

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

May 2, 2018

The Mission Community Development Committee met at Mission City Hall, Wednesday, May 2, 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.

Report from Friends of the Dog Park Group

Christina Farmer, chair of the Friends of the Dog Park Group, provided an update on the work of the committee to date. Her presentation included:

- The group has branded themselves as “Mission: Dog Park” and the organization is comprised of residents of Northeast Johnson County on a “mission” to locate a space to build, privately fund, and maintain a dog park in Mission or Northeast Johnson County.
- The group is in the infant stages of their plan which includes learn, inform, research, locate, fundraise, build, and maintain a dog park.
- The group has reviewed the findings of the Dog Park Task Force and visited the Ottawa Bark Park. This park was privately funded, is well run and provided the group with many ideas.
- They plan to raise awareness through social media and will be having a “pop up dog park” June 29-July 1 in Mohawk Park. This will allow them to gather information on who might use a dog park, is one really wanted, would people donate to support the park and/or pay a membership.
- Will research the feasibility of a dog park through an online survey, paper survey, and in-person discussions.
- They have discussed various possible locations for the park including Lamar (west of QT), Antioch Park (there was not an interest from Johnson County), Mohawk Park, the vacant lot near Panera, and Streamway Park. The park would need to be 1.5 acres or larger, have adequate parking, shade and access to water.
- Their fundraising goal is \$100,000 and they hope to receive donations from individuals and businesses (monetary, goods, services). They will have a recognition program. Ottawa included a sign in their park recognizing donors. “We need a piece of land and \$100 Grand.”
- Build and maintain - once a location is chosen these will be priorities. Their list of “wants” include a 6 ft. fence for safety, both large and small dog areas, an unleashing zone, and will have clean-up days.

- Help is encouraged through recommending locations, cooperation with Johnson County and other NEJC cities, cooperation with fundraising efforts, social media sharing, and attending the pop up dog park this summer.

Councilmember Kring asked if an existing park or portion of a park could be used. This is possible and the minimum size would be approximately 1.5 acres. Councilmember Quinn asked where the \$100,000 donation amount came from. Ms. Fisher stated that Ottawa set their goal at \$30,000 so the group thought that a number greater than that would be reasonable since this will be in the metro area. Councilmember Schlossmacher noted that it will be hard to know how much will be needed until a location is decided upon. Councilmember Flora requested additional information on the decision to use private funding. Councilmember Schlossmacher stated that through previous discussions it was decided to seek private funding and not use existing city parks and recreation funds for this park. Councilmember Thomas noted that the City will need to be involved in the process. Councilmember Davis suggested that the group include NextDoor in their social media outreach as people often register their pets on it and it is a good way to reach many dog owners.

Discussion continued on the members of the group which includes Councilmembers Schlossmacher, Inman and Thomas, and approximately 9 residents so far, as well as Ms. Humerickhouse. A variety of possible locations were discussed, with most of these being located in Mission. It was noted that there are access issues to Streamway Park and parking issues at Waterworks Park. The committee also discussed traffic issues associated with a dog park, particularly since we are in a metro area, the numbers of dogs a 1.5 acre park can accommodate, whether memberships to the park might be considered, and the possibility of encouraging Eagle Scout projects for some of the amenities.

This presentation was informational only and no action was taken.

Lot Split 5538 Maple Street

Mr. Scott stated that the current owner of the property at 5538 Maple has applied to split the existing lot into two. Once split, the owner intends to remain in the existing home and sell the southern lot for a new house. The current lot is approximately 120 ft. x 140 ft. deep and when divided the two lots with 60 ft. fronting the street will be slightly smaller than what is allowed by code. Exceptions are allowed if the lots in the area are of similar size, which the others are. At their April 16th meeting the Planning Commission voted 7-0 to adopt the findings of fact contained in the staff report and recommend approval of the proposed lot split.

Councilmember Flora requested additional information on the ordinances regarding lot splits and suggested that “we get out in front” of any issues we may have with the ordinance as more of these may come before Council with investment in the area. She provided Prairie Village as an example of a nearby city dealing with this issue.

Mr. Scott stated that the home plan provided in the packet is just an example of what could be built on the second lot, and not the actual plan. Councilmember Davis requested information on the site set-back. Mr. Scott stated that it will be 5 ft on each side which will leave 50 ft. for the home. The chimney will extend over the set-back a bit, but this is allowed. There was no reaction to this application from the neighbors.

Councilmember Kring requested compare/contrast photos where size may be an issue. Mr. Scott referred to other lot splits that have been approved, most recently the property of Mr. Babcock on Lamar, which is similar in size to this proposal. There was also a lot split on Glenwood.

This item was informational only and no action was taken by the committee. This will come before Council from the Planning Commission on the May 16, 2018 City Council Meeting agenda.

SPJCC Cardio Lease

Ms. Humerickhouse stated that since 2009, most of the Community Center's cardio equipment has been replaced through a lease arrangement with Advanced Fitness Equipment rather than outright purchase. This has allowed the City to keep the most current and technically advanced cardio equipment in the facility and helped to minimize repair costs by retaining equipment only as long as it is under full warranty. The equipment leased in 2015 is now ready for replacement. Staff worked with Advanced Fitness to put together a proposal which best meets the needs of the Community Center. She noted that Advanced Fitness holds the State contract for fitness equipment, meaning that the State of Kansas solicited competitive bids from suppliers and Advanced Fitness submitted the lowest/best prices. Also, they have a guaranteed buyback program and our current televisions will continue to work on this new equipment. She stated that Ehlers Inc. secured competitive quotes for the transaction with three firms responding. Kinetic Leasing, Inc. presented the best bid with an interest rate of 2.738%. The proposed resolution was prepared by our Bond Counsel. The total amount to be financed over the three-year lease term is \$210,000 and includes 34 pieces of equipment and all costs associated with the transaction.

Councilmember Davis noted the reduced amount due in 2018 (\$33,827.93) and Ms. Humerickhouse confirmed that this is due to the transaction taking place in the middle of the year. Councilmember Thomas requested information on the price jump from 2015 to 2018 (\$169,000 vs. \$210,000). Ms. Humerickhouse stated that we now have more equipment to replace and some of it is different equipment from 2015. Staff monitors the usage of each machine so we know what is used the most and can replace equipment accordingly. Councilmember Kring requested information by the end of the year on changes we are seeing in memberships/attendance with Planet Fitness now located in Mission. Ms. Smith stated that this information will be included as part of the budget process.

Councilmember Rothrock recommended that the resolution authorizing the Mayor to execute the necessary documents to complete the lease with Kinetic Leasing, Inc. for fitness equipment to be located 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.

Broadmoor Design

Mr. Belger stated that this proposed contract with Olsson Associates is for the design of Broadmoor Street from Johnson Drive to Martway. These improvements were originally designed in 2011 and this project will build on that preliminary design. The project was shelved in 2011 and in 2017 the road became a CARS eligible roadway. The proposed improvement would consist of full depth pavement replacement, curb replacement, installation/replacement of sidewalks, ADA improvements, installation of stormwater infrastructure, replacement of street lights and the traffic signal and Johnson Drive an Broadmoor. This proposed contract covers the survey, design, project meetings, bidding of the construction contract, and construction period services. He reminded all that an open house will be held on May 3rd at the Community Center for property and business owners to provide feedback regarding the project. Mr. Belger will be available to answer questions from the public on the project.

Councilmember Flora noted the cost savings in the contract since 2011 (\$182,000 vs. \$108,340 currently). Councilmember Kring asked that the makeup of the concrete be considered so that the road will look better and last longer. Mr. Belger stated that the road was built 50 years ago and we now have better material (Overland Park Superpave Asphalt). Councilmember Kring also asked if there is a weight restriction on this street. Mr. Belger stated that there are no weight restrictions on Mission streets with the exception of bridges.

Councilmember Davis recommended that the task order with Olsson Associates for the design of Broadmoor Street from Johnson Drive to Martway Street in an amount not to exceed \$108,340 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Guardrail Repair - Foxridge & Lamar

Mr. Belger stated that two sections of guardrail were damaged over the winter and are in need or repair or replacement. One is located at the northwest corner of Lamar and Foxridge and the other is at 5500 Foxridge. Staff recommends approving replacement Option #3 from Collins & Hermann, Inc. for both locations in an amount not to exceed \$18,112. Collins & Hermann is the only company to submit a proposal for this work.

Councilmember Quinn recommended that the proposal from Collins & Hermann, Inc. for the repair of damaged guardrail in the amount of \$18,112 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Plan Review and Inspection Services for the Mission Trails Project

Mr. Scott stated that this proposed task order with Olsson Associates authorizes the plan review and inspection of public improvements associated with the development of the Mission Trails mixed-use project at 6201 Johnson Drive. Crossland will be the general contractor for this project and Kaw Valley is scheduled to begin demolition of the site during the third week of May. A truck route has been designated during the demolition for Kaw Valley trucks taking material from the site. A portion of this project will include public improvements, primarily on-street parking along Johnson Drive, and streetscape improvements similar in character to the improvements previously made along Johnson Drive. Plans for these improvements will require review and approval by an engineer, as well as construction inspection and general oversight. Additionally, other components of the construction process such as traffic and erosion control will require approval and observation. This task order in in an amount not to exceed \$72,438.50 and costs will be reimbursed by the developer in accordance with the development agreement.

Councilmember Kring recommended that the task order with Olsson Associates for plan review and inspection services related to the Mission Trails Development project in an amount not to exceed \$72,438.50 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Selection of Committee Chair and Vice Chair

Ms. Smith stated that the committee chairperson and vice chairperson must be selected prior to the June meeting. Councilmember Davis asked if the current chairperson and vice chairperson would like to continue. Councilmember Inman and Councilmember Flora agreed that they would like to continue in these leadership positions.

This item will be considered under New Business at the May 16th City Council Meeting.

Department Updates / Other

Ms. Smith stated that staff will begin filling the outdoor pools next Tuesday. Slide testing will be conducted and deep water training with the guards once the pools are filled. Water to fill the pools is metered.

Ms. Smith reminded all of the Broadmoor Open House scheduled for May 3rd at the Community Center. All were invited to attend.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:20 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk