



## **MINUTES OF THE MISSION CITY COUNCIL MEETING**

**March 9, 2022**

The Mission City Council met in a regular meeting on Wednesday, March 9, 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 Chociejski and Ken Davis. Councilmember Ryherd was absent.

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**

#### **SevenDays® Supportive City Proclamation**

Mayor Flora reported that the Faith Always Wins Foundation is working to make a difference against hateful acts through kindness and interfaith dialogue. This year, SevenDays Make a Ripple, Change the World, will be from April 13-24. For these two weeks, the Faith Always Wins Foundation will offer events that promote the kindness, respect, and understanding. These are values that our community embraces not only during these two weeks but at all times. As a SevenDays Supportive City, Mission will not only be promoting the metro-wide events, but will host a blood drive on April 18 at the Powell Community Center, and will be sponsoring a city-wide clean-up event bringing together residents, HOAs, and businesses in service to the community.



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Matt Rice, a Board Member of the Faith Always Wins Foundation, was present to accept the proclamation. Mayor Flora thanked Mr. Rice and all the members of the Foundation for the work they are doing to promote kindness.

### **Commissioner Fast – Johnson County Update**

Johnson County District 1 Commissioner, Betsy Fast, was present and provided the following County updates:

- CARS Program
  - Funds 50% of eligible construction costs for major and minor roads.
  - Funding sources include \$12M+ in gas taxes and \$4M+ in County support.
  - Mission is receiving funding for the Johnson Drive project under this program.
- Stormwater Management
  - Watershed organizations were established in 2020 which changed the emphasis on city needs to watershed needs.
  - Cities can submit for projects related to flood risk reduction, water quality and system management.
  - New programs include voluntary home buyout program and rainwater program.
  - Funded through 1% sales tax with \$19M+ planned expenditures for 2022.
- Wastewater Management
  - Nelson Wastewater Treatment Facility
    - Aging infrastructure and water quality has necessitated a new facility.
    - 2021 progress included Design Engineer and Construction Manager under contract, public engagement started, and federal funding (WIFIA) application submitted.
    - Design will continue from 2021 – 2023 and construction will be from 2024 – 2029.



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- Sustainability Measures
  - Conducting first greenhouse gas inventory since 2013.
  - Solid Waste Management Plan for 2020 – 2025 include:
    - Maximize/improve recycling efforts such as organic management, continue licensing residential waste haulers and starting regulation/oversight of commercial haulers.
  - Solar panels: Johnson County began meeting in 2021 to address large scale solar installation in the unincorporated area.
- Vulnerable Populations
  - In 2021, JCMHC began answering all local calls to the National Suicide Prevention Lifeline.
  - Co-Responders: The program now includes 18 co-responders which serve 12 law enforcement agencies and one school district.
  - Alternatives to Incarceration – Work Release
    - It is more cost effective for inmates to serve at the Adult Residential Center vs. the Adult Detention Center (jail).
    - Over 400 municipal inmates have served their sentences at ARC.
  - Affordable and Workforce Housing
    - BOCC sub-committee formed which are exploring options such as housing trust fund, exterior housing grant program enhancement, weatherization and energy efficiency and first-time homebuyer tools.
  - Federal Funding
    - CARES Act: \$8.6M+ to combat COVID-19, \$18.1M awarded to local cities, \$13.8M for small business assistance and workforce development.
    - JoCo ARPA: \$117M+ for Johnson County which focused on childcare, housing and workforce.

Mayor Flora asked if the County is assessing potential tax abatement of programs for fixed income seniors as part of the Housing Task Force. Commissioner Fast commented that the focus will be to support seniors in place with accessibility grants and housing rehab.



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Councilmember Thomas asked if Commissioner Fast had any personal goals or priorities for the upcoming budget process. Commissioner Fast responded that it will be important for a new mental health building as well as supporting and expanding the co-responder program.

Councilmember Kring asked about the implementation of the Johnson County Citizens' Academy. Commissioner Fast replied that she believes that the program will return.

### **Fair Housing Month Proclamation**

Mayor Flora recognized Fair Housing Month in Mission. She explained that this April marks 55 years since the signing of the Federal Fair Housing Act. It is important that we recognize and raise awareness of each individual's rights under fair housing. Mission is committed to equal housing opportunities in the community.

### **ISSUANCE OF NOTES AND BONDS**

There were no Issuance of Notes and Bonds.

