

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

March 7, 2018

The Mission Community Development Committee met at Mission City Hall, Wednesday, March 7, 2018 at 6:30 p.m. The following committee members were present: Pat Quinn, Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Kristin Inman, Debbie Kring, Ken Davis, and Sollie Flora. Councilmember Inman called the meeting to order at 6:30 p.m.

Also present were City Administrator Laura Smith, City Clerk Martha Sumrall, Assistant City Administrator Brian Scott, Public Works Director John Belger, Chief Ben Hadley, Parks & Recreation Director Christy Humerickhouse, and Public Information Officer Emily Randel.

Sunflower Development Group - 5665 Foxridge Drive

Ms. Smith introduced Jason Swords, Sunflower Development Group, and Kurt Peterson, Polsinelli, to provide the committee with an update on the property at 5665 Foxridge Drive.

Mr. Swords stated that Sunflower Development Group is located in Kansas City, Missouri and currently has the property at 5665 Foxridge Drive under contract. They are modeling a multifamily development with structured parking at this site, but are not yet ready to present additional details. He provided information on previous projects by their company, stating they have worked on 18 historical buildings and completed over \$120 million in development in the last eight years. They like Mission and this is an excellent site, but want to be sure they are bringing forward to Council a development "that works."

Councilmember Kring requested information on the zoning for this site. Mr. Scott stated that it is in the Form Based Code area, and is the former JC Penny Call Center. Ms. Smith stated that the development group shared with her that they are looking at several options for this site, but that their first preference would be multifamily. Previously at this site, DIAL Development proposed a senior living facility, but the Sunflower Development Group is considering market rate apartments. They anticipate bringing additional information and a plan back to the committee within the next 60 days.

This item was informational only and no action was taken.

SPJCC Roof Repairs

Ms. Humerickhouse reported that in 2016 GBA completed an assessment of the roofing systems at the Community Center. The assessment identified issues with the existing roofing system and provided a recommended plan of action for repairs, including eventual replacement of the roof. The repairs were prioritized at 0, 3, 5 and 10 year marks for budgeting purposes and it is recommended that the repairs identified as immediate through year two be approved at this time. These include:

- Repairs to “chem curb” pitch pans at screen wall
- Repair to tie-in between modified and built-up roofing
- Reflash roof drains in the area of tie-in repairs
- Locate and repair vertical parapet wall seams that have separated
- Fill or repair deficient pitch pans
- Repair damaged curb flashing

She stated that they are also recommending biennial roof inspections. Ms. Humerickhouse also provided information on the five pre-qualified contractors that were contacted, with four bids being received. Bids were reviewed by GBA and staff is recommending approval of the bid from Premier Contracting, Inc. in the amount of \$10,180 for roof repairs, \$1,100 for sealing all roofing nails used for tarp securement, and \$900 for a roof inspection to be performed in the fall. The total amount is \$12,810.

Councilmember Kring asked if the roof has ever been replaced before. Ms. Humerickhouse stated that this is the original roof, and repairs recommended are only those on the 0 through 2 years priority listing. The contractor will begin repairs as soon as possible once the contract is approved by Council. Councilmember Thomas asked if staff is considering the replacement of internal equipment when a full roof repair is considered. Discussion continued on a comprehensive assessment of the entire facility and issues associated with equipment that was built into the building during initial construction.

Councilmember Quinn recommended that approval of the bid from Premier Contracting, Inc. in an amount not to exceed \$12,810 for roof repairs at the Sylvester Powell, Jr. Community Center be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Acceptance of Permanent Easements, Foxridge Drive Project

Mr. Belger stated that during the recent Foxridge Drive project, a portion of stormwater infrastructure was found to be in conflict with existing utility lines. Instead of relocating the utilities, the stormwater inlets were relocated and pipes realigned. At that time, a right of entry agreement was used to construct the improvements with the property owner understanding that a permanent easement would be needed. This easement will allow for future maintenance and replacement of the stormwater infrastructure. He noted that the location of this easement is near the entrance to Hillsborough Apartments.

Councilmember Quinn recommended that acceptance and recording of the permanent stormwater easements from Tower Properties at 5303 Foxridge Drive be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

**Interlocal with Overland Park for Chip Seal,
Lamar - Shawnee Mission Parkway to 67th Street**

Mr. Belger stated that Overland Park contacted staff regarding proposed street improvements to Lamar between Shawnee Mission Parkway and 67th Street. The northbound lane of the street belongs to Mission and the southbound lane belongs to Overland Park. This section of Lamar was scheduled for improvements in 2019, but it would be beneficial to work with Overland Park to complete all improvements at this time. Overland Park would administer the project and this would also allow Mission to take advantage of their pricing, which is much lower than ours due to the high volume of street improvements in their city. Councilmember Davis asked when this project would begin. Mr. Belger stated that the chip seal would be completed during the summer, but that the project still needs to go out to bid. Councilmember Quinn asked if moving this street up to 2018 would have any effect on other streets scheduled for 2018. Mr. Belger said that it would not.

Councilmember Inman recommended that the Interlocal Agreement with the City of Overland Park for the public improvement of Lamar Avenue, from 650 feet south of Shawnee Mission Parkway to 67th Street in the estimated amount of \$10,977.78 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

KLM Mowing Contract

Mr. Belger provided information on the City's current contract with Kansas Land Management (KLM) for mowing and treatment services. They currently mow approximately 61 acres of City owned property and KDOT right-of-way. Our current contract was established in 2014 and has the option to renew through 2018. He stated that staff is recommending renewal of this contract, and that two additional parcels have been added for 2018. These include Legacy Park and the former Neff property. Councilmember Quinn asked if their contract includes trimming in parks. Mr. Belger stated that they do mow and trim. Councilmember Quinn stated that during a recent Ward I meeting, residents brought to their attention a low spot on the trail in Waterworks Park and the need to edge around the trail. Mr. Belger stated that he has visited the park, and discussed how grass can creep into the trail. Public Works staff will trim these area so that they will need minimal maintenance during the season. The low, silted area of the trail has been taken care of and he will keep an eye on it throughout the year. This area of the trail will need to be addressed when a full reconstruction of the trail is scheduled.

Councilmember Quinn recommended that approval of the 2018 Mowing Services Contract renewal and addendum with Kansas Land Management in the amount of \$80,415.57 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

CARS Program Update

Mr. Belger provided an overview of the CARS Program, established in the 1990's, which is administered by Johnson County. Each year, cities submit a 5-year road improvement plan to CARS, similar to our city's CIP. This is a budgeting document that primarily serves in helping with budgeting and forecasting. Each year as required by the program, Mission passes a resolution adopting a 5-year plan based on our upcoming projects. Funding through CARS is up to 50% of the project cost for construction and inspection services. Roads must be CARS-eligible routes. Mission's current projects for CARS include Broadmoor (Martway to Johnson Drive), Foxridge Phase II (51st Street to Lamar) for 2020, and Johnson Drive (Lamar to Metcalf) for 2023. He provided information on water/ice issues along Foxridge Drive and stated that the estimated cost for that project at this time is \$5.5 million. Mr. Belger stated that the Johnson Drive project includes extension of the stormwater interceptor, and has an estimated cost of \$10.8 million. He discussed the various funding options that may be available for this project including STP funding (federal funds) and SMAC funds for stormwater improvements. He stated that this is a very large project and due to the preplanning required and STP application requirements, Mission is pushing this project from 2022 to 2023. Ms. Smith noted that, unlike CARS and SMAC funding, STP applications are a commitment to use funds and we need to be cautious in applying so we do not turn back any possible funding. She also stated that we need a final decision on the TUF lawsuit before moving forward.

Councilmember Quinn requested information on how funding is applied for and allocated when there is more than one source. Mr. Belger stated that there is a somewhat convoluted formula to maximize funding and ensure we match what we apply for. STP funding can be as high as 80/20 percent, but because there are often many cities applying, the funding often varies. It may end up closer to 60%. The committee discussed the funding that was used for the recent Johnson Drive program and the amount leveraged by the city. Ms. Smith noted that engineering costs for these projects are paid 100% by the city.

Discussion by the committee continued on CARS funding with Mr. Belger stating that typically each city receives funding for at least their first priority project; Johnson Drive, which will be a separate project from Broadmoor; and recent street projects that received outside funding (Roe, Nall, Martway, Johnson Drive, and Foxridge).

Mr. Belger presented an aerial view of the proposed improvements to Broadmoor, as well as background on previous discussion regarding improvements to this section of the street. In 2011, discussion began on improvements, but Broadmoor was not yet designated as a CARS eligible street. Those plans were presented to property owners in the area, who were not supportive of the project at that time. The area has changed with recent development and this section of Broadmoor serves as a vital connection between Johnson Drive and Martway. It is important that pedestrians on Johnson Drive have a connection to the bike lanes and bus routes/stops on Martway, so sidewalk improvements are needed. The current plan puts the

sidewalks behind the on-street parking. This current proposed plan was presented to the CIP Commission who had a favorable reaction.

The committee discussed the proposed improvements to Broadmoor, including:

- Although businesses have not yet been contacted regarding this project, an open house will be held in April so that they can see the plan, ask questions, and provide input.
- Possibly extending the project near the current Planet Sub to improve parking in this area, which is unusual.
- Why businesses were resistant to on-street parking in previous plans. Many felt they needed to be able to load cars closer to their businesses, and wanted to have control of the parking in front of their building, which will all become public parking with the new improvements.
- Possible parking solutions behind buildings, and where employees and visitors are currently parking.
- Retaining the circle drive at Pride Cleaners (this is included in the current plan).
- Concerns with parking issues near Mission Animal Clinic.
- Parking issues at Unleashed Pet and the plan to keep the driveway available to their current overhead door.
- Most buildings have rear access that can assist with keeping parking close to the building.
- The biggest impacts of the project will be seen on the east side of Broadmoor.
- The possibility of using some parking from Cornerstone Commons for businesses on Broadmoor.
- Easements will need to be obtained from property owners along Broadmoor.
- It will be important to assess traffic implications due to on-street parking near the intersections of Johnson Drive and at Martway where traffic could back up and impede on-street parking. The committee discussed similar locations - Mr. Goodcents and Fire Wok.
- Whether sidewalks could be eliminated from the east side of Broadmoor to help with parking issues, and what the long-term issues could be should current businesses move.
- The current land lease with Mission Pet Mart.
- Issues with the manholes at Johnson Drive and Broadmoor that are in disrepair. These are the responsibility of the utilities and they must contract for any work done on them. AT&T has stated that they would need to close this intersection for approximately a month to repair their manholes at this location.
- The updating of the traffic signal at Johnson Drive and Broadmoor as part of this project.
- Requests by Ward III residents to add a crosswalk on Johnson Drive at Riggs.

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

Department Updates / Other

Ms. Smith reported that Paul Welcome, Johnson County Appraiser, met with the Mayor, Mr. Scott and Ms. Smith to discuss recent revaluations. These have generated a great deal of discussion by residents due to significant increases. The Chamber is hosting several forums on this issue. Ms. Smith will link information provided by the Appraiser in the City Administrator's Report. She noted several items of interest, including the market value comparison sheet and multifamily projects by city over the last four years. The Appraiser's Office is anticipating an increase in appeals from last year, possibly twice as many. The committee also discussed what is driving the increase in multifamily projects in the area.

Ms. Smith stated that the presentation from Sunflower Development Group was less than anticipated, but she appreciated them coming to introduce themselves to Council as they are very interested in developing a project in Mission.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:40 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk