

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

August 1, 2018

The Mission Community Development Committee met at Mission City Hall, Wednesday, August 1, 2018 at 7:30 p.m. The following committee members were present: Pat Quinn, Hillary Thomas, Nick Schlossmacher, Kristin Inman, Debbie Kring, Ken Davis and Sollie Flora. Absent: Arcie Rothrock. Councilmember Inman called the meeting to order at 7:30 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, and Public Information Officer Emily Randel.

Special Use Permit - 5612 Johnson Drive, Sandhills Brewing Company KC **Special Use Permit - 5880 Beverly, Rockcreek Brewing Company**

Mr. Scott reported that two nano-breweries have approached the City regarding locating in the downtown district. Sandhills Brewing Company KC has made an application for a special use permit to operate a drinking establishment at 5612 Johnson Drive and Rockcreek Brewing Company has applied for a special use permit to operate at 5880 Beverly. He stated that both establishments would be licensed under the "microbrewery" requirements as that is the definition in the State statutes, but they are scaled down versions of a microbrewery. They will produce a variety of craft beer for sale and consumption on site, and they will not be distributing their beer for sale elsewhere. He stated that both will be required to obtain State licensing for a microbrewery and a drinking establishment. The special use permit is required for their drinking establishment.

Mr. Scott stated that Sandhills Brewery would be located in the MS1 zoning district, there would not be an impact on adjacent properties, there is plenty of on-street parking, and the hours of operation would be late afternoon/early evening with a total of 40 hours per week. The owners stated that this will be a family friendly environment and not a "bar." They are required by the State to have 30% of gross sales in food. Sandhills Brewery will not have a kitchen but will partner with local restaurants for food delivery and run sales through their register. Rockcreek Brewery will have the same requirements and be open no more than 40 hours per week, but they will have a small kitchen with a limited menu. Both will be required to keep the property orderly and maintain all required licenses. He also stated that the 40 hours per week was based on discussions with the business owners and they agree with these hours.

Councilmember Thomas asked if any concerns regarding noise, etc. were raised during the public hearings at the Planning Commission. Mr. Scott stated that one business owner spoke during the Rockcreek Brewery public hearing regarding concerns with parking in the area. There are current issues with a nearby martial arts studio parking in the area. Mr. Scott stated that zoning in this area requires 24-25 spaces based on the lot size, but the ordinance allows for a reduction if off-site public parking is available. There is on street parking within 200 ft. of the

business, Johnson Drive parking, and when the Mission Trails development is complete additional public parking in their parking garage.

The committee also discussed the applicants wanting to have patio space for their business. Mr. Scott stated that Sandhills may want to use the sidewalk on Johnson Drive, but this would not work as control of alcohol needs a gated area with a second door to the premises.

Councilmember Davis expressed his concerns with food handling by the applicants. This is regulated by the County and State, but he is concerned that food will be available at Sandhills Brewery and they do not have a kitchen for proper storing (maintaining temperature, etc.). Mr. Scott stated that they will not be storing food as it will be served when it arrives from the partner restaurant. Councilmember Schlossmacher stated that he understands concerns if they had a kitchen, but since they do not this is similar to Uber Eats where the food is dropped off and served immediately to the patron. He feels these nano-breweries will be a good addition to Mission and encouraged others to visit similar breweries in North Kansas City that partner with restaurants for food delivery. Councilmember Inman asked that Council be provided with additional information on who will be licensing and regulating the food handling in both establishments. Councilmember Thomas asked who would be liable for the food safety. The committee continued to discuss other microbreweries in the metro area that partner with restaurants for food, and the committee asked that the applicants come to the August 15th City Council Meeting to provide additional information on food handling. Mr. Scott also noted that Sandhills Brewery anticipates opening at the end of the year, and Rockcreek Brewery plans to open by March 2019.

These items were informational only and no action was taken by the committee. Both special use permits will come before Council from the Planning Commission on the August 15, 2018 City Council Meeting agenda.

Lincolnshire Street Acceptance

Ms. Smith stated that the City has historically treated the streets in the Lincolnshire subdivision as private, but last year staff discovered correspondence from 1988-1989 which suggested the City had agreed to take on street maintenance. The plat from that time did not include any streets. Staff has worked with Olsson Associates to survey the streets and develop legal descriptions to allow the City to formally accept and record the streets in the subdivision. She stated that we want to be responsible for the streets only and not any of the parking or carports. The proposed ordinance will be recorded at the County to complete the City's acceptance of the streets once approved by Council. Once this is complete, Kennett Place will have the only private streets in the City, and they do not want them to become public.

Councilmember Kring asked if accepting the streets will have any impact on their homeowners association agreement. Ms. Smith stated that it will not. Councilmember Quinn asked if they will be asking for any reimbursement for work they have done on the streets. Ms. Smith stated

that they have said they will not, and that no real work has been done to the streets in the subdivision over the years. Councilmember Flora expressed her concerns with letters from 30 years ago with no formal Council action associated with them binding Council at this time.

Carolyn Coleman, Lincolnshire Homes Association Secretary, stated that the streets in the neighborhood are in bad condition and that over the years the City has provided snow removal. There have been many changes to the home owners association board over the years, but some members do remember the City agreeing to make the streets public. She stated that there are 33 units in the subdivision, and they hope to partner with the City for parking and carport improvements when the City improves the streets for consistency and to save money if this becomes one project with the HOA paying for the parking and carport areas. Councilmember Flora noted that these streets will be included in the annual street maintenance program, but will not be prioritized unless warranted by condition.

Councilmember Quinn recommended that the ordinance accepting the dedication of improved right-of-way be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

5960 Dearborn Parking Lot Lease Extension

Ms. Smith stated that in 2008, following the sale of a portion of the Community Center parking lot for the Mission Square project, the City entered into a lease agreement for use of a parking lot at 5960 Dearborn. The agreement had a ten year term and expires on August 31, 2018. The parking lot is currently used most often when there are larger events at the Community Center (weddings, etc.). When Mission Square was built, they agreed to a payment in lieu of taxes (PILOT) as they are a 501(c)3 and these funds are used to pay for the 5960 Dearborn parking lot lease. The City has discussed with the owner of the parking lot a possible purchase and at this time they would like to extend the current lease for five years. The City feels this is too long. This proposed lease extension would expire December 31, 2018 and will allow staff additional time to explore options for parking.

Councilmember Quinn recommended that the proposed lease extension for the parking lot at 5960 Dearborn through December 31, 2018 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

2018 Geotechnical Services

Mr. Belger stated in 2017 the Stantec inventory was completed which rated the street surfaces in Mission. This proposed task order with Olsson Associates for geotechnical services would complete the previous geotechnical analysis that was added to the annual street program in 2013. Approximately 47% of the streets in Mission have been tested and this will complete testing of the remaining streets. This geotechnical data, in combination with the Stantec data,

will provide a complete picture of the street conditions and which treatments will be most effective. The original budget for this work was \$200,000 but the actual cost will be \$130,000.

Councilmember Inman stated that she is looking forward to receiving this comprehensive information on the conditions of our streets. Councilmember Thomas asked if our data will include stormwater infrastructure. Mr. Belger stated that it will not and provided information on the core sampling associated with this project. He also stated that Johnson County would like to complete an asset inventory throughout the County and this will assist us in the future. We currently know where our stormwater structures are located, but not their current condition. Councilmember Flora requested information on the timeline for the County's project. Mr. Belger stated that we want to move quickly with our geotechnical analysis and the County's project and data will lag behind ours. He also noted that any time a full depth street reconstruction is considered, stormwater improvements are included in the project so that all are updated at the same time.

Councilmember Quinn recommended that the task order with Olsson Associates to perform geotechnical investigations on all remaining streets in Mission in an amount not to exceed \$130,000 be forwarded to Council for approval. All on the committee agreed but this will not be a consent agenda item as it is important to communicate this information to the public.

2018 Traffic Striping Program

Mr. Belger stated there are several locations where the traffic markings have weathered or faded to the point they are illegible. This program would remove the old striping and reapply a more durable material in its place. The locations to be striped include Foxridge and Lamar, 51st Street and Lamar, Johnson Drive and Nall, Martway and Nall, and 61st Street and Broadmoor. Bids were solicited for the work and three responses were received. The original estimate for this work was \$40,000 but the cost to remove the old striping has increased the cost to \$61,763.55. Mr. Belger stated that the thermoplasty striping that will be used has a duration of approximately five to seven years.

Councilmember Davis recommended that the proposal from Twin Traffic in the amount of \$61,763.55 for traffic striping in multiple locations citywide be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item

Improvements to Johnson Drive Park and Capitol Federal Greenspace

Ms. Randel reported that Capitol Federal has approached the City with the prospect of creating a community amenity in the greenspace west of their building at Nall and Johnson Drive. In order to arrive at a collective vision for what the space will be and how it will be used, the City has retained Confluence landscape architects. Confluence has provided a conceptual design and this was shared with Capitol Federal and other stakeholders. The leading concepts are for a place where people could come and sit with shade, tables, and a small bandstand/stage area

allowing for flexible programming. Another meeting will be held next week and it is anticipated that a concept will be ready to share with the public in late August. She stated that there are no guarantees of Capitol Federal's participation.

Discussion by the committee continued on the boundary of Capitol Federal's property (approximately Maple crosswalk east) and City property, the need to consider long term maintenance of anything built on the site, and the benefits of having a stage/bandstand in the area that would work for both large events and individuals.

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

Department Updates / Other

There were no department updates.

Councilmember Kring stated that she has received two calls regarding political signs in easements. Ms. Smith stated that these are allowed in easements, unless they impede the sight distance requirements, then they must be moved. Councilmember Thomas noted that they will need to be removed following the primary election and can then be put back up before the general election in November.

Councilmember Schlossmacher provided Council with a letter from the Dog Park Committee regarding the survey they plan to put out to the public within the next few weeks. He asked all to review the information and provide feedback on the survey.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 8:25 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk