

MINUTES OF THE MISSION CITY COUNCIL MEETING

September 16, 2020

The Mission City Council met virtually for a regular meeting on Wednesday, September 16, 2020 at 7:00 p.m. The meeting was called to order by Mayor Ron Appletoft. The following Councilmembers participated virtually: Trent Boultinghouse, Ken Davis, Sollie Flora, Kristin Inman, Debbie Kring, Arcie Rothrock, Nick Schlossmacher and Hillary Thomas.

The Mayor stated that because of the COVID-19 social distancing recommendations, the meeting was held virtually via ZOOM. The Mayor, City Councilmembers and staff joined remotely. While the City Administrator, Laura Smith and City Clerk, Audrey McClanahan, participated from their own work stations at City Hall. The public was invited to participate in the meeting by using the instructions included in the City Calendar item listed on the front page of the website. The public could join or just listen, or join with audio and/or video using a webcam or smartphone. The public was allowed to make comments through the "chat" feature and was informed that comments are visible by the group. Members of the public were requested to state their name and city of residence when making a public comment. Mayor Appletoft also asked all to be conscientious of others talking and to speak clearly and slowly.

SPECIAL PRESENTATIONS

Mayor Appletoft reported that there were two special presentations as proclamations this evening.

National Suicide Prevention Awareness Month

The first proclamation recognized September as National Suicide Prevention Awareness Month. Mayor Appletoft commented that many organizations and individuals throughout our Community work to collaborate and raise awareness of suicide prevention resources available to all. He particularly liked to recognize and thank our educators, mental health professionals, police officers and our Mental Health Co-responder for all their work on this crucial matter.

Mayor Appletoft stated for the record, the National Suicide Prevention Lifeline that is staffed 24 hours a day, 7 days a week to assist those in need as well as provide support for their loved ones. That number is 1-800-273-8255 or 1-800-273-TALK. We hope for continued progress for those tirelessly working in this effort and well-being and care for those experiencing distress.

Diaper Needs Awareness Week 2020

The second special presentation recognized "Diaper Needs Awareness Week 2020."

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Mayor Appletoft explained that for the past few years, Mission has observed this week by issuing a proclamation to raise awareness of the widespread need for diapers to improve the health and welfare of infants and toddlers. Diapers cannot be bought with food stamps or WIC vouchers, and a monthly supply can cost as much as 6% of a full-time minimum wage worker's salary. To assist with meeting the need for diapers, the City has promoted a diaper donation effort. Diapers collected this month will be delivered to the Happy Bottoms diaper bank in Kansas City. Mayor Appletoft encouraged the Community to support this important event and provide relief to those in need. Ms. Smith issued a challenge and said she would match the donations received at City Hall and the Community Center.

CONSENT AGENDA

Moved by Davis, seconded by Boultinghouse to adopt the Consent Agenda as presented.

- 4a. Minutes of the August 19, 2020 City Council Meeting and August 27, 2020 Special City Council Meeting

Voting AYE: Boultinghouse, Davis, Flora, Inman, Kring, Rothrock, Schlossmacher, Thomas. **Motion Carried.**

PUBLIC COMMENTS

There were no public comments.

PLANNING COMMISSION

An Ordinance Approving a Preliminary Development Plan with Stipulations for the Construction of a Multi-Family Housing Development at 5399 Martway Street

Banks Floodman, Director of Business Development for Sunflower Development Group, explained that the project will house approximately 161 units then proceeded to present specific information on the site plan layout. There will be two easements that will need to be addressed including access to the Johnson County Wastewater lift station as well as the cell tower, on the east side of the parking lot, which is a separately owned property. Next, will be the sewer main which will need to be relocated. They plan to create a dog park area that can be accessed by residents as well as people who utilize the trail system. The apartments will also have seven live-work units with 625 feet of upper living space, with one-bedroom, and 625 feet on the lower level for workspace with access from the street. Other

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amenities include meeting rooms, workstations, fitness area, pool, coffee bar and dog concierge service.

Following the applicant's summary, Ms. Service presented the staff report for the project. She explained that the subject property, addressed as 5399 Martway, comprises two lots located near the southeast corner of Nall Avenue and Martway Street. The subject property is the site of the former Mission Bowl bowling alley and miniature golf course, constructed in 1958. This development has been assessed by the Comprehensive Land Use Plan, Rock Creek Redevelopment Plan, East Gateway Redevelopment Plan and the Smart Moves 3.0 Regional Transit Plan. The Comprehensive Land Use Plan designates the property as Future Mixed Use Medium-Density with the proposal of apartments with the live-work spaces and leasing office. It has a floor area ratio of 1.5 while serving as a transition zone between low density residential neighborhoods and areas of higher intensity development. The developer has included features such as the pocket parks, landscaping, bike rack, ect., in an effort to align with the City's vision to activate the street area of the parcel and comply with the Rock Creek Redevelopment Master Plan. The public realm section of this plan will utilize the following building design techniques to aim for a vibrant pedestrian experience:

- Along Martway Street, 75% of the frontage is devoted to occupy-able live/work spaces, leasing office, and resident clubhouse amenities.
- The first floor of the building facade incorporates a large expanse of glass to reinforce a sense of activity within that engages the pedestrian and provides a sense of safety.
- First floor patios and upper level balconies serve as "outdoor living rooms," encourage direct or indirect social interaction, and foster community connectedness.
- The proposed building incorporates architectural elements that relate to the human scale, such as the patios and entrances of the live-work units.
- A concentration of building details at sidewalk level creates visual interest and enhances the pedestrian environment.
- Proposed building is oriented to Martway Street and built to the build-to line. Parking is sited behind the building in the interior of the lot.

The development will also address green infrastructure in how it relates to employing stormwater best management practices (BMPs) in an effort to reduce pressure on the city's stormwater infrastructure while providing environmental benefits, creating attractive streetscapes, and enhancing livability. The proposed site improvements would decrease the amount of impervious area on the site by converting 0.47 acres of current impervious surface into landscaping and recreational open space, such as the linear trail park and pocket parks. The

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reduction of impervious areas would reduce peak stormwater runoff, which reduces flood risk, decreases water pollution, and decreases the volume of water handled by the city's stormwater infrastructure. Next, the proposed hydrodynamic separator is engineered to manage stormwater for water quality treatment which will be privately maintained by the property owner. Finally, native and/ or drought resistant trees, shrubs, and plantings are proposed for the site which provides shade and creates bio-climatic conditions which reduce heat-island effects and stormwater runoff.

The Smart Moves 3.0 is the Kansas City region's long-range plan for transit and mobility. The proposed apartment building would include temporary outdoor bicycle parking, long-term indoor bicycle storage, and a bicycle repair station for residents. As for vehicle parking, the number of parking spaces proposed by the application is exactly the minimum number of spaces required by city code. The developers are also in discussions with the City on considering having a certain number of units leased at a rate that meets the definition of affordable housing. Finally, the site is near the Mission Transit Center, Rock Creek Trail, and walkable downtown, making it well connected to bicycle, pedestrian, and transit facilities.

There will be two requested site deviations for this project since it does not align with MS2 district zoning requirements. The first will be height, MS2 promotes multi-story structures with top-floor setbacks. The project narrative states: "A deviation of two stories and 13-15 feet are proposed in order to make the project viable and contribute to the community at the highest level." The second deviation will be density, this minimum lot area per multi-family dwelling is 1,245 square feet per unit (35 units per acre). Under conventional zoning, 121 units would be allowed on the 3.45 acre lot (§ 410.240(A)(3)). While application materials list the acreage of the site as 3.17 acres, the official plat of the property indicates that actual acreage of the site is 3.45 acres which will require a deviation of 47 units to allow 168 units on the property.

The other proposed aspects of this project include a greater than twenty-five foot setback from the adjacent properties as well as a conceptual landscape plan that meets and exceeds the city code requirements. The applicant will be required to provide adequate screening and fencing of the parking garage, swimming pool, roof-mounted mechanical equipment, trash bins, and along the south side/rear property lines where the property abuts a residentially zoned district. The applicant also will incorporate low impact site lighting to adequately illuminate the area while not disturbing surrounding properties.

A Traffic Impact Study was performed, by TranSystems, with the purpose to assess the impact of the proposed development on the surrounding transportation system.

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All intersections are projected to operate at an acceptable level of service. No capacity improvements are identified to mitigate the addition of development traffic to the street network. A stormwater report was also prepared by Uhl Engineering which concluded:

- The proposed improvements will reduce the impervious area on site, and consequently the peak runoff from the site will be reduced.
- Stormwater Best Management Practices (BMP) treatment will be incorporated into the proposed site improvements. A level of service of 1.88 is proposed for the site. This is higher than the calculated required level of service of 0.
- No additional stormwater improvements are necessary as a result of the development.

