



## **COMMUNITY DEVELOPMENT COMMITTEE** **MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 6, 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. 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**

#### **PLANNING COMMISSION ACTION ITEMS**

*(items will be included on the next legislative agenda for Council action)*

1. Preliminary Development Plan Popeye's Louisiana Kitchen Restaurant - 6821 Johnson Drive (PC Case #23-16) - Brian Scott ([page 4](#))

The Popeye's Louisiana Kitchen Restaurant at 6821 Johnson Drive experienced substantial fire damage at the beginning of this year. The ownership group has decided to build a new restaurant at this location instead of repairing the existing structure. An application for a preliminary development plan was presented to the Planning Commission at their August 28th meeting. After a public hearing was held and due consideration given, the Planning Commission voted 7-0 to recommend approval to the City Council.

2. Special Use Permit for Discount Sales Outlet - 5470 Martway Street (PC Case #23-17) - Brian Scott ([page 104](#))

Mr. Leland Lynch is the owner of Discount Sales Outlet at 5930 Broadmoor. In addition to this location he has also maintained a lease at 5470 Martway for storage since 1997. Mr. Lynch intends to close his store on Broadmoor in the near future, but would like to maintain the lease at 5470 Martway for the purpose of supplying various non-profit groups with mattresses for veterans. Mr. Lynch submitted an application for a special use permit to conduct this activity at 5470 Martway, which was heard by the Planning Commission at their August 28th meeting. After a public hearing was held and consideration given, the Planning Commission voted 7-0 to recommend approval to the City Council.

## ACTION ITEMS

3. Acceptance of the August 2, 2023 Community Development Committee Minutes – Robyn Fulks ([page 120](#))

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

4. Beverly Storm Sewer Relocation – Brent Morton ([page 136](#))

During a storm sewer inspection on March 14, 2023, staff was notified by our inspection contractor that a 100-foot section of a 5x5 RCB (reinforced concrete box) was at a failed state underneath the property located at 5925 Beverly Ave. Staff quickly placed steel plates over the RCB due to safety concerns. Olsson was tasked with design of a new storm sewer system so the failed RCB could be abandoned. Bids were solicited from four contractors and Kissick Construction submitted the lowest and most responsive bid in the amount of \$182,342.00.

5. Interlocal Agreement for 2023 Stormwater System Renewal Project/1-MI-2023-R-501 Mission Street Repair – Brent Morton ([page 149](#))

The Johnson County Stormwater System Renewal Program will provide 50% matching funds for estimated costs of stormwater system replacement with a risk score of 3.2 or higher. The Interlocal Agreement with Johnson County specifies the County's contribution toward project costs for the City's 2023 Street Preservation Program. The total project cost is \$507,658 and the County will provide matching funds up to \$253,829. Approval of this agreement in the final step with the county to accept 2023 funds for this project.

6. Interlocal Agreement – Roe Avenue CARS Project – Brent Morton ([page 152](#))

Prior to proceeding with design and construction, an Agreement is necessary to be executed between the cities of Mission, Roeland Park, and Fairway for this joint project. The Agreement discusses the purpose, project financing for design services, and project administration. There are no cost associated with execution of the interlocal agreement.

7. Broadmoor Park Trail Inspection Services – Penn Almoney ([page 156](#))

The 2023 Broadmoor Park Trail project is ready to proceed to construction. The scope and nature of the project will require additional third-party testing and inspection services beyond the administration services currently provided under the contract. Staff recommends approval of a testing and inspection services contract with Alpha-Omega Geotech for \$7,925.00. All documentation, observation, and required testing is included within the scope of services.

8. Nuisance Abatement Contract Award – Brian Scott ([page 170](#))

The City utilizes a third part contractor to perform abatement services on behalf of the City for properties that have been cited for nuisance code violations but have failed to remediate the issue within a timely manner. An invitation to bid was issued earlier this summer and one bid was received from Executive Lawn Care. The City has utilized this

company before and staff has been pleased with their work. Staff recommends entering into a contract with Executive Lawn Care to perform nuisance abatement services on behalf of the City for a period of two years with an option to renew for two additional one-year periods. Costs for these services are born by the property owner either through an invoice that is presented to the property owner or a special assessment on the property tax bill.

## **DISCUSSION ITEMS**

### **OTHER**

9. Department Updates - Laura Smith

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