

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

May 3, 2017

The Mission Community Development Committee met at Mission City Hall, Wednesday, May 3, 2017 at 6:30 p.m. The following committee members were present: Pat Quinn, Tom Geraghty, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ron Appletoft and Suzie Gibbs. Councilmember Rothrock 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, Chief Ben Hadley, Public Works Director John Belger, Parks & Recreation Director Christy Humerickhouse, Public Information Officer Emily Randel, and City Planner Danielle Sitzman.

Interlocal Agreement with Unified Government of Wyandotte County / Kansas City, Kansas Regarding 6650 W. 47th Terrace, KCKS (BestDrive store)

Ms. Sitzman reported that the former Schatz Distributing Company property, north of I-35, is located within the city limits of both Mission and the Unified Government of Wyandotte County. The building is bisected by the city limits line. The building is now being used by a commercial truck tire business, which meets Mission's codes, but a special use permit is required by the Unified Government. This proposed interlocal agreement will designate roles and responsibilities of the two jurisdictions regarding zoning, building codes, and property maintenance.

Councilmember Gibbs recommended that the interlocal agreement with the Unified Government to provide clear regulations, avoid duplication of services, and conserve staff time and resources regarding the property located at 6650 W. 47th Terrace be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Foxridge Drive Phase I - Award of Construction Contract

Mr. Belger provided information on the Foxridge Drive Phase I project which will include a 2" mill and overlay treatment, new curb, and replacement of stormwater infrastructure between 51st and 56th streets. A total of six bids were received for the project with Kansas Heavy Construction providing the lowest and most responsive bid. The engineer's estimate for the project was \$1.39 million and Kansas Heavy Construction's bid was \$1,088,152.99. It is anticipated that this project will begin construction in June. Ms. Smith stated that the recommendation is to include a contingency/force account of \$108,815, which is 10% of the project cost. Councilmember Gibbs stated that she is anxious for the City to get this project underway.

Councilmember Gibbs recommended that the contract with Kansas Heavy Construction LLC for the improvements to Foxridge Drive (56th Street to 51st Street) in an amount not to exceed

\$1,088,152.99 with a contingency / force account of \$108,815 for a total authorized project construction budget of \$1,196,967.99 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Foxridge Drive Phase I - Inspection Services Contract

Mr. Belger stated that a scope and fee for these services were requested from both Olsson and GBA. Staff is recommending the contract with Olsson Associates for inspection services which is at a lower price. It is important to have on-site inspection services during the project. This proposed contract is based on 90 working days, but staff anticipates the project being completed in less time. Mission will only be billed for the time used and this contract is CARS eligible at 50%.

Councilmember Gibbs recommended that the task order with Olsson Associates for Foxridge Drive construction inspection services in an amount not to exceed \$111,112.50 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Foxridge Drive Phase I - CARS Interlocal Agreement

Mr. Belger reported again that the Foxridge Drive Phase I project is a CARS eligible project. This proposed interlocal agreement includes a not to exceed amount of \$725,000 and formally commits the City's funds to this project. Councilmember Kring asked if utility lines would be buried as part of this project. Mr. Belger stated that they would be not as the working being done avoids most utilities. It would be very expensive to put power lines underground and this would be at Mission's expense, not KCPL's.

Councilmember Gibbs recommended that the Interlocal Agreement with Johnson County for the public improvement of Foxridge Drive from 51st to 56th Street (CARS Project No. 320001151) using 2017 CARS Program funding in an amount not to exceed \$725,000 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Stormwater Repair Solutions - 49th Street

Mr. Belger stated that the City was contacted by the homeowner at 6341 W. 49th Street regarding flooding issues during moderate to heavy rains. The water is coming from property behind this location due to the topography and stormwater piping currently in place. There is a curb inlet with no outlet pipe, which overflows during rain events. There is a combination of private and public ownership of the stormwater system and structures at the location, making it difficult to completely resolve the issue. The proposed task order from GBA will provide multiple alternatives to addressing this issue. Once evaluated, a recommended alternative will be brought back to Council for consideration.

Councilmember Quinn asked if other homeowners in the area are experiencing this same issue. Mr. Belger stated that it is isolated to this property and explained the diagram of the area provided in the packet.

Councilmember Gibbs recommended that the task order with GBA to provide design and survey services to address stormwater issues impacting the residence at 6341 W. 49th Street in an amount not to exceed \$27,964 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Zoning Code Text Amendments

Ms. Sitzman reported that the proposed zoning code text amendments were considered by the Planning Commission at their April 24th meeting. There are several pending developments in the next year that are expected to make use of zoning deviations from the Planned Zoning Districts section of the code and these proposed changes are recommended to clarify the City's expectations of the approval process. Pete Heaven, City Land Use Attorney, has recommended these changes. The recommendation to move forward with these zoning texts amendments were recommended unanimously by the Planning Commission. There was no discussion on this item.

This item was for discussion only and no action was taken. This item will be placed on the May 17th City Council Agenda under "Action Items - Planning Commission" for consideration by Council.

Ms. Smith stated that following the adoption of the changes to the sign code, she received a question regarding Council's amendment to the resolution designating fees for signs permits. She stated that the fees for sign permits were set by resolution, not by the ordinance recommended by the Planning Commission, so Council was able to approve the resolution with the change for commercial real estate sign permit fees. The Planning Commission does not recommend fees, so it was not necessary to send this back to the Planning Commission. She also provided information on options available to Council when a recommendation is brought forward from the Planning Commission. Council may uphold the recommendation, remand it back to the Planning Commission with specific concerns, or override the recommendation of the Planning Commission.

Plan Review and Inspection Services - Status Update

Mr. Scott stated that Johnson County terminated our agreement to provide building plan review and inspection services at the end of last year. We are now using IBTS for these services, and are up to three staff members from this company to serve Mission. The inspectors from IBTS are not full-time, but are retired inspectors. He provided information our Mission's discussions with Overland Park to provide these services for us, but they only have two full-time building inspectors at this time. He also discussed their permitting process where they issue permits

over the counter at the time they are applied for. Mr. Scott stated that staff is exploring the possibility of hiring a full-time building inspector and will be formulating an ad to see what kind of response is received, and the level of expertise of applicants. He stated that it is not always easy to find people with the experience needed.

Councilmember Quinn asked where most building inspectors are recruited from. Mr. Scott stated larger cities or counties, possibly Kansas City, Missouri. Councilmember Kring requested additional information on the number of permits issued per year. Ms. Sitzman stated that approximately 400 permits were issued last year; that there has been a spike in commercial permits; that residential permits are fairly consistent but starting to trend upward; and that if an inspector is hired by the City we could possibly “split” services between City staff and IBTS - blended approach. Ms. Smith stated that Roeland Park and Prairie Village have both added this position to their staff, but that they also supplement services provided. Councilmember Quinn suggested that if it is hard to get one full time inspector, we may want to consider hiring two part-time employees. Mr. Scott stated that this item will come back to Council if it is recommended that a staff position be added.

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

Other - Departmental Updates

Ms. Humerickhouse provided an update on a recent Senate bill that addresses amusement parks and water slides. This bill will require the City to have water slide inspections annually and specific requirements for any inflatables used by the city. Because our water slide is built to code with engineered stamped plans, our staff will be able to conduct our annual inspections. Inflatables outdoors are rented from a private company that is responsible for inspections. She also discussed new lifeguard requirements for manning the waterslide.

Ms. Humerickhouse stated that Rushton Elementary is holding an art show at the Community Center. There are 350 artworks in the halls and we have received many compliments on this joint show. The City will plan to have this event again next year.

Ms. Humerickhouse reported that the recent Arbor Day event with Rushton Elementary was held in the school library due to the weather, but the children were able to visit the park as part of the event.

Councilmember Kring expressed her concerns with only having one bench available in Mohawk Park and stated that the trash cans are in terrible condition. She suggested the summer camp could paint the cans as part of an art program. Discussion continued on park improvements recommended through the Parks Master Plan, how quickly the trash can can be improved or replaced, and the need to add tables and benches in parks. Ms. Smith stated that the trash cans will be addressed immediately and we'll look to add tables and benches also.

Ms. Sitzman stated that we have received an application for a new home at 5120 Riggs (approximate value \$250,000). She stated that on average we receive one permit per year for new homes in Mission. There will be a "clean-up event" in the Highlands neighborhood and we are expecting approximately 40 volunteers to assist.

Councilmember Kring stated that there are various potholes on Lamar near Mohawk Park. Mr. Belger stated that the area of the street is in Overland Park and he will let them know of the issue.

Councilmember Gibbs stated that Cumulus Media was recently interviewed for the magazine and their staff stated that they love the improvements to Johnson Drive.

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