



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

April 7, 2021

The Mission Community Development Committee met virtually via ZOOM on Wednesday, April 7, 2021. The following Committee members were present: Trent Boultinghouse, Arcie Rothrock, Kristin Inman, Sollie Flora, Debbie Kring, Nick Schlossmacher and Ken Davis. Councilmember Thomas was absent. Mayor Appletoft was also present. Councilmember Flora called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Audrey McClanahan, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks & Recreation Director Penn Almoney and Police Captain Kirk Lane.

Councilmember Davis suggested a roll-call at the beginning of each Committee meeting. Councilmember Flora proposed and it was agreed to verbally identify any Committee member that was not present.

Public Comments

Councilmember Flora reminded the public they can participate via the chat feature on ZOOM. All comments will be visible to the group.

There were no public comments.

Public Presentations

There were no public presentations

Action Items

Acceptance of the March 3, 2021 Community Development Committee Minutes

Minutes of the March 3, 2021 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

Reconfiguration of Johnson Drive

Ms. Smith explained since the reconfiguration of Johnson Drive in 2014, there have been concerns regarding pedestrian and driver safety along the corridor. The Council has continued to express concern with this issue and multiple safety alternatives have been discussed with the goal to ensure lower driver speeds, safe access to crosswalks and maneuvering from parking spaces. At the March Committee meeting, a survey results from community stakeholders were

presented, and the information collected through the survey and four focus group session aligned with Council concerns.

After continued conversations with BikeWalkKC, Public Works Director Celia Duran and the City's on-call engineers, Olsson, a reconfiguration and road diet was determined as the most cost-effective way to address all concerns. A typical road diet works by reducing the number of through traffic lanes and introducing a dedicated left-turn lane at intersections. Other benefits anticipated from a reconfiguration include:

- Reduced speeds and less “aggressive” driving
- Better visibility when backing from parking stalls
- Increased pedestrian safety by eliminating the potential for “whip-around” movements occurring with two lanes of traffic

The Council had asked for case-studies supporting the road diet and several examples were included in the packet. Finally, according to BikeWalkKC, by adopting the proposed reconfiguration, it will encourage pedestrian safety and support the increased foot traffic that has resulted from renewed public and private investment. Staff asked for Council's direction as the City prepares to submit for the CARS project.

Councilmember Schlossmacher commented that he is excited to see this change move forward as this is a move for pedestrian safety and for the future of the corridor. He added that he hopes it can be minimally disruptive during the process. Councilmember Boultinghouse agreed and remarked that he has heard a lot of feedback from the community being excited for this project, citing the evidence in the packet to affirm the increased safety benefits.

Ms. Smith reiterated that the three-lane configuration does not include a continuous center turn lane which stretches the length of the block. Instead, it provides for protected left-turn lanes at the intersections. The new configuration is also intended to discourage drivers from turning into parking spaces across oncoming traffic.

Councilmember Davis expressed his support of this project and asked if this plan would address some of the backing out in diagonal parking issues or if there would be any discussion around restriping the parking. Ms. Smith replied that through the conversations with BikeWalkKC and the engineers, the reconfiguration is anticipated to alleviate the parking concerns by assisting in the visibility and comfort level. Councilmember Schlossmacher also asked would reducing the lanes allow for a buffer zone between where the traffic lane actually is and when somebody is backing out. Ms. Duran explained that there have been discussions with the traffic engineers and it was determined that it would not be recommended to stripe and outside lane, but it could always be reevaluated once we have an opportunity to assess the overall functionality of the street following the reconfiguration. Ms. Smith added that the reduction from two to one lane creates a natural buffer for cars backing from the parking stalls.

Councilmember Davis asked if there would be a bike lane too. Ms. Smith explained there wouldn't be a bike lane because it is not recommended with head in parking as it creates the potential hazard for cyclists that are not visible to cars backing out from the parking stalls.

Councilmember Schlossmacher commented that he believes this is the right decision and that the goal is provide a safe, walkable place that is friendly to the business community. Councilmember Flora remarked that she is excited for this plan and along with Councilmember Kring have participated in the Comprehensive Plan Steering Committee and received public feedback about the desire for increased bike and walkability. She believes this will help the walkability piece and provide a good compliment to the addition of new residents with projects like the The Locale and Mission Bowl development to make the corridor even more accessible and generate more foot traffic for businesses.

Councilmember Davis asked in regards to the plan from Lamar to Metcalf, if it will be configured in the same way or if it would be a four-lane road in the future CARS program. Ms. Duran replied that they are not recommending a three lane because that section of Johnson Drive is functions much differently, with auto-centric businesses and a large number of driveway entrances.

Councilmember Schlossmacher recommended the approval of the restriping of Johnson Drive, Nall to Lamar from four lanes to three (one in each direction with dedicated turning lanes) in connection with the 2022 CARS resurfacing project be forwarded to Council for approval. All on the Committee agreed, this will be a regular agenda item.

2022-2026 CARS Program

Ms. Duran explained that each year the City submits a five-year road improvement plan to Johnson County and identifying projects proposed for CARS funding. The County CARS program covers 50% of construction and construction inspection costs on certain eligible streets. The City is responsible for design, right-of-way acquisition, and utility relocation costs. The project list being submitted this year will be the same as last year with the addition of Johnson Drive (Lamar to Metcalf) in 2026:

- **2022: Johnson Drive (Lamar Avenue to Roe Avenue):** Road diet/lane reconfiguration with UBAS treatment, pavement and median repairs, miscellaneous pavement markings; spot replacement of curb and gutter, sidewalks, parking stalls, and ADA ramps; and removal and replacement of sidewalk with decorative asphalt pavers to concrete to meet ADA requirements
- **2023 - Foxridge Phase II:** Full depth pavement reconstruction with replacement of curb and gutter; new sidewalks, streetlights, and stormwater infrastructure; and pavement markings. An underdrain system will be installed to address the stormwater runoff and pedestrian improvements will be made. The Evergy traffic signal at the Foxridge Dr. to Lamar Ave. intersection may also be replaced and relocated.

- **2024 - Roe Avenue (Johnson Drive to 59th Street):** Proposed improvements include mill and overlay with 2-inch asphalt concrete surface; pavement and median repairs; spot replacement of curb and gutter, sidewalks, and ADA ramps; and pavement markings.
- **2025 - Nall Avenue (Martway Street to 63rd Street):** Proposed improvements include UBAS surface treatment; pavement repairs; spot replacement of curb and gutter; sidewalks, and ADA ramps; and pavement markings.
- **2026 - Johnson Drive (Metcalf Ave. to Lamar Ave.):** Proposed improvements include full depth pavement replacement; spot replacement of curb and gutter, sidewalks, and ADA ramps; and pavement markings. Additionally, stormwater infrastructure will be replaced and includes the continuance of the stormwater interceptor completed with the Johnson Dr., Lamar Ave. to Nall Ave. Phase I project.

Ms. Duran added that the Johnson Drive, Metcalf Avenue to Lamar Avenue, project may be eligible to receive additional funding through Johnson County's SMAC Program, but we are waiting on final watershed studies which will identify eligible projects.

Council Boultinghouse appreciated the Foxridge, Phase II, being on the list for 2023 and knows it will be a big event for the Ward and that a lot of people are really looking forward to its completion. Councilmember Flora commented that we are fortunate to have Representative Davids on the Transportation Committee and talking to her staff about STP funding could be beneficial as well.

