



MINUTES OF THE MISSION CITY COUNCIL MEETING

April 20, 2022

The Mission City Council met in a regular meeting on Wednesday, April 20, 2022 at 7:00 p.m. The meeting was called to order by Mayor Flora. The following councilmembers were in attendance: Kristin Inman, Lea Loudon, Hillary Thomas, Trent Boultinghouse, Debbie Kring, Ben Chociey, Ken Davis and Mary Ryherd.

Mayor Flora explained that in consideration of on-going COVID-19 health concerns, the meeting was also offered virtually through Zoom, if preferred. 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. For those participating virtually, they had the option of utilizing the "chat" feature to voice their comments which would be read aloud. The members of the public in person were encouraged to raise their hand and stay at their seats to be called on. The Mayor requested that anyone commenting to state their name and city of residence as well as to be conscientious of others talking and to speak clearly and slowly.

PUBLIC HEARING

There were no Public Hearings.

SPECIAL PRESENTATION

Recognition of former Mayor and Council

Mayor Flora recognized former Mayor Appletoft as well as Councilmembers Arcie Rothrock and Nick Schlossmacher for their service to the City. Mr. Schlossmacher was present but Ms. Rothrock was unable to attend.

Ms. Smith apologized for the postponement in recognition, from last year, but was grateful for the opportunity to be able to be in-person for the acknowledgement. She commented that Ms. Rothrock was a listener and learner who championed the work of City staff and often brought an underrepresented perspective to conversations. She added that Ms. Rothrock's service and commitment to Mission is sincerely appreciated.



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Next, Ms. Smith commented that Mr. Schlossmacher could always be relied on to provide an independent and alternate viewpoint on many issues. He was never shy to challenge his fellow councilmembers and staff to assess a problem or question through a different lens. She added that everyone appreciated that practical and direct feedback. Mr. Schlossmacher thanked Council for serving and thanked the residents of Mission for giving him the opportunity to serve and wished everyone all the best.

Finally, Ms. Smith recognized former Mayor Appletoft, commenting that he made the City a better place through his leadership and management. His influence was not always seen but was fundamental to the shaping of policies, programs and services. Mayor Appletoft supported staff, councilmembers and volunteers throughout the organization and that support was very much appreciated. Lastly, Ms. Smith thanked Debbie Appletoft, for her sacrifices and support as being a spouse of an elected official. Ms. Smith presented Mayor Appletoft with a plaque and gift to commemorate his service.

Mayor Appletoft commented that he was very proud to serve as Mission's Mayor and to have served on Council and Planning Commission. While the last four years was a trying and unique period-of-time, he was appreciative to staff for stepping up and handling those unprecedented times. He added that it was an honor to serve the residents of Mission and to serve with such an outstanding staff as an elected official.

Councilmember Kring thanked all three individuals who had been recognized, commenting that they made the Council more diverse, insightful and blended in the community at large. Mayor Appletoft played a pivotal role in the finance element which widened the Council's ability to make wiser decisions based on fiscal policy. Mr. Schlossmacher brought a balanced perspective that looked at what the community needed and what people wanted. Ms. Rothrock brought a youthful perspective which will continue to benefit the Council, community and City. All three brought such knowledge and we have a better community as a result of their leadership.



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On behalf of the Council, Mayor Flora thanked former Mayor Appletoft and Councilmembers Rothrock and Schlossmacher for their dedication and service to the Community. There is a lot of time, effort and energy that is put into serving in an elected position, and it's important to recognize the hard work and important decisions they have been a part of over the years to help make Mission the great community that it is.

"If I Were Mayor" Poster Contest Winners

Mayor Flora explained that starting last year, in honor of the City's 70th birthday, Mission hosted our first "If I Were Mayor" poster contest. Students in grades K-6 were asked to think about what it means to be a city leader and share their ideas on a poster. Last year's submissions were so creative and thoughtful that it was decided to continue the contest annually. Mayor Flora added that we are very proud of each artist and the kindness and compassion they have demonstrated through their posters. The winners for each grade level will be featured in the upcoming issue of the Mission Magazine. Ms. Smith presented each winner with a certificate and gift card. Mayor Flora congratulated the winners and thanked everyone who had participated by submitting an entry this year.

