



## MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

February 2, 2022

The Mission Community Development Committee met at the Powell Community Center and virtually via ZOOM on Wednesday, February 2, 2022. The following Committee members were present: Ken Davis, Trent Boultinghouse, Kristin Inman, Hillary Thomas, Debbie Kring, Lea Loudon, Mary Ryherd and Ben Chocie. Mayor Flora was also present. Councilmember Boultinghouse called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Deputy City Administrator Brian Scott, City Clerk Audrey McClanahan, Assistant City Administrator Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks & Recreation Director Penn Almoney and Chief Dan Madden.

### **Public Comments**

Councilmember Boultinghouse reminded the public they can participate via the chat feature on Zoom. All comments would be visible to the group.

There were no public comments.

### **Public Presentations**

#### **Sustainability Commission Yearly Report**

Josh Thede, Chair of the Sustainability Commission, presented the yearly report. He explained that the Commission's mission is to advise the City Council while advocating for sustainable policies and practices that impact the natural environment, the economy and the community. Their past work has included continued success for the recycling program, volunteer services (Adopt-A-Street, Mission Market), a resource for outside guests' education as well as internal work to strengthen the Commission. They have ongoing projects such as maintaining a gold-level designation for Communities for all Ages, regular information in the Mission Magazine, sustainability scorecard and new memberships. The Commission's goals for 2022 and 2023 include:

- Partner with the City Council and Board and Commissions to center sustainability and achieve the goals of the Climate Action KC Regional Plan.
- Make Mission a resilient and welcoming community where people want to visit, work, live and age in place.
- Make Mission a responsible steward of our natural resources and be a good neighbor in our corner of the planet.
- Educate residents about sustainability goals and practices and empower individual action.
- Partner with local businesses to advance sustainability goals.

For continued consideration, Mr. Thede asked how the Commission can best serve in their advisory role to the Council and what would be the most effective way for information to be received. Also, the Commission would like input on topics to focus on from the Council.

Councilmember Davis asked if the Commission would analyze National Green Building Standard versus LEED Certification in relation to what the City should require of future developments. Mr. Thede replied that he would take the information back to the Commission for further consideration.

Councilmember Thomas commented that the Sustainability Commission has amazing leadership and is recognized as a regional model. Councilmember Thomas congratulated the Commission for all the important work they do and encouraged including their meeting minutes in future Council packets in order to stay current on information.

Councilmember Loudon asked about the Johnson Drive road diet that Mr. Thede referenced. Ms. Randel reported that Johnson Drive will be restriped from four lanes to three lanes; this will enhance pedestrian and driver safety through the downtown corridor, while making the area more walkable, a goal of the Communities for All Ages efforts. The Sustainability Commission is looking at ways to celebrate the change and mark the occasion. Councilmember Loudon also suggested that the Commission could provide the Council options for what to look for in green buildings when developers propose their projects. Mr. Thede replied that they can provide that resource and utilize the Sustainability Scorecard to walk through that process.

Councilmember Kring thanked the Commission for their service and commented that they have viable talent with expertise that provides an amazing service to the City.

### **Action Items**

#### **Acceptance of the January 12, 2022 Community Development Committee Minutes**

Minutes of the January 12, 2022 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

#### **Community Center Skylight and Ceiling Repairs**

Mr. Almoney reported that the skylights in the PCC natatorium have two major deficiencies - leaks and oxidation. Skylights have a useful life of 10-20 years depending on preventative maintenance and exposure to elements. The existing skylights, called Kalwall, are the most reputable product on the market and provide a glare-free light that is useful in a pool area where lifeguards need to see distressed swimmers and those that are submerged below the surface. Oxidation, UV, heat and moisture are all factors that lead to clouding and deterioration of waterproof seals.

Replacement was originally scheduled for 2020 and was delayed due to COVID-19 revenue considerations. The project was revisited in connection with the ceiling painting budgeted in 2022 and the replacement of natatorium lighting occurring with the Facility Conservation Improvement

Program (FCIP) improvements. Two vendors responded to the bid request and SCH Concepts included the Kalwall product. Staff's goal is to align the installation with the FCIP HVAC and dehumidifying system installations during the indoor pool closure period. This project will be paid for from the PCC Improvements/ Equipment Replacement budget (Parks + Recreation sales tax) identified in the Parks and Recreation Capital Improvement Plan.

Councilmember Davis asked and Mr. Almoney confirmed that the skylights are not contributing to the leaks that were in the same area, instead the leaks had been caused from puncture marks through the ceiling membrane.

Councilmember Kring recommended the bid from SCH Concepts to install 10 skylights in the Powell Community Center (PCC) natatorium for an amount not to exceed \$22,774 be forwarded to Council for approval. All on the Committee agreed, this will be on the regular agenda.

### **Community Center Natatorium Painting and Slide Stairs**

Mr. Almoney explained that The Powell Community Center (PCC) has a natatorium which includes an indoor pool with three lap lanes and a lazy river. There is also a water slide, hot tub as well as a steam and dry sauna. The ceiling and steel rafters have not been reconditioned since 1999. The slide stairs were last reconditioned and painted in 2013. These areas endure the impacts of high humidity, chemicals and condensation. Recently, leaking skylights have added increased oxidation staining and exposed more deficiencies in the steel waterproof coating. The steel waterproof coating is expected to last 15-20 years with good airflow and balance of heat/humidity. The same coating is expected to last 5-10 years on surfaces that have direct contact with chemicals and standing water like the slide steps. Patron use of the stairs creates standing chemically-treated water which deteriorates the waterproofing protection much more quickly.

Blast It Clean follows standards established by The Society for Protective Coatings and has been determined to be the lowest and most responsive bid. The complete project will take approximately thirteen days and will be done along with the Facility Conservation Improvement Program (FCIP) installations of the dehumidifying and HVAC system upgrades during the indoor pool closure period. Originally, this project anticipated adding only another coat of epoxy waterproof paint on the surfaces. Upon inspection, there were areas of deficient coating and exposed oxidation on both the ceiling rafters and slide stairs. Staff budgeted and Council approved \$32,000 for natatorium painting and \$20,000 for slide stair painting for a total of \$52,000. The Blast It Clean bid is \$84,849.10 leaving a balance of \$32,849.10. Staff proposes using a portion of the savings (\$47,226) from the skylight and ceiling repair project to offset the difference. This project will be paid for from the PCC Improvements/ Equipment Replacement budget identified in the Parks and Recreation 2022 Capital Improvement Plan which is funded by the Parks + Recreation Sales Tax.

Councilmember Chocie asked about the cost difference in the two received bids. Mr. Almoney explained that Blast It Clean has warehouses throughout the region and can provide a larger crew and more resources to save time and money.

Councilmember Davis recommended the bid from Blast It Clean to prepare and paint the ceiling and slide stairs in the Powell Community Center natatorium in an amount not to exceed \$84,849.10 be forwarded to Council for approval. All on the Committee agreed, this will be on the consent agenda.

### **Increase in Lifeguard Pay**

Mr. Almoney reported that lifeguards play a critical role in patron safety at Mission's facilities. Safety is compromised when appropriate staffing levels cannot be maintained and can result in closures. A wage study conducted by Parks and Recreation staff, along with a regional wage study completed by Kansas Recreation & Parks Association, confirms that Mission's lifeguard pay is below the regional mean. This creates difficulty in recruiting and retaining lifeguards. Many direct competitors establish a salary range with discretion to hire within that range. Johnson County Parks and Recreation District (JCPRD) and Roeland Park are starting lifeguards at \$12.00/hr.

This wage disadvantage limits recruiting efforts and results in the majority of staff being students that can only work evenings and weekends. Another area that is affected is retention and staff accepting employment at a higher paying city. In 2021, more than ten lifeguards left Mission Parks and Recreation for work opportunities that paid more. It is beneficial for Mission to keep pace with surrounding cities, so staff recommends increasing the starting lifeguard wage to \$12.50/hr (\$2.50 increase) and the lifeguard captain wage to \$13.50/hr (\$1.50 increase). This increase will be fully funded through the existing Parks and Recreation part time salaries operating budgets. The 2022 PCC and MFAC budgets can compensate the increase in wage by staffing adjustments made in other areas of facilities.

Councilmember Kring asked how many of the lifeguards come from Mission. Mr. Almoney replied there is at least five lifeguards from Mission who have had that position held by other members in their families. Councilmember Kring added that she fully supports the lifeguard increase.

Councilmember Boultinghouse recommended the increase in the starting lifeguard pay rate to \$12.50 and increase to the lifeguard captain pay rate to \$13.50 with an estimated budget impact of \$23,689 be forwarded to Council for approval. All on the Committee agreed, this will be on the regular agenda.

### **Discussion Items**

Ms. Smith reported that staff is working with members and patrons on the upcoming facility closures which will be impacting the indoor pool for the longest period of time. The City will discuss, with any member, if they are interested in a refund or prorated reduction in costs.

Finally, Ms. Smith thanked Public Works for an amazing job with the snow removal during the recent storm.

**Department Updates**

There were no Department Updates.

**Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:12 p.m.

Respectfully submitted,

Audrey M. McClanahan  
City Clerk