



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, NOVEMBER 2, 2022 at 6:30 p.m.

POWELL COMMUNITY CENTER

6200 MARTWAY ST

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. In consideration of the COVID-19 social distancing recommendations, this meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>. Please contact the Administrative Offices, 913-676-8350, with any questions or concerns.

PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

1. Milhaus Development Presentation – Laura Smith/Devon Coffey

Devon Coffey with Milhaus Development will make a preliminary presentation on a proposal for a 228-unit multi-family project proposed in two buildings, located east and south of the Powell Community Center.

2. Johnson County Wastewater Mission Facility Updates – Brian Scott/Patrick Denning

Johnson County Wastewater (JCW) has undertaken a number of significant improvements to their facilities in the past few years in order to provide greater operational efficiency and/or to bring their facilities into compliance with water quality regulations. They are about to embark on improvements to both the Turkey Creek pumpstation on Foxridge and an entire reconstruction of the Nelson Treatment Facility located in Mission at 4800 Nall. Patrick Denning with JCW will provide an overview of these projects and answer any questions that the Committee may have.

ACTION ITEMS

3. Acceptance of the October 12, 2022 Community Development Committee Minutes - Robyn Fulks ([page 5](#))

Draft minutes of the October 12, 2022 Community Development Committee meeting are included for review and acceptance.

4. Johnson County Wastewater (JCW) Nelson Treatment Plant Improvements and Interlocal Agreement – Brian Scott ([page 13](#))

The improvements to the Turkey Creek pumpstation and the Nelson Treatment Facility presented under “Informational Items” will require the cooperation of the City and JCW to effectively complete these projects in a timely manner and with the least amount of disruption to the community. In order to accomplish this, JCW is requesting that the City consider an Interlocal Agreement with Johnson County that will provide an outline for making and documenting decisions associated with the projects.

5. 2018 ICC Building Code Adoption – Brian Scott/Jim Brown ([page 21](#))

Every three years the International Code Council (ICC) issues a set of building codes that provides minimum life / safety requirements for the construction and maintenance of residential and commercial structures. Cities in the Kansas City metro area have historically reviewed and adopted these codes every other set that is issued (every six years). The most recent codes adopted by cities in the metro area are the 2018 ICC codes. Mission is still working from the 2012 codes. Staff is recommending adoption of the 2018 codes and will facilitate a discussion about timing and process for future code updates.

6. PCC Skylights Rebid – Penn Almoney ([page 210](#))

The skylights in the PCC natatorium are original to the facility and have surpassed their estimated useful life (10-20 years). Oxidation, UV, heat, and moisture necessitate replacement of the skylights along with ceiling/roof seals. As a result of increased manufacturing costs and supply chain issues, this project could not be completed earlier in the year as originally planned. Staff has solicited another round of bids for the project and has determined that the proposal from Tigris Specialty Construction has been determined to be the most responsive bid. Staff recommends approval of a contract with Tigris Specialty Construction in an amount not to exceed \$44,830 to be paid from Parks + Recreation Sales Tax funds.

7. PCC Locker Room Flooring – Penn Almoney ([page 213](#))

The 2022 Parks + Recreation CIP included plans to resurface the Powell Community Center locker room floors which are original tile installed in 1999. Staff received three bids and is recommending contracting with APEX Concrete Coatings for epoxy flooring in an amount not to exceed \$20,328. Funds will be provided from the Parks + Recreation Sales Tax Fund.

8. On-Call Engineering Contract Extension – Celia Duran ([page 216](#))

Olsson and GBA currently provide various on-call engineering services for the City of Mission through a Master Services Agreement that was approved in January 2019. The Agreement will expire on December 31, 2022 and Staff recommends extending the agreement through the end of next year, which will allow each firm to continue the work they have been providing on various projects and will give Staff more time to prepare

for and implement the extensive qualifications process that has been used in the past to select firms for on-call services.

9. CARS Agreement for the Foxridge Drive (51st Street to Lamar Avenue) 2023 CARS Project. -- Celia Duran ([page 219](#))

The City of Mission's proposed CARS project for 2023 is the Foxridge Drive (51st Street to Lamar Avenue) Street Rehabilitation Project. The proposed improvements include a full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal buyout and replacement, streetlights, and a polymer overlay on the Lamar Ave. Bridge. The Interlocal Agreement specifies the County's participation in the project for a total cost not to exceed \$1,649,000 and commits the City's funds to the project. Approval of the interlocal agreement is the final step with the County to accept CARs funds for this project.

10. PPS Agreement with SMAC for Rock Creek Channel– Celia Duran ([page 229](#))

Johnson County Stormwater Management Program (SMP) completed a Watershed Master Plan – Phase 1 (WMP) for Watershed 1 (WO1) in March 2022. The Rock Creek channel from Lamar Ave. to Maple St. was identified as a focus area based on flood and water quality risk. The City Council approved preparation of a Preliminary Project Study (PPS) with Olsson in the amount not to exceed \$196,150 in September 2022. The Interlocal Agreement the County's participation in this project (75% of the total cost of the PPS or \$147,112.50) and commits the City's funds to the project.

DISCUSSION ITEMS

11. Proposed Amendment to Chapter 400, Article V of the Mission Municipal Code Pertaining to Drinking Establishments in the MS-1 Zoning District – Brian Scott ([page 235](#))

Clubs and drinking establishments are permitted uses within the "MS-1" zoning district, however there is conflicting language as to whether a special use permit for such uses is required. The proposed amendments to the "MS-1" would permit clubs and drinking establishments without a special use permit unless they are located within 200 feet of residentially (R-1 through R-6) zoned districts. It would also remove the requirement that at least 30% of gross sales be derived from the sale of food, which was recently repealed countywide.

12. Street Light Extension Policy – Celia Duran ([page 259](#))

There are currently 1,011 streetlights within Mission. Except for streetlights installed with capital projects like Johnson Drive and Foxridge Phase I, the majority of the existing streetlights were purchased from Evergy (formerly Kansas City Power & Light) in 2013. As a general rule, the current inventory of streetlights are appropriately spaced to provide adequate lighting coverage throughout the City. Over the years, City staff has not received many requests for additional streetlights; however, recently there have been some requests from citizens to add additional streetlights and Staff has observed

some areas that may require additional lighting. Therefore, Staff has provided procedures that will be followed when there is a request for additional streetlights.

13. Snow Plan – Brent Morton ([page 262](#))

Snow removal is an essential service provided by the City to keep services functioning and the traveling public safe. Each year the Public Works Department reviews the snow plan including routes, priorities and procedures. There are no recommended changes to the Snow Plan for the 2022-2023 winter season.

OTHER

14. Department Updates - Laura Smith

Ben Chociej, Chairperson
Lea Loudon, Vice-Chairperson
Mission City Hall, 6090 Woodson St
913.676.8350