



## MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

May 4, 2022

The Mission Community Development Committee met at the Powell Community Center and virtually via ZOOM on Wednesday, May 4, 2022. The following Committee members were present: Ken Davis, Trent Boultinghouse, Hillary Thomas, Debbie Kring, Lea Loudon, Mary Ryherd, Ben Chociej and Kristin Inman. 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, Assistant City Administrator/Interim City Clerk Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks and 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**

#### **Introduction of John Moffit and Proposed Development at 5555 W. 58<sup>th</sup> Street**

Deputy City Administrator Brian Scott introduced Mr. John Moffit, CEO of Moffit and Associates, a real estate firm in Overland Park. Mr. Moffit has over 30 years of experience in the real estate industry and is a senior member of both the National Association of Home Builders and the local Home Builders Association and has submitted a redevelopment proposal to the City.

Mr. Moffit thanked the Council for the opportunity to present information on his proposed project and to share some history regarding his tenure and experience in the Kansas City market. Mr. Moffit is proposing a 77 unit, three-story apartment complex at the southwest corner of 58th Street and Nall Avenue. The site includes the former Sunflower Medical Group office building as well as three parcels to the south along Nall. All four parcels are currently owned by ScriptPro and encompass approximately 1.45 acres.

Moffit indicated the scale and density of this project is intended to fill a specific market niche, identified as the "missing middle." This is a housing type which has been identified through Mission's update to the Comprehensive Land Use Plan as a missing element in the City's existing residential stock. His firm prides themselves in building quality not quantity. They are not doing projects everywhere, and they seek to execute at the best level possible, creating home and communities for people.

Henry Klover, with Klover Architects presented a brief overview of the project's design. Mr. Klover reminded the Committee that his firm had been involved with the design of The Locale, a project he was very proud of.

Mr. Klover shared a PowerPoint presentation that detailed several renderings of the proposed project and the layout on the site. The application for a preliminary development plan includes the construction of two (2), three-story apartment buildings comprised of a mix of studio, one-bedroom, and two-bedroom units. The project has 25 enclosed garages tucked under the back of the buildings with an additional 58 surface parking spaces providing a total of 83 off-street parking spaces. Eight on-street parking spaces are also proposed; primarily to serve the leasing office and visitors to the building.

Mr. Klover referenced they were pursuing a "farmhouse" design with a blend of old and contemporary, ensuring that the project had a strong presence at the corner or intersection of 58th and Nall and would have sidewalks on all sides to promote walkability and interaction with the street(s). Mr. Klover indicated that although they were not seeking any specific LEED or Green Globe certification, the project was being built with a number of sustainability considerations. These were detailed more fully in a checklist included in the presentation. He concluded his presentation by reiterating the project filled a specific market niche and made himself available to answer any questions.

Councilmember Hillary Thomas thanked the developer for the presentation and asked Mr. Moffit to describe the price range for the units, particularly as it might relate to affordability.

Mr. Moffit responded that their goal is to come in 10-15% below the market. Fluctuating lumber and construction pricing makes it difficult to offer a specific price range at this time, but that is their target.

Councilmember Thomas also inquired about the "Leasing Office" signage indicated on the renderings and whether that was planned as part of the development. She also inquired as to the location of the nearest homes.

Mr. Klover indicated that signage would not be part of the project. Mr. Scott pointed out that the nearest homes are north across 58th Street or east across Nall Avenue. This project is located at Mission's border with Roeland Park.

Councilmember Debbie Kring said she would like a copy of the comprehensive listing of all apartments – both existing and those proposed – that was previously provided to Council to be resent so everyone has the opportunity to see the full picture of what is in Mission.

Mr. Moffit reiterated that as a developer, his firm seeks to serve the market, not create the market, and that the demand for projects/apartments of this type is incredibly strong.

Councilmember Thomas asked whether the developer was seeking incentives for the project.

Mr. Scott responded that very preliminary conversations had been had regarding the potential use of IRBs for exemption of sales tax on construction materials, but there had been no discussion of any other incentives.

Councilmember Lea Loudon asked for some additional detail on the sustainability elements being considered for the project.

Mr. Klover referred back to the checklist of items included in the presentation.

Councilmember Ben Chociey inquired as to the floor area ration (FAR) for the project.

Mr. Klover indicated he did not know that information off the top of his head, but could certainly provide it.

Councilmember Kring inquired of staff where we stood on the rezoning for the property.

Mr. Scott responded the that application for rezoning would be considered alongside or in conjunction with the preliminary development plan. The project requires no action by the Community Development Committee at this time. The proposed development and rezoning are scheduled to be heard by the Planning Commission at their May 23rd meeting and then will come forward to the City Council in June.

Mr. Scott advised that a neighborhood meeting on the project is planned for Monday, May 9<sup>th</sup> at 6:30 at the Powell Community Center.

### **Approval of Preliminary and Final Plat of Barkley Corner – 6780 Johnson Drive**

Mr. Scott advised the Committee that Arby's restaurant, located at 6780 Johnson Drive, is undergoing a corporate rebranding and update. The Flynn Restaurant Group, which operates the Arby's restaurant in Mission, submitted an application to the City for exterior and interior improvements to the building.

Exterior improvements include new metal frame canopies around the windows, updated trim detail on the upper building wall along the roof line, screening of the mechanical equipment on the roof, and removal of the existing pole sign in lieu of a monument sign. Because the property is located in the Form Based Code overlay district, the improvements required the issuance of a Non-Conforming Situation Permit by the Planning Commission. Staff worked with the property owner to incorporate many elements required in the FBC process into the improvements being presented, working to meet the requirements as closely as possible.

Mr. Scott noted that in reviewing the application staff identified that the property had never been platted which resulted in an application for a preliminary and final plat also being considered by the Planning Commission. The final plat will dedicate an additional 1 ½ feet of right-of-way along Johnson Drive which will allow the City to install an eight (8) foot sidewalk along Johnson Drive in the future. The final plat will also dedicate a 10 foot wide stormwater easement for an existing storm water line that runs along the east side of the property.

Councilmember Ken Davis asked if the stormwater pipe on the property was one that had been inventoried, and if so, what the condition rating was for that section.

Public Works Director Celia Duran advised that it was an inventoried pipe, but she would need to look up its current condition rating on AIMS. She also indicated that the pipe also extended north into the residential area, but this section of the pipe was not contained within an easement. Mr. Scott shared with the Committee that there were no improvements being planned for the parking lot, thereby limiting the opportunity to make any repairs to the stormwater pipe.

Councilmember Kring inquired about changes to the existing pole sign. Mr. Scott advised that as a part of this application process, Arby's will be required to remove the existing pole sign and replace it with a monument sign.

Councilmember Thomas said that this area was somewhat "tree deserted" and wondered whether the property owner was going to be required to plant trees. Mr. Scott advised that in the process of reviewing the application, staff learned that a water main was located under the green space along Johnson Drive. WaterOne advised against a requirement to plant trees on top of the water line because of the potential for damage in the future. The applicant will be required to install bushes and other plantings in this area helping to screen the parking lot.

Councilmember Davis inquired whether the drive-thru configuration would remain the same, and Mr. Scott informed the Committee that no changes were being proposed at this time.

The preliminary and final plat were considered by the Planning Commission at their April 25th meeting and the Commission voted 6-0 (three absent) to recommend approval to the City Council. A resolution has been prepared for Council consideration to approve both the preliminary and final plat and accept the dedication of right-of-way and the stormwater easement and will appear on the May 18 City Council agenda.

### **Action Items**

#### **Acceptance of the April 6, 2022 Community Development Committee Minutes**

Minutes of the April 6, 2022 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

#### **Request of Waiver of Section 230.020 of the Mission Municipal Code to Park a Camping Trailer – 6190 W. 52nd Street**

Deputy City Administrator Brian Scott shared information on Section 320.020 of Mission's Municipal Code which regulates parking and storage of recreational vehicles such as campers. The code requires that such vehicles or equipment be parked in the back yard or side yard behind the front building line (defined as that portion of the building structure that is closest to the street) on the owner's lot or lots or in an enclosed structure such as a garage. On a corner lot, they must be parked behind the front building line from either street or be suitably screened from view of the street.

The code also stipulates that when it is impossible to park any such vehicle in compliance with the code either because the size or because of the topography of the property, the owner may submit a written request for a waiver of the code requirement to the Governing Body.

The Governing Body may grant a waiver in writing to the owner of any such vehicle for a period not exceeding one (1) year provided that:

1. The vehicle does not encroach upon any easements or other interest in land held by others besides the owner of the vehicle.
2. Such vehicle, when parked, does not constitute any visibility problem for traffic on public roads within two hundred (200) feet of such vehicle.
3. There shall not be more than two (2) vehicles for which a waiver is requested at the premises for which a waiver is sought.
4. No such vehicle shall be parked within twelve (12) feet of the curb or street and no waiver may be granted for this requirement.

A proactive review by the City's Neighborhood Services Officer earlier in the year, discovered that the owners of property located at 6190 W. 52nd Street own a pop-up camper that is approximately stored in the side yard. Because the property is a corner lot, the side yard also has direct street exposure. In order to comply with the code, the owners would have to store the camper in the rear yard, but the topography of the property and the backyard's small size make this difficult. Mr. Scott advised the Committee that, in accordance with the code provisions, the property owners are requesting a waiver.

The code requires waivers can only be granted after a public hearing has been held where the property owners within 200 feet have been notified and have the opportunity to be heard. The code further stipulates that if a written protest is presented to the City Clerk or City Council, then a super majority (6 votes) is required to grant the waiver.

Staff has reviewed the situation and believes that the unusual shape of the lot makes it difficult to store the camper in the backyard and still be able to reasonably enjoy the benefits of the backyard. Furthermore, the present storage location along the side of the garage does not appear to be obtrusive or unsightly. For these reasons, staff would be supportive of the Council granting a waiver. Mr. Scott informed the Committee that no decision or action was required now, and that a public hearing would be scheduled for the May 18 City Council meeting. Should the Council be amenable to granting the waiver following the public hearing, staff has prepared a resolution granting the same.

Councilmember Kring inquired whether there was a term limit on the waiver and if so, what happens when the time is expired. Mr. Scott advised that it was for a period of one year, and that the property owner would need to resubmit to Council in order to continue to receive the exemption.

Councilmember Kristin Inman inquired about the status of the trailer shown in the photographs provided in the packet. Mr. Scott indicated that trailer had been moved, and it was only the camper that would be subject to the waiver.

Councilmember Davis asked whether there had been any discussion with the property owner regarding the possibility for off-site storage. Mr. Scott said he had not engaged the owner in that conversation, and the perhaps that would be a good question for the public hearing.

Councilmember Davis also inquired about how many similar waivers had been granted in the past, and Mr. Scott indicated he had not issued any during his tenure with the City, but the was a common situation that exists throughout Mission and there may be more requests that could come forward in the future.

Councilmember Chociey commented that he felt there should probably be a broader solution that would eliminate the need for the public hearing process. He also inquired whether the code allowed for or required any screening and asked whether this was a Mission-specific requirement or part of the IRC.

Mr. Scott suggested that the issue is really one of community preference and aesthetics. He confirmed this was a Mission-specific provision.

Councilmember Boultinghouse said that he liked the one year limit on the waiver, which potentially allowed the property owner sufficient time to explore alternatives solutions. There being no further Council comments or discussion Councilmember asked Ms. Smith whether the Committee needed to recommend where this item should go on the May 18 agenda. Ms. Smith advised that there was a standing section for public hearings and the item would be considered near the top of the meeting agenda.

### **Design Agreement for 2023 Street Preservation Project**

Public Works Director Celia Duran advised the Council that in December 2020, the City Council authorized a task order with Olsson for engineering services for the proposed 2022 Street Preservation Program. Six streets were identified for design with the intent that some would potentially be bid as alternates or delayed for 2023 construction depending upon the engineer's construction estimates once design was completed. Based on rising prices due to inflation and supply chain issues, only three of these streets were bid for 2022 construction with the remainder to be constructed in 2023.

The carryover streets from 2022 are 60% designed and costs to complete design have already been approved. These streets include:

- Beverly Ave., 57th St. to 56th St. (21.5 PCI)
- Riggs Ave., 53rd St. to Dead End (23.9 PCI)
- Reeds Rd., 51st St. to 50th Terr. (26 PCI)

In addition to these three streets, Staff is recommending to include 61st Terrace (Lamar Ave. to Woodson Rd.) for design and potential construction in 2023. This street has less than 2 inches of asphalt and a PCI rating of 24.3. There are two reinforced concrete box culverts (RCBs) on this street that require replacement due to existing condition and risk ratings between “4” and “5.” The western culvert is recommended to be upsized with a larger RCB in order to remove one house adjacent to the creek from the Zone X floodplain. The scope of work for 61st Terrace includes full depth pavement reconstruction; curb and gutter and driveway approach removal and replacement; and stormwater improvements or repairs

The current construction estimate for all four streets is approximately \$2,450,000 (including inflation and contingency). Once final design is completed for these streets the construction costs may potentially increase (especially on 61st Terrace since the culverts have not yet been modeled or designed). Although this estimate exceeds the current allocation of approximately \$2.0 million annually for residential streets, Ms. Duran advised that the City has been approved to receive a maximum of \$205,292 from the Johnson County Stormwater Management Program (SMP) in 2022. Additionally, she noted that Staff have also submitted a request for \$253,828 in SMP funds for 2023, and reminded the Council that there is approximately \$220,000 remaining in 2022 street funds due to savings from the construction bid for the 2022 Street Preservation project. It will be necessary to allocate a portion of this savings toward the 2023 Street Preservation project in order for all four streets to be constructed in 2023. Some of these streets may also be included as a bid alternate in case prices and inflation continue to escalate.

Ms. Duran presented a task order which includes all design services for 61st Terrace (survey, data collection, design, utility coordination, and preparation of easement documents). In addition, the task order includes costs for project meetings, permitting, preparation of bid documents, and bid and construction phase services for all four streets. The task order is for a total amount not to exceed \$152,094. This includes \$40,824 for modeling and design of two culverts on 61st Terrace. Additionally, Olsson has included \$10,000 for design of hub guards for both culverts that includes a wall that extends up from the hub guards with columns on each end and a concrete wall in between that has a brick or stone form liner.

Councilmember Davis asked Ms. Duran to repeat what she said about the home in the floodplain. Ms. Duran restated that the engineers were recommending a widening of the culvert to remove the property from the Zone X floodplain. Councilmember Davis thanked her for the clarification, saying he misheard thinking she had noted the home had to be removed.

Councilmember Davis recommended the Task Order with Olsson for design of 61st Street as well as project meetings, permitting, and bid and construction phase services for all four streets in an amount not to exceed \$152,094 be forwarded to Council for approval. All on the Committee agreed, this will be on the regular agenda.

### **Contract Award – Johnson Drive Rehabilitation Project (Lamar Avenue to Roe Avenue)**

Ms. Duran presented information on a contract award for the Johnson Drive Rehabilitation Project (Lamar Avenue to Roe Avenue) which is a joint CARS project with the City of Roeland Park in 2022. The proposed improvements include a UBAS surface treatment; restriping to a three-lane section from Nall Avenue to Roe Avenue; pavement and median repairs; spot replacement of curb and gutter, sidewalks, parking stalls, and ADA ramps; and removal of the decorative asphalt paver sidewalk which will be replaced with concrete to meet ADA requirements (Nall Avenue to Roeland Drive). Additionally, the improvements include installation of a five-foot wide sidewalk on the north side of Johnson Drive within Roeland Park city limits which will include regrading of all the driveway entrances to comply with ADA cross slope criteria.

The project was bid in April 2022 and bids were opened on April 26, 2022. There were two bidders, with McAnany Construction submitting the lowest and most responsive bid. Ms. Duran reported that McAnany's bid is \$31,615.85 (approximately 2.5%) higher than the Engineer's Estimate of \$1,246,142.50. The additional cost may potentially be due to overall increases in inflation and material costs, as well as the traffic control measures that the project will require.

Mission will fund approximately 79% of the total construction cost, and Roeland Park will fund approximately 21%. The total construction/construction inspection project costs for Mission are estimated to be \$549,940.35 or approximately \$19,940.35 over the project's estimated construction budget, primarily due to a decrease in Johnson County CARS funding following Mission's initial CARS application request.

Ms. Duran explained to the Council that CARS generally allows up to a \$150,000 change order on, with the additional costs split 50/50 between the County and the city or cities. With change order funds, and savings from the 2022 Street Preservation Program (\$220,000), the City has adequate funds to cover the increased construction cost and so staff recommends approval of the contract with McAnany Construction in an amount not to exceed \$1,277,758.35.

Construction is anticipated to begin in late June 2022 and is estimated to be completed in October 2022. Ms. Duran noted that a project meeting for businesses along the Johnson Drive corridor will be scheduled once the contract is approved so that representatives from McAnany can be present to answer questions and address any concerns related to access or potential construction impacts.

Councilmember Boultinghouse mentioned that while we never like to see projects over an estimated budget amount, on a project of this size and scope, the overage of 2.5% didn't seem extreme.

Councilmember Davis recommended a contract with McAnany Construction for construction of the Johnson Drive Rehabilitation Project (Lamar Avenue to Roe Avenue) in an amount not to exceed \$1,277,758.35 be forwarded to Council for approval. All on the Committee agreed, this will be on the regular agenda.

**Construction Inspection Services Agreement – Johnson Drive Rehabilitation Project  
(Lamar Avenue to Roe Avenue)**

Public Works Superintendent Brent Morton presented a construction inspection services agreement for the Johnson Drive Rehabilitation Project (Lamar Avenue to Roe Avenue) to the Committee for consideration. He advised that construction inspection services are necessary for this 2022 CARS project in order to achieve quality construction in accordance with the City's plans and specifications. Proposals were requested by City staff from Pfefferkorn Engineering & Environmental, LLC and the City's on-call engineering firms (Olsson and GBA) for construction inspection services.

Mr. Morton explained that Pfefferkorn provided construction inspection services for the Lamar Ave. Rehabilitation Project in 2020 and the 2021 and 2022 Street Preservation Projects and have demonstrated a proven ability to provide cost-effective, quality services. Because of their past performance, and the responsiveness of the bid staff is recommending approval of a construction inspection services agreement for the Johnson Dr. Rehabilitation Project (Lamar Ave. to Roe Ave) with Pfefferkorn in an amount not to exceed \$42,410.00. All documentation, observation, and required testing is included as part of the contract.

Mr. Morton further explained that the contract is based on full-time services with an anticipated start date of June 2022 and completion date of October 2022. Staff recommends full-time inspection is due to the additional communication, coordination, and access with businesses and customers required for this project and to ensure pedestrians and vehicles can safely access the roadway during the construction process.

Councilmember Davis recommended a construction inspection services agreement with Pfefferkorn Engineering & Environmental, LLC for the Johnson Drive Rehabilitation Project in an amount not to exceed \$42,410 be forwarded to Council for approval. All on the Committee agreed; this will be on the consent agenda.

**Interlocal Agreement with Roeland Park for Johnson Drive Rehabilitation Project (Lamar  
Avenue to Roe Avenue)**

Ms. Duran next presented the Committee with an Interlocal Agreement with the City of Roeland Park for the Johnson Drive Rehabilitation Project (Lamar Avenue to Roe Avenue). The agreement outlines the purpose, project financing for construction and construction inspection services, and project administration, and is needs to be executed prior to commencement of project construction. There are no costs associated specifically with the execution of the interlocal agreement, and it is a critical mechanism through which each participating city commits to funding their portion of the project.

The total cost of construction and construction inspection (exclusive of CARS funding) is \$1,320,168.35, with Mission funding \$1,041,320.35 (79%) and Roeland Park funding \$278,848

(21%) of the overall project. Ms. Duran advised that the City of Roeland Park approved the interlocal agreement at a recent Council meeting.

Councilmember Davis recommended an Interlocal Agreement between the cities of Mission and Roeland Park to address the purpose, project financing for construction and construction inspection services, and project administration be forwarded to the Council for approval. There are no costs associated with the execution of the interlocal agreement. All on the Committee agreed, this will be on the consent agenda.

**2023-2027 Five-Year CARS Program**

Celia Duran shared with the Committee that through a combination of state gas tax dollars and County General Fund revenues, the Johnson County CARS program provides funds to cities to construct and maintain eligible streets. Each year, cities must submit a 5-year road improvement plan from which projects are selected for funding (up to 50% of the project’s construction and construction inspection costs). Cities are responsible for design, right-of-way, and utility relocation costs.

Ms. Duran reviewed Mission’s CARS-eligible streets which include:

- Lamar (Foxridge to 67th)
- 51st (Lamar east to City Limit)
- 63rd (Nall to Roe)
- Foxridge (56th to Lamar)
- Johnson Drive (Metcalf to Roe)
- Roe (Johnson Drive to 63rd)
- Nall (Johnson Drive to 67th)
- Martway (Metcalf to Roeland)
- Roeland Dr (Johnson Drive to SMP)
- Broadmoor (Johnson Drive to Martway)

Annually, each City is required to pass a resolution adopting a 5-year plan based on their own unique goals and objectives, and then the current year’s CARS projects are ultimately adopted as part of the County’s annual budget process. The final commitment of funds occurs through the approval of specific interlocal agreements for each project. The recommended 2023-2027 CARS program is similar to the 2022-2026 CARS.

<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Foxridge Phase II (51st St. to Lamar Ave.)	Roe Avenue UBAS (Johnson Dr. to 59th St.)	63rd Street (Nall Ave. to Roe Ave.)	Johnson Dr., (Metcalf Ave. to Lamar Ave.)	Nall Avenue UBAS (Martway St. to 63rd St.)

Ms. Duran noted that the only exception is the 63rd St. (Nall Ave. to Roe Ave.) project. This project was added in 2025 and the Nall Ave. (Martway St. to 63rd St.) project was moved to 2027 due to

pavement conditions and discussions with Prairie Village staff. The PCI's for 63rd St. range from 18 to 47.2 and the PCI's for Nall Ave. range from 64.1 to 97.3. The Committee acknowledged that this move seemed reasonable based on the current pavement conditions and the desire to make improvements to 63rd Street at the same time as improvements are being made by Prairie Village.

Councilmember Inman asked about the possibility of having 51st Street, specifically the section from Lamar to Foxridge, designated as a CARS-eligible route so that it could be included in the 5-Year program as it is in terrible condition.

Ms. Duran stated that the consideration by the County is based entirely on traffic counts. Although traffic may have been down due to COVID, she indicated to the Committee she thought that the street would qualify, especially with the addition of the Mission Preserve project, and staff plans to petition the County.

Councilmember Davis asked whether the speed table at the Woodson and Johnson Drive intersection would remain with resurfacing treatment happening as a part of the rehabilitation project.

Ms. Duran advised that although she was not sure how effective the speed table was at reducing traffic speeds, it would remain. She commented that the lane reconfiguration was intended to have a more direct impact on traffic speeds through the downtown corridor.

Councilmember Thomas asked a follow-up to the question on CARS eligibility for 51st Street asking Ms. Duran if she knew the timeline for determining the status. Ms. Duran said she was unsure of the specific process, but was planning to get current traffic counts from the developer of Mission Preserve to be submitted to the County for consideration.

Councilmember Boultinghouse expressed his appreciation for being able to discuss the possibility of adding 51st Street to the CARS program in the future.

Ms. Duran reminded the Committee that approval of the resolution does not specifically commit the City to any expenditure of funds and its purpose is to communicate to the County the CARS eligible projects the City is considering over the 2023-2027 planning horizon.

Councilmember Davis recommended the Resolution outlining the City of Mission's submission to the Johnson County CARS program for projects to be included in the 2023 – 2027 CARS Program be forwarded to the Council for approval. All on the Committee agreed, this will be on the regular agenda.

### **Ordinance Clarifying Trail Use and Micromobility Devices**

Director of Parks and Recreation Penn Almoney presented information on proposed ordinance revisions to Chapters 230 and 240 of Mission's municipal code specifically related to trail use and micromobility devices. This item was presented as a discussion item on the April 6 Community Development Committee meeting agenda. During that meeting, Council provided feedback

suggesting that staff, Councilmember Chociey and the city attorney review a few outstanding elements requiring further clarification. That work has been done, and the item is now presented as an action item for Council consideration.

Mr. Almoney recapped the information presented in April, explaining that the recommended ordinance changes are part of a systematic approach by the Parks, Recreation + Tree (PRT) Commission of reviewing park standards to ensure Mission's code supports the larger vision of an all-inclusive community. During the 2021 review, there were discussions around mobility devices and trail users. A list of objectives was created to ensure that the ordinance would address both immediate and long-term considerations, including promoting accessibility, enhancing Communities for All Ages focus, helping trails become user-friendly, considering safety of users and providing enough flexibility to respond to future trends.

The ordinance was developed by a PRT sub-committee, presented to the full PRT membership for feedback, reviewed and edited by Mission's legal counsel and Chief of Police Dan Madden.

The ordinance adds clarifying language to Chapter 230 and Chapter 305 of the City's Municipal Code that essentially proposes:

- Section 230.080(A) - remove 'walking',
- Section 230.085 - define 'micromobility devices', accessibility device, and motorized scooter,
- Section 230.090 - 'Trails', limits the speed of devices and Director may designate certain sections of trail as walking only,
- Section 230.150 - posting of signs in parks,
- Section 230.260 - limit use of sport surfaces to pedestrians or those with accessibility devices,
- Section 305.040 - clarification on trail use that passes through commercial districts

The proposed revisions provide clearer communication on trail use standards and more clarification of what devices and limitations are in place and provides a mechanism that allows the Parks and Recreation Director to label certain sections of trail as "Walking Trail Only" if safety and high-use patterns become a short-term concern. Mr. Almoney advised that staff recommends adopting the proposed ordinance changes to communicate proper trail use etiquette, respond to the increased demand for various recreation modes of transportation and allow flexibility in labeling sections of trail, if needed.

Councilmember Loudon inquired if there was anywhere in the city where skateboard or roller skates could be used. Director Almoney responded that would be on sidewalks or streets, but nowhere in our parks or on trails. In part, he explained that concrete surfaces were most conducive to safe skateboarding or roller skating, and the trails in Mission's parks were asphalt.

Councilmember Chociey recommended that the ordinance revisions to Chapters 230 and 305 of Mission's Municipal Code be forwarded to the Council for approval. All on the Committee agreed, this will be on the regular agenda.

### Discussion Items

There were no discussion items on the agenda.

### OTHER

#### Department Updates

Celia Duran provided an update on the status of the impending Rock Creek Channel failure along the Rock Creek Trail approximately 150' west of Reeds Road. A portion of the trail has been blocked off as Public Works staff, engineers with GBA and various utility providers evaluate the situation. There are both electric power and gas lines potentially impacted by any impending failure and the both Evergy and KS Gas Service will be working to relocate their existing facilities in the next two weeks. She advised that just prior to the Committee meeting a memo outlining potential repair options had been provided by GBA. She will be reviewing the recommendations with the City Administrator and determining the most appropriate course of action to address the creek channel movement. Ms. Duran also reminded the Committee that this project had been budgeted in the 5-Year Stormwater CIP and staff will be moving as quickly as possible to determine an appropriate solution.

Councilmember Inman inquired about the cost of the previous repairs to the east and what the cost to the City might be for utility relocation. Ms. Duran advised the cost was approximately \$150,000 for the previous repairs, and that the utilities were all located within easements, meaning that the relocations would be done at the expense of the utility companies and not the City.

Penn Almoney advised the Committee of the upcoming Open House meeting on the park conceptual plans that has been scheduled for 6:00 p.m. on Thursday, May 12 in Rooms A and B at the Powell Community Center. Notices will be provided via mail, the City's website, email and social media.

Councilmember Thomas inquired about more detail on the format of the meeting and wondered if the options for the dog park would be presented at both Streamway and Broadmoor Parks.

Director Almoney advised that presentation boards would be set up around the room and that staff, Council and the consultant would engage with residents and attendees in more one-on-one fashion rather than having a formal presentation with questions and answers. He also confirmed that both options for the dog park would be presented during the open house.

Mr. Almoney also provided a brief status update on the Facility Conservation Program improvements. A crane was on site last week to install the last of the HVAC units on the roof to complete the closed loop system. The Committee may note the building is more comfortable with these improvements finally installed. Mr. Almoney also noted that the entire project was expected to be wrapped up in the next few weeks.

He provided an update on the status of the Andersen Park tennis court projects, advising that the project is going well and is still slated to reopen to the public on the June 1 timeline that was originally anticipated.

Councilmember Kristin Inman inquired about the status of repairs to the damaged fence at the Beverly and Martway intersection. Mr. Almoney reported that the fence was damaged by wind, and that Council might remember that it has previously been damaged and replaced after being hit by a patron. The previous repairs were covered by insurance and totaled more than \$16,000 so staff is currently exploring options to hopefully accomplish the repairs currently needed in a more cost effective manner.

Councilmember Debbie Kring brought up continued concern for the Planet Aid and other types of collection box located throughout the City. Of particular concern is the collection site at the Mission West shopping center where she recently noted paint cans and other items overflowing the collections boxes. She expressed a desire to see the City move to develop a policy to help address and alleviate these situations, noting that it does not present a good image for our community.

#### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:33 p.m.

Respectfully submitted,

Emily J. Randel  
Interim City Clerk