

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

August 9, 2017

The Mission Community Development Committee met at Mission City Hall, Wednesday, August 2, 2017 at 6:30 p.m. The following committee members were present: Pat Quinn, Tom Geraghty, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, and Suzie Gibbs. Absent: Ron Appletoft. 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, and Public Information Officer Emily Randel.

Dog Park Task Force Recommendation - Public Presentation

Councilmember Inman and Parks, Recreation and Tree Commissioner Anne O'Leary, co-chairs of the Dog Park Task Force, provided a brief history of the task force and why it was formed, and who the members of the group are. The task force began meeting in February 2017 and meetings included tours of other dog parks in the metro area and presentations from the cities of Leawood and Lee's Summit.

Councilmember Inman reported that as a result of their work, the task force recommended the following to the Parks, Recreation and Tree Commission for further consideration:

1. Create a "Friends of the Mission Dog Park" support group to explore private funding and sponsorships.
2. Identify and analyze unused open space for conversion or creation of a dog park, including land acquisition and partnerships.
3. Based on the land identified, recommend use restrictions or limitations.
4. Develop preliminary construction cost estimates.
5. Develop on-going operations and maintenance costs (including staff).
6. Consider and recommend other dog amenities the City could offer.

Ms. O'Leary stated that the Parks, Recreation and Tree (PRT) Commission considered this recommendation at their June and July meetings, and also discussed the recommendations with other residents to gain feedback. She stated that the PRT Commission recommends the following:

1. The City/staff create a "Friends of the Mission Dog Park" support group to explore and secure private funding and sponsorships for the development of a dog park. The Friends group should include members from the City's Parks and Recreation Department, Public Works Department, and Parks, Recreation and Tree Commission.
2. The City maintain that current dedicated funding for parks and recreation not be used in the creation/establishment of a dog park, but to improve existing facilities.
3. The "Friends" group identify and analyze unused open space for conversion or creation of a dog park.

4. Based on any land that may be identified, the “Friends” group recommend use restrictions or limitations.
5. The “Friends” group develop preliminary construction cost estimates based on the land identified.
6. The “Friends” group develop on-going operations and maintenance costs (including staffing).
7. Consider and recommend other dog friendly amenities the City could provide for / offer our residents.

Discussion by the committee included anticipated start-up costs based on the experiences of other communities, the difference in setup costs when there is no infrastructure in place (i.e., parking already established, sidewalks, ADA compliance, etc.).

Councilmember Schlossmacher stated that he believes the Friends group should also look at existing parkland that could potentially be converted to a dog park, stating that it might utilize the land to a greater extent and save money in establishing a dog park. Discussion continued on land used in other communities to establish their parks, some of which was donated or unusable for other functions. The committee also discussed the benefits of a dog park, findings from the Parks Master Plan regarding park area / number of residents and our ability to access other nearby parks regionally, whether current parkland should be considered for a future dog park, other city-owned property that may be available, the need to research grant funding opportunities as well as private funding, and what is the priority level from residents for a dog park (possible survey). Ms. Humerickhouse stated that a “Friends” group could look at all these issues and provide a recommendation to Council. Ms. Smith recommended that the “Friends” group provide a report to Council in February/March 2018 so that the work moves forward in a timely manner. Information on the formation of this new group and how to participate will be included in the upcoming City newsletter. Councilmember Schlossmacher stated that he would like the group to be focused on options rather than specific budget issues as it is up to Council to decide how much could possibly be budgeted for this initiative.

Sollie Flora, Mission resident and member of the Dog Park Task Force, reminded all that the Parks, Recreation and Tree Commission recommended that no park funds be used for a dog park.

The committee requested additional information on specific park utilization data (including paid vs. unpaid), and discussed the need to draw a radius around any potential dog park to see who is affected if there is a change in use for a park, and how to recruit members to the “Friends” group including businesses (pet stores, veterinarians).

This item was informational only.

Resolution in Support of Dog Park Task Force Recommendation

Ms. Humerickhouse stated that the resolution as presented incorporates the recommendations from the Parks, Recreation and Tree Commission. Councilmember Schlossmacher stated that he would like Section 1b of the resolution updated to include the consideration of existing parkland. Ms. Smith stated that the word “unused” will be deleted so that all land will be included for consideration. She stated that a section will also be added requiring that a report from the Friends of the Mission Dog Park be presented to Council at the March 2018 committee meetings.

Councilmember Gibbs recommended that the resolution supporting the recommendations of the Dog Park Task Force with the previously mentioned changes be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Adopt-A-Park Program

Ms. Humerickhouse reported that staff has been approached by various community groups wanting to help with maintaining our parks. The Parks, Recreation and Tree Commission has worked to develop an “Adopt-A-Park” program that would facilitate this by recruiting and training residents and other groups to assist in the general care and maintenance of neighborhood parks. By having individuals and groups assist with the periodic maintenance of the parks, it provides them with greater ownership and buy-in to our parks. She stated that the program would be a win-win for all, allowing community service while helping the City to maintain parks. Participants would be asked for a one year commitment, and some of the tasks would include trash pick-up, graffiti reporting, weeding/raking playground areas, sweeping/painting shelters, etc. Ms. Humerickhouse stated that information on this program will be included in the upcoming newsletter.

Councilmember Gibbs recommended that the Adopt-A-Park program designed by the Mission Parks, Recreation and Tree Commission be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

2017 Mill and Overlay Program Contract

Mr. Belger reported that the Mill and Overlay program focuses on repairing those streets with damaged surface asphalt that are on the cusp of complete disrepair. He stated that six bids were received for this year’s program, with Little Joe’s Asphalt submitting the lowest and most responsive bid. This year’s program will mill and overlay approximately 1.15 lane miles of road, 3500 linear feet of curbs, 2320 sq. ft. of sidewalk and make any necessary ADA improvements. Miscellaneous improvements included in this program include curb and ramp repair at 53rd and Horton, ADA ramps and crosswalk at 61st and Broadmoor near the Welstone apartments, Johnson Drive and Broadmoor intersection repairs, and ADA improvements along Roeland Drive (request made by a resident). An anticipated repair at 49th and Lamar has been

postponed until after stormwater repairs in the area are complete, and a portion of 55th Street was removed so that it can be repaired all at one time. He stated that Little Joe's Asphalt has been the contractor for our mill and overlay program for the past two years, and they have done a great job.

Councilmember Quinn asked if there were any surprises in the bids, and Mr. Belger stated that there were not. Councilmember Inman asked that a map of the street program be added to the website. Councilmember Kring asked when Broadmoor between Martway and Johnson Drive is scheduled for repairs. Mr. Belger stated that this is now CARS eligible and is scheduled for 2019.

Councilmember Gibbs recommended that the contract with Little Joe's Asphalt for the completion of the 2017 Mill and Overlay Program in an amount not to exceed \$270,201.33 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 since 2014 we have been talking with Kennett Place Homes Association regarding the maintenance of their privately owned streets. In 2016, Council approved funds to complete a chip seal treatment, but the contractor's equipment could not pass through Kennett Place's entrance gates. Staff has been working with Kennett Place on an alternative solution. This proposed agreement and release would allow for the reimbursement of up to \$10,000 following completion of the road maintenance work by the HOA's contractor. Additional conversations with Kennett Place on future responsibilities for street maintenance are ongoing.

Councilmember Gibbs recommended that authorization for the Mayor to execute an approved Agreement and Release document regarding a contribution of \$10,000 for street maintenance in Kennett Place Subdivision be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Contract for Gateway Plan Inspections

Mr. Scott stated that the Gateway Developers are anxious to begin construction of the apartment complex in the proposed project so staff is "gearing up" for the services that will be needed. The City no longer uses Johnson County and has moved to using ITBS for these services. ITBS has worked well with the smaller and current projects in the City, but the Gateway will require special services. Staff issued an RFP for plan review, building inspection and project management services related to the Gateway Project and two firms were interviewed. Staff is recommending to proceed with FSC, Inc. to provide plan review and inspection services for the Gateway development project. He stated that FSC, Inc. is a local firm with offices in Overland Park - they are consulting engineers who cover all required areas and are certified, and they have worked on a number of projects throughout the metro area

including apartments, hotels and office projects. FSC has reviewed the project's current plans and the estimated fee is approximately \$209,000 for plan review and inspections. This will be billed hourly.

Councilmember Quinn asked if this is for phase I of the project. Mr. Scott said that this fee is for phase I and we will work with the developer in the development agreement to be repaid for all services. Previously Konrath Group was contracted to provide these services when the project was much larger. This was reevaluated due to the change in the project. He stated that FSC will be the "eyes and ears" on the project, conducting inspections and ensuring that the right materials are being used. GBA will provide the same level of services on the civil engineering side (street work, storm sewers, etc.). Mr. Scott stated that the final contract with FSC is being fine-tuned and will be provided to Council in the City Council Meeting packet.

Discussion continued on how the City will be repaid for services utilized. Ms. Smith stated that we anticipate having on deposit with the City the estimated cost of these services. Councilmember Schlossmacher asked if the developer is current with his taxes. Ms. Smith stated that they are not, but that additional information will be provided on this issue in connection with the development agreement. She noted that Johnson County will not accept a partial payment of taxes due.

Councilmember Gibbs recommended that authorization for the Mayor to execute an agreement with FSC, Inc. for plan review and inspection services associated with the Gateway development project be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

On-Call Engineering Services Contract

Ms. Smith reported that the City currently has on-call engineering service contracts with Olsson Associates and George Butler & Associates. The initial agreements (3 year term) are effective through December 31, 2017 and include an option to renew for one additional year. She stated that staff recommends exercising the option to extend the current contracts through December 31, 2018. The City has a good relationship with both firms and there are a number of projects in process or anticipated to carry over from 2017 to 2018.

This item was for discussion only, but Councilmember Gibbs recommended that the extension of on-call engineering services contracts for one additional year be approved. All on the Committee agreed. This item does not need to come before Council; staff will take the necessary steps to extend the current contracts.

Department Updates

Ms. Smith announced that Nora Tripp, Community Development Office Assistant, will be leaving Mission to return to teaching. There will be a “get together” on Friday afternoon to wish Nora well in her new job and thank her for her service to Mission. All were invited to attend.

Councilmember Kring asked if there is an update on the status of the Mission Bowl which is still closed after a fire several years ago. Councilmember Gibbs stated that the business owner has said they are still in a lawsuit and no further information was available.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:30 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk