

MINUTES OF THE MISSION CITY COUNCIL MEETING, MARCH 15, 2017

The Mission City Council met in regular session at Mission City Hall on Wednesday, March 15, 2017. The meeting was called to order by Mayor Schowengerdt. The following councilmembers were present: Ron Appletoft, Tom Geraghty, Suzie Gibbs, Kristin Inman, Debbie Kring, Pat Quinn, Arcie Rothrock. Present via telephone: Nick Schlossmacher.

PUBLIC HEARING

Mayor Schowengerdt opened the Public Hearing concerning the Establishment of a Redevelopment District - Dial Senior Housing Project (56th and Foxridge Drive). Laura Smith introduced Curt Peterson from Polsinelli representing the developer, Dial Mission Land, Inc. Mr. Peterson gave brief remarks about the project site's qualities making it eligible for a district. There were no public comments; the public hearing was closed.

SPECIAL PRESENTATIONS

Presentation of AAA Traffic Award

Sergeant Ruhlessin accepted the 2017 AAA Traffic Award presented by Bob Hamilton, law enforcement liaison for the Kansas Department of Transportation.

CONSENT AGENDA

Moved by Gibbs, seconded by Kring to approve the Consent Agenda, items 3a through 3d.

- 3a. Minutes of the February 15, 2017 City Council Meeting and February 22, 2017 Reconvened City Council Meeting
- 3b. Resolution Designating Surplus Property
- 3c. Street Solicitation Application - Rotary Greater Kansas City Days
- 3d. Resolution Designating City-Sponsored Festival Events

Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher.
Motion carried.

PUBLIC COMMENTS

There were no public comments.

FINANCE & ADMINISTRATION COMMITTEE

Pre-Development Agreement with EPC Real Estate (6201 Johnson Drive)

Councilmember Appletoft stated that EPC Real Estate Group, LLC is proposing to construct a 180-unit multi-family/mixed use project. In their preliminary meetings with the City, they indicate that the project presents some unique challenges and added costs, and they will be asking the City to consider certain incentives. Historically, when the City considers a project of this nature, we enter into a “Predevelopment Agreement” that outlines responsibilities and expectations for both parties. This agreement:

- Designates EPC Real Estate as the Developer of Record for 4 months.
- Makes the development contingent on satisfactory negotiation of a final development agreement, completion of the planning and zoning process, and agreement on any public improvements and development design.
- Does not obligate the City to approve the final development or any incentives.
- Establishes a \$10,000 fund to reimburse for any City expenses incurred during discussion and review of the final development agreement.

Moved by Appletoft, seconded by Quinn to approve the predevelopment agreement EPC Real Estate Group, LLC for consideration of a multi-family mixed use development on 2.7 acres located at 6201 Johnson Drive. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Resolution Providing Notice of a Public Hearing Concerning Establishment of a Redevelopment District (TIF District) within the City of Mission, EPC Real Estate Group, LLC.

Councilmember Appletoft stated that EPC Real Estate has the property at 6201 Johnson Drive under contract, and is proposing to build a 180-unit apartment building with first floor retail and/or office space, and a parking garage. The developers have asked the City to consider establishing a Redevelopment District (TIF District) in connection with the project. State law requires that the City Council pass a resolution officially calling a public hearing to consider establishing the Redevelopment District. This Resolution must be passed not less than 30 days and not more than 70 days prior to the date of the hearing. The Resolution does not commit the City to any other action besides scheduling the hearing and providing the required notice. The public hearing will be held during the April 19th City Council Meeting.

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Moved by Appletoft, seconded by Kring to approve a resolution of the City of Mission, Kansas, providing for notice of a public hearing concerning the establishment of a Redevelopment District within the City pursuant to K.S.A. 12-1770, *et seq.*, as amended. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Contract Award for Compensation and Classification Study

Councilmember Appletoft stated that funding for a classification and compensation study is included in the 2017 Budget. A request for proposals was issued in February and six responses were received, which were reviewed and ranked by an internal selection committee. Three firms were interviewed. Based on the interview rankings, and reference checks, the recommendation is to hire The Austin-Peters Group. This study should be completed by the end of June so that it may be reviewed and considered as part of the 2018 Budget process.

Moved by Appletoft, seconded by Kring to approve a contract with The Austin-Peters Group to conduct a comprehensive classification and compensation study for the City of Mission in an amount not to exceed \$22,950. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

COMMUNITY DEVELOPMENT COMMITTEE

Ordinance Creating a Capital Improvement Program (CIP) Committee

Councilmember Rothrock stated that over the past few years, staff has formalized a process to review and update Mission's 5-year Capital Improvement Program, integrating it into the annual budget process. Last year, an internal CIP committee was established and staff believes this process would be enhanced by the establishment of a citizen committee. The CIP Committee would serve in an advisory role to the Governing Body and would have 10 members:

- 2 members from the Planning Commission
- 2 members from the Parks & Recreation Commission
- 1 member from the Sustainability Commission
- 1 member appointed from each Ward - 4 total
- 1 member appointed from the business community - this could be a non-resident

The proposed ordinance establishes the CIP Committee and its membership, roles and responsibilities.

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Moved by Rothrock, seconded by Quinn to adopt an ordinance establishing a Capital Improvement Program (CIP) Committee in the City of Mission and adding Section 270 to the Code of the City of Mission, Kansas. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Roeland Park / Mission Interlocal - NE Corner of Johnson Drive/Roe Boulevard

Councilmember Rothrock stated that in 2014, the City entered into an interlocal agreement with the City of Roeland Park to explore redevelopment options for land at the northeast corner of Johnson Drive and Roe Boulevard. Portions of this site are located in three different cities, and the parcel includes a significant amount of KDOT right-of-way. As a result of turnover in key staff and elected officials over the last three years, the process has stalled. Recently, Roeland Park has become more active in considering development opportunities for this site. Since this interlocal agreement no longer accurately reflects the process for the project, staff recommends terminating the agreement. Mission will continue to coordinate with Roeland Park for any future development on this site.

Moved by Rothrock, seconded by Gibbs to approve termination of the Interlocal Agreement with the City of Roeland Park regarding exploration of redevelopment options for land located at the northeast corner of Johnson Drive and Roe Boulevard. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Ordinances Amending Chapters 130, 230, and 240 of the Mission Municipal Code relating to the merger of the Tree Board and Parks & Recreation Commission

Councilmember Rothrock stated that the merger of the Tree Board and the Parks & Recreation Commission is intended to strengthen and enhance the efforts of both volunteer boards without diminishing the work that either is currently doing or has done. The new commission would have 13 members and all current members of the Tree Board and Parks & Recreation Commission will continue on the newly established Parks, Recreation & Tree Commission.

Three ordinances are required to formally merge these two commissions.

Moved by Rothrock, seconded by Gibbs to adopt an ordinance amending Chapter 230 of the Code of the City of Mission, Kansas to reflect the merger of the Parks and

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Recreation Commission with the Mission Tree Board. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Moved by Rothrock, seconded by Kring adopt an ordinance amending Chapter 240 of the Code of the City of Mission, Kansas to reflect the merger of the Parks and Recreation Commission with the Mission Tree Board. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

Moved by Rothrock, seconded by Kring adopt an ordinance amending Section 130 of the Code of the City of Mission, Kansas to reflect changes made to various boards and commissions. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

NEW BUSINESS

Ordinance Establishing a Redevelopment District - Silvercrest at Broadmoor (5665 Foxridge Drive)

City Administration Laura Smith stated that Council would now have the opportunity to accept the findings with respect to the establishment of the Redevelopment District and to create the Redevelopment District. This action would start the 30 day comment period for Johnson County and the Shawnee Mission School District to review the application for the creation of the Redevelopment District.

Mayor Schowengerdt asked if the Consolidated Fire District No. 2 would have an opportunity to review and comment on the application. Mrs. Smith answered that they would not.

Moved by Gibbs, seconded by Kring to adopt an ordinance making certain findings with respect to the establishment of a Redevelopment District in the City of Mission, Kansas and establishing a Redevelopment District (Silvercrest at Broadmoor). Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

COMMENTS FROM THE CITY COUNCIL

Councilmember Gibbs invited the rest of the Council to a tour of Mission Square and the Welstone at Mission Crossing.

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Councilmember Kring shared brief comments about the National League of Cities Conference in Washington D.C. that she and Councilmember Schlossmacher attended earlier this week. She shared two major issues that were the focus of discussion, the potential for cities to lose tax exempt status on municipal bonds and opioid addiction. Councilmember Kring serves on the environmental committee and shared that there has been significant job growth in the solar industry. She will provide a full report of her time at the conference.

Councilmember Schlossmacher shared that he will also provide a report on his time at the conference. He serves on the Information, Technology and Communications Committee and shared that there was a lot of discussion around laws guiding the development of small cell wireless networks relating to access to public right of way.

Councilmember Geraghty invited the public to hear from the Gateway Developer, Tom Valenti when the Planning Commission considers the final design plan for Phase I of the project on March 27 at 7 p.m. at City Hall.

Councilmember Quinn requested that the Finance and Administration Committee consider the installation of a traffic light at Woodson St. and Johnson Drive.

Moved by Quinn and seconded by Kring to approve the addition of an action agenda item to the April 5, 2017 Finance and Administration Committee meeting concerning the installation of the traffic signal at Woodson Street and Johnson Drive. Councilmember Geraghty asked about the history of a light at that location. Mayor Schowengert confirmed that there was a light previously, but that traffic studies done at the time of the Johnson Drive redevelopment project showed that the signal was not warranted and it was removed. Councilmember Schlossmacher expressed support for considering available options. Councilmember Gibbs also voiced support. Voting AYE: Appletoft, Geraghty, Gibbs, Inman, Kring, Quinn, Rothrock, Schlossmacher. **Motion carried.**

MAYOR'S REPORT

Mayor Schowengerdt expressed his support for the installation of the traffic signal at Woodson Street and Johnson Drive. He shared that the reason he feels so strongly about the signal is the need for improved safety for motorists and pedestrians. He shared that five business people he has spoken to so far have expressed their support for the signal. He said that funding for the signal could come from the money generated

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by the City's portion of the Johnson County sales tax that was recently passed to fund the new courthouse and from the City's existing fund balance.

Councilmember Kring requested that the traffic study and any other information that guided the initial removal of the signal be available at the committee meeting.

CITY ADMINISTRATOR'S REPORT

Ms. Smith reminded the Council that there will be a Council Worksession on March 22, 2017 at 6 p.m. The worksession agenda will include a review of the existing vision plans to set some context for the upcoming discussions around the proposed redevelopment projects. The worksession will also include a discussion for the strategic vision for the farmers market.

ADJOURNMENT

Moved by Kring, seconded by Quinn to adjourn the meeting at 7:39 p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Emily J. Randel, Public Information Officer.

Steve Schowengerdt, Mayor

Martha M. Sumrall, City Clerk