The report recommends:

- Installation of private storm systems to route stormwater throughout the site.
- Installation of stormwater treatment BMP device to improve site stormwater quality.
- Stormwater detention be waived.

The report adds that off-site improvements will include the installation of a concrete big block wall along the southeast limits of the project site located in the stormwater drainage easement.

The Preliminary Development Plan was approved at the August 24, 2020 Planning Commission meeting, it will proceed for the City Council to consider the recommendation at their legislative meeting on Wednesday, October 21, 2020.

Councilmember Kring asked how unit affordability would be accounted for in this multi-family development. Ms. Service explained that with the zoning and pre-development plan process they are assessing the site plan, amount of parking, ect. and while there is nothing in the zoning code to encourage or discourage affordable housing, the Regional Transit Plan does promote that availability in order to increase opportunities for people. Mr. Scott confirmed that the zoning regulations address land use and not affordable housing, however, the developer is requesting incentives for the project which the City can then negotiate affordable housing as a stipulation. Councilmember Kring added that she hopes the City's Comprehensive Master Plan included affordable housing as a component since it is a crucial development for municipalities.

Councilmember Kring expressed concern about the design of the building and if

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there was still time for changes. Mr. Floodman replied that they will continue to receive feedback and adjust accordingly for the final development plan.

Councilmember Thomas asked if there would need to be adjustments in City code to accommodate the concept of the live-work units. Mr. Scott replied that it would possibly be a recommendation that would come out of the Comprehensive Plan Update by reevaluating zoning codes and clearly defining specific types of spaces in future developments. Councilmember Thomas asked and Mr. Floodman confirmed that First Management will be the shared partnership group with the applicant.

Councilmember Boultinghouse asked about renewable energy options in relation to powering the site. Mr. Floodman replied that they have already submitted their sustainability report which they will present to the Sustainability Commission in October.

Moved by Davis, seconded by Flora for approval of an ordinance for a preliminary development plan with stipulations (Planning Commission Case #20-03) for the construction of a multi-family housing development at 5399 Martway Street by applicant Mission Bowl Apartments, LLC. Voting AYE: Boultinghouse, Davis, Flora, Inman, Kring, Rothrock, Schlossmacher, Thomas. **Motion Carried.**

FINANCE & ADMINISTRATION COMMITTEE

Councilmember Kring reported that the Finance & Administration Committee met on September 2 and continued the Racial Equity Conversation under Public Presentations as well as considered one item which was the acceptance of the meeting minutes. There were no additional items for consideration on the Regular Agenda.

COMMUNITY DEVELOPMENT COMMITTEE

Councilmember Flora reported that the Community Development Committee also met on September 2 and discussed the Preliminary Development Plan for 5399 Martway Street which was considered under the Planning Commission item. In addition, the acceptance of the meeting minutes were reviewed. There were no additional items for the Council's consideration on the Regular Agenda.

NEW BUSINESS

**City of Mission State of Emergency/Disaster Proclamation
Related to COVID-19**

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The City of Mission originally issued a State of Emergency/Disaster Proclamation on March 13, 2020 which was subsequently amended on March 18, April 1, April 15, May 13, and July 15, 2020. In July, the declaration was extended to continue to align with the state declaration (through September 15) and to assist Mission in gauging the success of our various reopening and recovery plans.

Extending the state of emergency allowed the City to maintain the umbrella protection of the emergency declaration while also preserving the greatest degree of flexibility in reacting and responding to potential changes in public health information and gating criteria. On September 11, 2020, the State Finance Council met and approved the Governor's request for an extension. The extension was granted for thirty days, extending the statewide declaration through October 15, 2020. The extension also impacted/extended a number of previously issued Executive Orders.

Staff continued to recommend extension of Mission's Emergency Proclamation as long as reimbursement is being pursued by any funding either through FEMA or through the CARES Act. The City is expected to receive approximately \$300,000 of CARES Act funding which will include the reimbursement of personal protective equipment as well as future wishlist projects for facilities. The extension of our proclamation would go through October 21, 2020 to align with the regularly scheduled October legislative meeting.

Moved by Davis, seconded by Kring to approve the extension of the City of Mission's State of Emergency/Disaster Proclamation related to COVID-19 through October 21, 2020. Voting AYE: Boultinghouse, Davis, Flora, Inman, Kring, Rothrock, Schlossmacher, Thomas. **Motion Carried.**

COMMENTS FROM THE CITY COUNCIL

Councilmember Boultinghouse reported that along with Councilmember Thomas, they will be hosting a Ward I meeting on October 29th. Councilmember Kring reported a Ward III meeting on October 15th as well.

Councilmember Davis appreciated the awards ceremony for the police and added that the City has really amazing police officers that were commended for their hard work.

MAYOR'S REPORT

There was no Mayor's Report to be presented.

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CITY ADMINISTRATOR'S REPORT

Ms. Smith reminded the public and Council that the kick-off meeting for the Comprehensive Plan Update will be held virtually on October 1st at 6:30 p.m. She thanked the Parks and Recreation department for their efforts in supporting people getting engaged and staying active. There will be the 'Fall into Mission' event on October 1st which will allow people to pick-up a bag of treats. Also, on October 2nd, there will be the 'Spooky Walk' at Streamway Park and finally, the dog costume contest will be on October 24th at Anderson Park.

Ms. Smith commented that a motion was needed to change the upcoming Work Session time, regarding the street program, since it is dictated by City ordinance. **Moved by Kring, seconded by Rothrock** to change the September 30th Work Session time from 7:00 p.m. to 6:30 p.m. Voting AYE: Boultinghouse, Davis, Flora, Inman, Kring, Rothrock, Schlossmacher, Thomas. **Motion Carried.**

Ms. Smith also echoed Councilmember Davis' compliments regarding the police officers' award ceremony and added it was a great opportunity to honor the service of the men and women of the Police Department. Ms. Smith thanked Interim Police Chief Madden for his excellent presentation and coordination of the event.

August Interim Financial Reports

Ms. Smith explained that the monthly interim financial reports would be presented and information highlighted at the regular Council legislative meetings under the Administrator's Report. Council will have the opportunity to ask any questions and following the review the reports will be posted on the website as they have been for many years.

In the first section of the executive summary, there is a breakdown of the general fund revenue by category. The provided chart is updated from the previous monthly interim financials and will show an adopted budget as well as an estimated budget. Due to the impacts of COVID-19 on the revenue, there have been significant changes which have been reflected alongside the original budget. Ms. Smith commented that the sales tax revenue, which is one of the City's largest revenue sources, has remained stable despite the impacts of COVID-19 on the economy. In the general City sales tax, which is 1%, it is estimated to receive \$2.1 million of which \$1.4 million has already been collected. Through the month of August, the City is at 67% of the expended fiscal year. Another collected tax is the general use tax with an estimated budget of \$1.1 million of which the City is at 69% with a collection of \$762,000, higher than the estimated budgeted.

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The report also details the general fund expenses which are transferable to other funds, including the transfer of the capital improvement fund for street maintenance and the transfer for the solid waste utility fund. The last portion of the report addresses the executive/departmental summary. This shows that, with the exception of the administration department and outdoor pool, all other departments are on track with their budgets for the course of the year.

Councilmember Flora asked about the Community Center and when the 2021 projections would need to be adjusted. Ms. Smith replied that because of the gathering sizes, the Community Center is seeing an impact in rental revenues. This has prompted discussions on utilizing those spaces, in a new and safe way, to generate revenue. Another aspect is membership dues were down when the facility was closed, however, September was the first full month since the reinstatement of membership dues which will help with the current trend. There will have to be some budget balancing to accommodate while addressing each individual revenue stream and silo.

Councilmember Thomas thanked Ms. Smith for the report and asked to see some more information on budget justification before the new year.

Mayor Appletoft reminded the public that the Sustainability Commission will meet on Monday, October 5th. Also, the Mission sidewalk sale would be on Saturday.

Councilmember Davis commented that he really appreciated the nice design change in the Mission monthly.

ADJOURNMENT

Mayor Appletoft announced that the public video from the meeting will be available through a link on the City's website - missionks.org.

Moved by Davis, seconded by Kring to adjourn the meeting at 8:37 p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Audrey M. McClanahan, City Clerk.

Ronald E. Appletoft, Mayor

Audrey M. McClanahan, City Clerk