Councilmember Davis recommended the Resolution adopting the Five Year City/County Street Improvement Program for the City of Mission for 2022-2026 be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Ratify Emergency Expenditure for Repairs at MFAC

Ms. Smith reported that during the fall of 2020, cracks in the Mission Family Aquatic Center (MFAC) competition pool prevented staff from completing a scheduled repainting project. Hydrostatic pressure and the freeze/thaw cycle throughout the winter months extended some cracks and broadened others. On March 23, 2021, Ms. Smith approved an emergency expenditure of \$11,460.00 with Fuller Construction to complete the crack repairs before the end of April in order to allow enough time for the painting and filling of the pool, the testing of pumps and chemical feeders and the training of lifeguards prior to opening in May. Fuller Construction will complete the following scope of work by April 30, 2021:

- Grind and repair all existing cracks
- This will consist of diamond saw cutting and reverse feather a wedge opening and inject with silica sand and pro-poxy concrete weld and repair system
- Finish to be of a smooth and consistent finish and ready for epoxy pool paint
- Bid does not include any painting or additional caulking or finish of any kind

- No warranty of any kind on crack repair, future cracking, cracks that reappear, shifting, settling, spalding
- No warranty of any kind on existing substrates

Crack resealing in outdoor aquatic facilities is an annual maintenance item. However, the expansion of these three large cracks over the course of a year is cause for further investigation. Staff plans to review the as-built plans in search of water pressure relief systems. Hydro-static pressure is best remedied by keeping the pool filled during the off-season to maintain equilibrium pressure on both sides of the concrete lining. Funding for this repair will come from the Parks and Recreation Sales Tax Fund. The 2021 CIP contains \$13,000 for replacement of the diving boards. Staff has inspected the boards and determined that their useful life can easily be extended, allowing for those funds to be applied to the crack repairs.

Councilmember Davis asked since the pool had been refurbished if any of the work was guaranteed or insured. Ms. Smith replied since it has been refurbished in 2014 that the maintenance bonds and guarantees have expired. However, staff will continue to investigate if there is a groundwater issue which would require a longer term solution.

Councilmember Davis recommended the Resolution ratifying an emergency expenditure not to exceed \$11,460.00 with Fuller Construction for repair of the cracks in the Mission Family Aquatic Center competition pool be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Lease Purchase of Cardio Equipment

Mr. Almoney explained that most of the Community Center's cardio equipment (treadmills, ellipticals, stationary bikes, etc.) is replaced on a three year cycle. This allows the City to keep the most current and technically advanced cardio equipment in the facility and helps to minimize repair costs by retaining equipment only as long as it is under full warranty. The last significant purchase of cardio equipment was made in 2018.

Staff recommended a lease-purchase agreement with Advanced Exercise since they are the only vendor of Life Fitness cardio equipment and they offer a guaranteed buyback at the end of the lease term. The City has purchased cardio equipment from Advanced Exercise for the last several replacement cycles and has established a positive relationship with the vendor. The 2021 cardio purchase decreases the total number of cardio units in the facility by five. The reduction was based upon user data that was pulled from treadmills and ellipticals showing several units had low usage. The reduced number will also allow for the PCC to maintain greater distances between units as COVID restrictions are relaxed.

After consultation with the City's financial advisor, it has been determined that the best procurement option was to work with the vendor and their financial institution, Kansas State Bank who is offered to finance the purchase at 2.990% over three years, which equates to a monthly

payment of \$3,551.39. There is a one-time, final payment of \$15,726. Funds are budgeted from the Special Parks Fund. The entire purchase would be \$143,576.04 (\$136,821.55 principal plus \$6,754.49 in interest). The total amounts due in each of the following budget years are as follows:

- 2021: \$21,308.34
- 2022: \$42,616.68
- 2023: \$42,616.68
- 2024: \$37,034.34 (Includes final pay out of \$15,726)

Councilmember Davis asked what the City would receive when the equipment was set for buyback. Mr. Almoney explained that the buyback would be roughly 20% of the original cost. Councilmember Flora asked about the three year cycle and if that is how other facilities are operating. Mr. Almoney replied that three years is the industry warranty standard with consideration to how rapidly equipment changes and advances. Ms. Smith added that the City has experimented with longer timeframes in the past, but experienced significant increases in the maintenance cost and the amount of time that the equipment was out of service for patrons.

Councilmember Boultinghouse asked if there was any discussion with Advanced Fitness about getting more of a credit on the buyback since the Community Center has had several months reduced activity and there has not been as much wear and tear on the equipment. Mr. Almoney replied that while there was not a discussion based on less usage, the additional \$5,151 was an incentive to help encourage the purchase of strength equipment at the same time. Councilmember Kring conveyed Councilmember Thomas' thoughts that though she is supportive of the purchase, she is wanting to ensure more money is spent on the parks instead of the Community Center.