Child Abuse Awareness Month Proclamation

Mayor Flora reported that the first proclamation designates April as Child Abuse Prevention Month to bring awareness that children have a right to be safe and to be provided an opportunity to thrive, learn and grow. It is critical that we come together as partners so that the voices of our children are heard by all and that as a community, we are extending a helping hand to children and families in need. We thank the many child advocates, including teachers, nurses and social workers, that work tirelessly everyday helping children and ensuring their bright and healthy futures.

Arbor Day Proclamation

Mayor Flora explained that this year, Arbor Day will be celebrated on Friday,



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April 29th. She presented the proclamation to Mr. Almoney and the Parks, Recreation and Tree Commission.

Mr. Almoney then provided the following updates on Arbor Day activities.

- Citywide Cleanup Event on April 23.
- Mission won Tree City USA for the 20th year.
- Mission is also the first growth award winner, for Tree City USA, which recognizes communities who strive for higher levels of tree care through increased commitment to education, programming and resources to urban tree canopies.

Kids to Parks Proclamation

Mayor Flora recognized Saturday, May 21st as “Kids to Parks Day,” and commented that this day empowers families to embrace what they can do outdoors at America’s parks, public lands and waters while encouraging kids to lead a more active lifestyle. This is a great opportunity to promote discovery and exploration while enjoying outdoor activities as well as for us to promote the value and amenities of all our parks in Mission. Mayor Flora thanked the Parks and Recreation Department - they work hard throughout the year to promote the benefits and rewards of an active lifestyle.

ISSUANCE OF NOTES AND BONDS

There were no Issuance of Notes and Bonds.

CONSENT AGENDA

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

- 4a. Minutes of the March 9, 2022 City Council Meeting and March 30, 2022 Special City Council Meeting
- 4b. Purchase of bulk deicing salt from Central Salt, LLC



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- 4c. Task Order with GBA to Perform On-Call Review Services for Miscellaneous Site Development Plans

Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociej, Kring and Davis. Councilmember Ryherd abstained from the minutes. **Motion Carried.**

PUBLIC COMMENTS

PLANNING COMMISSION

Special Use Permit and Final Plat for Bickford at Mission Springs – 5350 W. 61st Place

Ms. Kneller, City Planner, was present and explained that Bickford at Mission Springs is an assisted living and memory care facility located at 5350 W. 61st Place. The development is two, separate buildings approximately 28,000 square feet of built space on a tract of land that is 3.8 acres in size. The property is zoned "CP-O" Planned Office Building. Nursing homes are a permitted use in any zoning district with a special use permit. When the development was approved in 1995, a special use permit was issued for a period of 25 years.

However, when the ownership of Bickford began the process of selling the property, the financing lender requested a zoning verification letter and it was determined that the Special Use Permit had expired in 2020. The ownership of Bickford is requesting a renewal of the Special Use Permit for an indefinite period. In addition, staff also discovered that the property was never properly platted, so a Preliminary and Final Plat have been prepared. The plats will identify all easement and dedications and be filed with the Johnson County Register of Deeds.

The Planning Commission held a public hearing at their meeting on March 28, 2022 to take testimony on both the application for the Special Use Permit and the application for the Preliminary and Final Plat. At the conclusion of the



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public hearing, the Planning Commission voted to recommend to the City Council approval of the Special Use Permit and the Preliminary and Final Plat with conditions as outlined in the staff reports.

Ms. Kneller explained that it was staff recommendation that the special use permit be approved and confirmed that the assisted living facility is harmonious with nearby properties and does not detrimentally affect public health or property values. Furthermore, a final plat will be required to be approved by Planning Commission and recorded, with Johnson County, within three months of receiving the special use permit.

Councilmember Kring asked about the relationship of this property in correlation to the floodplain. Ms. Kneller clarified that none of the actual structures are located within the floodplain.

Ordinance for Special Use Permit for Bickford at Mission Springs

Moved by Kring, seconded by Davis to approve the ordinance authoring a Special Use Permit for the location at 5350 W. 61st Place, in the City of Mission, to be utilized as a nursing home facility subject to the conditions and requirements outlined in the ordinance. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociey, Kring, Ryherd and Davis. **Motion Carried.**

Resolution Approving Final Plat and Accepting Various Easements and ROW within said Plat for Bickford at Mission Springs

Moved by Kring, seconded by Davis to adopt a resolution approving the final plat of Bickford at Mission Springs Lot 1 and accepting right of way, access and drainage easements within said plat as those of the City of Mission to hold in perpetuity. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociey, Kring and Davis. **Motion Carried.**

Mohawk Park Site Improvements



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Ms. Smith reported that Mohawk Park is a neighborhood park located at the northeast corner of Lamar and 67th Street. The park is approximately 7.8 acres in size. There are no existing buildings constructed on the site. Playground equipment is adjacent to a circle drive in the northeast quadrant and connects with a network of walking paths. There are two soccer fields and an approximate 21,000 square foot surface parking lot. The existing parking lot can accommodate up to about 50 cars.

The 2016 Mission Parks and Recreation Master Plan recommended several improvements, including a public use shelter and restrooms with new sidewalk connection from the proposed facilities to the existing park trails. The Plan also calls for a storage facility as part of the shelter, water fountains, irrigation, and furnishings. If the budget allowed, a new parking lot is proposed on the south side along 67th Street with existing additional parallel parking in the half circle drive.

The plans for these site improvements were presented to the Planning Commission at their regular meeting on March 28, 2022. Residents attended and voiced concerns about the potential park traffic and the homes along 67th Street. There were also concerns about the existing trail that would cross at the entry point of the new parking lot. Others asked for universal design playground equipment and better access to the park from the south, suggesting crosswalks be installed at 67th and Lamar.

The Planning Commission discussed and then moved to recommend approval of the proposed park improvements with the following conditions:

1. That consideration be given to developing a new parking lot but on the west side of the park, off Lamar instead of on the south side of the park as proposed, and
2. Crosswalks be installed at 67th and Lamar for better access from the adjoining neighborhoods.

Ms. Smith reported that she conducted an internal debrief to understand the Planning Commission concerns and found that comprehensive information had

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not been provided to them including details on the City's park conceptual planning process, the overall concept for Mohawk Park, or the specific design considerations which influenced the relocation of the parking lot. The Planning Commission's amendments could propose significant delays in the bidding and construction timeline as well as redesign costs and possible loss of \$400,000 in grant funding.

Ms. Smith reviewed the rationale for moving the parking lot which included:

- Current parking bisects usable open turf limiting programming layouts
- Moving the parking lot north would push it against the Milhaven residents with a fence buffer
- Moving the parking lot south would push it against the best visual corner of the park and either create a long winding entrance path or move the parking entrance closer to the intersection which from planning's standpoint would not be supported by the City
- The southern frontage gives more options for spacing/fitting a parking lot and still has a street buffer from neighbors
- The parking lot on the south side helps provide easier access to the shelter which is desired for people having events and not having to drag things a long distance from their cars
- The southern parking allows the pavilion to overlook turf on the west for 'movies in the park' or 'music performances'- the orientation of which is facing the side of neighboring houses on the west (not distracting)
- It also centralizes all of the active amenities for the park- neighbors noted that they wanted any active areas as far from their houses as possible during the public meeting
- The proposed south parking alignment puts the single access drive in line with Beverly Street which is preferred over something mid-block that could potentially impact the residents across the street and their driveway access

Based on the review of the minutes and the information from the City's traffic engineer at GBA, staff is recommended the Council consider overriding the recommendation of the Planning Commission to leave the parking lot in its current location but concur with the additional condition to install crosswalks at the 67th Street and Lamar intersection and add a requirement to add a crosswalk at the intersection of Beverly and 67th Street in accordance with the recommendations of the traffic engineer.



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Councilmember Thomas asked and Ms. Smith confirmed that there has not been any communication with the Planning Commission about Council's actions since protocol requires Council to decide first and not for staff to speculate what that decision would be beforehand.

Councilmember Kring asked about the parking lot location and Ms. Smith replied that staff recommendation is illustrated in the final concept drawing which aligns the parking lot entrance/exit with Beverly Street.

Mayor Flora asked and Ms. Smith also confirmed that in order to align with staff recommendation that Council would need to override Planning Commission, which requires a two-thirds vote.

Councilmember Davis asked if a cross walk on Horton and 67th had been considered. Ms. Smith replied that it can be discussed with engineer's during Phase 2. Councilmember Davis commented that he was concerned that the Planning Commission did not have the full information to make their decision, and in his opinion the best choice would be to remand this back for further consideration. However, to preserve grant money and time, he believed it was appropriate to override the Planning Commission's decision. He added that he thinks Council has adopted most of the other recommendations, in terms of the crosswalk, and the only thing being rejected is the parking lot location. So, with that assurance and the plan to speak with the Planning Commission, he was supportive of staff's recommendation.

Mayor Flora commented that another discussion, for Phase 2, should be extending the walking path so that it doesn't end midway and block another intersection.

Moved by Boultinghouse, seconded by Loudon to override the Planning Commission's recommendation regarding the Mohawk Park site improvements and approve the recommendation originally outlined in the staff report with the following additional conditions:



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1. That crosswalks be installed at the 67th Street and Lamar intersection.
2. That a crosswalk be installed east of the new parking lot entrance at 67 Street and Beverly.
3. That universal design concepts be applied in the installation of new playground equipment in a future phase of Mohawk Park improvements.

Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociej, Kring, Ryherd and Davis. **Motion Carried.**

COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Kring reported that the Finance & Administration Committee met on April 6 and considered two items. The meeting minutes were approved under the Consent Agenda while the Assignment of the Mission Bowl Development Agreement was considered under the Regular Agenda.

Assignment of Mission Bowl Development Agreement

Councilmember Kring reported that the Sunflower Development Team is working to finalize its final plat submission and construction financing which includes a construction loan and private equity raise. In connection with the latter, it will be necessary to form a new project-specific entity, Residence on Rock Creek, LLC to take title to the Property and develop the Project. Mission Bowl LLC will retain a thirty percent (30%) ownership interest in Assignee and remain heavily involved in the management and development of the Project.

Section 11 of the IRB Resolution provides that the developer may, with the prior written consent of the City, assign all or a portion of its interest therein to another entity. In connection with the formation of the Assignee entity and transfer of the Property to same, developer desires to assign, and Assignee desires to assume, all of developer's rights and obligations under the transaction document. Bruce Kimmel of Ehlers, Inc. has completed a review



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and found no concerns with the request. Furthermore, the City's land use counsel and bond counsel have prepared and/or reviewed the memorandum of agreement which assigns the Redevelopment Agreement and the Resolution which assigns the IRBs and both are ready for Council consideration and action. Both documents are required for the developer to close on the construction financing which they anticipate doing prior to the end of the month.

Moved by Kring, seconded by Thomas to execute the Memorandum of Agreement and the IRB Resolution assigning the benefits included in the Development Agreement with Mission Bowl, LLC dated December 16, 2020 and Resolution 1066 to Residence on Rock Creek, LLC. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chocie, Kring, Ryherd and Davis.
Motion Carried.

Community Development Committee

Councilmember Boultinghouse reported that the Community Development Committee also met on April 6 and considered three items. The meeting minutes along with the purchase of deicing salt and task order with GBA were approved under the Consent Agenda. Also, the special use permit and final plat for Bickford at Mission Springs as well as the Mohawk Park site improvements were reviewed under Planning Commission. There were no additional items for consideration on the Regular Agenda.

NEW BUSINESS

COMMENTS FROM THE CITY COUNCIL

Councilmember Kring reminded everyone that there would be a Ward III meeting on April 21 at 7:00p.m. at the Community Center.

Councilmember Chocie gave recognition to Commissioner Fast for her leadership on the solar power issue at the hearing earlier this month.



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Commissioner Fast has pushed forward on that issue and pushed back on some regulations that could be harmful to the County. Mayor Flora agreed and added that Commissioner Fast is always good about listening into Council as well as coming in and sharing County news.

Councilmember Davis recognized Parks + Recreation staff and everyone that assisted with the Bunny Eggstravaganza, adding that it was a wonderful event with good attendance. Councilmember Davis also reminded everyone of the virtual Ward IV meeting on May 10.

Councilmember Kring thanked Officer Palmeri and the wonderful Mission police force for all their amazing work.

COUNCIL COMMITTEE LIAISON REPORTS

Sustainability Commission (Kring/Thomas)

Councilmember Kring and Thomas reported that there would be a Climate Action Plan Task Force meeting in a couple weeks. Councilmember Thomas shared that she met with Josh Thede, Chair of the Sustainability Commission, and discussed her position with the group as a Council liaison.

Parks, Recreation + Tree Commission (Loudon/Ryherd)

Councilmember Ryherd explained that PRT had their first retreat last Monday which was partly utilized to discuss items they wanted to bring forward for Council consideration. Jacque Gameson is working hard on creating plaques for the Tree ID Plaques Committee. Also, the tennis court has been poured and Taylor Shaffer, Parks Technician, has been installing border and drain tiles around the Andersen Park play structure. Lastly, Councilmember Ryherd reminded people to nominate trees for Mission's Championship Tree Program.

Mission Magazine Editorial Board (Boultinghouse)



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Councilmember Boultinghouse reported that the editorial board met last Wednesday and discussed the upcoming issue which included a tribute to a long-time Mission resident. There will also be a section from Council, detailing their recent trip to Washington D.C. for NLC. The trip included a visit to the Ukrainian Embassy to leave a memorial from the City of Mission.

Councilmember Boultinghouse added that there have been several meetings so far and he is impressed by the dedication and commitment of everyone on the Committee.

Family Adoption Committee (Chocie)

Councilmember Chocie explained that they are not in operational season yet. However, he met with Mr. Almoney and they discussed making sure they are addressing more specific needs for specific demographics of families that they can help.

MAYOR'S REPORT

Mayor Flora reported that they had very good staff and Council turnout at the Climate Action KC summit. There were several social media posts regarding Mission's representation and Mayor Flora thought it was a good sign of the City's dedication to integrating sustainability across all operations.

Councilmember Davis relayed that long-time Countryside resident, Gertrude Stern, who was the oldest person in Kansas, passed away this past month.

Appointments

CITY ADMINISTRATOR'S REPORT

Ms. Smith reported that there will be budget discussions coming up soon and while there was a small decrease on use tax this month, the overall revenues are tracking on trend with budget.



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Ms. Smith thanked everyone who was able to join for the photo opportunity with artist Daniel Bartel at our Parade of Hearts sculpture located on the market site.

She also advised that there will be a video and card celebration, for Suzie Gibbs, at Legacy Park on April 21 from 10:00-11:00 a.m.

The Citywide Clean-Up event will be on Saturday, April 23 and there have already been 150 interested volunteers.

On Tuesday, April 26, Block Development will be hosting a neighborhood meeting on their proposed project at 6:30 p.m. at the Powell Community Center.

There will be a work session, on April 27, at 6:30 p.m. focused on a discussion of the Parks + Recreation sales tax renewal.

Thursday, April 21 at 11:30 a.m. will be the rescheduled Northeast Johnson County State of the Cities luncheon at the Overland Park Marriott.

Ms. Smith also recognized the Mission Police Department for their cooperation with the Metro Squad to make an arrest in a recent homicide case. She added that she couldn't be prouder of the work that they do for the community.

Councilmember Davis asked about the fencing condition at the Gateway site, and Ms. Smith confirmed that they will be having a conversation with Mr. Valenti to discuss the proposed schedule to complete site clean-up and maintenance issues.

Appointment of Interim City Clerk

Ms. Smith thanked Ms. McClanahan for her work as City Clerk and coming into the position during the pandemic and trying to track down signatures, manage travel, conferences and lunches that were rescheduled; adding that she did a phenomenal job.



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Ms. Smith explained that the City Clerk position has a lot of important responsibilities under our code and through our ordinances. During the interim period, it's important to designate someone specifically as the interim City Clerk. After consultation with City Attorney, Dave Martin, Ms. Smith can make that appointment and plans to designate Emily Randel, as Interim City Clerk, effective on April 29, 2022, and until such time that the position is filled. Mr. Martin recommended that Council take action to have a formal record of the appointment.

Mayor Flora and Councilmember Davis thanked Ms. McClanahan for her service.

Moved by Kring, seconded by Davis to confirm and acknowledge the City Administrator's appointment of Emily Randel as Interim City Clerk effective April 29, 2022 and until such time as the City Clerk's position can be filled on a permanent basis. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociej, Kring, Ryherd and Davis. **Motion Carried.**

EXECUTIVE SESSION

There was not a need for an Executive Session.

ADJOURNMENT

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

Moved by Thomas, seconded by Kring to adjourn the meeting at 8:24p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Emily Randel, Interim City Clerk.



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Solana Flora, Mayor

Emily Randel, Interim City Clerk