



MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

July 5, 2023

The Mission Community Development Committee met at Mission City Hall and virtually via ZOOM on Wednesday, July 5, 2023. The following Committee members were present: Sollie Flora, Trent Boultinghouse, Mary Ryherd, Hillary Thomas, Ken Davis and Kristin Inman. Councilmember Loudon and Councilmember Chociej joined the meeting via Zoom. Councilmember Kring was absent. Mayor Flora chaired the meeting since the Chair and Vice Chair were only available via Zoom. The Mayor called the meeting to order at 6:30 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, Public Works Superintendent Brent Morton, Parks and Recreation Director Penn Almoney, Budget and Finance Director Christine Korth and Chief Dan Madden.

Public Comments

Mayor Flora 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

There were two public presentations tonight.

Preliminary Development Plan for Swig Soda Shop (5959 Barkley Street - PC Case #23-06)

Deputy City Administrator Brian Scott presented to the Committee a preliminary development plan for Swig Soda Shop at 5959 Barkley Street. He explained that the business is similar to other drive through only concepts that have recently opened in the Kansas City area and that the concept seems to be the current trend for restaurants. He explained that the development is within the Form Based Code (FBC) District, however it would not conform with the Code. Staff requested that the Developer to meet as many elements of the code as they could. The biggest request was that the building not be put in the middle of the lot surrounded by the drive through, but rather it be oriented to the street,

preferably on Barkley, which they have done. The development will have a small patio area and walk-up window at the front. Parking will be contained within the site, and the south entrance to the site will be closed as it does not meet best practices in terms of access management. Closure of this entrance will help with vehicle circulation. The interior space will be used as a small park area with landscaping; and an EV charging station will be installed along with “no idling” signs at the drive thru.

Mr. Scott reported that the Planning Commission voted 6-0 at their June 26 meeting to recommend approval of the preliminary development plan to the City Council.

Councilmember Davis asked if there was any discussion about traffic flow into and out of the drive thru area, and also within the drive thru as there isn’t a space for a vehicle to turn around and exit the drive thru. Mr. Scott explained that a turnaround area is provided on the north side of the property. Councilmember Davis also asked if there was any other discussion about traffic flow and Mr. Scott said there was not. A trip generation report provided by the Developer showed the expected trips to and from the site were minimal and wouldn’t have a large impact on traffic.

Councilmember Chociey commented that he is not in favor of drive thru only developments, and especially feels that developments which don’t align with more over-arching goals shouldn’t be given high scores on the Sustainability Scorecard. This project was scored as “Gold” by the Sustainability Commission.

Mayor Flora asked about the site size, which is .7 acres. Mr. Scott explained that the Form Based Code would recommend a two-story building on the site, however that is not really workable on the site due to size and parking.

Councilmember Inman commented that she read recently that some Councils are deviating from drive thru only establishments due because they do not support or encourage pedestrian activity. She feels that drive thrus are contradictory to wanting to be a pedestrian friendly community. Mr. Scott acknowledged that, and that Staff tries to explain those wants, however there are challenges balancing between what is wanted and what kind of projects Developers are bringing forward. He has seen an increase in drive thru based projects in many communities.

Preliminary Development Plan for Waterworks Park (5814 W. 53rd Street - PC Case #23-11)

Mr. Scott's second presentation of the night was for consideration of a preliminary development plan for Waterworks Park. He explained that the Planning Commission considered the concept for the improvements at Water Works Park at their June 26 meeting. The plans presented by Parks and Recreation Director Penn Almoney were very similar to what was presented previously to the Council. Mr. Scott explained that some neighbors attended the meeting with questions about: the hours of the park, if the parking would be gated, and when construction would start. Mr. Almoney answered those questions during the meeting, including that the restrooms will be locked at night, parking will not be gated and that construction will start in the fall.

The Planning Commission voted 6-0 to recommend that the preliminary development plan be forwarded to the City Council for approval.

Councilmember Thomas asked if the Planning Commission Minutes would be provided prior to the Council Meeting. Mr. Scott confirmed they would be provided.

Mr. Scott mentioned that Mr. Almoney also spoke with residents for a while after the meeting and could address any additional questions the Council might have.

Action Items

Acceptance of the May 3, 2023 Community Development Committee Minutes

Minutes of the June 7, 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.

Design Agreement for Roe Ave. (2024 CARS Project)

Public Works Director Celia Duran explained that Roe Avenue from Johnson Drive

to 63rd Street is in the City's five year CIP and is the 2024 CARS project. The project includes a 2-inch mill and overlay, sidewalk installation on the east side of Roe Ave. between Johnson Dr. and W. 59th St., spot sidewalk and curb replacement, retaining walls, stormwater repairs, traffic signal buyout and replacement at the intersection of Roe Ave., and pavement markings. She explained the attached design agreement with Olsson includes design services (survey, roadway, stormwater, retaining walls, traffic signal), utility coordination, easement acquisition, project management, and bid and construction phase services in an amount not to exceed \$105,657.

The project will be administered by the City of Mission and is a joint project with the cities of Fairway, Roeland Park, and Prairie Village. Design and construction costs will be split based upon the amount of construction done in each respective city.

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 regular agenda.

2023 Stormwater System Inspection Project Agreement

Ms. Duran's second and third items were for a stormwater system inspection and interlocal agreement with Johnson County. She began by explaining that the number she had in the Committee packet was incorrect and should be \$175,536.00.

She reported that the Johnson County Stormwater Management program provides up to 50% matching funds for inspection of corrugated metal pipe with estimated risk of 3.2 or higher on a 1-5 scale. In 2020, Staff received a grant from the County and used BHC roads for the inspection. The recommendation from BHC was to complete a pipe camera for shorter pipe and a crawler camera for longer pipes. This year, pipes that were higher rated be inaccurate. Staff has since decided that pipes need to be inspected with a crawler camera. TREKK Design Group is a well known consulting group who owns their own camera and will inspect all pipes. Johnson County will share 50% of the cost. The second step would be to approve an Interlocal Agreement between the City and the County.

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 regular

agenda.

**Interlocal with Johnson County for 2023 Stormwater System
Inspection Project**

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 regular agenda.

**Sponsor Agreement for Planning Sustainable Places Grant #2 – City-
Wide Bike/Ped Trail Connection Study**

Mr. Scott presented to the Committee a sponsor agreement for the Planning Sustainable Places Grant for a City-wide bike/ped trail connection study. In 2022 Staff made an application for a Planning Sustainable Places grant through the Mid-America Regional Council (MARC) for a study of the Rock Creek Trail from Woodson to Roeland Drive, which was awarded. After the grant process, funds were left over and a call for additional grants was put out for 2023. An application was submitted by Staff for a bike/ped study throughout the City. MARC awarded that grant as well as a top score for the application. That study was budgeted in the 2023 budget for \$20,000.00, however with the grant the City's contribution will be \$15,000.00. AMRC has solicited proposals, which Staff is scoring this week. The agreement being presented tonight allows MARC to administer the grant for the City.

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.

Mayor Flora thanked City Planner Karie Kneller for her work on the application.

Flooring for PCC Conference Space

Parks + Recreation Director Penn Almoney presented that the conference center in the Powell Community Center last had carpet installed in December of 2015, which is ending its useful life. Many rental groups and celebrations use the space, which causes wear and tear and cleaning needs. One foot by three foot replacement sections were previously installed which have served the space well as they allow for easier replacement due to staining. Staff has faced hurdles

with timeliness of proper stain removal which prompted them to consider other flooring options in connection with the project. Staff looked at both epoxy flooring and polished concrete. Both are used in large conference spaces. Staff discussed several objectives when reviewing the two options including appearance, wear and tear, safety, ease of care, does it maximize space, impact to patrons, and the standard for rental space flooring. Staff also visited other rental facilities where they received feedback that was favorable for both types of flooring. Epoxy is damaged quicker, whereas concrete can be repolished and fixed somewhat without taking away time from patron use.

Mr. Almoney reported that eight vendors were solicited for bids, four of whom responded. Hardacre Construction had the lowest bid; however, they did not include wood replace or staining and lacked some details. The next lowest bidder was Big Red Decorative Concrete, with a more responsive bid. They will reuse materials, when possible, to save costs, and have done extensive projects in the region. They provide care instructions, and they will walk through the project with Staff upon completion to answer questions and offer a care manual. Mr. Almoney provided that the work will take approximately five days. The company offers a 15-year warranty on the system and a two-year warranty on their work. The anticipated installation date is the last two weeks in August to coincide with the annual maintenance done at the Community Center.

Councilmember Davis asked if the move away from carpet would affect the acoustics of the conference space, and if thought has been given to address that.

Mr. Almoney responded that paneling options to reduce noise would be looked at when Staff are able to fully evaluate the acoustics. Those options can be evaluated better when he knows the actual impacts, but they do anticipate the need to add some type of noise dampening system after the flooring is complete.

Ms. Smith commented that the new flooring type will provide greater flexibility in how the conference space might be used. Maintaining the greatest degree of flexibility for all the spaces in the PCC is a recommendation from the feasibility study. She compared the space to other conference spaces in the region that offer polished concrete flooring and do use paneling to help with noise.

Councilmember Chociey expressed that he is in favor of the project overall. He wanted to know if the contract would provide a good degree of dust control and

separation and what the impact of the project will be on the facility, and if there is knowledge about the condition of the concrete under the carpet now.

Mr. Almoney responded that the contract will tape up plastic over each opening in the room to prevent dust from escaping into the center. That will be helpful to keep the HVAC system clear. The HVAC will be shut down in that space while the project is being completed, and the completion of the project will happen during the annual two-week closure of the center for maintenance which will reduce impacts to users. Staff has been able to evaluate the concrete in several locations and believe it to be in good condition.

Councilmember Chociej wondered if finding cracks that need to be filled can be resolved with polishing. He was happy to hear that it appears to be in good condition. Mr. Almoney assured that the polish process can smooth out cracks for safety, however cracks will be part of the concrete.

Councilmember Thomas shared that she feels the new flooring will change the feel of the space and she would like Staff to consider what other modest upgrades the space may need to go with the new flooring.

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.

Broadmoor Trail Construction

Mr. Almoney's then moved to his second item of the evening, related to improvements to the Broadmoor Park trail, which have been a high priority for the Parks, Recreation & Tree Commission. The trail will have a 10' wide path, ADA access points and necessary grading. Additional park improvements will come later. GBA completed a survey and design in May of 2023, along with a revised engineer's cost estimate, which was over the budgeted amount of \$190,000.00. GBA's estimate was \$379,571.00 which caused concern for the ability to finance the entire trail project. Staff bid the project with a base bid and bid alternate in order to have options depending on the final costs submitted. The base bid was for the northeast entrance of the park to the bridge crossing and the bid alternate was for the bridge around the rest of the path. Staff solicited bids and held a pre-bid meeting for vendors, and four bids were received. There was a large variance in the amounts of bids, and all bids were higher than the \$190,000 budget. Staff recommends the Council award a contract to Gunter Construction in the amount of \$306,935 with an anticipated

start date in September. Gunter estimates a timeline of approximately ninety days.

Councilmember Ryherd asked why there were such a large gap in the bid amounts. Mr. Almoney reported that contractors have mentioned to him before that when they don't have time to take on a new project, they might submit an inflated bid to ensure they don't underbid the project and have it awarded to them.

Councilmember Chociej commented that Gunter has done a good job on other projects in the City and he believes they will do a good job.

Councilmember Davis asked about the impact on the new trail the second phase of the project will have when the larger park improvements are done. He does not want to see damage to the new trail. Mr. Almoney replied that part of the bid is final grading which will be done once the project is complete

Ms. Smith clarified that she understood Councilmember Davis' question to be related to the future improvements and the potential impact on this trail work. She noted that the trail was designed with those future improvements in mind and there will minimal impact at whatever time the City makes additional improvements to Broadmoor Park.

Mayor Flora asked why the timeline is so long and what impact that will have on the park. Mr. Almoney answered that a longer timeline will allow for lower costs.

Councilmember Inman commented that she uses the park frequently and she is excited for the new trail and is appreciative for the work on the new trail project.

Councilmember Thomas echoed Councilmember Inman's comments of thanks for the hard work on the project, and also wanted to know when the bathroom updates at that park will happen. Mr. Almoney stated he believes that is phased in in two years.

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 regular agenda.

North Breezeway Wood Staining

Mr. Almoney's final action item was for approval of a contract for wood staining in the north breezeway of the Powell Community Center. Weather elements have caused the woodwork to fade and become work. The work was last done ten years ago; however, recommendations are to re-stain every two to three years. He plans to have the work done every three years as part of the center's maintenance plan, and this item is one of the last few deferred maintenance projects. Staff recommends a contract with Jeremy's Trim and Remodeling. The work is guaranteed for one year, and the bid amount is \$6,000.00 under the budgeted amount of \$20,000.00.

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.

Discussion Items

There were no discussion items.

OTHER

Department Updates

Mr. Almoney updated that the Mission Summer Family Picnic is being held Saturday at 6:00 p.m. at Broadmoor Park. Staff will keep an eye on the weather and will make a call on site late afternoon should the event need to be cancelled. A laser light show will replace the previous fireworks at the event. Surfin' USA will offer music, and free food plus beer and dessert for purchase.

Councilmember Davis asked for an update on the situation on Outlook Street. Public Works Superintendent Brent Morton replied that the contractor is working on the water line break currently. WaterOne will reimburse the City for the project. The concrete walls are in place and backfill will happen and the wall will be complete. Fencing will be installed after that. WaterOne will have to dig back up the road at the same spot to make additional repairs after the main break.

Ms. Smith thanked Mr. Morton for his work getting WaterOne to pay for the repairs. She also stated that some residents in the apartments near the water main break have called with questions about the project and damages the



incurred, and they have been connected with WaterOne's insurance people.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:15 p.m.

Respectfully submitted,

Robyn L. Fulks, City Clerk