### **CONSENT AGENDA**

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

- 4b. Upgrades to Access Control and Camera Systems
- 4c. Laptop Replacement
- 4d. Police Department Firewall Replacement
- 4e. Final Plat of Rock Creek Pump Station, Lot 1 – 5701 Roe Ave.
- 4f. Construction Inspection Services (2022 Street Preservation Project)
- 4g. Streetlight Maintenance Contract
- 4h. Super Pool Pass Agreement/Letter of Understanding
- 4i. Amendment to Solid Waste Collection Contract with WCA





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

### **PUBLIC COMMENTS**

### **PLANNING COMMISSION**

#### **Preliminary Development Plan and Preliminary Plat for Mission Preserve – W.51st Street and Riggs Street**

Mr. Scott reported that Stride Development of Louisville, Colorado recently purchased a 9.6-acre parcel of undeveloped property on the south side of W. 51st Street between Foxridge Drive and Riggs Street. This parcel is zoned "RP-5" Planned Senior Adult Residential District and is intended to provide housing opportunities for those that are 55 years of age or older. Stride is proposing to develop a multi-family residential project on the site.

The development will consist of two, four (4) story residential buildings connected in the middle with a one-story clubhouse. There will be a total of 132 units between the two buildings and will include amenities such as an outdoor pool and courtyard area, pickleball court, dog park, and walking trail. Surface parking will be provided for the residents and guests on the south and west side of the site. The main point of access will be off W. 51st Street with a secondary access point on the west side of the property.

The Planning Commission voted 7-1 (Troppito dissented) with one absent to approve the Preliminary Development Plan for Mission Preserve (Case #22-01) with conditions as listed above in the staff report and one additional condition that the traffic study be updated to evaluate impact of the development on the W. 51st corridor from Lamar to Foxridge with counts at each intersection and at Riggs Street and W. 51st.

Mr. Scott added that the Planning Commission received concern from a resident regarding blasting done at the site. However, the City has extensive



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policies regarding blasting that the applicant would be required to follow.

Councilmember Thomas asked and Mr. Scott confirmed that five-years was a typical timeline for a preliminary plan.

Councilmember Kring asked about the two proposed projects that did not get developed on this site and if it has been an issue of stormwater or land gradient problems. Mr. Scott replied that the two projects included The Gables in Mission (1987) and Mission Falls (2007). They both had proposed underground parking, which is expensive, and could have contributed to the projects not going forward along with recession.

Councilmember Thomas asked what would happen if the developers wanted to change and allow for residents under 55 years old. Mr. Scott replied that if the market conditions change and they want to make it more of a general market rate apartment complex then they'd have to request a zoning change.

Councilmember Boultinghouse asked for clarification on blasting policies. Mr. Scott replied that there would be a blasting survey done with copies provided to the building official. The blaster shall inform residents within a radius of 1,500 feet.

Jason Ferdig, Stride DevCo., was present and commented that the goal of developing Mission Preserve is to provide the residents with all the amenities and luxury features of a new community while maintaining the look of a mature neighborhood. This is accomplished by preserving two and half acres of land surrounding the building. They understand that there is a concern for wildlife in the area and they are confident that after construction that they will return and adapt to the surroundings. Mr. Ferdig also explained that they will work to incorporate sustainable measures into the project.

Councilmember Thomas asked about how far the asphalt would encroach on 51st Street since it's in bad shape and there would be a dramatic difference. Mr. Ferdig replied that they use a concrete apron which matches curb and gutter and might require some patching.



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**Moved by Davis, seconded by Kring** to approve an ordinance for a preliminary development plan and preliminary plat with stipulations for the construction of a multi-family housing development, to be known as Mission Preserve, to be located at approximately W. 51st and Riggs Street, in the City of Mission, with the addition of an eleventh stipulation under section two of the ordinance. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociejski, Kring and Davis. **Motion Carried.**

### **COMMITTEE REPORTS**

#### **Finance and Administration Committee**

Councilmember Kring reported that the Finance & Administration Committee met on March 2 and considered a total of five items. The Upgrades to Access Control and Camera Systems along with the Laptop and Police Department Firewall Replacements and the meeting minutes were approved under the Consent Agenda. There was one additional item for review on the regular agenda.

#### **Mental Health Co-Responder Memorandum of Understanding**

Councilmember Kring reported that the Memorandum of Understanding between the Cities of Westwood, Westwood Hills, Mission Woods, Roeland Park, Fairway, Merriam, Mission and Johnson County Mental Health was last revised several years ago. With the addition of a second co-responder in 2021, revisions to the MOU are necessary.

This was a late addition to the budget process in 2021 and as a result, only Mission and Merriam, had adequate time to budget for the second co-responder. Merriam has also received a grant that will fund the majority of the second co-responder for 2022. The revisions have been written broadly to allow for flexibility in the event additional grant funds are received in the future, as well as if other cities cannot fund the second co-responder moving





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forward.

Mission had budgeted \$80,000 from the Special Alcohol Fund to cover the costs associated with the Mental Health Co-Responder Program and the City Attorney has reviewed The Memorandum of Understanding in its entirety.

Mayor Flora thanked Chief Madden for his work on this item.

**Moved by Kring, seconded by Chociej** to authorize an updated Memorandum of Understanding (MOU) between Johnson County Mental Health and seven cities for Mental Health Co-Responder services. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociej, Kring and Davis. **Motion Carried.**

### **Community Development Committee**

Councilmember Boultinghouse reported that the Community Development Committee also met on March 2 and considered nine items. The meeting minutes along with the Final Plat of Rock Creek Pump Station, Construction Inspection Services for the 2022 Street Preservation Project, the Streetlight Maintenance Contract, the Super Pool Pass Agreement and Letter of Understanding, and the Amendment to the Solid Waste Collection Contract with WCA were all considered under the Consent Agenda. There were three additional items on the regular agenda.

### **2022 Street Preservation Project Contract Award**

Councilmember Boultinghouse reported that in 2020, City Council authorized a task order with Olsson for engineering services for the proposed 2022 Residential Street Preservation Project. The streets included for 2022 were selected from the updated, draft 10-year program for maintenance and rehabilitation of local/residential streets. Six streets were designed in 2021, three of the streets designed were bid for 2022 construction and the remainder will be constructed in 2023. This will allow time for utilities to





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update existing infrastructure and the City to apply for stormwater funds to replace storm sewer pipe in poor condition for the remaining 2023 streets.

The scope of work for the streets to be constructed in 2022 includes full depth pavement reconstruction; curb and gutter removal and replacement; and stormwater improvements or repairs. Miles Excavating, Inc. submitted the lowest and most responsive bid at \$1,580,093.21. Staff is currently evaluating additional streets to be designed in 2022 for 2023 construction. Any funds not spent in the current year will roll over to a future year and will be dedicated to this residential street program.

Construction is anticipated to begin in May/June 2021 and is estimated to be completed in 150 working days.

**Moved by Boultinghouse, seconded by Kring** to approve a contract with Miles Excavating, Inc. for construction of the 2022 Residential Street Preservation Project in an amount not to exceed \$1,580,093.21. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chocie, Kring and Davis. **Motion Carried.**

### **Parks, Recreation + Tree Commission Tree Plan**

Councilmember Boultinghouse explained that in accordance with Mission Municipal Code, the Parks, Recreation + Tree (PRT) Commission reviewed the City's Tree Plan for updates and recommendations. This maintenance is also mandatory in order to keep the "Tree City USA" designation. The PRT assessed Chapters 230 on February 21, 2022, and the only modifications recommended were: date, punctuation and spacing revisions; adding clarity to responsible City personnel; and adding 'resilience' since tree hardiness is an important characteristic in tree longevity within the region.

Furthermore, the Kansas Forest Service (KFS) created a Park and Greenspace Forestry Recommendations document to aid in the assessment of park canopy diversity and future planning. KFS recommends continuing to



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diversify the tree species in parks, undertake an educational campaign to promote the benefits of trees and to include the diameter and condition of trees when inventorying in the tree inventory software. KFS also suggested certain tree species to further diversify Mission's canopy.

The Kansas Forest Service is the PRT's primary resource when determining if any species of tree should be added or removed from the list of Prohibited Trees in Section 240.080 of the Mission Municipal Code. However, no additions or deletions were recommended for 2022.

**Moved by Boultinghouse, seconded by Kring** to approve the proposed revisions to the City of Mission's Tree Plan as set forth in Chapter 230 of the Mission Municipal Code. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociey, Kring and Davis. **Motion Carried.**

### **Market Site Improvements - Bid for On-Site Water Service**

Councilmember Boultinghouse reported that in the 2022 budget, the City Council approved \$30,000 for improvements at the Mission Market site. These plans included the installation of electrical service and extension of water service to the site. The power upgrades expand the existing electrical service and will allow vendors set up on the street to have easier access to power. The cost of this work was \$4,159.33.

Staff has ordered an Elkay brand bottle-filler with a drinking fountain and pet station from Global Industrial. The fountain is freeze resistant with corrosion-resistant base material with a powder-coated exterior for \$9,118.89. MMC Contractors submitted the lowest and most responsive bid, at \$23,212.00, in order to provide the necessary work to allow for the usage of water at the site.

The total cost of the improvements is \$36,490.22 which exceeds the



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supplemental budget item of \$30,000. Staff expects to be able to cover the gap in expenses with a combination of funds from the Mission Market line item and sponsorship revenue.

**Moved by Boultinghouse, seconded by Kring** to approve project proposal from MMC Contractors to run a new water line and install a concrete pad and bottle filler water fountain at the Mission Market site in an amount not to exceed \$23,212. Voting AYE: Boultinghouse, Inman, Loudon, Thomas, Chociey, Kring and Davis. **Motion Carried.**

### **NEW BUSINESS**

#### **COMMENTS FROM THE CITY COUNCIL**

Councilmember Kring commented that due to the potential snow there would not be food distribution at Trinity Lutheran Church on March 10<sup>th</sup>, instead it will take place both Thursdays of the next two weeks.

#### **COUNCIL COMMITTEE LIAISON REPORTS**

##### **Sustainability Commission (Kring/Thomas)**

Councilmember Thomas reported that the Sustainability Commission heard a presentation, from Brian Scott, regarding an update on the comprehensive plan. There have been discussions about the Climate Action Plan Task Force and all the subcommittees are hard at work. Also, one of the subcommittees researched Councilmember Davis' question regarding LEED or NGBS certification. They concluded their preference was for LEED because NGBS typically correlates with residential projects and there's less follow-up that happens in the final stages.

##### **Parks, Recreation + Tree Commission (Loudon/Ryherd)**

Councilmember Loudon reported that there was a lot of discussion regarding



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the Tree Commission Plan as well as organization for the Bunny Eggstravaganza for April 16 which will need additional volunteers.

### **Mission Magazine Editorial Board (Boultinghouse)**

Councilmember Boultinghouse explained that the group has not met since the last report. There'll continue to be a seasonal approach for the next issue and they are looking forward to highlighting some of the diverse businesses around the City.

### **Family Adoption Committee (Chociej)**

Councilmember Chociej explained that the group had also not met since the last report.

### **MAYOR'S REPORT**

Mayor Flora reported that several of the councilmembers, staff and herself would be attending the National League of Cities Conference in Washington, D.C. which will focus on infrastructure. Mayor Flora looks forward to learning about opportunities for how the City can best take advantage of federal programs related to infrastructure. They will be bringing that information back for recommendations.

Also, the Climate Action Summit will be on April 9 which will also be attended by councilmembers and City staff.

Councilmember Davis reported that the City participated in the final session of the Race, Equity and Inclusion Committee; and they will be looking at how the City can implement the knowledge they have gained from the program.

### **Appointments**





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### **CITY ADMINISTRATOR'S REPORT**

Ms. Smith provided the following updates:

- FCIP improvements, at the Powell Community Center, have had some significant impacts for operations.
- LED streetlight construction is complete with the exception of the eight poles that have to be replaced as part of the project.
- The City is the recipient of one of the hearts from the "Parade of Hearts" which distributes 150 hearts across the metro area. Mission's heart is titled "Grateful," and the artist is Daniel Bartle.
- There will be a blood drive, in connection with the Seven Days proclamation, as well as a Citywide Clean-Up event.
- Mission Magazine has been released with the cover story of Jim Sloss, owner of SignPro.
- The State of the Cities luncheon has been postponed due to possible inclement weather.
- Trash service has also suspended, due to weather, and route collection will be Friday and Saturday.
- There will be a work session on March 30<sup>th</sup> on streets and stormwater.
- Interim financial reports are out and there has been progress in cost recovery at the Community Center with February reports showing self-sufficiency at 46%.

Mayor Flora added a possible group outing to the Red-lined Exhibit at the Johnson County Museum will be discussed.

### **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](http://missionks.org).



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**Moved by Inman, seconded by Kring** to adjourn the meeting at 8:29p.m.  
All present voted AYE. **Motion carried.**

Respectfully submitted by Audrey McClanahan, City Clerk.

DocuSigned by:  
*Sollie Flora*  
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Solana Flora, Mayor

DocuSigned by:  
*Audrey McClanahan*  
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Audrey M. McClanahan, City Clerk