

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

July 5, 2017

The Mission Community Development Committee met at Mission City Hall, Wednesday, July 5, 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. Mayor Schowengerdt 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, Chief Ben Hadley, Public Works Director John Belger, Parks & Recreation Director Christy Humerickhouse, Public Information Officer Emily Randel, and City Planner Danielle Sitzman.

Farmer's Market Design Charette

Ms Randel stated that the American Institute of Architects (AIA) Kansas City Pillars group recently conducted a design charrette for the Mission Market. She introduced Kyle Rogler to present the four designs from the charrette.

Mr. Rogler, a Roeland Park resident and member of their Planning Commission, provided information on the AIA Pillars program that encourages emerging leaders to become involved in grassroots efforts in the metro to bring their expertise to various communities. On May 11th, the group toured the Mission Farm & Flower Market site and conducted a charrette. Four conceptual/visioning designs were presented that they hope will provide the greatest impact at the lowest cost, and can be implemented in stages. Various amenities included in the designs were expanding/realignment of the Rock Creek Trail to add walking space, shade structures, expanding the market area to the west of Reeds Road, constructing a bandstand/amphitheater, utilizing Reeds Road as a focal point for the market (plaza area), adding a playground, and various configurations for the vendor and food truck areas.

The committee discussed the various designs and which one they preferred, the need for improvements to be utilized year-round for a variety of events, and the need to keep Reeds Road open when the market is not open. All thanked Mr. Rogler and his group for their help with visioning for the area.

This item was informational only and no action was taken.

Miscellaneous Stormwater Repairs

Mr. Belger provided information on several needed stormwater repairs at 6500 W. 51st Street and 5820 W. 61st Terrace. Last September, Council authorized a task order with GBA to provide survey, design and bid phase services for three stormwater infrastructure failures.

Sinkholes have formed adjacent to these failures causing unsafe conditions for the public. The proposed contract will address failures at two locations and the third will be addressed as part of the Foxridge project.

He stated that the clay stormwater pipe at 5820 W. 61st Terrace has failed in multiple locations, causing a sinkhole adjacent to the street and beneath the landscaping of the home at this location. After CCTV scoping of this pipe, 30 failures were found along 50 feet of this pipe.

At 6500 W. 51st Street a corrugated metal pipe has failed underneath the sidewalk on the north side of 51st Street. This caused the subgrade under the sidewalk to erode and has compromised the structural integrity of the sidewalk.

A request for bids for both projects resulted in six responses with Pyramid Excavations and Construction submitting the lowest and most responsive bid. Discussion continued on the length of the pipes in need of repair and the number of structures involved (529 linear feet total between the two projects), adding structures at bends in the pipe, the size of the pipes, Pyramid Excavations' previous work in Mission, how soon the work can begin, the City's current stormwater inventory which does not provide good information on current conditions, and the large amount of corrugated metal pipe (CMP) in Mission that has a life of about 30-40 years.

Councilmember Appletoft asked for the number of miles of stormwater pipe in the City, and the CCTV cost per foot. Mr. Belger will provide him with this information following the meeting. Discussion continued on the need to know what we are facing in terms of dollars needed to repair stormwater issues in the city, the 2012 Black & Veatch secondary stormwater study that estimated a cost of \$80 million to repair stormwater outside of the Rock Creek Channel and \$100 million with Rock Creek included, developing a plan to get this accomplished in the next 20-25 years, and the importance of making repairs when possible during full depth street reconstruction projects. Ms. Smith stated that SMAC is considering allowing stormwater improvements to be considered with street projects in future years, and Councilmember Schlossmacher suggested looking for grants, particularly at the Federal level, to assist.

Councilmember Gibbs recommended that the contract with Pyramid Excavation and Construction for repairs to two storm drainage infrastructure failures in an amount not to exceed \$124,927 be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Kennett Place Streets - Maintenance Agreement and Release

Ms. Smith stated that the City has been in conversations with the Kennett Place Homes Association since 2014 regarding maintenance of the privately owned streets in the subdivision. A 1993 letter from Mayor Powell, and Council action at that time, indicates that the City committed to some maintenance of the Kennett Place streets. The streets were resurfaced in 2003/2004 and core sampling has indicated that they are not suitable for a mill and overlay

treatment. In 2016, the homes association asked the City to apply chip seal to the streets and funds were approved, but it was determined that the contractor's equipment could not pass through the Kennet Place entrance gates. Staff has been working with the HOA to develop an alternative solution and it is recommended that the proposed agreement to reimburse Kennet Place \$10,000 for street maintenance will address the problem. The agreement would reimburse the HOA after the streets have been repaired, and provide ongoing pothole repairs in the future. The HOA does not want their streets to become public and they plow their own snow.

Councilmember Gibbs stated that she and Councilmember Appletoft have participated in several of the meetings with the HOA and they are satisfied with this solution.

Councilmember Gibbs recommended that the "Agreement and Release" document regarding responsibility for street maintenance in the Kennett Place Subdivision be forwarded to Council for approval. All on the committee agreed but this will not be a consent agenda item.

Rental Licensing Program

Mr. Scott stated that last summer legislation was adopted regarding rental inspections. Since then, staff has taken a comprehensive look at the City's current rental dwelling ordinances to ensure we are compliant with current law. He provided background information on the implementation of the current rental dwelling licensing and inspection program that has been in place for nearly 10 years. Single family residences are not currently included in the interior inspection program, but this has been discussed, most recently following the results of a housing inventory conducted in 2014. Our current inspection program is consistent with the law and staff has held two informational meetings with owners of single-family rental dwellings to explain the recent changes in state statutes regarding inspections, to outline changes the City is considering to the current rental license ordinance, most notably the interior inspection of single-family dwellings, and to gather input from owners. There are 338 registered single-family rental dwellings in the City and letters were sent to all owners (276 as some own multiple properties). He stated that approximately 20-25 people attended the meetings and no one was happy with the proposed interior inspection program. A variety of questions and concerns were raised including, what prompted the City to consider interior inspections, the number code violations at rental properties, whether changes could be contrary to the 2016 legislation, possible increases in licensing fees over time, the need for stronger enforcement of current property codes, the need for more assistance to aid low income or elderly residents maintain/repair property, what will be inspected, the benefits to the property owner, what happens if a tenant does not consent to an inspection, and would the city consider self-inspection in lieu of conducting the inspection. Mr. Scott stated that those attending feel as though they have already made a significant investment in their properties so they can be rented and therefore in the neighborhood overall.

Discussion continued on possible options moving forward including working with a smaller group of single-family rental property owners to further refine the proposed changes, or considering developing a rental dwelling certificate program for voluntary inspections. The committee also discussed what impact this would have on staff conducting the inspections and how the current multi-family inspection program is handled. Ms. Smith stated that the multi-family inspections are conducted on 5% of units annually and that the overall goal of the program is to preserve our housing stock.

Councilmember Kring expressed her concerns with the short notification period for the meetings that were held and feels that interior inspections of single-family homes is “overboard.” Councilmember Quinn stated that if consent is given, he is not opposed to the inspections, noting that these are businesses. Discussion continued on the need to focus on exterior code violations, the possibility of developing a self-check/checklist program with the help of a landlord group, the current program in place that provides interior inspections when requested by the tenant, and issues with vacant properties in the City.

Ms. Smith stated that we are focused on maintaining and preserving our housing stock for the benefit of all and suggested that staff work with a smaller group of landlords for a solution.

Kim Donoway, Mission resident and landlord, stated that she did not believe there was enough notice to allow as many landlords as possible to attend the meeting.

Councilmember Quinn stated that interior inspections of single-family dwellings is not singling out a group but, like restaurant inspections, is protecting the general public.

Ms. Smith stated that there will be a sign-up sheet for landlords interested in participating in a small group meeting and a follow-up letter will be sent to all landlords. We will move forward with language changes in the current ordinance to ensure it is in line with current legislation, but the ordinance changes will not include an expansion of the rental inspection program at this time.

This item was informational only and no action was taken.

Sign Code Revisions / Enforcement

Ms. Smith reported that in April 2017, Council adopted a number of revisions to Mission’s sign code. Following adoption, staff conducted a number of outreach and education efforts, including one-on-one meetings with business owners and mailing a pamphlet on temporary sign regulations with business license renewals. Staff has also begun enforcement of these new regulations.

Councilmember Gibbs stated that she would like the issue of pole signs revisited. She wanted them removed originally, but after considering the number involved she would like to discuss this

issue again to ensure all on Council are “on the same page.” Councilmember Quinn stated that he is satisfied with the decision made regarding pole signs. This was done after several discussions, a great deal of information on the number and location of signs, and he feels that Council drastically modified their original thoughts on the removal of pole signs. Councilmember Schlossmacher asked if any businesses have inquired about the new sign removal assistance program. Ms. Smith stated that they have not. Councilmember Appletoft stated that he has realized some pole signs are “dear to the heart” of business owners and wanted all on Council to be aware of the hard/hurt feelings of some business owners, and the consequences of Council’s decision. Councilmember Quinn stated that pole signs don’t need to be removed until a business changes and many concessions have been made. Councilmember Inman agreed. Councilmember Gibbs stated that temporary signs are also an issue, and asked Council to remember the impact regulations have on businesses. Discussion continued on business concerns with removing pole signs, the current requirements to remove a pole sign when the business changes, and the allowance for maintenance on a sign when the business name changes due to a corporate merger, etc.

Kevin Fullerton, Springboard Creative and Mission resident, stated that he believes Council listened to the business community regarding changes to the sign code. Kim Donaway, Mission resident, stated that the temporary signs are a problem both in the commercial and residential areas and would like to see greater enforcement. Councilmember Inman stated that enforcement is underway and will be a focus during June, July and August.

Councilmember Inman stated that if Council is satisfied with the current language in the sign code no further action by staff is required.

This item was information only and no action was taken.

Department Updates

Mr. Belger stated that he has received quotes to paint the traffic signal and Broadmoor and Johnson Drive. This will be completed in the next few weeks.

Ms. Smith stated that approximately 90 property owners behind Mission Bowl recently received legal notices/summons regarding a property at the corner of Martway and Nall (Kasseff Brothers building) that is petitioning the court to be exempted from the current “single family” use on record. She stated that the property, which has been commercial for the past 40 years, is probably for sale and this issue arose in the title work.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 8:15 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk