



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 36](#))

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 44](#))

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 Rock Creek Brewing (5880 Beverly) - Brian Scott ([page 48](#))

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 53](#))

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 54](#))

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

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Administration	From:	Robyn Fulks

Action items require a vote to recommend the item to the full City Council for further action.

RE: May 3, 2023 Community Development Committee minutes.

RECOMMENDATION: Review and accept the May 3, 2023 minutes of the Community Development Committee.

DETAILS: Minutes of the May 3, 2023 Community Development Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

May 3, 2023

The Mission Community Development Committee met at Mission City Hall and virtually via ZOOM on Wednesday, May 3, 2023. The following Committee members were present: Ben Chocie, Trent Boultinghouse, Mary Ryherd, Debbie Kring, and Kristin Inman. Councilmember Davis joined via Zoom. Councilmembers Parker and Loudon were absent. Mayor Flora was also not in attendance. Councilmember Chocie called the meeting to order at 6:31 p.m.

The following staff were present: City Administrator Laura Smith, Deputy City Administrator Brian Scott, Deputy City Administrator Emily Randel, City Clerk Robyn Fulks, Public Works Director Celia Duran, Parks and Recreation Director Penn Almoney, and Chief Dan Madden.

Public Comments

Councilmember Chocie 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/Informational Items

Milhaus Development - Preliminary Discussion of Request for Incentives

The evening's first public presentation was introduced by City Administrator Laura Smith. Ms. Smith introduced a general, preliminary discussion from Milhaus Development on their request for incentives for their pending project. Ms. Smith did note that a specific ask has not yet been submitted. She introduced Devon Coffey, Director of Development, of Milhaus Development to make her presentation.

Ms. Coffey began by introducing their conceptual request for a 10 year/100% tax abatement. They see that as a benefit vs. a TIF district plan, as the development would go back on the tax roll ten years sooner.

Councilmember Kring asked if, without incentives, the project would be feasible. Ms. Coffey answered that the deal is suffering due to financial pressures, largely from increased interest rates, and that her team is working

internally to reduce construction costs, however they will not move forward with the deal without incentives. Councilmember Kring asked then, if incentives are approved by the Governing body, would that allow for reduced rental costs at the project? Ms. Coffey answered that would not be possible at this point as market rates are what it takes to make the deal work.

She also referenced the next portion of her presentation which requests that there will be no affordability formally included in the redevelopment agreement, in lieu of other community benefits being brought forward with the project. Councilmember Kring asked Ms. Coffey to clarify that the agreement can include either the community benefits or the affordability components, but not both and Ms. Coffey confirmed that is correct.

Ms. Coffey moved to her second item, affordability. She highlighted the documentation provided in the Committee packet which lists out unit types, IRS section 42 rent limits, which are the AMI levels used. Ms. Coffey reviewed rent levels compared to other rental properties in the City such as The Locale. Councilmember Kring asked if those rent amounts include utilities and Ms. Coffey answered that they do not. She then reviewed that her team's preference would be not to include any affordability requirements in their incentive agreement, however they plan to offset that with a robust offering of community benefits. Additionally, she reviewed that the AMI levels are fairly low, and with their recent analysis of the housing market in Mission, where little is available in terms of properties for sale, she believes that rental costs compared to home prices and higher interest rates, the rental rates are within affordable limits for many who might wish to live in Mission.

The next item in the presentation revolves around parking at the site. The City code calculation would require 338 parking spaces for the project as proposed, and the current plan includes 351 spaces, exceeding the code minimum. Additionally, twelve spaces are earmarked to be shared with the park and are available to residents only during times the park is closed, i.e. during evening. Estimated value of the construction of those spaces is \$30,000.00. Councilmember Ryherd asked for clarification that the project will charge residents for parking spaces. Ms. Coffey confirmed that parking in the parking garage will be charged to residents.

Councilmember Chociey asked if the twelve spaces for the City's park are included in the 351 spaces and Ms. Coffey confirmed that they are. Councilmember Chociey followed up by stating that, removing those spots,

they are right at the code required number of spaces. He asked if a formal agreement and signage for the spaces would be agreeable and Ms. Coffey confirmed it would be. She stated that they are sensitive to the City's desire for help with parking control.

Councilmember Kring asked Ms. Smith if any other apartment complexes that charge for parking in the City. Ms. Smith confirmed that The Locale does as well. Ms. Smith confirmed with Ms. Coffey that if a resident owns a vehicle, they are required to secure a paid parking space within the project. Ms. Coffey stated she is not sure they can be required; however management does encourage them and educate them on the situation and where they can and cannot park. They can discuss further enforcement. Ms. Smith explained that a change in ownership at The Locale caused some impacts to parking that Staff hopes should the Milhaus project move forward. Ms. Coffey confirmed they understand those challenges and neighborhood concerns and they hope to address those potential issues with residents in a number of ways, including signage and educating residents about parking.

Councilmember Kring asked how residents who do not pay for parking but are finding permanent parking in other areas would be handled. Ms. Coffey replied that they would address the issue through community outreach (the rental community) and would monitor vehicles. Vehicle information is provided at move in, and problems can be identified. Ms. Smith added that the Community Center has had signage added to allow for parking enforcement, and Staff can work with other private property owners to do the same.

Councilmember Chocie asked about parking limits on street parking and Chief Madden and Ms. Smith confirmed that a car needs to move every 48 hours. Additional parking limitation signs have been added to the ground floor parking lot and along the Johnson Drive parking spots for The Locale, and some of those practices can be duplicated as needed for this project.

Councilmember Davis asked if the parking lot adjacent to the current Beverly Park is part of the land swap being considered as part of the project. Ms. Coffey answered that it is part of the parcel for the land swap. Councilmember Davis followed up by asking if the property would be Mission property, and Ms. Coffey answered that there would be some re-platting that would include access easements. There are still some outstanding questions about the exact location of pieces of the project and driveway into the property. Ms. Coffey answered that she believes some parking may remain in that parcel, however

those logistics haven't been worked through yet.

Councilmember Davis asked how park usage and the need for parking during activities at the park would be handled. Ms. Coffey replied that during business hours, or daytime hours, parking should be available. Councilmember Davis asked about weekend events and parking as well and Ms. Coffey confirmed that has not been considered. Ms. Smith pointed out that, currently, Beverly Park does not have dedicated parking and users are likely parking on a private property lot or at the community center. Community Center parking will continue to be acceptable for park use, however park amenities and anticipated usage will drive the parking needs as well. Ms. Coffey referenced that sufficient overflow should exist for extra parking near the site of the proposed park after the land swap. Councilmember Davis expressed concern that if residents are asked to pay for parking, they will choose to use parking that is otherwise available. Ms. Coffey offered reassurance that parking signage and education will be provided through their rental office.

Ms. Coffey moved to her next issue, which was sustainability. A sustainability scorecard was completed by the developer's team and included with the agenda packet. Their score was determined to be 79/100 points, which moves the project to a gold level. They plan to participate in the Green Globes program for formal certification. She discussed using that program vs. the LEED program and explained that decision was based on cost, time investment for certification and completion ability. Her team has completed LEED projects in other markets, and she was able to compare those scorecards to a Green Globes project scorecard and found many parallels. She believes that the additional time and cost to get certified would be a challenge for a project which is already struggling financially. They are open to sharing more information of the comparison she created. She discussed a couple of categories that are not satisfied (clean up and reusing materials), however most other categories are being satisfied with the project from their base design standards.

The project will include bike parking, walkability, the usage of certain landscaping, proximity to essential services, high efficiency systems, LED lighting with motion sensors, low flow plumbing fixtures, a smoke-free facility, and are planning to look into construction waste reduction. Ms. Smith asked for a copy of the analysis Ms. Coffey prepared to compare a LEED project to a Green Globe project. Staff is also working with consultants to obtain that information. Ms. Coffey took the project's sustainability scorecard and

compared it to a LEED for homes checklist. She will provide that to the Council and Staff. Councilmember Kring asked if any trees would need to be removed for the project. Ms. Coffey answered that they haven't gotten to those details yet, however trees will be replaced and more added. The preliminary design also includes pushing the sidewalk on Martway to come closer to the building and plant trees between the street and sidewalk. That will create a safer environment for pedestrians, will help with a LEED or Green Globe certification, and is more aesthetically pleasing.

Ms. Coffey next discussed community benefits. They believe that the current uncontrolled crossings and bus stop at Martway Street near the community center, one for a bus stop and one for the trail present some potential safety hazards. They have discussed with Staff to possibly move the bus stop to the project site east of their current location, which would be a safer location. Additionally, crosswalks will be aligned and more visible to drivers to keep pedestrians safe. The Rock Creek Trail will be shifted to the north side of Martway which will increase safety to pedestrians.

Councilmember Kring asked what kind of security will be on site. Ms. Coffey explained that a security guard would not be staffed, however building security includes access management systems.

Councilmember Inman asked if Milhaus will be paying for the relocation of the bus shelter if that were approved. Ms. Coffey replied that that cost has not been considered, the offer currently is only to accommodate the bus stop shelter on their property. Councilmember Inman followed up by asking if Milhaus refunds potential tenant application fees if their application is rejected. Ms. Coffey answered that she is not aware of the company's policy.

Councilmember Boultinghouse asked about the \$300,000 earmarked for the City's discretion. Ms. Coffey explained that those funds will be available and could be used for amenities in the pocket park or for any other purpose the City deemed appropriate.

Councilmember Chocie expressed his interest in moving the bus stop shelter and crosswalks as they both are in spots that can be difficult to see and navigate. He is hopeful that moving the shelter and aligning the intersection and crosswalks would be a big plus. Ms. Smith agreed and shared that Staff does hear about sightline issues from residents in that area.

Councilmember Kring asked for a determination of potential lost revenue over the ten-year abatement period the community is losing. Ms. Smith replied that those numbers can be provided once preliminary conversations are complete. The City's financial advisor will complete analyses for review. Ms. Smith also shared that, a simple calculation not including an increase in value, the city mill-level taxes generated on the properties being discussed generate a little under \$10,000.00 per year, so at the current rate about \$100,000.00 over ten years. That does not include stormwater utility fees, which are approximately double the City's property taxes, and which are not part of the tax abatement process. She also explained that a but/for test will have to be met like in any other project.

Ms. Coffey then moved on to discuss the funds proposed to be set aside for the benefit of the community. The funds can be used however the City deems appropriate. Suggestions include using the funds for the purchase of park equipment, in which case the Developer's team would install the equipment as part of the project. If the funds are not used for the park, the Developer does have a landscape plan for the park.

Councilmember Boultinghouse praised the idea of discretionary funds, and the increase of land with the land swap. He does not believe a large demand of parking spaces will exist and would not be against shrinking the number of parking spaces in favor of more green space if feasible.

Councilmember Chociey voiced his agreement to the park swap and mentioned benefits that could lead to better connectivity to Andersen Park and the Mission Family Aquatic Center. Additionally, the difficulty developing the parcels of land on the south side of Martway would be resolved as well.

Councilmember Kring mentioned that the analysis for less cars using parking spaces during the day may be outdated as many people are working from home these days. Ms. Coffey assured that a surplus of parking will still exist, and she has seen in previous projects that the parking concerns that the neighbors tend to worry about seem to never materialize.

Councilmember Ryherd mentioned that the land swap is not technically an "apples to apples" swap since some of the land is being used for parking, so she would like to know actual greenspace square footage with the parking included. Ms. Coffey acknowledged the importance of green space, and also that the design is still in flux currently. She expects to have those details

ironed out with firmer numbers.

Councilmember Boultinghouse explained that he would like to see about underground utilities and if the land swap wouldn't be bringing issues underneath the ground that would limit usage or make the park plan difficult. Ms. Coffey and Ms. Smith confirmed that, other than storm and sewer in the street, there doesn't seem to be any utility activity underground.

Councilmember ChocieJ asked if the development needs twelve extra spaces to work. Ms. Coffey replied that their ideal standard for parking is to be a little over 1:1 for units to parking spaces.

Councilmember Ryherd mentioned the flood plain issues for part of the parcel identified for land swap. She was curious to know what can and cannot happen in the area, hoping to find out if playground equipment could be impacted by being in the flood plain. Deputy City Administrator Brian Scott confirmed that playground equipment would be allowed.

Councilmember ChocieJ asked if there was any chance to accommodate the twelve parking spaces for the park into the other parcels. Ms. Coffey doesn't believe so based on current information, however it's not a final plan and there still can be modifications. They will keep that suggestion in mind.

Councilmember Davis asked about current usage for Beverly Park, including usage by The Mission Project, neighborhood picnics and music performances. He has seen parking utilized for events there at the parking lot adjacent that wouldn't be available. Ms. Smith acknowledged that, and also stated that with ongoing park improvements, the current park spaces may be used differently in the future.

Councilmember ChocieJ expressed his approval of getting rid of paved parking lot space in favor of green spaces. Ms. Smith added that, while the City used to lease the parking lot in discussion, that extra parking wasn't needed. The 50 spaces at The Locale has also added to the decreased need for that parking lot. Councilmember Davis also mentioned that swim meets at the Mission Family Aquatic Center do create issues with regard to parking in the area, and he would be interested to see how that parking would impact street parking in the area. Ms. Smith replied that a formal letter of understanding is in the works with the Mission Marlins that will address parking for swim meets and events to reduce the neighborhood impacts.

Ms. Coffey showed utility lines in the proposed park location, which are fairly minimal. She then moved to sewer lines in the area. The project will include approximately \$1 million to improve and upgrade sewer lines. They believe that these improvements are a huge benefit to residents and the City as well. They are also working to relocate and improve the storm sewer, including a collapsed culvert just north of the existing park that they would take care of.

Councilmember Kring asked if the first floor of the project will include office space, retail or apartments. Ms. Coffey replied that the first floor will be mixed-use. Some retail will exist on the southwest corner, although not much with the current leasing environment of retail space, and activity along the Martway corridor with amenities including the leasing office, lobby and fitness area. Glass on the lower level will also help activate the buildings at the street level.

Councilmember ChocieJ asked if there would be private ground floor entrances. Ms. Coffey replied that they would not plan to do walk ups, only auxiliary entrances to the building.

Councilmember Boultinghouse expressed his general interest in the project. He likes the idea of exploring some ideas to support the Council's climate goals and comprehensive plan goals, along with additional residents close to the community center and downtown. He encouraged staff to continue to explore options and look at future considerations. Ms. Coffey thanked him and reiterated her team's like of the area. Councilmember ChocieJ agreed with Councilmember Boultinghouse's comments and commended Ms. Coffey on the creative use of the land. He did mention that not including affordability could cause an issue with this Council.

Councilmember Kring voiced her worry about additional large amounts of residents and what the impact would be on the police force. She asked Chief Madden to think about providing a needs estimate as well.

Energy Audit Grant Program Guidelines

Deputy City Administrator Emily Randel introduced to the Committee guidelines from the Sustainability Commission surrounding residential energy audit grants. She reviewed that a home energy audit program was one of the eighteen recommendations that came out of the Climate Action Plan Taskforce in 2022. The Commission has been discussing the form of that program, along

with conversations with the cities of Prairie Village and Merriam.

The funds budgeted for 2023 for the program of \$30,000.00 will be used to fund audits for individual's homes after a signup goes out to gauge interest. The audit will be funded 100% by the City. Interested parties will be screened and hopefully a very diverse sample of housing will be funded to allow others to learn no matter their type of dwelling. The Commission also plans to share the results and information with neighbors and homes associations to allow other residents to learn from the audits completed. She believes that participants would have to allow for photographs and the sharing of results with the public. After the fifteen proposed audits are completed, funding grants on an income-based sliding scale, likely up to \$1,500.00, will be available to help with recommended improvements. Guidance provided has shown that \$1,500.00 will go quite far to make most of the recommendations, other than window replacement, that could come from the audits. Ms. Randel has reached out to contractors who do the work to discuss getting momentum going quickly and is hopeful to incorporate additional ideas in future years.

Councilmember Inman asked if the program is a grant program from MARC or Climate Action KC. Ms. Randel replied that the funds come from the \$30,000.00 set aside in the 2023 budget for the residential energy audits.

Councilmember Boultinghouse asked if consideration will be given to applicants who can commit to making the suggested changes, as it would be good to see the suggestions put into practice. Ms. Randel acknowledged that it would be difficult to know if improvements will be made, however the Commission plans to prepare interested applicants to be able to make changes. They also plan to make the goals of the program very clear as well. She is of the belief that collecting contact information and helping residents get connected with contractors who perform the work will help increase the likelihood of improvements being completed.

Councilmember Chocie expressed concern about energy improvements not always being successful, and if there will be checks and balances to ensure that the improvements are valid. Ms. Randel explained that the Commission is working closely with the Metropolitan Energy Center for their guidance.

Councilmember Inman asked what fund the money is budgeted to come from. Ms. Randel replied that the funds are set aside from the general fund.

Action Items

Acceptance of the April 12, 2023 Community Development Committee Minutes

Minutes of the April 12, 2023 Community Development Committee were provided to the Committee.

Councilmember Davis recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the consent agenda.

2023 Public Works Capital Equipment Purchases

Public Works Superintendent Brent Morton presented the need for the purchase of equipment for the Public Works Department. A Ford F-450 was approved to be purchased earlier this year due to long lead times, and now purchases will be made for the equipment, including a bed, spreader, plow and lighting to outfit the F-450 along with one 2023 Kaboda utility vehicle/snowplow with a more efficient spreader, and one Windtrax car wash self-service system. The 2023 budget set aside \$146,000.00 in the Equipment Reserve and Replacement Fund, which was used to purchase the F-450 and will also be used to purchase these items. The F-450 is replacing an older truck which will be surplus, and the utility vehicle will replace an older model which has been passed down to the Parks + Recreation Department for their use and will also be a backup if needed. Mr. Morton mentioned that keeping equipment on a ten-year rotation schedule is a real benefit and allows them to fully provide the services the residents require.

Councilmember Davis recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the consent agenda.

Resolution Ratifying the Emergency Expenditure of Funds to Perform Stormwater Repairs at at 6100 W. 62nd Terrace, 5816 W. 62nd Terrace, and the Intersection of 57th Street and Riggs

Mr. Morton provided information that on April 13, residents notified Public Works of potential sinkholes at three locations in the City. The sinkholes' locations are

at the north and south side of the culvert located adjacent to 6100 W. 62nd Terrace, the north side of the culvert adjacent to 5816 W. 62nd Terrace, and the northwest corner of 57th Street and Riggs Street. All of the sinkholes have been deemed safety hazards and Kissick Construction came out to provide video footage in the pipes. Mr. Morton reviewed that the sinkholes are caused by a mixture of old infrastructure and trying to complete maintenance while the areas wait for a street project for a complete fix. Fixing the sinkholes will be by minimal repair as failure points are popping up due to poor previous construction. He is requesting a resolution to approve the emergency repair funds at the three locations. He is hopeful that the sinkholes will be fixed in 2-3 weeks. He explained that quantifying these minimal repairs is difficult, and limits the number of contractors interested. One bid was sought from GB Construction, who has done similar work with good results several times previously and is well known to Staff.

Councilmember Boultinghouse recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the regular agenda.

Fencing at Powell Community Center

Parks + Recreation Director Penn Almoney reviewed that, in 2020, fencing at the Community Center was damaged by a vehicle and work was performed to fix that with costs reimbursed from the City's insurance carrier. In 2022, a weather-related incident again damaged the same portion of fencing. Vendor disinterest and concerns with matching the existing fencing pushed back the repairs until now. The same fencing is recommended from the vendor, and they will anchor the fencing into the ground which was not done previously.

Quotes were solicited from five vendors, with three responding. Director Almoney was hoping to reuse some of the fencing that had fallen, however it was compromised at welding joints, so replacement of the entire section is recommended. Because this project was not included in the 2023 budget process, Staff proposes to use funds of \$15,000 that were originally set aside for trash and recycling can replacement at the PCC to cover these costs. Staff recommends a contract with Mid America Contractors for the repairs, in an amount not to exceed \$13,479.00. Funds will come from the Parks + Recreation sales tax money.

Councilmember Davis asked what type of insurance funds were received when the fencing was damaged in 2020. Mr. Almoney announced a little over \$16,000.

Deputy City Administrator Scott added that a claim was filed with the insurance company and most costs were reimbursed, however the deductibles for property insurance have gone up dramatically since 2020, with a current deductible of \$10,000. Due to the current deductible, no insurance claim was filed.

Councilmember Chociey asked how the fencing was installed previously if it will be anchored in this time. Mr. Almoney stated that the fencing was only attached to the top row of blocks previously, and now will be securely anchored into the ground.

Councilmember Kring recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the regular agenda.

Discussion Items

There are no discussion items on the agenda.

OTHER

Department Updates

Mr. Almoney announced that a parks worker has been hired and will be doing landscaping work with Taylor. Additional hires are also in the pipeline and they are close to being fully staffed. Mohawk Park has cedar roofing materials have been delivered and are being installed on the pavilion and the restroom structures. The delivery of the ballast fabric was delayed, so completion for Phase I may push back to the end of May or beginning of June. The general contractor on the project will put all of what has been delivered into the restrooms to allow them to be completed on time.

Ms. Randel thanked everyone who participated in the Citywide Clean Up event on April 22. A survey went out with 33 responses coming back in, and great feedback was received. Nice ideas for next year will be implemented surrounding sign up and location assignment. Eighty-two bags of trash were collected during the event.

Ms. Smith noted that staff is working to get the Broadmoor Trail project out to bid, and also reminded the Committee about the Public Works BBQ on May 19, and that there will be no Planning Commission meeting in May.

Mr. Scott reminded the Committee that the students from the UMKC Design Studio will be back next week with a public final presentation on the Rock Creek Trail design ideas.

Ms. Smith also mentioned that in a meeting that day, recycling opportunities could be coming to the Johnson Drive corridor businesses.

Councilmember Kring asked about details of the event hosted by BikeWalkKC and Rushton Elementary School. Ms. Fulks gave details of the event being held at Broadmoor Park and open to all kids in the City, not just Rushton students. Ms. Fulks clarified this was not a City event, but one sponsored by the Rushton PTA and BikeWalkKC

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:55 p.m.

Respectfully submitted,

Robyn L. Fulks, City Clerk

City of Mission	Item Number:	2.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Public Works	From:	Celia Duran

RE: Fee Schedule Revisions for Land Disturbance and Right-of-Way Permit Fees

RECOMMENDATION: Approve an Ordinance providing for revisions to Section 103.115 and the addition of Section 1033.118 to the Municipal Code of Mission, Kansas.

DETAILS: The Fee Schedule, listed in Section 103.010 of the Mission Municipal Code includes fees and charges imposed by the City for licenses, permits, services and programs.

During 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 includes the following:

- Includes a Land Disturbance permit fee of two hundred fifty dollars (\$250.00) in Section 103.115 Land Disturbance and Stormwater Facility Permit Fees.
- Adds Section 103.118 Right-of-Way Permit Fees and includes a permit fee of seventy-five dollars (\$75.00).

City staff is currently working on a wholesale revision of the Fee Schedule since many of the City's fees are listed in various sections throughout the Code and the fees are outdated and often well below what other municipalities are charging for the same services. In connection with the larger fee schedule revisions coming later this year, Staff plans to recommend increases to the Land Disturbance permit fee and Right-of-Way permit fees to take effect in January 2024.

For example, many other cities in the Kansas City region charge the following for right-of-way permits: a separate fee for each parcel (in lieu of a fee for unlimited parcels), a re-inspection fee, a double fee permit for contractors found working in the right-of-way without a permit, and a street degradation fee. These fees are intended to cover the cost of staff time reviewing and approving the permit(s), as well as inspection and degradation due to right-of-way excavation.

Related Statute/City Ordinance:	Mission Municipal Code Chapter 103.010
Line Item Code/Description:	NA
Available Budget:	NA

City of Mission	Item Number:	2.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Public Works	From:	Celia Duran

Redlined and clean versions of the proposed code section changes are included in the packet.

CFAA IMPACTS/CONSIDERATIONS: An adequate fee structure supports infrastructure in the right-of-way that maximizes use and safety for all users, including sidewalk/ADA ramp improvements.

Related Statute/City Ordinance:	Mission Municipal Code Chapter 103.010
Line Item Code/Description:	NA
Available Budget:	NA

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

**Section 103.115 Land Disturbance and Stormwater Facility Permit Fees.
[Ord. No. 1320 §3, 2-17-2010]**

Land disturbance and stormwater facility permit fees shall be established by resolution of the Governing Body.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Section 103.115 **Land Disturbance ~~and Stormwater Facility~~ Permit Fees.**
[Ord. No. 1320 §3, 2-17-2010]

~~Land disturbance and stormwater facility permit fees shall be established by resolution of the Governing Body.~~

~~The land disturbance permit fee is two hundred fifty dollars (\$250.00).~~

~~Section 103.118 Right-of-Way Permit Fees.~~

~~The right-of-way permit fee is seventy-five dollars (\$75.00).~~

**CITY OF MISSION
ORDINANCE NO. _____**

**AN ORDINANCE PROVIDING FOR REVISIONS TO SECTION 103.115 AND THE
ADDITION OF SECTION 103.118 TO THE MUNICIPAL CODE OF MISSION,
KANSAS**

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
CITY OF MISSION, KANSAS AS FOLLOWS:

SECTION 1: Section 103.115 of the Municipal Code of Mission, Kansas is
hereby revised as follows:

Section 103.113 Land Disturbance Permit Fees.

The land disturbance permit fee is two hundred fifty dollars (\$250.00).

SECTION 2: Section 103.118 is hereby added to the Municipal Code of Mission,
Kansas as follows:

Section 103.118 Right-of-Way Permit Fees.

The right-of-way permit fee is seventy-five dollars (\$75.00).

SECTION 3: This Ordinance shall be in force and take effect from after
publication according to law.

PASSED AND APPROVED by the City Council this 21st day of June, 2023.

APPROVED by the Mayor this 21st day of June, 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

APPROVED AS TO FORM:
PAYNE & JONES, CHARTERED

David K. Martin, City Attorney
11000 King, Suite 200
PO Box 25625
Overland Park, KS 66225-5625

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	June 7, 2023
PUBLIC WORKS	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

RE: Biennial Bridge Inspection Contract

RECOMMENDATION: Approve a contract with George Butler & Associates (GBA) for bridge inspections in an amount not to exceed \$11,900.

DETAILS: KDOT requirements specify that every bridge over twenty (20) feet in length must be inspected and inventoried every two years. GBA 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 scope includes the following work:

1. On-site bridge inspections
2. Entering inspection data into KDOT web portal
3. Preparing report with summary of conditions and maintenance recommendations
4. Cost estimates will be provided for maintenance items
5. Responding to any follow-up inquiries from KDOT

GBA will use a rating scale from 0 (failed condition) to 9 (excellent condition) when inspecting the bridges. Each component (deck, superstructure, substructure, culvert, and channel) will receive a rating based on the defects noted in the field. The table below generally describes what these ratings mean:

Condition State	Condition	Physical Description
9	Excellent	A new bridge.
8	Very good	No problem noted.
7	Good	Some minor problem.
6	Satisfactory	Structural elements show some minor deterioration.
5	Fair	All primary structural elements are sound but may have minor section loss, deterioration, spalling or scour.
4	Poor	Advanced section loss, deterioration, spalling, scour.
3	Serious	Loss of section, etc. has affected primary structural components. Local failures are possible. Fatigue cracks in steel or shear cracks in concrete may be present.
2	Critical	Advanced deterioration of primary structural elements. Fatigue cracks in steel or shear cracks in concrete may be present or scour may have removed structural support. Unless closely monitored it may be necessary to close the bridge until corrective action is taken.
1	Imminent failure	Major deterioration or loss of section in critical structural component or obvious vertical or horizontal movement affecting structural stability. Bridge is closed to traffic but corrective action may put back in light service.
0	Failed	Out of service. Beyond corrective action.

Related Statute/City Ordinance:	
Line Item Code/Description:	25-90-805-09
Available Budget:	\$13,900.00

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	June 7, 2023
PUBLIC WORKS	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

Typically, issues of structural integrity are not a concern until one of these ratings drops to a 4 or below. In cities like Mission, GBA generally doesn't see ratings much less than a 6. Once a bridge reaches a condition of 6 or less, the engineers will recommend repairs.

As part of the inspection, GBA will furnish one (1) copy of the report summarizing bridge inspection results to the City. Below is a list of the bridges that will be inspected under this contract:

1. Outlook Street over Rock Creek
2. Reeds Drive over Rock Creek
3. Nall Avenue over Rock Creek
4. Martway over Rock Creek (East)
5. Roeland Drive over Rock Creek
6. Roe Avenue over Rock Creek
7. Lamar Avenue over Rock Creek
8. Johnson Drive over Turkey Creek
9. Martway and Woodson over Rock Creek

CFAA CONSIDERATIONS/IMPACTS: NA

Related Statute/City Ordinance:	
Line Item Code/Description:	25-90-805-09
Available Budget:	\$13,900.00



9801 Renner Boulevard
Lenexa, KS 66219

April 18, 2023

Brent Morton
Superintendent Public Works
4775 Lamar Ave.
Mission, KS 66202

SUBJECT: Proposal for Mission 2023 Biennial Bridge Inspections

Brent,

GBA has prepared this letter proposal to provide bridge inspection services, as requested by the City of Mission staff. These services would be provided as a separate task order under GBA's current Master Agreement for on-call engineering services with the City, which became effective on January 1, 2019.

The following are descriptions of the engineering services that GBA will complete, the estimated time schedule, and the fee associated with the engineering services.

SCOPE OF SERVICES

Inspect nine (9) bridge length structures (greater than 20 feet) within the City of Mission. The inspections will be conducted in accordance with the current KDOT standard Scope of Services for Local Routine Bridge Inspections (Exhibit A). The reports will be completed in a similar format as the previous inspections to maintain consistency and continue to fulfil KDOT's requirements for the bridge files.

Provide prioritization and project cost estimates for the maintenance recommendations described in the bridge inspection summary report. No cost estimates will be provided for maintenance items categorized as "In-House".

SCHEDULE

The bridges are due to be inspected by the end of June 2023. GBA will complete the field inspections during the month of June 2023. The inspection data will be entered into the KDOT BLP Bridge Inspection Portal no later than 90 days following the field inspections. This schedule does not take into consideration the possibility of inclement weather that would delay the site visit, or other delays that are out of control of GBA.

FEE

GBA will complete the work described in the above Scope of Services for a lump sum amount as outlined below. The Total Maximum Fee includes all costs for labor and related expenses.

Bridge Inspections with Reports (9 bridges) =	\$ 9,900.00
Prioritized maintenance recommendations with cost estimates =	\$ 2,000.00

Total Maximum Fee =	\$ 11,900.00
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City agrees to basis of payment on the following completion percentages:

1. Completion of field work, at which point the contract will be 50% complete.
2. Completion of reports and entering data into KDOT BLP Bridge Inspection Portal, at which point the contract will be 90% complete.
3. Reviewing findings and maintenance recommendations with City Staff, at which point the contract will be 100% complete.

Any additional work which might be required, or additional work due to changes in the above Scope of Services, would be charged at an hourly rate plus expenses basis in addition to the lump sum fee, upon written authorization. GBA's Standard Hourly Rates are attached and are part of this Letter Agreement (Exhibit B).

We appreciate the opportunity to serve you and the City on this project. If you agree with the project scope, schedule, and fee, please sign the following project authorization form, and return the original back to GBA at our attention.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.



Scott Moeder, P.E.
Senior Associate

APPROVED BY CITY OF MISSION, KS

I hereby authorize George Butler Associates, Inc. (GBA) to perform the tasks in the above listed Scope of Services. I acknowledge and agree with the listed project schedule and fee. I further agree to pay the monthly invoices from GBA for the services provided within thirty days of receipt.

By: _____

Title: _____

Attachments:

Exhibit A: Local Routine Bridge Inspection Contract Scope of Services

Exhibit B: GBA Standard Hourly Rates

Exhibit A

Disclaimer: Bridge inspections in compliance with KDOT's Bridge Inspection Program shall be conducted by a qualified consultant under contract with the City/County ("Owner") or by qualified personnel employed by the Owner. KDOT has determined bridge inspections must cover the scope of services set forth below to comply with 23 C.F.R. § 650 *et seq.* This listing is provided to assist Owners in performing or contracting to have performed bridge inspection services that meet applicable bridge inspection requirements. These terms are not intended or represented by KDOT to constitute a contract or substitute as a professionally drafted contractual agreement. Owners should consult with legal counsel to obtain an appropriate contractual agreement including this scope of services when contracting with a bridge inspection consultant to meet their obligations under 23 C.F.R. § 650 *et seq.*

Scope of Services for Local Routine Bridge Inspections¹

General

1. Routine Bridge Inspections shall be conducted in accordance with federal regulations and references listed in Attachment A.
2. All National Bridge Inventory (NBI) data items and condition states shall be verified during the inspection and updated. This may require coordination with the City/County ("Owner") on items not observable.
3. City/County bridge inspections are subject to review by the Kansas Department of Transportation (KDOT). If errors or discrepancies are found, the Consultant, at no additional cost (or Owner if the inspection is performed by the Owner), shall be required to make corrections. The KDOT Bureau of Local Projects (BLP) will oversee Quality Control/Quality Assurance (QC/QA) evaluations of bridge records and inspections. Substandard work is grounds for removal of the inspector from the Kansas Local Bridge Inspection Team Leader list.

Number and Type of Bridges for Inspection

4. The Owner has 9 bridges requiring a Routine Inspection.
5. The Owner has 0 bridges requiring an Inventory Inspection.²

Specific Requirements for Inspections

6. A Bridge Inspection Team Leader qualified as a Routine Bridge Inspection Team Leader on the Kansas Local Bridge Inspection Team Leader list maintained by KDOT BLP shall be present for the duration of all Routine and Inventory Bridge Inspections.
7. The appropriate standard KDOT BLP Bridge Inspection Form shall be used to record the field inspection data for the inspected bridges.
8. Critical Inspection Findings (CIFs) shall be reported (by telephone or in person) to the Owner immediately. CIFs shall be recorded on the standard KDOT BLP Critical Inspection Findings form. All CIFs shall be in accordance with the Critical Inspection Finding section in Chapter 1 - Bridge Inspection Policies of the BLP Bridge Inspection Manual.
9. During the Routine Bridge Inspection, any weight limit signs found missing, knocked down, damaged to the point of not being legible, or obscured by vegetation; shall be reported the same day to the Owner (by phone or in person). Signs with limits exceeding the maximum allowable loads according to the latest load ratings shall also be reported to the Owner.
10. Review inspection frequencies for the inspected bridges to verify the proper inspection frequencies have been set and followed.

¹ Bridge inspections conducted under KDOT's Bridge Inspection Program shall be conducted by a qualified consultant under contract with the City/County ("Owner") or by qualified personnel employed by the Owner. KDOT has determined that inspections must cover the scope of services set forth below to comply with 23 C.F.R. § 650 *et seq.*

² Bridges not currently in the inventory or bridges that have had major rehabilitation work require an Inventory Inspection using the Inventory Inspection form in the KDOT BLP Bridge Inspection Manual.

Exhibit A

11. Review scour analyses/assessments and scour Plans of Action for the inspected bridges and report if the information is in need of updating.
12. Review load ratings and Load Rating Summary Sheets for the inspected bridges and report if the information is in need of updating.
13. Review latest Fracture Critical Member, Underwater, and Pin & Hanger Inspection information for the inspected bridges and report if the information is in need of updating.
14. Review photographs in the bridge records and add any required photographs not in the bridge records for the inspected bridges. Provide new photographs of items as necessary to adequately document significant deficiencies, changed conditions, or repairs needed. Approach photographs should include the weight limit posting signs at each end of the bridge for all load posted bridges.

Deliverables

15. Required documentation and updates to the records for the inspected bridges shall be completed within 90 days of the completion of the field inspection.
16. The inspection data shall be entered in the KDOT BLP Bridge Inspection Portal no later than 90 days following the bridge inspection. All NBI Data Items in the existing database shall be checked while performing data entry and errors in the data shall be corrected. Item 113 Justification Forms, Scour Plans of Action, and Load Rating Summary Sheets, supplied by the Owner for Inventory Inspections, shall be uploaded.
17. The Routine Bridge Inspection Submittal form shall be sealed and signed by the Professional Engineer in charge of the inspection group and submitted along with the Data Validation and Sufficiency Rating Calculation forms to the KDOT BLP Bridge Team at **KDOT.BLPBridge@ks.gov** at the completion of the Routine Bridge Inspection process.
18. By the deadline established by the Owner, provide 2 copies of the Bound Report summarizing bridge inspection results of the maintenance recommendation report, and conforming to the requirements contained in Attachment B.

Exhibit A
ATTACHMENT A – STUDY PROCEDURES AND DESIGN CRITERIA

The procedures to be used in the field inspection of the bridges were derived from the following reference sources, current editions:

1. American Association of State Highway and Transportation Officials (AASHTO) The Manual for Bridge Evaluation
2. KDOT BLP Bridge Inspection Manual
3. Report No. FHWA-PD-96-001, Recording and Coding Guide for the Structure Inventory and Appraisal of the Nation's Bridges
4. Report No. FHWA-IP-86-2, Culvert Inspection Manual
5. Report No. FHWA-IP-86-26, Inspection of Fracture Critical Bridge Members
6. FHWA Bridge Inspector's Reference Manual
7. Manual on Uniform Traffic Control Devices

Exhibit A
ATTACHMENT B – BOUND REPORT REQUIREMENTS

(Suggested report format-owner will modify to meet their needs)

Prepare a bound report summarizing the bridge inspection results. The report should include the following items:

- An introduction stating the time period of the bridge inspections and the names of the persons performing the inspections.
- A table listing each bridge and include the following items:
 - City/County bridge number
 - NBI number
 - Length
 - Type of structure
 - Features intersected
 - Facilities carried
 - Sufficiency rating
 - Recommended weight limits
 - Existing weight limit signing
 - Date of inspection
 - Inspector name
 - If a load rating update is needed
 - If scour analysis is needed
- A list of bridges having a Critical Inspection Finding
- A table listing all bridges requiring a 12-month inspection frequency, the inspection due date, the reason for the 12-month inspection, and items needing special consideration
- A table listing all bridges requiring a Fracture Critical Member Inspection, a general description of the type of bridge, the type of equipment needed to perform the inspection, and any items of concern
- A table listing all bridges with pin and hanger connections
- A table listing all bridges requiring a special Underwater Inspection and the classification (Type III or Type IV)
- Bridge index map

Prepare a separate bound report listing bridge maintenance items containing:

- Critical maintenance needed to extend the life of the bridge
- Safety concerns
- Routine maintenance items

EXHIBIT B
GEORGE BUTLER ASSOCIATES, INC.
ENGINEERS / ARCHITECTS / SURVEY
STANDARD HOURLY RATES - EFFECTIVE JUNE 25, 2022

Employment Classification	Hourly Rate
Principal	280.00
Senior Associate	245.00
Director of AES	245.00
Associate	220.00
Senior Lead AES	220.00
Senior Specialist	220.00
Project Leader	195.00
Lead AES	195.00
Specialist	165.00
Senior AES	180.00
Senior Technician	155.00
Project AES	160.00
Project Technician	125.00
Design AES	140.00
Design Technician	115.00
Staff AES	125.00
Staff Technician	100.00
Senior Construction Inspector	145.00
Construction Inspector 5	135.00
Construction Inspector 4	125.00
Construction Inspector 3	115.00
Construction Inspector 2	105.00
Construction Inspector 1	95.00
Senior Field Technician	135.00
Field Technician 3	110.00
Field Technician 2	100.00
Field Technician 1	90.00
Senior Professional Land Surveyor	155.00
Professional Land Surveyor	145.00
Land Survey Ops Specialist	140.00
Senior Survey Technician	135.00
Land Survey Field Specialist	130.00
Project Admin	105.00
Senior Administrative Assistant	105.00
Administrative Assistant	95.00

Equipment

(CAD and Total Station Survey Equipment expenses are included in the above hourly rates unless otherwise stipulated by contract.)

Real Time Kinematic Global Positioning System Equipment (RTK)	60.00 per hour
Nuclear Density/Soil Testing Equipment	50.00 per day

Expenses

Reimbursable expenses (travel, vehicle mileage, vehicle rental, printing and plotting, meals, etc.) incurred will be charged at cost plus 10% to cover administrative overhead.

The following items will be charged as shown (effective July 1, 2022):

Company Pick-up Truck	0.625 per mile
Personal and Company Cars	0.625 per mile

City of Mission	Item Number:	4.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Public Works	From:	Celia Duran

Action items require a vote to recommend the item to the full City Council for further action.

RE: Buyout of Evergy traffic signal located at the Foxridge Dr. and Lamar Ave. intersection in connection with the Foxridge Dr. (51st St. to Lamar Ave.) Rehabilitation Project.

RECOMMENDATION: Approve the buyout of the Evergy traffic signal located at the Foxridge Dr. And Lamar Ave. intersection in connection with the Foxridge Dr. (51st St. to Lamar Ave.) Rehabilitation Project in an amount not to exceed \$34,816.54.

DETAILS: 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. Design was completed by GBA in December 2022 and construction of the project began construction the last week of May.

The existing traffic signal at the Foxridge Dr. and Lamar Ave. intersection is owned and maintained by Evergy and the City pays a monthly fee for traffic signal operation. Based on experience in 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. This will benefit the City financially in the long term and provide us with the ability to control or modify the signal as needed in the future. Since this project is the City's 2023 CARS project, the County funding can be applied to a portion of the construction costs which helps offset the initial cost of installing a new traffic signal.

Staff obtained a quote from Evergy to buy out the unexpired life of the signal. This cost includes removal of the Evergy signal and coordination with the City's contractor for the Foxridge Dr. Rehabilitation project during installation of the new traffic signal. The City's contractor will install the new signal poles and equipment prior to removal of the Evergy signal so that the new signal will be operational once the Evergy signal is removed. The total cost for the buyout is \$34,816.54 and was included in the total budgeted project costs.

The Council previously approved the purchase of the traffic signal equipment in an amount not to exceed \$151,644.00 at their February 15, 2023 meeting. The traffic signal purchase was approved prior to the award of the overall contract due to an extensive lead time estimate.

CFAA CONSIDERATIONS/IMPACTS: The project includes improvements to streets and sidewalks to promote mobility and provide infrastructure that maximizes use and safety for all users, including sidewalk/ADA ramp improvements.

Related Statute/City Ordinance:	25-90-805-60
Line Item Code/Description:	Capital Projects/Street Fund
Available Budget:	\$34,816.54

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to the full City Council for further action.

RE: MFAC Shade Canopy Replacement

RECOMMENDATION: Approve a purchase with Shade N Net in an amount not to exceed \$11,600 for shade system replacement at the Mission Family Aquatic Center.

DETAILS: The outdoor shade systems at the Mission Family Aquatic Center (MFAC) have endured UV, hot temperatures, weather abuse and wind stretching since their purchase and installation in 2014. Staff installs and removes these shade systems each season to prolong their useful life. These systems usually last 5-7 years, but the seasonal use and indoor storage, along with the one season MFAC closure due to COVID has allowed the City to benefit from ten (10) years of use. After the 2022 season, staff sent four of the existing 12'x12' shades to a local fabric repair company to patch tears for a nominal fee.

Staff solicited bids for fabric shade replacements for (2) 20' diameter hexagon, (3) 12'x25' hip & (7) 12'x12' single post pyramid shades. Bid results are summarized in the table below:

Vendor	Price	Shipping	TOTAL
Shade N Net	\$10,500	\$1,100	\$11,600
Shade Systems, Inc.	\$40,920	\$1,113	\$42,033
USA Shade	\$13,820	\$450	\$14,270
KC Tent & Awning	\$25,520	Included	\$25,520

With the wide variation in the bids received, Staff took the opportunity to conduct some follow-up investigation in an effort to determine the differences. Shade Systems, Inc was the manufacturer for the current shade systems, so they are duplicating the original order and will guarantee the fit of their product. KC Tent & Awning was the only vendor to take on site measurements, and would guarantee the fit of their product.

The two lowest bids relied on staff measurements when responding with pricing. As such, neither vendor is able to guarantee the accuracy of the fit at installation. Staff's follow-up with USA Shade was unsatisfactory based on extensive delays and poor responsiveness. With the \$13,920 cost savings between Shade N Net and KC Tent &

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$15,000.00

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Parks + Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to the full City Council for further action.

Awning bids, Staff believes that savings is worth the extra follow up with Shade N Net and recommends purchasing from Shade N Net in an amount not to exceed \$11,600 for shade system replacement.

This is an existing CIP expense funded from Parks + Recreation sales tax revenues. City Council approved \$15,000 for shade replacement at the MFAC as part of the 2023 CIP budget. This purchase from Shade N Net would result in \$3,400 in savings from the approved budget. If approved, Staff would order the shade system replacements this summer and install them in connection with the 2024 MFAC opening.

CFAA CONSIDERATIONS/IMPACTS: Patrons of all ages and abilities use aquatic services for health and wellness, and ensuring safe and well-maintained amenities at our public facilities helps to ensure the most positive user experience possible.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$15,000.00

Fw: Shade N Net Request (Ref: SNN-1680033282)

Jenna Dickman

Tue 28-Mar-23 4:06 PM

To: Penn Almoney <palmoney@missionks.org>

📎 1 attachments (1 MB)

Commercial-95-340-Brochure 2022.pdf;

Shade Structure bid #4!

Jenna Dickman

Aquatics Facilities Manager

6200 Martway St. | Mission, KS 66202 | 913.722.8207



From: Jeff Gloden <jeff@shade-n-net.com>

Sent: Tuesday, March 28, 2023 3:58 PM

To: Jenna Dickman <jdickman@missionks.org>

Subject: RE: Shade N Net Request (Ref: SNN-1680033282)

This message came from outside City of Mission, Kansas - please use caution when opening attachments or links.

Hello Jenna here is the pricing for the replacement fabric, we will need to see some pictures to verify our Fabric will fit with your existing structures. (includes new cable for all fabrics) Fabric specs attached.

20ft hexagon	(2) @ \$ 2,300.00 ea. = \$ 4,600.00
12 x 25 hip	(3) @ \$ 1,200.00 ea. = \$ 3,600.00
12 x 12 pyramid	(7) @ \$ 600.00 ea. = \$ 2,300.00

Shipping and crating to 66202 \$ 1,100.00

Jeff Gloden

Shade 'N Net

5711 W. Washington

Phoenix AZ 85043

jeff@shade-n-net.com

office: 602-484-7911

Cell:480-395-4015

www.shade-n-net.com

Property Type	Commercial
---------------	------------

What shade application is this intended for?	Outdoor Pool Facility Hello, I am looking for a quote for fabric replacements for (2) 20' diameter hexagon, (3) 12'x25' hip & (7) 12'x12' single post pyramid. Can you help with this? Thank you,
Service Address	5930 W 61st Street Mission KS 66202
Company Name	City of Mission, KS
First / Last name	Jenna Dickman
Phone number	913-722-8207
Email address	jdickman@missionks.org

The message has been sent from 63.232.252.200 (United States) at 2023-03-28 12:54:43 on Chrome 111.0.0.0

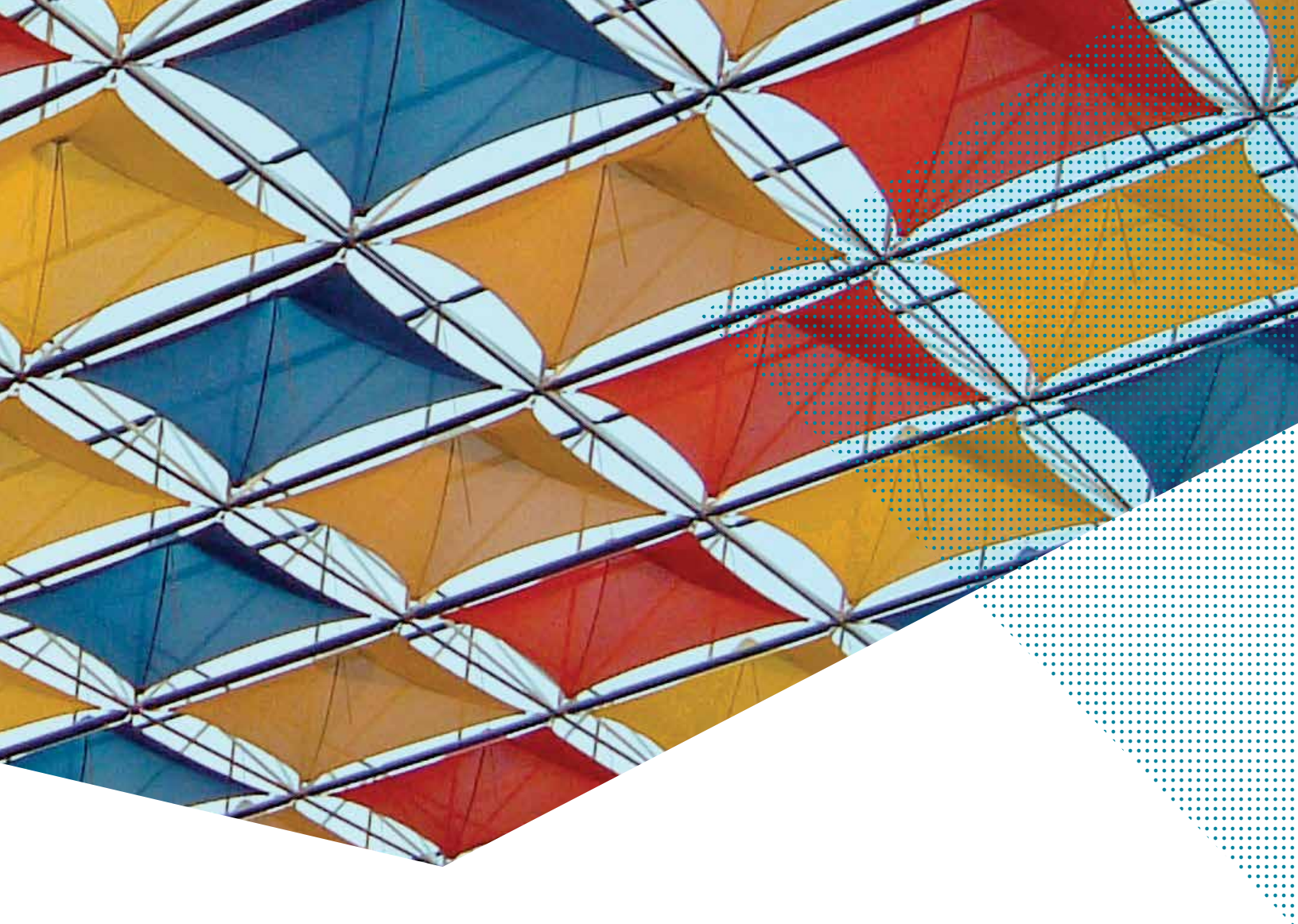
Entry ID: 1410

Referrer: <https://shade-n-net.com/fabric-canopy-replacement/>

Form Host: <https://shade-n-net.com/request-estimate/#estimate>

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Commercial[®]

95 340

Architectural Shade Fabric

TENSION STRUCTURES

AWNINGS

SHADE SAILS



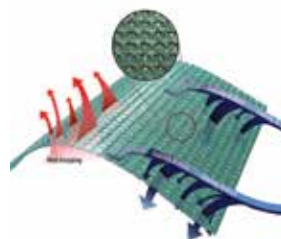
Commercial[®]

95 340

Architectural Shade Fabric

Commercial 95™ - the standard in outdoor durability is 100% LEAD AND PHTHALATE FREE!

- World's leading architectural shade fabric
- 100% lead and phthalate free shade fabric
- 100% recyclable
- Heavy duty, professional grade architectural shade fabric for tensioned structures and other shade applications
- Made from UV stabilized HDPE monofilament and tape yarns
- Specialized-lock stitch knit for more air movement and better channeling of cooling breezes
- Constructed to block up to 97.7% of harmful UV sun rays
- Heat set for ease of fabrication and to limit shrinkage
- Fade and tear resistant; will not crack, rot or fray
- 10 year manufacturer's warranty against UV degradation



Applications

- Tension structures
- Awnings
- Shade sails
- Car Park structures

Usage Instructions

Do not use near flames.

Contact with organic solvents, halogens or highly acidic substances may reduce the service life of the fabric and void the warranty.

Features	Benefits
Knitted lock-stitch construction	Fray and tear resistant
Tape and monofilament yarn	Excellent balance between strength and UV block
Strong HDPE	Won't rot or absorb moisture
Stentered (heat set)	Virtually eliminates any possibility of shrinking once installed and provides ease of fabrication
UV Block range 89.3% - 97.7%	Reduces sun exposure for safe and extended time outdoors
10 Year UV degradation Warranty on fabric	Reduced costs; Peace of Mind
100% Lead and Phthalate free	Healthier environment
Greenguard® and OEKO-TEX® certified	Confidence in operational quality assurance
Engineered in Australia	Meets harsh environmental conditions
100% Recyclable	Addresses environmental concerns



Colors Available

Physical Properties			
Property	Test Method	Imperial	Metric
Weight	ASTM D-3776	10.0 oz ± .59	340 gsm ± 20
Thickness	ASTM D-5199	62.9 mils	1.6 mm
Tensile Strength	ASTM D-5034 (grab test)	Warp: 142.75 lbs Weft: 560.67 lbs	Warp: 635 N/50mm Weft: 2494 N/50mm
Elongation	ASTM D-5034 (grab test)	Warp: 95.6% Weft: 70.4%	Warp: 95.6% Weft: 70.4%
Tear Strength	ASTM D-2261 (tongue test)	Warp: 42.03 lbs Weft: 80.70 lbs	Warp (mean) : 187 N Weft (mean) : 359 N (wing tear)
Burst Pressure (Mullen)	ASTM D-3786 (diaphragm test)	507.63 psi	3500 kPa (mean)
Burst Strength	ASTM D-3787 (ball burst test)	482.43 lbs	2146 N (mean)
Temperature Range		-22°F to +158°F	-30° C to + 70° C

*Test results available upon request

**Note product is center folded when packaged

Lead & Phthalate Tests*	Result
Lead - All Colors: CPSIA Section 101 (a)(2)	PASS
Phthalate: CPSIA Section 108	Not Detected PASS Not Detected

Flammability Tests*	Results
ASTM E84, Class A	PASS
- Flame spread index	15
- Smoke developed index	50

Specification	Imperial	Metric
Width**	9 ft 10 in	3 m
Length	131 ft 2 in	40 m
Roll Weight (approx.)	97 lbs	44 kg
Roll Diameter (approx.)	12-19/32 in	0.32 m
Core Diameter (approx.)	1-3/8 in	35 mm



Black 444945
97.4% UVR Block



Gun Metal 455262
97.7% UVR Block



Steel Grey 445041
93.0% UVR Block



Navy Blue 445010
95.2% UVR Block



Aquatic Blue 444938
93.6% UVR Block



Turquoise 445065
94.3% UVR Block



Sky Blue 445034
93.8% UVR Block



Brunswick Green 444952
95.1% UVR Block



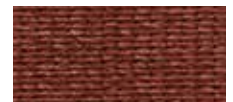
Rivergum 445027
92.3% UVR Block



Brown 481254
94.6% UVR Block



Cherry Red 444976
89.3% UVR Block



Deep Ochre 444990
94.4% UVR Block



Cayenne 455255
94.0% UVR Block



Cedar 465360
94.7% UVR Block



Yellow 445072
97.1% UVR Block



Desert Sand 444983
96.4% UVR Block



Natural 445003
96.8% UVR Block

Shade and UVR Properties									
Color	Code	Cover Factor	Avg. % Transmission	Shade Factor	Avg. UVR Transmission	Avg. PAR Transmission	% UVR Block	UPF	UPF Calculated
Black	444945	98.2%	2.6%	97.4	2.6	2.7	97.4%	35.0	59.8
Gun Metal	455262	97.1%	3.8%	96.2	2.3	3.9	97.7%	23.0	54.9
Steel Grey	445041	95.6	11.6%	88.4	7.0	12.3	93.0%	13.1	26.1
Navy Blue	445010	96.2	5.6%	94.4	4.7	5.7	95.2%	14.7	33.3
Aquatic Blue	444938	96.8	9.8%	90.2	6.4	11.2	93.6%	15.0	32.2
Turquoise	445065	94.0	10.0%	90.0	5.7	11.7	94.3%	11.9	18.0
Sky Blue	445034	95.2	9.6%	90.4	6.2	9.9	93.8%	16.0	21.3
Brunswick Green	444952	96.2	6.1%	93.9	4.9	6.3	95.1%	15.0	32.6
Rivergum	445027	94.7	15.0%	85.0	7.7	15.6	92.3%	12.6	20.8
Brown	481254	94.6	7.0%	93.0	5.4	6.9	94.6%	18.6	17.0
Cherry Red	444976	90.1	24.7%	75.3	10.7	22.4	89.3%	8.8	12.1
Deep Ochre	444990	95.1	8.7%	91.3	5.6	8.5	94.4%	12.1	26.3
Cayenne	455255	92.0	13.0%	87.0	6.0	11.6	94.0%	11.0	14.7
Cedar	465360	94.9	12.3%	87.7	5.3	12.6	94.7%	18.0	19.4
Yellow	445072	98.3	22.8%	77.2	2.9	25.0	97.1%	45.0	71.3
Desert Sand	444983	94.0	15.0%	85.0	3.6	16.1	96.4%	10.0	20.3
Natural	445003	97.9	25.7%	74.3	3.2	30.1	96.8%	35.0	62.4

Tested according to AS4174 synthetic shade cloth: Avg. % transmission = Average % transmission within the 290-770nm spectrum

Avg. UVR transmission = Average % transmission within the 290-400nm spectrum

Avg. PAR transmission = Average % transmission within the 408-770nm spectrum

The above results are typical averages from independent testing and quality assurance testing and are not to be taken as a minimum specification nor as forming any contract between GALE Pacific and another party. Due to continuous product improvement product specifications are subject to alteration without notice.

As the use and disposal of this product are beyond GALE Pacific's control, regardless of any assistance provided without charge, GALE Pacific assumes no obligation or liability for the suitability of its products in any specific end use application. It is the customer's responsibility to determine whether GALE Pacific's products are appropriate for the specific application and complies with any legal & patent regulations.

The calculated protection factor is for the material only and does not account for the affect of indirect UVR when situated at a distance from the persons being protected.

Please note, due to the limitations of the printing proces, colors may not represent the true color

**Commercial 95 340 is OEKO-TEX®
Standard 100 and Greenguard
children and school certified.**

As the demand for healthy, sustainable products continues to expand, consumers and building industry professionals increasingly demand substantiation of product sustainability claims and rely on trustworthy third-party certifiers to guide purchasing and specification decisions. GREENGUARD & Oeko-Tex Standard 100 Certification provides the market with solutions and resources to ensure healthier environments, and provides manufacturers with credible tools to legitimize and promote their sustainability

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achieve in several key areas such as:**

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City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Repeal and Termination of a Special Use Permit to Operate a Microbrewery and Drinking Establishment for Sandhills Brewing, KC (5612 Johnson Drive)

RECOMMENDATION: Approve an Ordinance repealing and terminating Ordinance 1483 that established a special use permit at 5612 Johnson Drive for a microbrewery and drinking establishment.

DETAILS: The City Council adopted Ordinance 1483 on August 15, 2018 for a special use permit to operate a microbrewery and drinking establishment at 5612 Johnson Drive (Sandhills Brewing, KC). At that same meeting, Council also adopted Ordinance 1484 approving a similar special use permit for Rock Creek Brewing at 5880 Beverly. The special use permits provided several conditions impacting operations of the breweries, including limiting the hours of operations to no more than 40 hours a week.

The owner of Sandhills Brewing, KC reached out to the Community Development Department last fall with a request to amend the special use permit to increase the hours of operation. This led to an analysis by Staff of the provisions of the Main Street 1 (MS-1) zoning district as it pertains to regulating drinking establishments, and discussions of whether the requirement for a special use permit still applied for this location. Ultimately, the City Council approved amendments to the MS-1 zoning district that allow for drinking establishments to operate without a special use permit unless located within 200 feet of a specified residentially zoned property.

Additionally, the amendments to the code now accurately reflects the removal of the previous county-wide requirement that businesses meet a 30% food sales requirement in order to secure a drinking establishment license.

Since drinking establishments, such as Sandhills Brewing, may now operate without a special use permit, the existing special use permit essentially became null and void. This ordinance is an administrative formality to reflect specific termination of the special use permit in the City's records.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Section 410.170 and Section 410.200 of the Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

CITY OF MISSION, KANSAS

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 1483 AND TERMINATING THE SPECIAL USE PERMIT GRANTED THEREBY.

WHEREAS, on August 15, 2018, Ordinance No. 1483 was approved by the Governing Body of the City of Mission, Kansas, granting a special use permit for a microbrewery and drinking establishment at 5612 Johnson Drive in the City (the "Premises"); and

WHEREAS, a change has been made to the Municipal Code of the City that now permits microbrewery and drinking establishment uses in the Main Street District 1, in which the Premises is located; and

WHEREAS, by virtue of such change in the Municipal Code, a special use permit is no longer necessary for the Premises, Ordinance No. 1483 may be repealed and the Special Use Permit granted thereby may be terminated.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:

SECTION 1. That Ordinance No. 1483 is hereby repealed, and the Special Use Permit granted thereby is hereby terminated.

SECTION 2. That this Ordinance shall take effect and be in force from and after its adoption and publication according to law.

PASSED AND APPROVED by the City Council this 21st day of June, 2023.

APPROVED by the Mayor this 21st day of June, 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

CITY OF MISSION, KANSAS

ORDINANCE NO. 1483

AN ORDINANCE AUTHORIZING CERTAIN PROPERTY WITHIN THE CITY OF MISSION, KANSAS TO BE USED FOR OR OCCUPIED BY A SPECIAL USE.

WHEREAS, an application for the establishment of a **Special Use Permit** has heretofore been made to occupy or use property located at 5612 Johnson Drive to be used for the following use or uses: Microbrewery and Drinking Establishment.

WHEREAS, said property is currently zoned Main Street District 1 wherein such uses are not permitted without a Special Use Permit; and

WHEREAS, notice of said original application was duly given as required by law by publication and mailing; and

WHEREAS, a public hearing was held pursuant to law before the City Planning Commission of the City of Mission, and the recommendation of said Planning Commission was acted upon by the City Council of the City of Mission as required by law:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION KANSAS:

Section 1. That the said property described as:

**5612 Johnson Drive
Johnson County parcel
ID#KP27500000-0081**

In the City of Mission, Johnson County, Kansas

may be occupied or used for the above described special use or uses subject to these conditions and requirements:

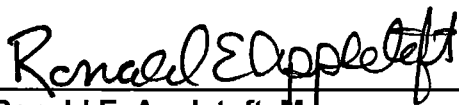
1. The holder(s) of this special use permit for a drinking and brewing establishment, and any future assignees, will maintain in good standing all permits and licenses for a drinking and brewing establishment as required by the State of Kansas and the City of Mission
2. The holder(s) of this special use permit will be required to meet the stipulation of a drinking and brewing establishment in that sales of food for consumption on the premises exceeds thirty percent (30%) of the annual gross income for the establishment.
3. The subject property of the special use permit will be kept in a clean and orderly manner and not present or cause to be presented any nuisances and/or violations of the Municipal Codes of the City of Mission.
4. Hours of operation for the drinking and brewing establishment, when open to the public, will be limited to 40 hours a week.

Section 2. That the approval of this Special Use Permit shall not change the zoning currently assigned to the property by the Official Zoning Map.

Section 3. This Ordinance shall take effect and be in force from and after its adoption and publication according to law.

Passed by the City Council this 15th day of August 2018.

Approved by the Mayor this 15th day of August 2018.



Ronald E. Appletoft, Mayor

ATTEST:



Martha M. Sumrall, City Clerk

City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Repeal and Termination of a Special Use Permit to Operate a Microbrewery and Drinking Establishment for Rock Creek Brewing (5880 Beverly)

RECOMMENDATION: Approve an Ordinance repealing and terminating Ordinance 1484 that established a special use permit at 5880 Beverly Avenue for a microbrewery and drinking establishment.

DETAILS: The City Council adopted Ordinance 1484 on August 15, 2018 for a special use permit to operate a microbrewery and drinking establishment at 5880 Beverly Avenue to be known as Rock Creek Brewing. At the same meeting, the Council also adopted Ordinance 1483 granting a special use permit for operation of a microbrewery and drinking establishment at 5612 Johnson Drive (Sandhills Brewing). Both special use permits provided several conditions impacting operations of the breweries, including limiting the hours of operations to no more than 40 hours a week.

The owner of Sandhills Brewing, KC reached out to the Community Development Department last fall with a request to amend the special use permit to increase the hours of operation. This led to an analysis by City staff of the provisions of the Main Street 1 (MS-1) zoning district as it pertains to regulating drinking establishments, and discussions of whether the requirement for a special use permit still applied for this location. Ultimately, the City Council approved amendments to the MS-1 zoning district that allow for drinking establishments to operate without a special use permit unless located within 200 feet of a specified residentially zoned property.

Mission's code is written in such a way that the provisions of the MS-1 zoning district also apply to the MS-2 zoning district. Since drinking establishments, such as Sandhills, are now permitted to operate without a special use permit in the MS-1 zoning district, and the same holds true for Rock Creek Brewing operating in the MS-2 zoning district.

Additionally, the amendments to the code now accurately reflect the removal of the previous county-wide requirement that businesses meet a 30% food sales requirement in order to secure a drinking establishment license.

Since drinking establishments, such as Rock Creek Brewing, may now operate without a special use permit, the existing special use permit has become essentially null and void. This ordinance is an administrative formality to reflect specific termination of the special use permit for Rock Creek Brewing located at 5880 Beverly Avenue in the

Related Statute/City Ordinance:	Section 410.170 and Section 410.200 of the Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

City's records.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Section 410.170 and Section 410.200 of the Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

CITY OF MISSION, KANSAS

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 1484 AND TERMINATING THE SPECIAL USE PERMIT GRANTED THEREBY.

WHEREAS, on August 15, 2018, Ordinance No. 1484 was approved by the Governing Body of the City of Mission, Kansas, granting a special use permit for a microbrewery and drinking establishment at 5880 Beverly Avenue in the City (the "Premises"); and

WHEREAS, a change has been made to the Municipal Code of the City that now permits microbrewery and drinking establishment uses in the Main Street District 2, in which the Premises is located; and

WHEREAS, by virtue of such change in the Municipal Code, a special use permit is no longer necessary for the Premises, Ordinance No. 1484 may be repealed and the Special Use Permit granted thereby may be terminated.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:

SECTION 1. That Ordinance No. 1484 is hereby repealed, and the Special Use Permit granted thereby is hereby terminated.

SECTION 2. That this Ordinance shall take effect and be in force from and after its adoption and publication according to law.

PASSED AND APPROVED by the City Council this 21st day of June, 2023.

APPROVED by the Mayor this 21st day of June, 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

CITY OF MISSION, KANSAS

ORDINANCE NO. 1484

AN ORDINANCE AUTHORIZING CERTAIN PROPERTY WITHIN THE CITY OF MISSION, KANSAS TO BE USED FOR OR OCCUPIED BY A SPECIAL USE.

WHEREAS, an application for the establishment of a Special Use Permit has heretofore been made to occupy or use property located at 5880 Beverley Avenue to be used for the following use or uses: Microbrewery and Drinking Establishment.

WHEREAS, said property is currently zoned Main Street District 2 wherein such uses are not permitted without a Special Use Permit; and

WHEREAS, notice of said original application was duly given as required by law by publication and mailing; and

WHEREAS, a public hearing was held pursuant to law before the City Planning Commission of the City of Mission, and the recommendation of said Planning Commission was acted upon by the City Council of the City of Mission as required by law:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION KANSAS:

Section 1. That the said property described as:

**5880 Beverly Avenue
Johnson County parcel
ID#KF251208-3015**

In the City of Mission, Johnson County, Kansas

may be occupied or used for the above described special use or uses subject to these conditions and requirements:

1. The holder(s) of this special use permit for a drinking and brewing establishment, and any future assignees, will maintain in good standing all permits and licenses for a drinking and brewing establishment as required by the State of Kansas and the City of Mission
2. The holder(s) of this special use permit will be required to meet the stipulation of a drinking and brewing establishment in that sales of food for consumption on the premises exceeds thirty percent (30%) of the annual gross income for the establishment.
3. The subject property of the special use permit will be kept in a clean and orderly manner and not present or cause to be presented any nuisances and/or violations of the Municipal Codes of the City of Mission.
4. Hours of operation for the drinking and brewing establishment, when open to the public, will be limited to 40 hours a week.

Section 2. That the approval of this Special Use Permit shall not change the zoning currently assigned to the property by the Official Zoning Map.

Section 3. This Ordinance shall take effect and be in force from and after its adoption and publication according to law.

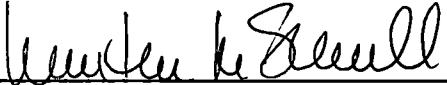
Passed by the City Council this 15th day of August 2018.

Approved by the Mayor this 15th day of August 2018.



Ronald E. Appletoft, Mayor

ATTEST:



Martha M. Sumrall, City Clerk

City of Mission	Item Number:	8.
ACTION ITEM SUMMARY	Date:	June 7, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Carboard Recycling Bins for Downtown Businesses

RECOMMENDATION: Recommend that City provide opportunities with for cardboard recycling opportunities in the downtown business district through GFL at an annual cost not to exceed \$9,000 (\$750/month).

DETAILS: City staff was recently approached by the owner of Lu Lu's Boutique, about the possibility of having cardboard recycling bins at strategic locations in the downtown business district for businesses to use.

Currently, there are no recycling opportunities for downtown businesses, with cardboard presenting the most significant challenge. Businesses receive package goods for their stores but have no place to take the cardboard boxes. Some business owners take boxes home while others use the recycling bin at the Powell Community Center, which is often full or overflowing. Providing cardboard recycling bins at strategic locations behind businesses in downtown will help local business owners while taking a burden off the one bin located at the Community Center.

GFL, the City's solid waste hauler, has agreed to provide six cardboard recycling bins for \$125 per month per bin. This equates to \$750 a month or \$9,000 a year. The bins would be serviced once a week. Staff will work with GFL and the downtown businesses to determine appropriate placement of the bins.

Staff is recommending the City provide the funding for this cardboard recycling opportunity from the General Overhead budget in the General Fund for the remainder of 2023, with ongoing funding sources to be evaluated as a part of the 2024 Budget discussions.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	
Line Item Code/Description:	01-07-212-06 – Service Contracts
Available Budget:	\$25,000 budgeted.

City of Mission	Item Number:	9.
DISCUSSION ITEM SUMMARY	Date:	June 7, 2023
Parks + Recreation	From:	Penn Almoney

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

RE: Water Works Park Design Review

DETAILS: In November 2019, the City contracted with Confluence and SFS Architects to conceptually redesign our major outdoor parks as part of an overall conceptual park planning process. The conceptual redesign had significant input from a citizen stakeholder committees, the Parks, Recreation + Tree Commission, and from multiple public meetings over the last 3+ years.

Last fall, Council approved the 2023-2027 Capital Improvement Program (CIP) which included a project in 2023 to add restrooms, a pavilion, new trails, parking and playground amenities to Water Works Park in conformance with the conceptual design plans as closely as survey data would allow. In January 2023, Council approved a contract with Stantec for the final design and construction documents of Water Works Park with the plan to begin construction in 2023 and finalize in coordination with the reopening of Rushton Elementary School in August 2024.

Stantec surveyed the property and identified utility conflicts and grading requirements that have influenced the final design. They have also worked with multiple vendors and Staff to find project savings detailed within the engineer's cost estimates despite continued construction cost escalations. The next steps in moving to construction involves reviewing and completing the final design, presenting the plan to the Planning Commission and developing construction documents for bidding.

During the June 7 Community Development Committee meeting, Staff and a representative from Stantec will review the design revisions and the current engineer's cost estimates for Council input and feedback prior to authorizing Stantec to proceed to final design and preparation of bidding documents.

Specific changes or areas for discussion will include:

- Realignment of the parking area to move off-street
- 10-ft vs. 6 ft. Trail

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	
Available Budget:	

City of Mission	Item Number:	9.
DISCUSSION ITEM SUMMARY	Date:	June 7, 2023
Parks + Recreation	From:	Penn Almoney

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

- Pavilion Design
- Playground amenities
- Stormwater BMP

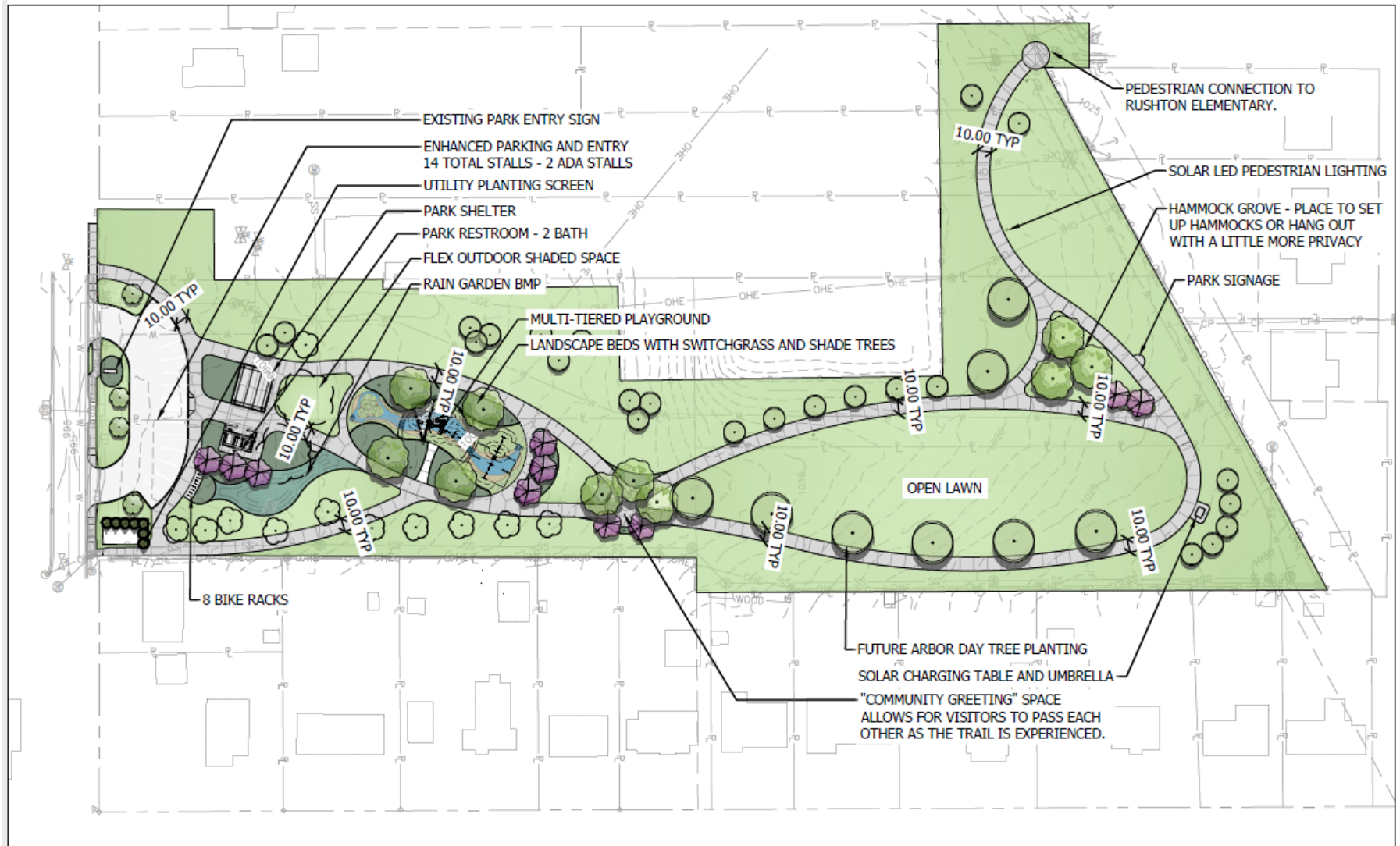
This project will be paid for from the Outdoor Park Systems Improvements budget identified in the Parks and Recreation Capital Improvement Plan, which is funded by Parks and Recreation Sales Tax revenues.

The engineer's estimate of cost is currently being updated and will be uploaded to the packet on Monday prior to the Committee meeting.

CFAA IMPACTS/CONSIDERATIONS: Quality recreation amenities enhance the resident and non-resident's experience in Mission parks while participating in a variety of programs, events and activities that connect people and improve quality of life. Water Works Park is accessible to adults and youth of all ages and abilities. It provides a safe area for recreational activities for parents and children and serves as a neighborhood park for surrounding citizens and visitors. The public engagement process ensures the residents and users had an opportunity for input.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	
Available Budget:	

Water Works Park REVISED Conceptual Design 5.31.23



Building Scorecard (Revised December 2018)

Please complete all sections that are applicable to this project. Check any boxes for areas that apply to the work, and use the blank area to explain further. You may also assign point totals for each section; though these will be reviewed and a final score determination will be made by the Mission Sustainability Commission. Additional explanations and clarifications for each item can be found in the building scorecard supplemental document.

1. Will this project pursue any sustainable building certifications? Include rating details.

2. Site Development, Land Use, Location and Transportation Impact

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> a. Pre-design site assessment | <input checked="" type="checkbox"/> b. Preserve natural resources | <input type="checkbox"/> c. Manage storm water |
| <input checked="" type="checkbox"/> d. Landscape irrigation | <input checked="" type="checkbox"/> e. Manage plants/ vegetation | <input type="checkbox"/> f. Manage soils/ erosion control |
| <input type="checkbox"/> g. Site waste management | <input checked="" type="checkbox"/> h. Walking/ bicycle paths | <input checked="" type="checkbox"/> i. Bicycle storage |
| <input type="checkbox"/> j. Changing/ shower facilities | <input type="checkbox"/> k. Carpool/ car share | <input checked="" type="checkbox"/> l. EV charging |
| <input type="checkbox"/> m. Bus access | <input checked="" type="checkbox"/> n. Heat island mitigation | <input checked="" type="checkbox"/> o. Reduce light pollution |

2A. Pre-design Site Assessment has been done and documented in our design process.
2B. Open space has been maintained, the two champion trees on site have been prioritized in the design.
2D. Irrigation will not be needed due to native plantings. 2E. All plantings will be native.
2H. The walking paths create the main hierarchy of the park and the rest of the design responds. Parking has been improved to pull away from the street for safety, circulation, and front door aesthetic.
2I. Bike racks will be included with electric hookup nearby.
2L. EV charging hookups will be provided for future EV Parking stalls in parking lot.
2N. Buildings and gathering spaces are located under the shade of existing trees, shade canopy will be provided over play features.
2O. Solar light fixtures will implement Dark Sky compliance throughout the site and will light downward reducing light pollution.

3. Materials and Resource Use

- | | |
|---|---|
| <input type="checkbox"/> a. Reuse existing building | <input checked="" type="checkbox"/> b. Construction material management |
| <input type="checkbox"/> c. Construction waste management | <input checked="" type="checkbox"/> d. Sustainable/ local materials |
| <input type="checkbox"/> e. Occupant waste management | <input checked="" type="checkbox"/> f. Occupant recycling/ composting |

3B. Site Protection Plans can be created to ensure contractors have proper staging areas and wash down points for enhanced management.
3D. Site furnishings will be purchased from vendor who specializes in using recycled materials. Playground components will feature sustainable and recycled construction methods and materials. Site materials can be sourced locally, pip is recycled content.
3F. recycling receptacles can be added to the trash receptacles throughout the park.

Points scored - _____ out of 20



4. Energy Conservation, Efficiency, and CO_{2e} Emission Reduction

- | | | |
|---|--|--|
| <input type="checkbox"/> a. Energy Modeling | <input checked="" type="checkbox"/> b. CO _{2e} modeling | <input type="checkbox"/> c. Energy metering/ monitoring |
| <input type="checkbox"/> d. Automated demand response | <input checked="" type="checkbox"/> e. Building envelope/ insulation | <input type="checkbox"/> f. Mechanical systems |
| <input checked="" type="checkbox"/> g. Electrical/ lighting systems | <input type="checkbox"/> h. Appliances/ equipment | <input checked="" type="checkbox"/> i. Onsite renewable energy |
| <input type="checkbox"/> j. Refrigerant management | <input type="checkbox"/> k. Control air pollution | |

4E. Restroom will be located near large shade trees on site for shading, utility chase will be fully insulated and heated for year round use. Solar gain has been accounted for the winter months by keeping the southerly edge of the restroom free of any shade.
4G. Lighting systems will use LED lights with motion sensors vents for natural light and air flow. Exterior lights will be Dark Sky compliant and have photocell controls. Remote controlled locking system will be incorporated into structure.
4I. Solar powered lighting will utilize renewable energy, Solar powered charging table will utilize renewable energy, Vents will utilize renewable sources for light and ventilation of the restroom.

Points scored - _____ out of 20






5. Water Conservation and Efficiency

- ? ☐ a. Water metering  ☐ b. Fixtures/ fittings ☐ c. Appliances/ equipment
☐ d. HVAC water use ☐ e. Water treatment devices  ☐ f. Reduce irrigation
☐ g. Rainwater ☐ h. Graywater

5A. Meters could be installed to track usage for data purposes if the city needs this information.
 5B. Fixtures include low water use urinals and toilets that meet CA water standards, Metered push button sink faucets, and Tankless electric water heater to reduce heat loss in piping while outperforming bulky hot water tanks.
 5F. Irrigation wont be needed in this park due to native plantings.

Points scored - _____ out of 20




6. Indoor Environmental Quality and Comfort

-  ☐ a. IAQ management plan ☐ b. Air handling filtration  ☐ c. Increase ventilation
☐ d. IAQ during construction ☐ e. Thermal comfort ☐ f. Indoor pollutant control
☐ g. Material emissions control  ☐ h. Acoustics  ☐ i. Daylighting/ views
 ☐ j. Accessibility/ Community for All Ages

6C. Ventilation will be provided using natural vents in the restroom. Floor surface has material that will break down urine to prevent odor concerns.
 6H. Acoustics in the park have been accounted for by location most active spaces together surrounded by tree and native plantings while more passive spaces are located further away and utilize the sense of peace and quiet. Restroom utilizes proper acoustics by placing mechanical components in the utility chase reducing mechanical noise.
 6I. Park design accounts for diverse mix of shaded and sunny areas with proper view sheds at multiple points in the park.
 6J. ADA requirements have been met on site, communities for all ages design has been incorporated with playground features for all ages, shelter and restroom for all, shaded gathering spaces for all ages, 10' wide trails through the park that intersect at key gathering points to promote community and social engagement for all.

Points scored - _____ out of 10

7. Commissioning, Operations, and Maintenance

- ?  ☐ a. Inspections ☐ b. Mechanical commissioning ☐ c. Energy commissioning
☐ d. Building controls systems  ☐ e. O+M documentation  ☐ f. Maintenance staff training

7A. 3rd party inspection company will provide inspection after park is complete.
 7E. Binder of products and vendors used on site will be created to keep track of warranties and maintenance.
 7F. Binder of products and vendors will be used by staff to reach out to vendors for maintenance training.

Points scored - _____ out of 10

8. Additional Comments

Any additional sustainable attributes that will be incorporated in this project.

Signage will be included in the park design. Potential signage topics include Historical Site information, Native Plantings and identification, WaterOne processes for the site the park is located on.

A tree master plan will be provided to continue the legacy of planting trees for Arbor Day at the school.

Bonus Points (if applicable, 5 maximum) - _____

Total Points Scored - _____ out of 100

Rating Achieved - _____ (Bronze 20-39, Silver 40-59, Gold 60-89, Platinum 90+)

DESIGN PRESENTATION

Water Works Park

April 17, 2023



WATER WORKS PARK

MISSION, KANSAS



Agenda

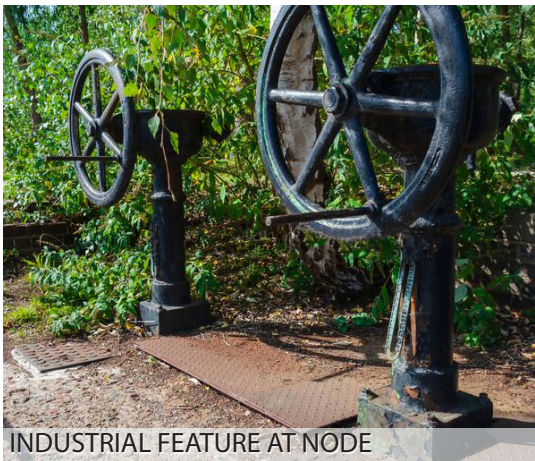
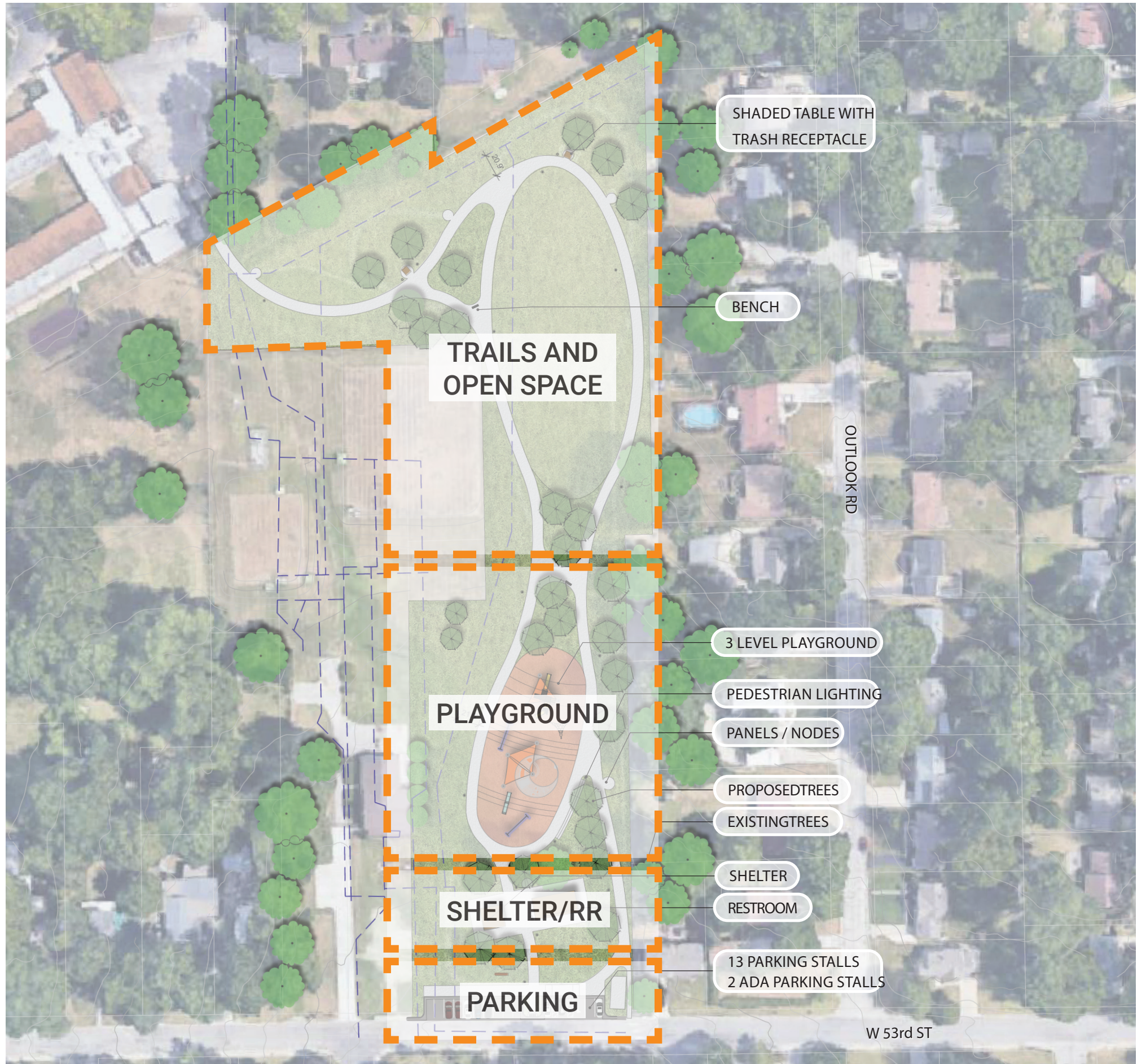
Original Master Plan

Concept Plan and Renderings

Shelter and Restroom Site Analysis

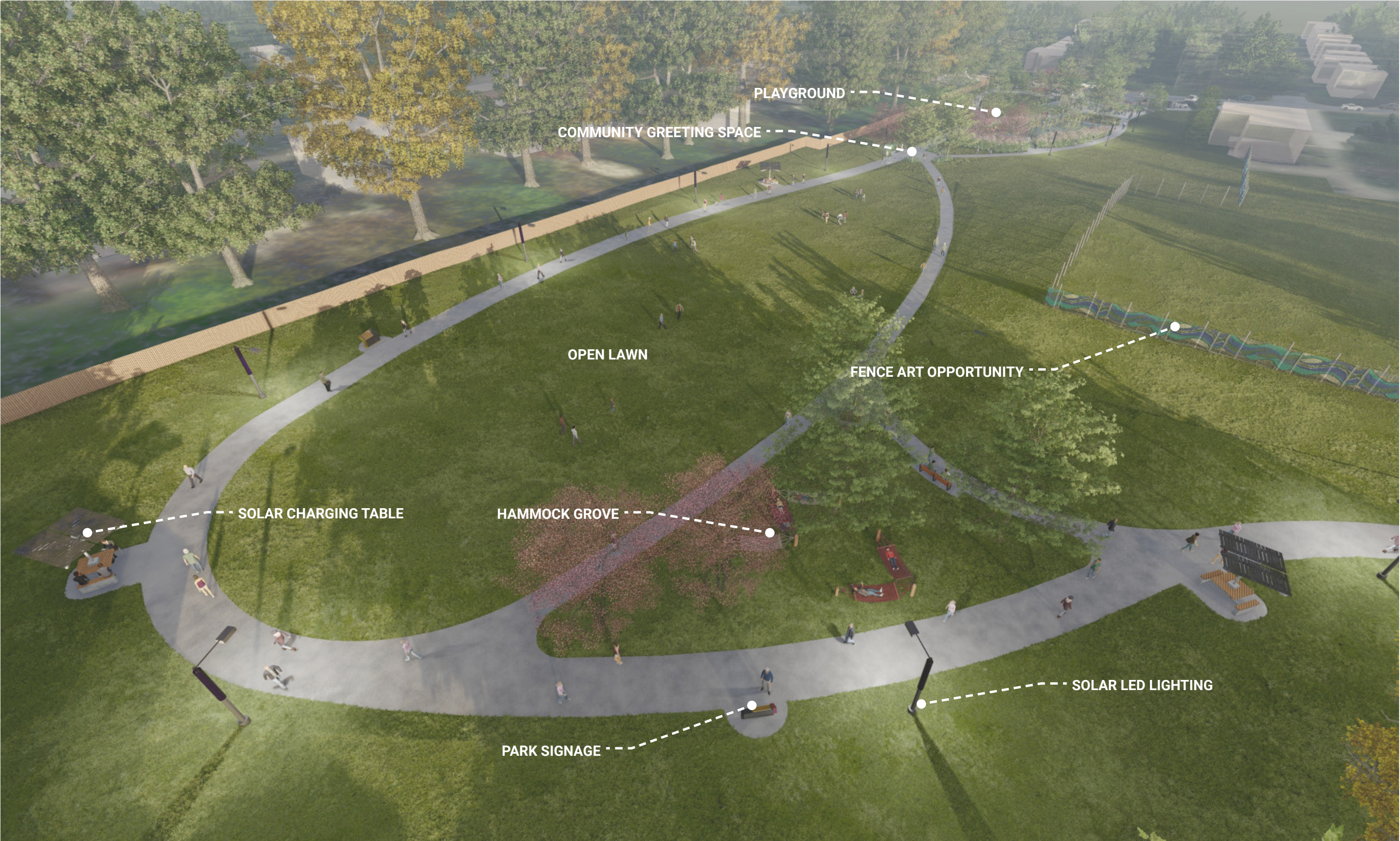
Sustainability Scorecard

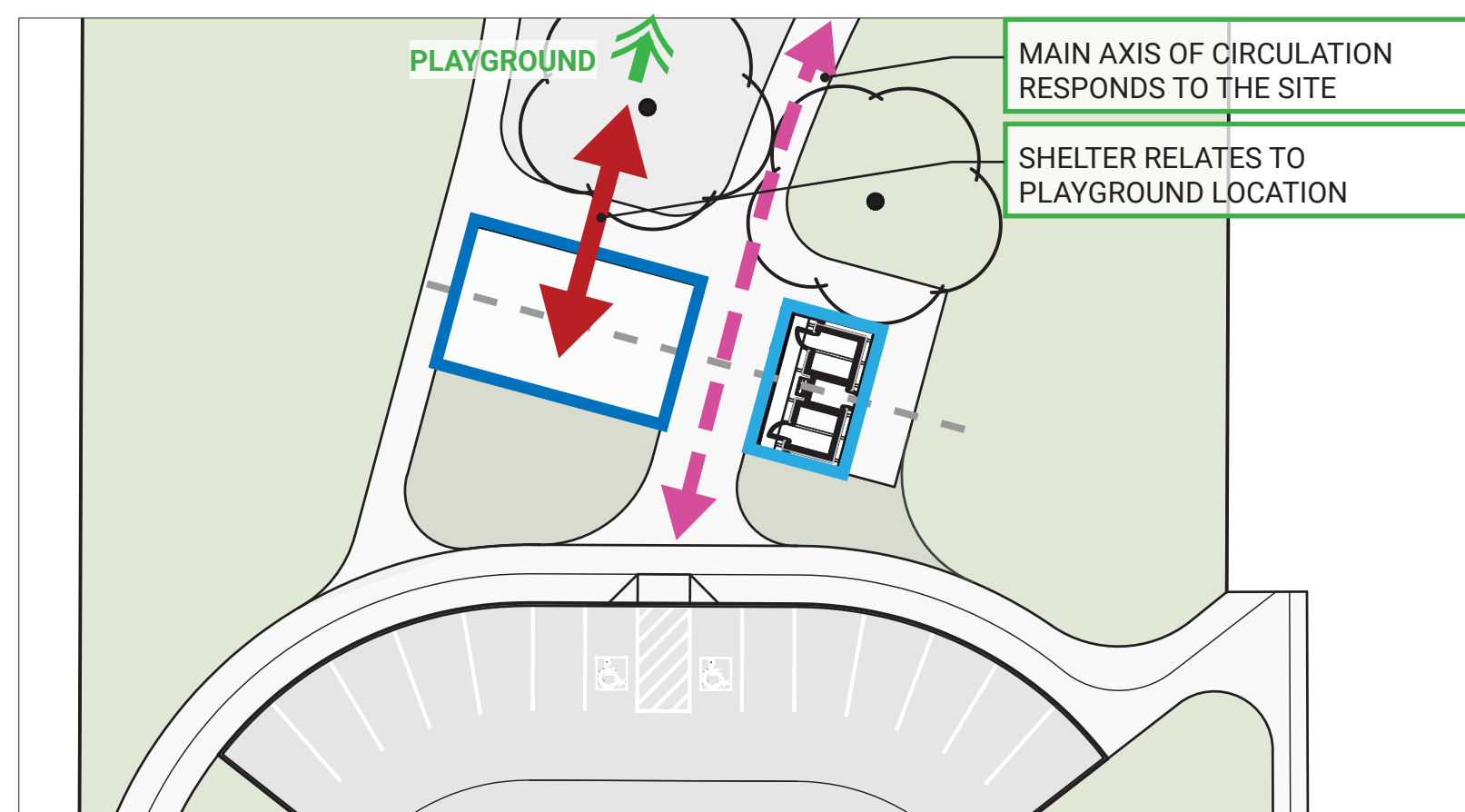
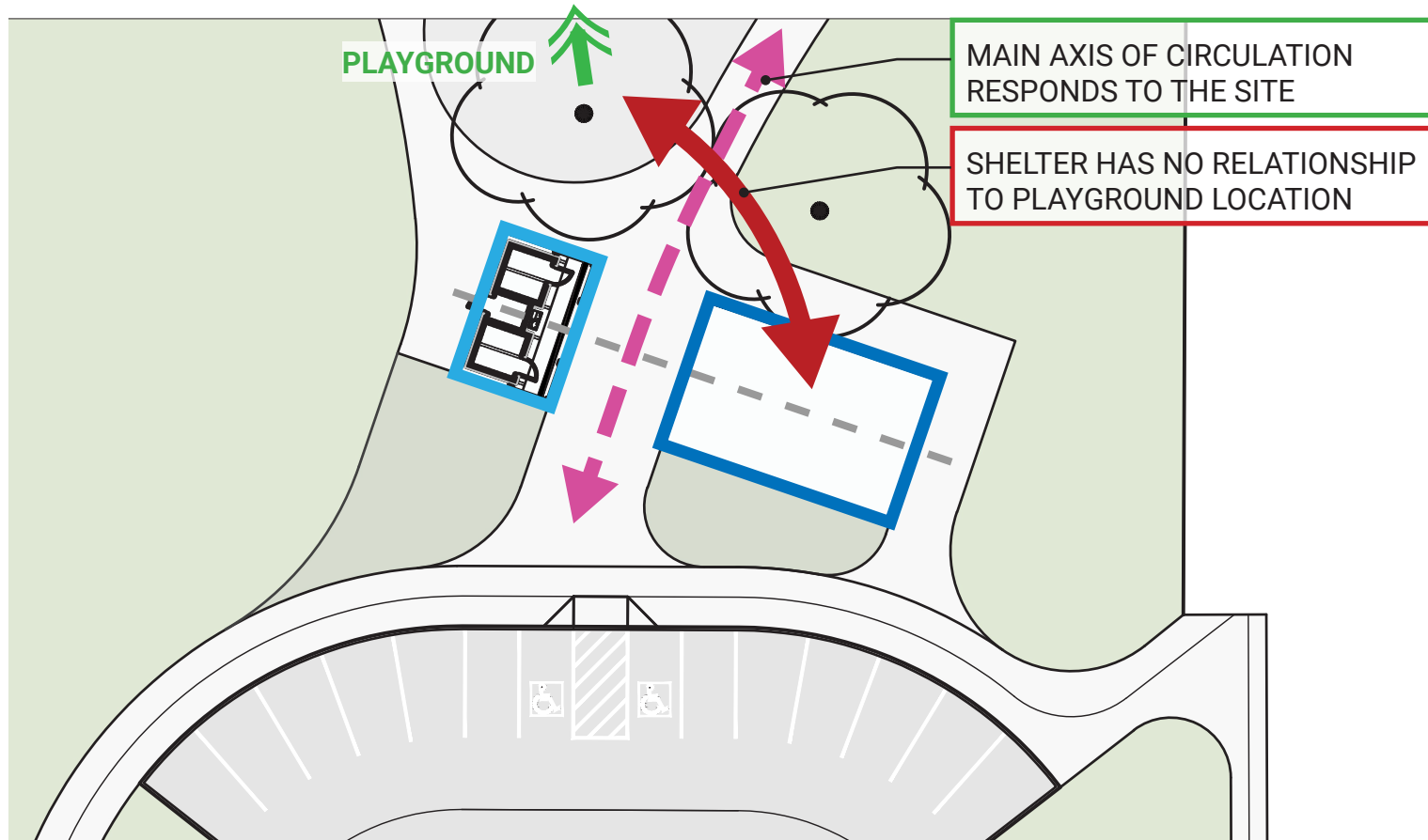
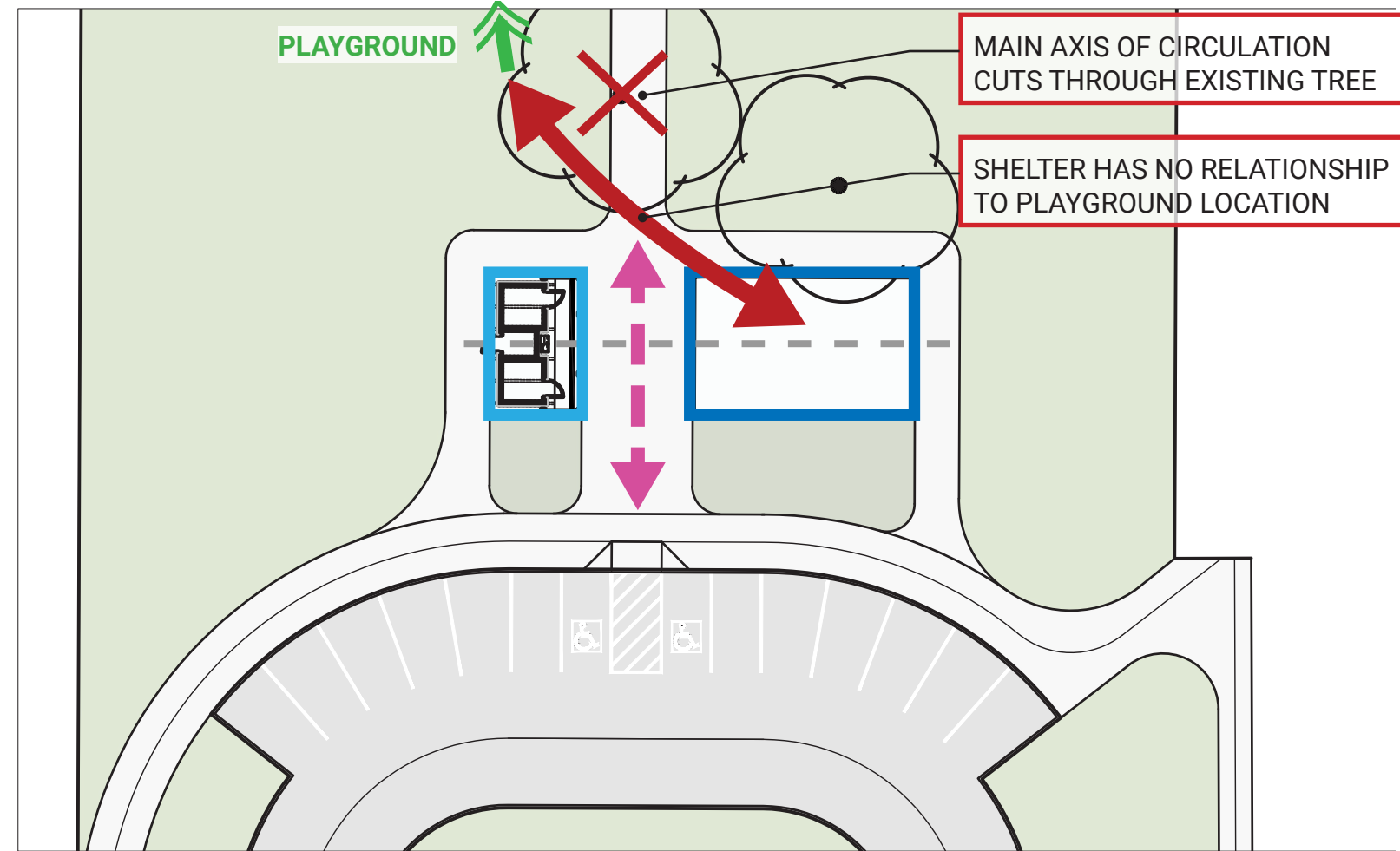
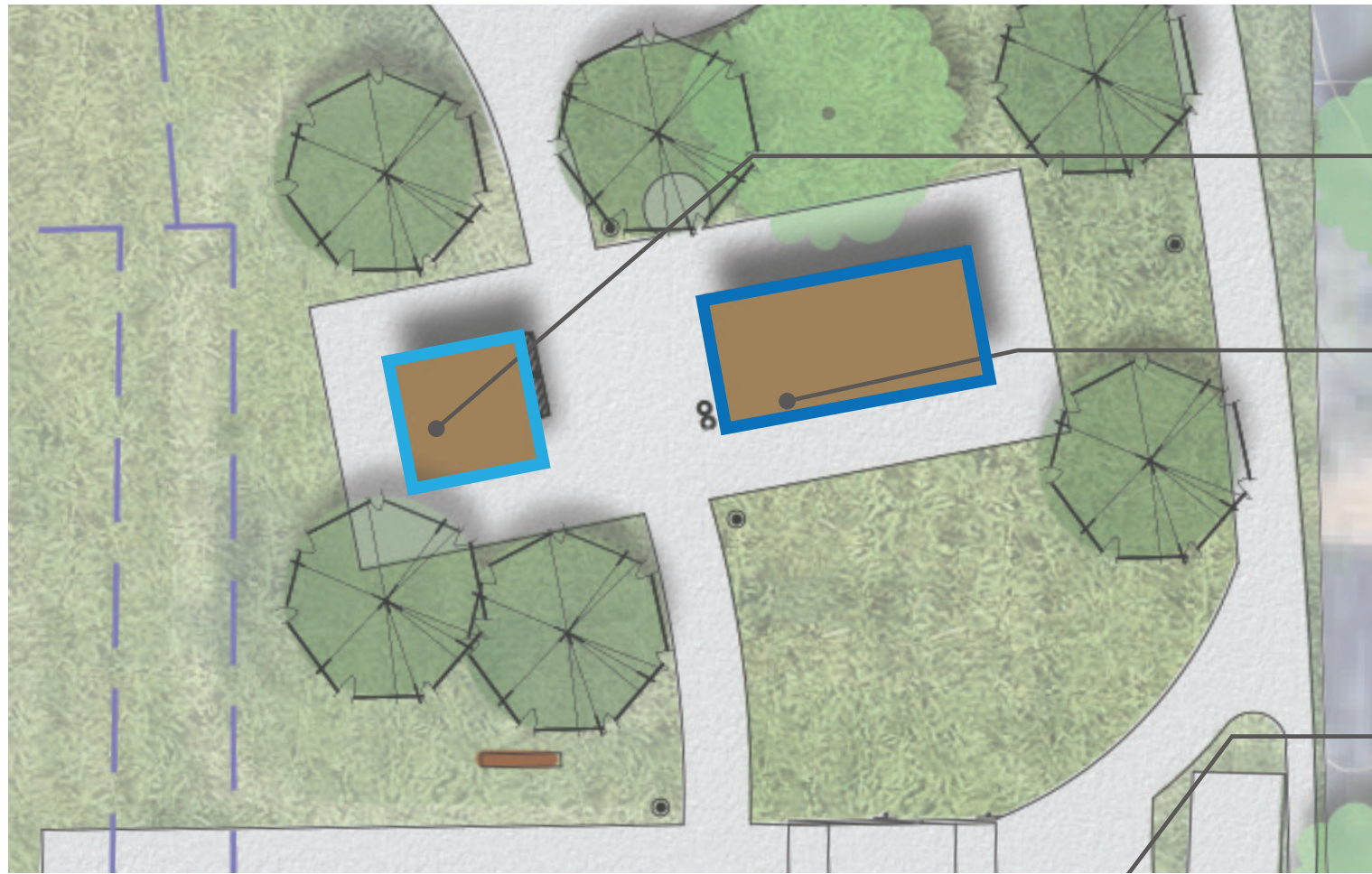
Feedback/Questions

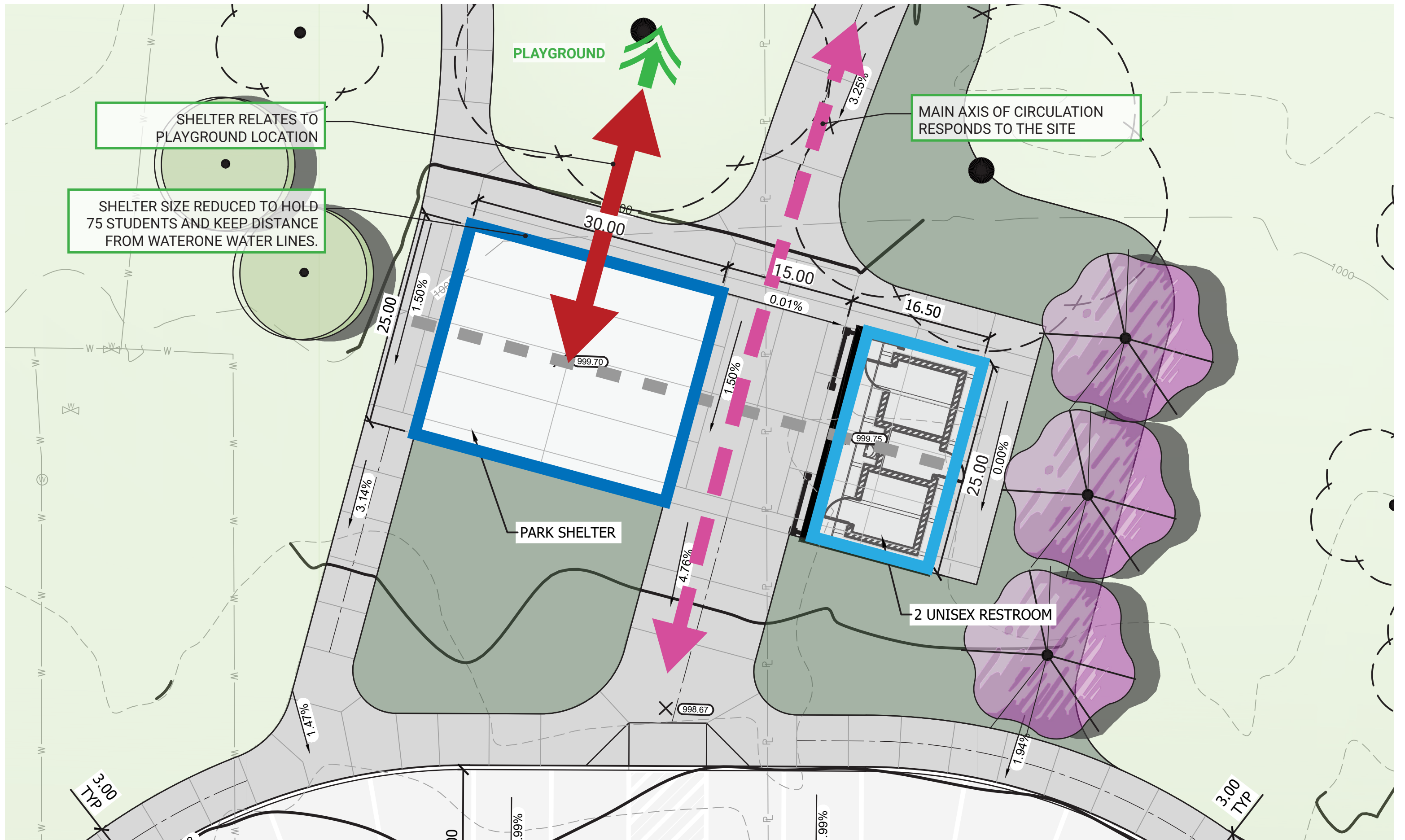












SUSTAINABILITY SCORECARD

- ✓ Pre-Design Site Assessment

✓ Preserve Natural Resources

✓ Landscape Irrigation

✓ Manage Plants/Vegetation

✓ Walking/Bicycle Paths

✓ Bicycle Storage

✓ EV Charging

✓ Heat Island Mitigation

✓ Reduce Light Pollution

✓ Construction Material Management

✓ Sustainable/Local Materials

✓ Occupant Recycling/Composting

✓ Building Envelope/Insulation

✓ Electrical/Lighting Systems

✓ Onsite Renewable Energy

✓ Fixtures/Fittings

✓ Reduce Irrigation

✓ Increase Ventilation

✓ Acoustics

✓ Daylighting/Views

✓ Accessibility/Community for All Ages



We welcome all feedback.

Thanks!



Date: 5-Jun-23

Water Works Park - Mission, Kansas

Alternates due to Escalation & Adjustments to MP

Item No.	Description	Unit	Approx. Unit Quantity	Unit Price	Base Price Unit Subtotal	Base Price Item Total	Alternate	Unit	Approx. Unit Quantity	Unit Price	Alternate Price Unit Total	Alternate Price Item Total	Net ADD
1	CIVIL ENGINEERING COSTS												
	PARKING			ON-STREET		\$75,310			OFF-STREET			\$134,296	\$58,986
2	Sawcut and Asphalt Removal	sf	1930	\$3.00	\$5,790			sf	1930	\$3.00	\$5,790		
3	Curb and Gutter (Type A)	lf	391	\$50.00	\$19,550			lf	535	\$50.00	\$26,750		
4	Asphalt Pavement (4")	sy	238	\$45.00	\$10,710			sy	720	\$45.00	\$32,400		
5	AB-3 Base (4")	sy	320	\$18.00	\$5,760			sy	860	\$18.00	\$15,480		
6	Compaction (6") (Type AA (MR-3-3))	sy	320	\$20.00	\$6,400			sy	860	\$20.00	\$17,200		
6	4" Concrete Paving (Street Sidewalk replacement)	sf	2030	\$8.00	\$16,240			sf	2397	\$8.00	\$19,176		
7	Handicap Ramp	ea	3	\$2,500.00	\$7,500			ea	6	\$2,500.00	\$15,000		
8	Handicap Parking Signs (MUTCD R7-8)	ea	2	\$500.00	\$1,000			ea	2	\$500.00	\$1,000		
9	4" Solid White Line Pavement Marking	lf	272	\$5.00	\$1,360			lf	100	\$5.00	\$500		
10	Handicap Parking Pavement Marking Symbol (4' x 4')	ea	2	\$500.00	\$1,000			ea	2	\$500.00	\$1,000		
	SITE UTILITIES					\$32,500							
11	Water Utility to Restroom	lf	100	\$50.00	\$5,000								
12	Sanitary Utility to Restroom	lf	75	\$100.00	\$7,500								
13	Miscellaneous Restroom Connection costs	ea	1	\$20,000.00	\$20,000								
	Note: Grading for parking included below												
	PARK COSTS												
	DEMOLITION & GRADING					\$120,980							
14	Concrete removal	sf	11115	\$2.00	\$22,230								
15	Demo - Playground, Shelter, Curb Removal	ls	1	\$25,000.00	\$25,000								
16	Grading - Fill	cy	1065	\$30.00	\$31,950								
17	Grading - Cut	cy	600	\$30.00	\$18,000								
18	Grading - Fill Import	cy	470	\$40.00	\$18,800								
19	Construction Staking	ls	1	\$5,000.00	\$5,000								
	PLAYGROUND					\$244,450			\$298,000				\$53,550
20	Playground Structure (Kompan base bid)	ea	1	\$113,250.00	\$113,250			LS Structures-1					
21	Playground Surfacing-Poured in place (Kompan Base Bid)	sf	4100	\$32.00	\$131,200			included above					
22						\$46,750							
23	6" Concrete Curb around surfacing	lf	270	\$25.00	\$6,750								
24	Shade Canopy Structure (TBD)	ea	1	\$40,000.00	\$40,000								
	SIDEWALKS			6' & 10' base bid		\$231,450			All 10' walks			\$282,500	\$51,050
25	6" Concrete Paved Sidewalks	sf	23145	\$10.00	\$231,450			sf	28250	\$10.00	\$282,500		
	GENERAL SITE IMPROVEMENTS					\$102,500							
26	Solar LED Lighting (Fonroche) (not in base / MP)	ea	8	\$7,000.00	\$56,000								
27	Table and Umbrella - Solar (Sunbolt) (not in base / MP)	ea	1	\$20,000.00	\$20,000								
28	Park Bench (Wishbone)	ea	5	\$2,000.00	\$10,000								
29	Park Picnic Tables	ea	6	\$2,750.00	\$16,500								
30	Park Signage (not in base / MP) - outside funding opportunity	ls	0	\$15,000.00	\$0			ls	1	\$15,000.00	\$15,000	\$15,000	\$15,000
	STRUCTURES					\$295,000			Park Planet				
31	Shelter Structure (Poligon)	ls	1	\$80,000.00	\$80,000			ls	1	\$100,000.00	\$100,000	\$100,000	\$20,000
32	Restroom Structure (Corworth) *Base Height	ls	1	\$200,000.00	\$200,000								
33	Restroom Structure Metal Screen Wall	ls	1	\$10,000.00	\$10,000								
33	Shelter Columns	ls	1	\$5,000.00	\$5,000								
	PLANTINGS					\$89,300			Rain Garden BMP				
34	Trees - Overstory	ea	10	\$750.00	\$7,500			ls	1				
35	Trees - Understory	ea	10	\$350.00	\$3,500								
36	Shrubs	ea	80	\$85.00	\$6,800								
37	Perennials	ea	1000	\$25.00	\$25,000								
38	Sodding	sf	7500	\$3.00	\$22,500								
39	Seeding	sf	40000	\$0.50	\$20,000								
40	Tree Relocation (6 trees)	ls	1	\$4,000.00	\$4,000								
				Total Project Base Bid Costs		\$1,238,240							
	Contingency (5%)	percent	0.050	\$1,238,240		\$61,912							
	Mobilization (6.5%)	percent	0.065	\$1,238,240		\$80,486							
				Subtotal		\$142,398							
	Total Estimated Construction Cost 2023					\$1,380,638							
	Design and Engineering Fees = (included in 2020 estimate?)					\$142,000							
	Total Base Bid & Design & Engineering Fees					\$1,522,638							
	Net Difference from Budget			\$1,500,000		\$22,638							\$198,586