



## **COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, JUNE 7, 2023 at 6:30 p.m.**

**MISSION CITY HALL  
6090 Woodson Street**

### **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**

### **ACTION ITEMS**

1. Acceptance of the May 3, 2023 Community Development Committee Minutes – Robyn Fulks ([page 4](#))

Draft minutes of the May 3, 2023 Community Development Committee meeting are included for review and acceptance.

2. Ordinance Revising Section 103.115 and Adding Section 103.118 to the Mission Municipal Code for Land Disturbance and Right-of-Way Permits – Celia Duran ([page 18](#))

The City's Fee Schedule, listed in Section 103.010 of the Mission Municipal Code includes fees and charges imposed for licenses, permits, services and programs. During a recent review, Staff noted that there were no fees listed for Land Disturbance and Right-of-Way permits; therefore, Staff recommends that the fees currently being charged for these permits be incorporated into the Municipal Code. The attached ordinance recommends inclusion of a Land Disturbance permit fee (\$250.00) and a Right-of-Way permit fee (\$75.00) in the Fee Schedule.

3. Biennial Bridge Inspection – Brent Morton ([page 24](#))

KDOT requirements specify that every bridge over twenty (20) feet in length must be inspected and inventoried every two years. Mission's bridge inspections occur in odd-numbered years. Staff recommends approval of a contract with George Butler & Associates (GBA) who is pre-qualified for the inspection work through KDOT and has completed this project for the City in the past. The contract includes inspection and

inventory for nine (9) bridges that require inspection within the City's jurisdiction. The contract is in an amount not to exceed \$11,900.00

4. Lamar Ave. and Foxridge Dr. Evergy Traffic Signal Buyout – Celia Duran ([page 34](#))

The Foxridge Dr. (51st St. to Lamar Ave.) Rehabilitation Project is the City's 2023 CARS project and includes full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal replacement, streetlights, pavement markings, and associated appurtenances. The existing traffic signal at the Foxridge Dr. and Lamar Ave. intersection is owned and maintained by Evergy and the City pays Evergy a monthly fee for traffic signal operation. Based on previous projects, Staff has determined that it makes sense financially to buy out the unexpired life of the signal from Evergy and install a city-owned traffic signal. The total cost for the buyout is \$34,816.54.

5. Mission Family Aquatic Center Shade Replacement – Penn Almoney ([page 37](#))

The outdoor shade systems at the Mission Family Aquatic Center (MFAC) are original to the facility's reconstruction in 2014. Staff removes and installs the shade systems each season to prolong their useful life. Replacement of the shades was approved for \$15,000 as part of the 2023 Parks + Recreation CIP. Bids were solicited and Staff is recommending the purchase of new shade system canopies from Shad N Net in an amount not to exceed \$11,600, a savings of \$3,400 from the budgeted amount. The shade canopies would be ordered this summer and installed as with the 2024 MFAC opening. The purchase will be funded with Parks + Recreation sales tax revenues.

6. Repeal and Termination of a Special Use Permit to Operate a Microbrewery and Drinking Establishment for Sandhills Brewing (5612 Johnson Drive) - Brian Scott ([page 45](#))

A recent amendment to the Main Street 1 (MS-1) zoning district provided greater clarity around when a special use permit may be required for a drinking establishment. The amendment also brought the requirement for food sales into line with requirements in Johnson County. The passage of the amendment essentially made the special use permit issued to Sandhills Brewing in 2018 null and void since one is no longer required. This ordinance repeals and terminates the special use permit issued to Sandhills Brewing at 5612 Johnson Drive.

7. Repeal and Termination of a Special Use Permit to Operate a Microbrewery and Drinking Establishment for r Rock Creek Brewing (5880 Beverly) - Brian Scott ([page 49](#))

A recent amendment to the Main Street 1 (MS-1) zoning district provided greater clarity around when a special use permit may be required for a drinking establishment. The amendment also brought the requirement for food sales into line with requirements in Johnson County. The passage of the amendment essentially made the special use permit issued to Rock Creek Brewing in 2018 null and void since one is no longer required. This ordinance repeals and terminates the special use permit issued to Rock Creek Brewing at 5880 Beverly Avenue.

8. Cardboard Recycling Bins for Downtown Business District – Brian Scott ([page 54](#))

The City was recently approached by a representative of the downtown business merchants about the possibility of locating cardboard recycling bins at strategic places behind downtown businesses for general use. Many downtown businesses receive packaged items for resale in their stores but have no place to take the cardboard boxes other than the recycling bin at the Powell Community Center. This will provide an opportunity for businesses to recycle their cardboard boxes more central to their operations. The cost would be \$9,000 annually, and Staff is recommending the expense be covered by the City in support of the local merchants.

### **DISCUSSION ITEMS**

9. Water Works Park Design Review – Penn Almoney ([page 55](#))

In January 2023, Council approved a contract with Stantec to finalize design and construction documents for Water Works Park in conformance with the conceptual design plans. Since Council's approval, survey data has altered the final layout of proposed restrooms, shelter and trail runs. This discussion item updates Council on some cost and layout considerations in preparation for final design construction documents and bidding later this summer.

### **OTHER**

10. Department Updates - Laura Smith

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