

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

June 6, 2018

The Mission Community Development Committee met at Mission City Hall, Wednesday, June 6, 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. Mayor Appletoft was also present. 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.

Sign Code Revisions

Ms. Smith stated that the proposed sign code revisions will come before Council at the June 20th meeting from the Planning Commission. The Planning Commission considered these proposed revisions at their May 29th meeting. In 2015, staff began evaluating the sign code and inventorying signs after concerns with temporary signs. Revisions to the sign code were adopted in 2017, and staff then began education and enforcements efforts. Both Council and staff have continued to hear feedback regarding various prohibited sign types, primarily pole signs. Following discussion by Council, staff was directed to draft revisions which could allow for the reuse of currently prohibited sign times on a limited, case by case basis. She stated that a new category has been drafted for the sign code that would allow for "Signs of Historic Significance." The intent of the new code language is to provide a mechanism which allows for the preservation, maintenance or reuse of signage that contributes to Mission's unique character, history or identity, but would otherwise be prohibited. She also stated that following input from Councilmembers and discussion at the Planning Commission the original draft language has been modified to make some of the requirements for a sign in this category "prerequisites," and this was approved by the Planning Commission with a 7-1 vote.

Councilmember Davis thanked all for the changes to section 431.130 and suggested that since the focus is on "historic" signs we may want to consider reversing sections B and D. Ms. Smith provided the rationale for the current draft, noting that it will "kick out" illegally installed signs. Councilmember Flora asked if enforcement actions will be stayed during the application process. Ms. Smith stated that they would, and that staff will work to educate business owners on this process.

Councilmember Inman opened the floor to public comments on this issue. There were none.

This item was informational only and no action was taken by the committee. This will come before Council from the Planning Commission on the June 20, 2018 City Council Meeting agenda.

**Flooring Replacement for the Cardio / Weight Room / Stairs at
Sylvester Powell, Jr. Community Center**

Ms. Humerickhouse stated funds for the flooring replacement at the Community Center have been budgeted through the 2018 CIP. The flooring to be replaced is the rubberized, athletic flooring in the cardio room, weight room and main stairwell. An invitation to bid was published and mailed directly to six flooring contractors. One bid was received and staff is recommending approval of the proposal from Quality Custom Flooring in a total amount not to exceed \$66,379.60 to complete the flooring replacement project. The project budget was \$85,000, resulting in a savings of approximately \$18,600. Councilmember Thomas stated that she is excited to see this project complete, especially the stairwell. Councilmember Flora asked if the replacement flooring will be the same as is currently in the building. Ms. Humerickhouse stated that this will be newer, thicker rubberized material. It will be black with blue and gray chips to compliment the updated paint in the building. It will also serve as a better cushion in the cardio room.

Councilmember Davis recommended the proposal from Quality Custom Flooring in the total amount of \$66,379.60 to replace the rubberized flooring in the cardio room, weight room, and main and north stairwells 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.

SPJCC Pool Resurfacing

Ms. Humerickhouse reported the 2018 Parks and Recreation CIP included funds to replace the surface of the indoor pool at the Community Center, which was last improved in 2008. The resurfacing project was published and mailed specifically to five qualified contractors. One bid was received, and staff is recommending approval of the proposal from Mid-America Pool Renovations in a total amount of \$57,100 to resurface the pool with a Diamond Brite material. The project budget was \$50,000 and staff recommends using savings realized through the cardio/weight room/stairwell flooring replacement project to address the \$7,100 shortfall.

Councilmember Davis requested information on the durability of the Diamond Brite surface. Ms. Humerickhouse stated that there are five levels of materials customarily used for pool resurfacing and that this one will hold up well, is not slippery and is smoother than the current finish. Ms. Smith added that we currently get complaints on the surface in place. Ms. Humerickhouse provided information on the installation schedule for the pool resurfacing, as well as the flooring and other maintenance that will take place at the Center during the month of August. Councilmember Davis asked if any events will need to be rescheduled due to the Center being closed. Ms. Humerickhouse stated the Stroke Foundation will be taking a week off and there are a few others that are making accommodations for the schedule. While the indoor pool is closed, patrons will have the ability to use the outdoor pool which will open at 6:00 a.m. (lap pool only) to accommodate lap swimmers. Councilmember Thomas asked if any incentive

will be given to members due to the closing of the facility for maintenance. Ms. Humerickhouse stated staff has checked with other facilities and they do not provide any, with the exception of Olathe who provides incentives if the patron asks. Councilmember Inman recommended the scheduled closing dates be advertised in the City Newsletter/Mission Magazine. Councilmember Thomas recommended an open house be held following completion of these projects to show off the Center and generate interest in memberships.

Councilmember Davis recommended the proposal from Mid-America Pool Renovation, Inc. in the amount of \$57,100 to resurface the indoor pool 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.

Quarterly Code Enforcement Update

Mr. Scott provided information on Code Enforcement efforts from January 1 through March 31 of this year. Statistics provided covered the number of code enforcement cases related to weeds, vehicles, exterior maintenance, nuisance, zoning, and miscellaneous. He stated staff has initiated 131 cases and currently one is set for court (awning in disrepair at Block & Company property). He provided information on the code enforcement process and staff's efforts to get properties into compliance before having to take a property owner to court.

Councilmember Kring asked if a court date is cancelled when a property is brought into compliance prior to their court appearance. Ms. Smith said that it is not dismissed ahead of time, but that staff is present at court to let the Judge know the property owner is in compliance. Discussion continued on the awning case, with Ms. Smith providing history on the issue which included the property owner being non-responsive to staff and when contacted stated that they have been getting bids for removal. A delivery truck backed into the awning and efforts by the property owner to work with insurance on this claim have stalled out.

The committee also discussed the timeline associated with nuisance and other notices given to property owners. Mr. Scott stated at this time, grass is the major issue and that staff works to get compliance on these issues quickly, usually within a few weeks. Exterior maintenance problems can often take up to 30 days in the process. If the property owner does not bring the code enforcement issue into compliance, the City abates the problem and the cost is placed on the property tax rolls. Mr. Scott stated staff will develop a "primer" on the process for Council. He discussed the timeframe for courtesy notices, legal notices, and the abatement process.

The committee discussed the impact poorly maintained properties have on neighborhoods and homes sales; several specific properties that have come into compliance; proactive vs. complaint initiated cases; and upkeep of trees and bushes that overgrow City traffic signs (these are usually handled quickly by Public Works to ensure safety). Mayor Appletoft asked if the "Miscellaneous" category can be broken out into more detail. Ms. Smith stated Mr. Gorham reported that many of the "miscellaneous" cases are trash carts being left out too long.

Councilmember Flora requested information on the “vehicles” category. Mr. Scott stated that these are inoperable vehicles primarily on private property. Those on the street are handled by the Police Department.

This item was informational only and no action was taken.

Department Updates / Other

Ms. Smith provided the following updates:

- The guardrail replacement recently approved by Council will be completed on June 7th.
- The Planning Commission has approved the final site plan for Tidal Wave on Johnson Drive.
- The Mission Market will open for the season on Thursday, June 7th at 4:30 p.m. Ms. Randel reported that the market will feel different than in the past with new vendors including ready to eat foods, vegetables, a variety of goods, and crafts in the future. Word of the new market day and time has been spreading and we are anticipating a successful opening day. The third Thursdays will be a food truck event with alcohol available for purchase and possibly wine samples. Councilmember Flora asked if the Community Tent will again be available this year. Ms. Randel stated that it will and is being booked, and that sponsorships for the market are also coming in. Musicians are filling the market dates, but volunteers are still needed. Mayor Appletoft noted that Merriam has expanded their market to Wednesdays. Ms. Smith stated that Merriam’s Wednesday market is in addition to Saturdays, similar to the Overland Park Market.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:15 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk