economy of scale and savings on mobilization costs. Discussion continued on individual items and which should be included.

Ms. Duran asked if all agree that the storm sewer work and increasing the retaining wall height to remove certain properties from the floodplain should be included. All agreed. Additional information from GBA on other items will be provided to Council when received.

Department Updates

There were no department updates.

Other

Johnson Drive Speeding

Councilmember Thomas stated she would like to look at the CIP Committee and “where to go with it” prior to January appointments/reappointments of committee members. Ms. Smith stated this can be discussed at the December committee meeting.

Councilmember Kring expressed her concerns with speeding on Johnson Drive. She feels some cars are going as fast as 45-50 mph, making it dangerous for pedestrians. The speed limit is not being enforced and something needs to be done to reduce speeds. Councilmember Schlossmacher stated this issue was considered several years ago and that a road diet could have addressed the issue. Discussion continued on Johnson Drive speeding, including the use of a speed trailer and its ability to record data, increased enforcement, whether enforcement/ticketing is the appropriate long-term solution, the installation of a stop light at Woodson several years ago, and whether there is actually a speeding problem at all. Most on the committee agreed that speeding is a problem and increased police presence is a short-term solution. Ms. Smith stated that BikeWalk KC conducted a study in April 2017 and this will be provided to Council. This item will also be added to the December committee agenda as a discussion item. She stated the CIP includes UBAS treatment of Johnson Drive in 2022 and there is a fundamental question for Council on whether they would like to wait until then to consider changes or advance the project (flip-flop with another) as we know the long-term solution. Councilmember Schlossmacher stated with the apartments on Johnson Drive coming available soon and business activity, he feels this project should be accelerated. All want a walkable area and studies show reconfiguring the road will slow traffic. Chief Hadley stated the speed trailer can be put up and data gathered, but he also discussed the Police Department’s availability to focus on enforcement in the area when there are other calls for service. The

committee also discussed communicating to the public the short-term solution of increased enforcement and why this is necessary.

Ms. Smith will share with Council the BikeWalkKC study and add this issue to the December committee agenda. Councilmember Flora asked if a representative from BikeWalkKC could attend the meeting. Councilmember Schlossmacher recommended using Sean Partain, Sustainability Commissioner who works with transit issues and is very knowledgeable, as a resource. Councilmember Thomas asked that CIP opportunities to switch out projects be provided so this issue can be expedited in 2020.

Update on De-annexation

Councilmember Schlossmacher requested an update on the de-annexation process. Councilmember Inman stated that there is another meeting with Roeland Park representatives on Friday, and Councilmember Flora stated all are committed to working within the approved range. Additional information will be provided following the Friday meeting.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 9:40 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk