



## **COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, DECEMBER 14, 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. [Preliminary Development Plan - Nelson Treatment Facility Reconstruction, 4800 Nall Ave. – Planning Commission Case #22-31, Johnson County Wastewater District, Applicant – Brian Scott \(page 5\)](#)

The Nelson Wastewater Treatment Facility, located at 4800 Nall Avenue, was originally constructed in the 1940's and has been in use ever since, expanding in operational scale as the area has grown. The facility treats wastewater generated within the Turkey Creek and Mission Main basins which includes all or portions of Lenexa, Shawnee, Merriam, Overland Park, Mission, Roeland Park, Fairway, and Prairie Village. The facility is nearing the end of its operational life and is no longer compliant with wastewater treatment standards. Johnson County Wastewater is undertaking a complete reconstruction of the treatment facility to modernize its processes and position the facility for the future. A preliminary development plan was considered by the Planning Commission at their November 28, 2022 meeting. The Commission voted 8-0 (one absent) to recommend approval to the City Council.

2. Preliminary Plat - Nelson Wastewater Treatment Facility, 4800 Nall Ave., Planning Commission Case #22-32, Johnson County Wastewater District, Applicant – Brian Scott ([page 12](#))

In conjunction with the preliminary development plan for the reconstruction of the Nelson Wastewater Treatment Facility, the Planning Commission was also asked to consider a preliminary plat as the treatment facility is currently not platted. As it has expanded over the years it now encompasses multiple parcels, including some platted as a residential subdivision. The new plat consolidates the individual parcels into one. A preliminary plat was considered by the Planning Commission at their November 28, 2022 meeting. The Commission voted 8-0 (one absent) to recommend approval to the City Council.

3. Special Use Permit - Nelson Wastewater Treatment Facility, 4800 Nall Ave., Planning Commission Case #22-33, Johnson County Wastewater District, Applicant – Brian Scott ([page 21](#))

The Planning Commission also considered an application for a Special Use Permit for the operation of the Nelson Wastewater Treatment Facility. The Special Use Permit grants Johnson County Wastewater the right to operate the treatment facility for an indefinite period so long as all licenses and permits are maintained, and odor control functions are in place and operational. A special use permit was considered by the Planning Commission at their November 28, 2022 meeting. The Commission voted 8-0 (one absent) to recommend approval to the City Council.

4. Preliminary and Final Plat – Shops of Benson, 5600 Johnson Drive, Planning Commission Case #22-36, Benson Living Trust, Applicant – Brian Scott ([page 30](#))

This property is located at the northwest corner of Johnson Drive and Maple. It includes two buildings, a two-story building at the corner and one story-building with multiple shops immediately to the west. The parcel was originally platted as Lot 81 of Missionhill Acres in 1926. The current owner, Betty Benson, is requesting to replat the parcel into three individual lots so that they may be sold. The tenants of the buildings – Springboard Creative, Mission Board Games, and Sandhills Brewery are the prospective buyers. A preliminary and final plat was considered by the Planning Commission at their November 28, 2022 meeting. The Commission voted 8-0 (one absent) to recommend approval to the City Council.

5. Preliminary and Final Plat – Azura Credit Union, 6751 Johnson Drive, Planning Commission Case #22-38, Azura Credit Union, Applicant – Brian Scott ([page 54](#))

This parcel of property is the site of the former Runza restaurant on Johnson Drive at the Mission West Shopping Center. Azura Credit Union has purchased the property for a branch location. They intend to do extensive renovation to the building and the site. The property is currently platted as two separate lots. The City requested that they replat to one, and dedicate a portion of the frontage along Johnson Drive as right-of-way for a wider sidewalk. A preliminary and final plat was considered by the Planning Commission at their November 28, 2022 meeting. The Commission voted 8-0 (one absent) to recommend approval to the City Council.

6. Drinking Establishment Amendment, Case #22-35, City of Mission, Applicant – Brian Scott ([page 63](#))

A public hearing was held before the Planning Commission at their meeting on November 28, 2022 to take public comment on a proposed amendment to the Main Street District 1 (“MS-1”) zoning regulations as they pertain to the requirement for a special use permit for drinking establishments and clubs. The Commission voted 8-0 (one absent) to recommend approval of the proposed amendments to the City Council.

## **ACTION ITEMS**

7. Acceptance of the November 2, 2022 Community Development Committee Minutes – Robyn Fulks ([page 89](#))

Draft minutes of the November 2, 2022 Community Development Committee meeting are included for review and acceptance.

8. 2018 Building Code Adoption and Presentation on 2021 International Energy Conservation Codes (IECC) - Brian Scott/Jeremy Knoll ([page 101](#))

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. Most cities in the Kansas City metro area have historically reviewed and adopted these codes every other cycle, or every six years. The current codes used throughout the metropolitan area are the 2018 ICC Body of Codes. Mission is still working from the 2012 version of the ICC Codes. Staff is recommending adoption of the 2018 Body of codes and will facilitate a discussion about timing and process for future code updates, particularly as it relates to the 2021 International Energy Conservation Codes (IECC).

9. Mowing Services Contract – Brent Morton ([page 277](#))

Since 2010, the regular mowing of City Parks, Facilities, and other public grounds has been performed as a contracted service. The current contract includes approximately 60 acres of public green space, including parks, city-owned lots, KDOT right-of-way, guardrail mowing, and trails. The current mowing contract expires at the end of 2022, and the City went out to bid, receiving three proposals. Use of non-gas-powered equipment was included as a bid alternate. After careful review, Staff is recommending a contract for Mowing Services, including the bid alternate to use electric equipment, with Kansas Land Management (KLM) in the amount of \$100,710 for 2023 services.

10. Turf Management/Chemical Application Contract – Brent Morton ([page 301](#))

Since 2010, the turf management of approximately 40 acres of City parks, facilities, and other public grounds has been performed as a contracted service. The frequency of turf management ranges from three to four yearly applications depending on the area being maintained. Since 2019 the Turf Management/Chemical Application contract has been awarded separate from the Mowing contract and has provide the city substantial cost savings. The City received two proposals and is recommending a contract be awarded to TRUGREEN in the amount of \$16,620 for 2023 services.

11. Water Works Park Joint Use Agreement – Penn Almoney ([page 318](#))

The Waterworks Park Joint Use Agreement (JUA) was originally signed by the City of Mission and WaterOne in 1982. The agreement allows Mission to use property owned by WaterOne for “public parks and recreational use purposes.” WaterOne staff participated on the Waterworks Park conceptual design committee and has been in ongoing discussions to clarify use and expectations regarding the proposed improvement to Waterworks Park. The joint use agreement has been reviewed by legal staff for both WaterOne and Payne & Jones and is recommended for approval.

12. Greenhouse Gas Inventory Contract Award – Emily Randel ([page 337](#))

In 2008, Mission completed a Greenhouse Gas Emission Inventory. The City Council approved funding for an update to the inventory in anticipation of the 2020 goal of a 20% reduction in carbon emissions set out in the initial Climate Action Plan following the 2008 inventory. The inventory update was postponed due to staff transition and the COVID-19 pandemic, but staff issued a request for proposals in October 2022. Four firms responded. Staff recommends a contract award to Lotus Engineering and Sustainability for an amount not to exceed \$33,171.

### 13. Street Light Extension Policy – Celia Duran ([page 339](#))

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 recommends this policy be followed when there is a request for additional streetlights.

### 14. Street Light Installation Contract Award – Celia Duran ([page 342](#))

Based on a citizen request, Staff requested that GBA perform an evaluation of existing lighting on W. 60th Terr. between Nall Ave. and Rosewood St. As a result of the review, two additional streetlights are recommended to be installed on this street. Black & McDonald, the City's streetlight contractor, submitted a bid not to exceed \$22,920.64 for installation of these streetlights. Funds will be paid for from the Public Works contractual services line item.

## DISCUSSION ITEMS

### OTHER

1. Department Updates - Laura Smith

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