Councilmember Davis recommended acceptance of the bid submitted by Advanced Exercise in the amount of \$136,821.55 for replacement of cardio equipment at the Powell Community Center, and approval of the resolution authorizing the Mayor to execute the necessary documents to complete the lease with Kansas State Bank to finance the purchase of the equipment over a three year period be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Strength Equipment Purchase

Mr. Almoney reported that the Community Center has three (3) dedicated areas which are used for strength training, including one specifically designated for toning and stretching that has benches, resistance bands and free weights. The City has maintained both Selectorized and plate-loaded machines that work larger muscle groups, and complemented that equipment with free weights and specialized benches that allow the strengthening of smaller muscle groups. This equipment is used daily and repairs are becoming more common. In addition, significant technological advances have been made in the equipment which will benefit patrons. The PCC's

strength equipment was budgeted (\$80,000) for replacement in the 2021 Parks + Recreation CIP using Special Parks + Recreation Sales Tax Funds.

Advanced Fitness discounted their initial cardio equipment bid by \$17,000 and increased the existing equipment trade-in value if strength equipment was purchased in conjunction with the cardio equipment lease. The equipment cost is less than the \$80,000 budgeted, and with freight, delivery and installation brings the total cost to \$86,517.60. The additional savings of \$5,191.30 lowers the total cost to \$81,326.30. The removal and installation will take approximately seven days and will be done in conjunction with the facility closure in August; during which time all other scheduled maintenance and repairs inside the Community Center will be completed.

Councilmember Davis recommended the free weight and Selectorized strength equipment replacement and purchase from Advanced Exercise in an amount not to exceed \$86,517.60 be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Parking Agreement

Mr. Scott explained The Locale is a new multi-family, residential development, at 6201 Johnson Drive that has 201 unit apartments and 285 parking spaces. When Tax Increment Financing (TIF) incentives were approved for the project, one of the main objectives was to encourage the construction of a multi-level parking structure. One condition of the development agreement was for the developer to provide cash installments to the City at specific milestones of the construction process totaling \$250,000 to be used for public parking improvements elsewhere along the Johnson Drive corridor. To date, \$200,000 of that total has been received. The remaining \$50,000 will be provided once the project reaches 85% occupancy.

Another condition provided for the developer to set aside 50 parking spaces on the first level of the parking structure for use by the public. The specific terms and conditions for this public parking were anticipated to be documented in a parking agreement entered into by the developer and the City. Once signed by both parties, the easement will be recorded with Johnson County and will be in place for as long as the parking structure exists. The parking easement stipulates:

- A parking easement comprising the 50 parking spaces on the first level of the structure will be granted to the City of Mission at no cost to the City;
- The City shall have the right to place signage in the easement area, at its cost, identifying the easement area as public parking;
- The City shall have the right to restrict by ordinance the time allotted for public parking and to enforce such;
- The parking area will be maintained by the developer (or building owner); and
- The developer (or building owner) will provide insurance naming the City as an additional insured, as well as indemnification.

Councilmember Davis asked if this agreement will stay with the land, so if the property is sold then it remains a current easement. Mr. Scott confirmed that was correct and added that it would be part of any real estate sale. Councilmember Davis asked if there was language in the contract that talked about assignability of the easement and if those fifty spaces could be used overnight. Mr. Scott replied that occasionally there are overnight guests who may need parking, so no restriction for parking during evening hours was included.

Councilmember Davis recommended a parking easement dedicating 50 parking spaces in the parking structure located at 6201 Johnson Drive to the City for use as general public parking be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

Discussion Items

Mohawk Park Renaming

Ms. Smith reported that last year the City undertook a conceptual redesign process for Mohawk Park. This is a process that will be addressed at each of the parks going forward and will give us an opportunity to assess and plan for the amenities that will be the most beneficial in our outdoor park system. Mohawk was first on the list as part of the park CIP over the last several years and a steering committee was formed that included community stakeholders. After a significant public engagement process, the City is now ready to start building out the park conceptually and move into implementation, particularly in connection with renewal of our Parks + Recreation sales tax. Since, we are in the design process, the City felt it was appropriate to address the possibility of renaming the park.

The park was acquired in 2002, from the Shawnee Mission School District, and the name was inherited from the former elementary school which had been onsite. The City reached out to the public via social media and Mission magazine to solicit feedback on possible names and received several suggestions. The School District did not have information on the origin of the school's name.

The Parks, Recreation + Tree Commission reviewed the names and provided the following in support of their recommendation:

- Unique, No confusion with neighboring parks
- Nature/outdoors, tied into site changes
- No names of families and no racial or discriminatory implications
- Rolls off tongue and memorable
- Pleasant image in your mind, playful or relaxing

Based on these criteria, the PRT recommended the following park names (in order of preference): Meadowlark Plaza, Zephyr Park, Mission Hawk Park and Journey Park. Staff recommended to retain Mohawk's name and build on the history as it is reintroduced to the public.

Mr. Almoney commented that a lot of residents really do appreciate and prefer the name Mohawk and they would like to keep it the same. Councilmember Flora was interested in public opinion on Mohawk and asked how many people had reached out in support of Mohawk vs. in support of another name. Mr. Almoney replied that the requests were five emails for Mohawk and four for Milhaven and about another handful from people in the Community Center. The engagement wasn't significant but enough to say there is a preference to keep the existing name.

Councilmember Davis voiced his support of retaining the Mohawk Park name and also having Meadowlark Plaza to honor that public input process as well. Councilmember Flora read a 'chat' comment from resident Andy Sandler who favored renaming to Milhaven Park since the school has been gone for years. Mayor Appletoft commented that the area has been Mohawk about as long as the City was incorporated, so it is a part of the history and many families have utilized the park at that elementary school. Councilmember Inman also voiced support to not change the name. Councilmember Boultinghouse added that he liked the Meadowlark Plaza suggestion while keeping the Mohawk name and possibly putting up a plaque recognizing the former school.

Councilmember Flora suggested that if the name is retained that more historical information should be researched and gathered, including consulting with the Mohawk Tribe. It would be meaningful to put something in the park that was reflective of the history. Ms. Smith added the School District confirmed they did not have any plans to change their school names and there are other schools, throughout the district, that are named similarly.

Councilmember Davis asked if there was any history on the naming of Milhaven. Mr. Almoney explained that various Parks and Recreation team members had information relating to a landowner and Mr. Sandler mentioned that the name has its roots in Miller Farm. Councilmember Rothrock agreed with retaining the name Mohawk Park and suggested a meeting with City Historian, Frank Bruce, to develop other name lists.

Department Updates

Mr. Almoney reported that the Parks + Recreation staff successfully hosted the "Bunny Eggstravaganza" and "You've Been Egg'd" events. There were many families that participated and it was very great to see the community having the opportunity to have a safe return to some of the favorite events. He thanked Council for their support and allowing us to host the event.

Ms. Duran updated the Council on the Rock Creek project. The seeding and erosion mat has been installed and the next steps will be finishing the parking area and regrading the City-owned lot. Also, the 2021 Street Preservation Project is out for bid and those prices will be brought to the May Committee meeting. Councilmember Flora asked what would happen to the lot where the

house was demoed to gain access to Rock Creek. Ms. Duran replied that her recommendation would be to keep it as open space in order to continue to have access to the site.

Councilmember Flora asked if there had been anymore information on the Mohawk Park grant application. Mr. Almoney answered that the Committee for the Land and Water Conservation Grant has finally begun the official review of applications, so there should be an update shortly.

Ms. Smith added that we've been looking for a good opportunity for a presentation of the regional MARC Climate Action Plan, so there will be a joint work session on April 28th which will include the Planning Commission, Sustainability Commission and Parks, Recreation +Tree Commission.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:23 p.m.

Respectfully submitted,

Audrey M. McClanahan
City Clerk