COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, JULY 10, 2024 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

PLANNING COMMISSION ACTION ITEMS

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

1. Special Use Permit – Sign Package for The Lanes at Mission Bowl, 5399 Martway (PC Case #24-11) - Brian Scott (page 4)

   The Lanes at Mission Bowl is nearing completion. Typically, with projects of this type, the developer will submit private sign criteria at the time the final development plan is presented to the Planning Commission. The private sign criteria outline standards for signage throughout the development including size, approximate location, and style. The developer did not have the plans ready at the time the final development was considered, and consequently signage has to be approved as a special use permit. This item was considered by the Planning Commission at their June 24, 2024 meeting and recommended for approval by a vote of 6-0.

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

2. Review of 5665 Foxridge Multi-Family Project – Laura Smith/Aaron Mesmer (page 43)

   Representatives with Block Real Estate will make a brief presentation to reintroduce their proposed multi-family project at 5665 Foxridge as they prepare to submit a formal application for Tax Increment Financing (TIF) incentives.

ACTION ITEMS

3. Acceptance of the June 5, 2024 Community Development Committee Minutes – Robyn Fulks (page 58)

   Draft minutes of the June 5, 2024 Community Development Committee meeting are included for review and acceptance.

4. 2025 CARS Design Interlocal Agreement – Brent Morton (page 71)

   The City of Mission's proposed CARS project for 2025 is the 63rd Street (Nall Avenue to Roe Avenue) Street Rehabilitation Project. This is a joint project between the cities of Mission and Prairie Village which includes pavement repairs, a three-inch mill and overlay; new pavement markings; replacement of curb and gutter, spot replacement of sidewalks, and ADA ramps; and stormwater repairs. Design costs are not included in CARS funding and are estimated as follows: Mission $16,233 and Prairie Village $16,233.00. Approval of the interlocal agreement seeks participation and reimbursement from Prairie Village for their portion of the design costs.

5. Consent to the Enlargement of Johnson County Wastewater – Stephanie Boyce (page 75)

   The property owners at 6011 W 50th Street in Mission, Kansas, wish to connect to the existing sewer main adjacent to their property. In order to facilitate this connection, Johnson County requires the City's governing body to consent to the enlargement of the boundaries of the Consolidated Main Sewer District, as it extends into the city limits.

DISCUSSION ITEMS

6. Discussion of Considerations for a Tree Preservation and Protection Ordinance – Justin Carroll (page 78)

   The City of Mission does not currently have a comprehensive tree preservation and protection ordinance. Such ordinances are critical for efforts to preserve and enhance the overall tree canopy. In order to eventually present an ordinance for Council consideration, there are numerous goals and objectives to discuss prior to staff moving forward with creating a draft.

OTHER

7. Department Updates - Laura Smith

Mary Ryherd, Chairperson
Josepha Haden Chomphosy , Vice-Chairperson
Mission City Hall, 6090 Woodson St
913.676.8350

City of Mission	Item Number:	1.
ACTION ITEM SUMMARY	Date:	July 10, 2024
Community Development	From:	Brian Scott

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

RE: Special Use Permit – Sign Package for The Lanes at Mission Bowl, 5399 Martway (PC Case #24-11)

RECOMMENDATION: Staff recommends that the City Council approve a special use permit for the sign package for The Lanes at Mission Bowl, 5399 Martway (PC Case #24-11)

DETAILS: The Lanes at Mission Bowl is a 176-unit, multi-family development project located at 5399 Martway.

Typically, with projects of this type, the developer will submit private sign criteria at the time the final development plan is presented to the Planning Commission. The private sign criteria outline standards for signage throughout the development including size, style, material used, and approximate location. The intent of the private sign criteria is to have a uniformed and consistent look in the development's signage.

The developer did not have the private sign criteria ready at the time the final development plan was considered. As the development project is now nearing completion, and the name and logo have been selected for the development, the developer's team has finalized their sign package. Code however stipulates that the sign package must now be approved as a special use permit.

This item was considered by the Planning Commission at their June 24, 2024 meeting and recommended for approval by a vote of 6-0.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Sections 430.100 and 430.120 of Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

CITY OF MISSION, KANSAS

ORDINANCE NO._____

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 for the installation of signage at The Lanes of Mission Bowl multi-family development at 5399 Martway; and

WHEREAS, said property is currently zoned "MS-2" Main Street 2 District and wherein such signage would not normally be permitted as presented; and

WHEREAS, Signage that does not entirely conform with the code, may be permitted with approval of 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 Planning Commission of the City of Mission on June 24, 2024, and said Planning Commission voted 6-0 to recommend approval of the application to the City Council of the City of Mission:

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

Section 1. Special Use Permit Granted - Pursuant to Section 445.180 et seq. of the Mission Municipal Code, a Special Use Permit to install signage on new multi-family development to be known as The Lanes at Mission Bowl in accordance with the application (PC Case #24-11) on file with the Community Development Department of the City of Mission, 6090 Woodson, Mission, Kansas 66202, is hereby granted for the subject property as described below subject to the stipulations in Section 2 and all other laws and regulations.

5399 Martway Street, Mission, Johnson County, Kansas
Kansas Property ID: KP32400000 0008
Abbreviated Legal Description: MISSION MART THIRD PLAT, Lot 8

Section 2. Stipulations of the Special Use Permit - The Special Use Permit referenced in Section 1 of this Ordinance is hereby granted subject to the following stipulations:

1. This Special Use PeRmit shall be effective for as long as the development exists, or until such time as an alternative sign package is presented for consideration by the City.
2. Signs shall be in conformance with the application that was submitted to the Community Development Department.
3. Signs shall be installed in a professional, workman like manner by a sign installer licensed with the City.
4. A Sign Permit shall be applied for and approved prior to the installation of any sign.
5. All Signs shall be maintained so as to ensure that they are secured tightly, and do not become faded, discolored, rusted, or unsightly.
6. Signs for the live/work units shall have the name of the current occupant of the work unit and shall be promptly taken down when that occupant is no longer occupying that unit.
7. An application must be made to the City for any temporary leasing signs.

Section 3. Zoning Remains - The approval of this Special Use Permit shall not change the zoning currently assigned to the property by the Official Zoning Map.

Section 4. Effective Date - 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 OF THE CITY OF MISSION on this 17th day of July 2024**.**

APPROVED BY THE MAYOR on this 17th day of July 2024**.**

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____

David Martin, City Attorney
Payne & Jones, Chartered
King 2 Building
11000 King Street
Overland Park, Kansas 66210

June 24, 2024

Planning Commission

Staff Report

At A Glance

Applicant:
Sunflower Development Group

Location:
5399 Martway Street

Property ID:
KP32400000 0008

Current Zoning:
MS2

Proposed Zoning:
N/A

Current Land Use:
Mixed-Use Office and Residential

Proposed Land Use:
N/A

[X] Public Hearing Required

Legal Notice:
June 4, 2024

Case Number:
24-11

Project Name:
Special Use Permit for Lanes and Mission Bowl Sign Package

Project Summary:
Sunflower Development Group is requesting a special use permit for a sign package in association with its Lanes and Mission Bowl mixed-use development that is nearing completion.

Staff Contact:
Karie Kneller, City Planner



Property Background and Information

The subject property at 5399 Martway Street is currently under construction. The Lanes at Mission Bowl is a mixed-use commercial and office development that is expected to be complete in September of 2024. This case is consideration of a special use permit for a complete package of exterior signage, including 16 various types of wall signs and podium signs at various locations on each side of the property. View Sign & Light is the sign fabricator and installer, which is licensed with the City of Mission.

The project entitlements did not initially include sign specifications as part of the development plan, so the City requires a special use permit to be submitted for approval by the Planning Commission for signage that is not regulated by the municipal code for a project of this type and scale. There is no provision in the municipal code to permit the number of signs by-right that would be appropriate for the development.

Project Proposal

The signs in the package include the following:

1. Large Blade Sign (Figure 1) - Approximately 63 square feet (3'-3"x19-'5") illuminated blade sign attached to the north facade. The sign is double-faced aluminum, with a painted grey background, and white channel letters with black trim and interior LED bulbs.

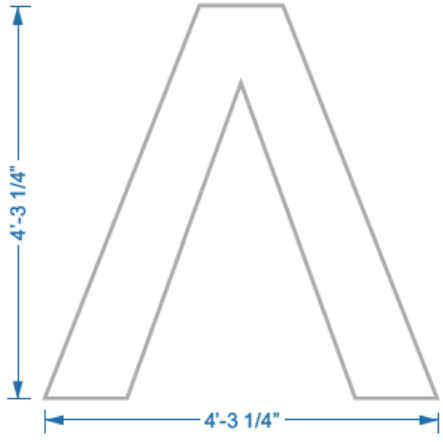


Figure 2



Figure 3

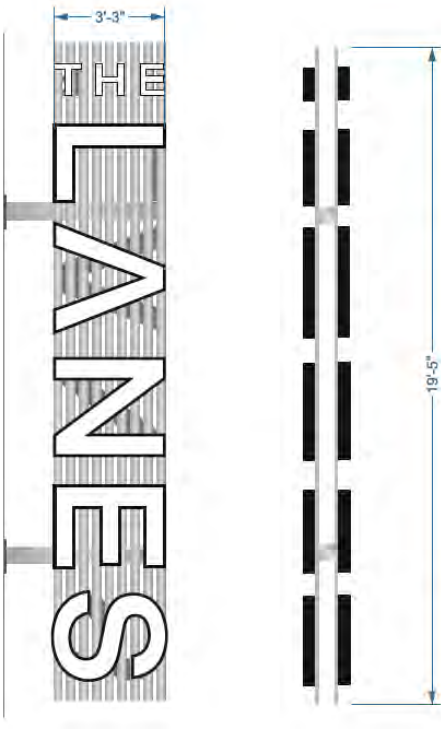


Figure 1

2. West Arrow Wall Sign (Figure 2&3) - Approximately 18 square feet (4'-31/4"x4'-31/4") channel letters, 3" deep, with white faces and stainless steel trim on the northwest facade. RGB lighting will change colors for special events.

3. The Lanes Wall Sign (Figure 4&5) - Approximately 10 square feet (1'-41/4"x7'-71/2") non-illuminated reverse channel letters on the northwest facade. Letters are aluminum 3" reverse channel painted brushed stainless steel, and mounted to the wall.

4. FDC Panel Sign (Figure 6) - Approximately two square feet (2'x1'-2") on the west wall near the storage entrance, for fire department connection. The sign is red with white vinyl lettering.



Figure 4

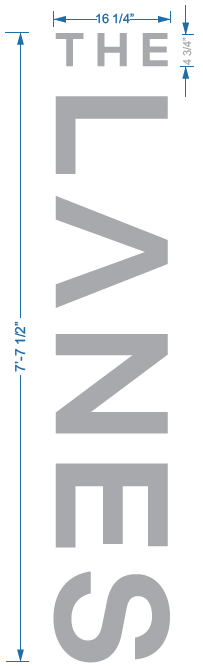


Figure 5



Figure 6

5. Freestanding Directional Signs (Figure 7) - Approximately 9 square feet each, four signs located throughout the site at parking lot entrances. The signs read "Exit Only," "Pocket Fitness Park," "Dog Park Rules," and "Restricted Parking." The panels are 4' single-sided and freestanding with aluminum posts set in concrete footings.

6. Trash Panel Sign (Figure 8) - Approximately 7 square feet, located on the trash area door located within the back parking lot, the sign is a single-sided aluminum panel.



Figure 7



Figure 8

7. Parking Garage Signs and Garage Clearance Bar (Figure 9) - Approximately 18 square feet each, located at each east side entry into the parking garage, non-illuminated overhead "Resident Parking Only," and "Exit Only" signs combined with a clearance bar at the garage entrance.

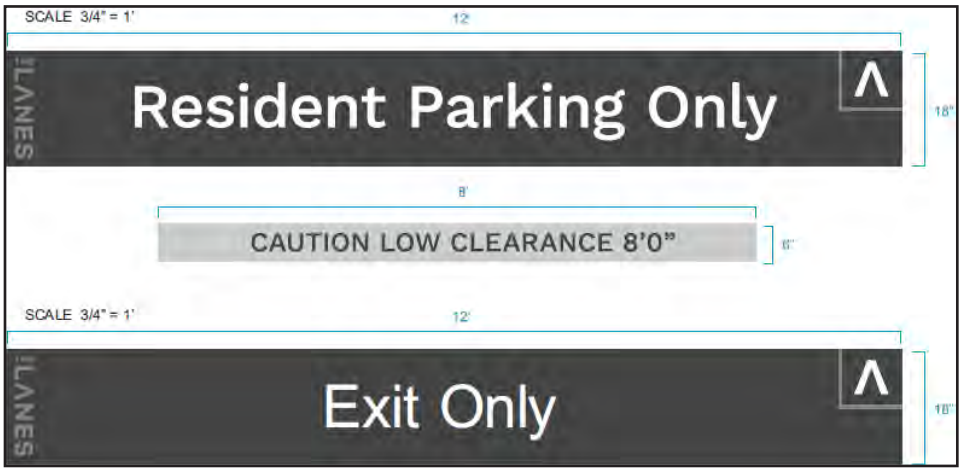


Figure 9

8. Future Resident Parking Signs (Figure 10) - Approximately 2 square feet on a 4' pole. Signs are three freestanding identical signs on the west side, located at three parking spots for visiting potential tenants. Signs are single-sided aluminum with vinyl lettering.

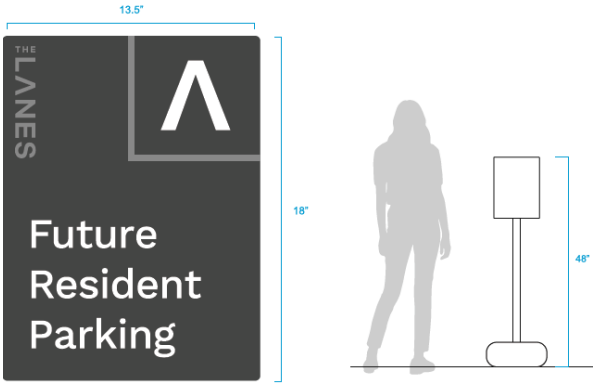


Figure 10

9. Small Blade Signs (Figure 11) - Approximately 3 square feet each (18" x 24"), blade signs on the north and west facades indicating retail suites, bike storage, and paw spa locations. Signs are non-illuminated and aluminum.



Figure 11

Plan Review and Analysis

Mission Municipal Code at Section 430.120 "Private Sign Criteria" states that all... "'MXD' developments shall be required to prepare a set of sign criteria governing all exterior signs in the development to assure harmony and visual quality throughout the development...Final development plans shall not be approved until the Planning Commission has approved the sign criteria." For the purpose of this section and specific to this project, "MXD" means a project consisting of one or more buildings planned as an integrated unit on property under unified control. However, when the final development plan was approved, the developer did not submit a sign package to be included in the final development plan. Therefore, approval of the sign package shall be considered under Section 430.100 "Signs Permitted in Conjunction with Special Use Permits." Three criteria govern the stipulations under this section of the code:

A. In the case of sign permitted by issuance of a special use permit, all signs shall be approved by City Council after recommendation from the Planning Commission, except where private sign criteria have been previously approved for the project.

B. The special use permit for signage shall be processed as required in Sections 440.050-440.140.

C. Where appropriate, the sign regulations of the underlying zoning district or the most analogous zoning district shall be followed.

Sections 440.050-440.140 stipulate administrative procedure such as deadlines for submittal, newspaper publications for public hearing, surrounding property owner notifications, and submission requirements. This special use permit application meets all these requirements.

The MXD zoning district does not have certain stipulations for signs. Therefore, the sign package may be considered by the Planning Commission for recommendation to the City Council. The Planning Commission may determine whether the signage is harmonious and provides visual quality throughout the site.

Recommendation

Staff recommends that the Planning Commission recommend approval of Case #24-11 to the City Council.

Planning Commision Action

The Planning Commission will hear Case #24-11 at its June 24, 2024 meeting.

City Council Action

The City Council will hear Case #24-11 at its July 17, 2024 meeting.

6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary Big Blade Sign

☐ Wall ☐ Monument ☒ Projecting ☐ Other (Describe) _____

☐ Single Faced ☒ Double Faced Elevation/Location North

☐ Non-Illuminated ☒ Illuminated Type of Illumination ☒ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 3 ft. 3 in. Height: 19 ft. 5 in. Area: 63.12 Sq Ft.

Wall Dimensions: Length: 360 ft. 0 in. Height: 55 ft. 6 in. Area: 19,980 Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation: $ 25,000

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

_____

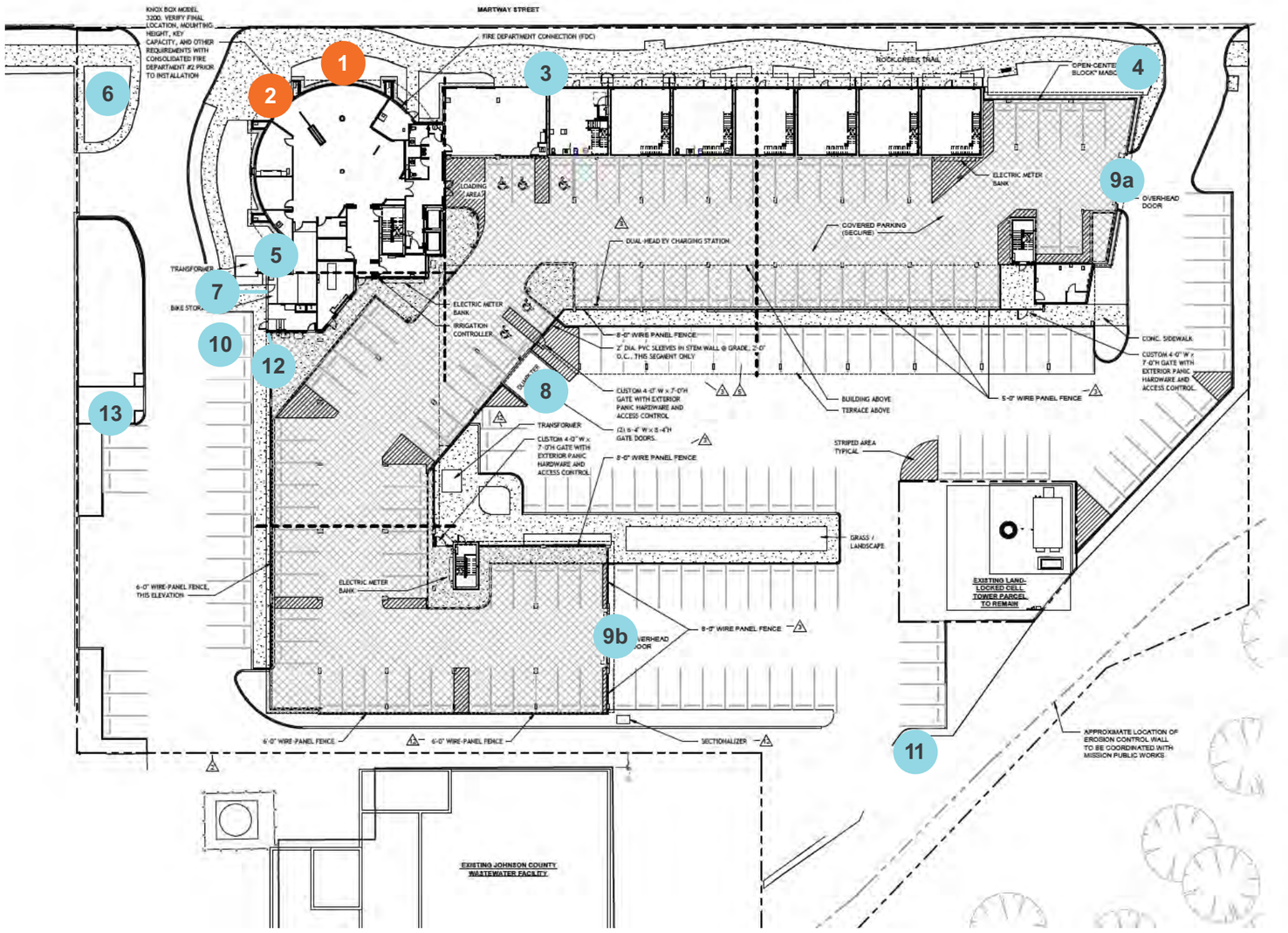
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_____

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

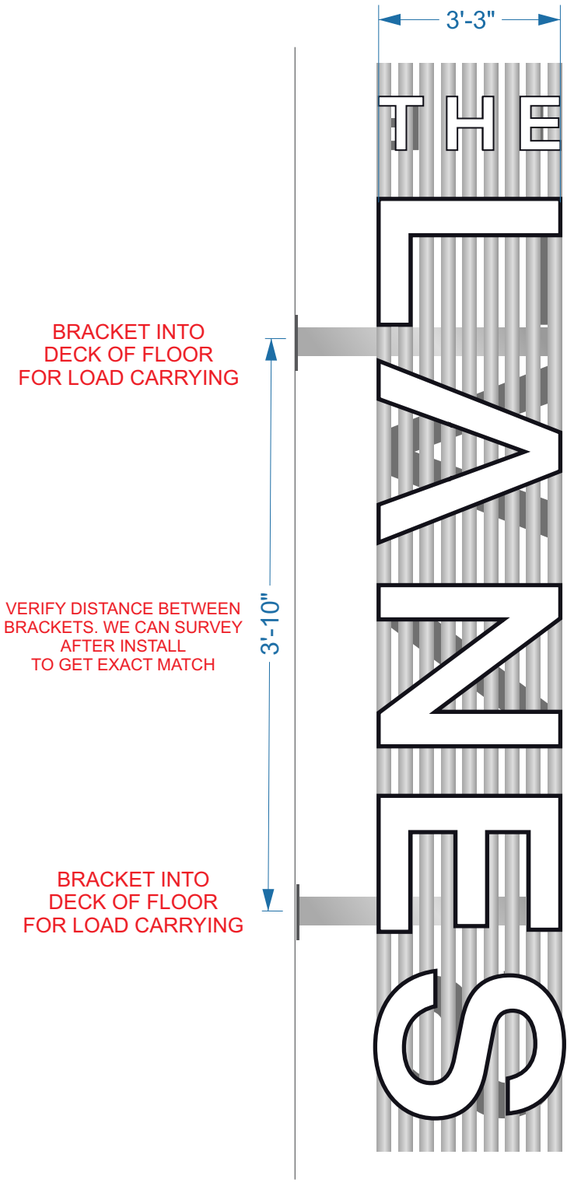
Client Approval

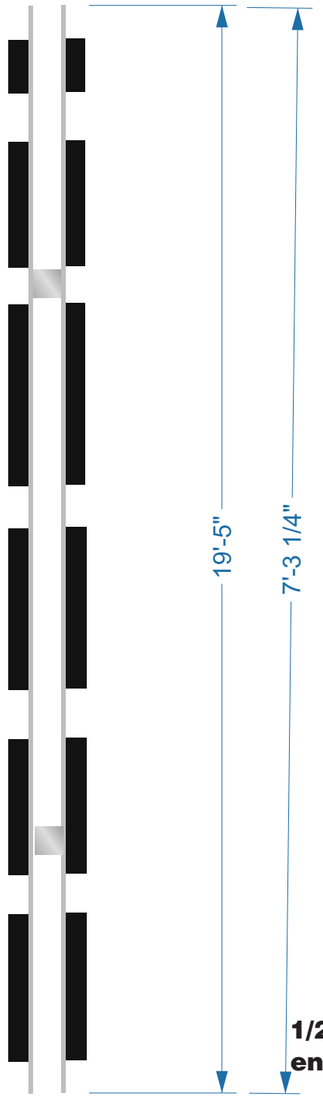
Landlord Approval

Sales Rep: DV
Designer: MAP

MEMBER INTERNATIONAL SIGN ASSOCIATION
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1/2” Mounting **Plate at end of eachsign arm**

Sign weight approx. 1200 lbs

STRUCTURE

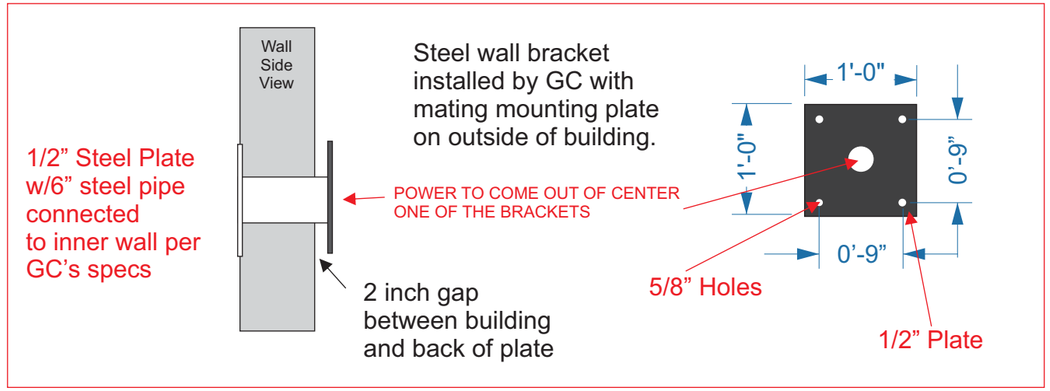
- Manufacture and install one (1) double faced blade sign- aluminum construction - 3”x 1” tube face frame construction painted grey (color match TBD). Arms are 6” x 6” Tubes mounted to arms
- power supplies sit on top of top arm and wires are concealed

CHANNEL LETTERS

- ’THE LANES’ - 5”-deep fabricated .040 aluminum letters and returns - **BLACK**
- 1” Jewelite Trimcap - **BLACK**
- 3/16”-thick plex/polycarbonate faces - **#7328 WHITE**
- Interiors painted Light Enhancement White
- LED illumination Module,1/4” Weep holes (2) per letter
- Low-Voltage Electronic Transformer remote-mounted on wall interior

- Mount on building facade on North elevation as illustrated.
- All electrical and installation details to meet local codes and site requirements.
- Primary electrical to sign area provided by others.

ELECTRICAL NOTES:
(1) 60W POWER SUPPLY @ 1.2 AMPS EACH / 6 REQUIRED-TOTAL AMPS: 7.2
(2) 20 AMP 120V CIRCUIT REQ.
(3) POWER TO COME OUT OF ONE OF THE BRACKETS



View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 4/30/2024

Drawing #: The Lanes Blade 0324

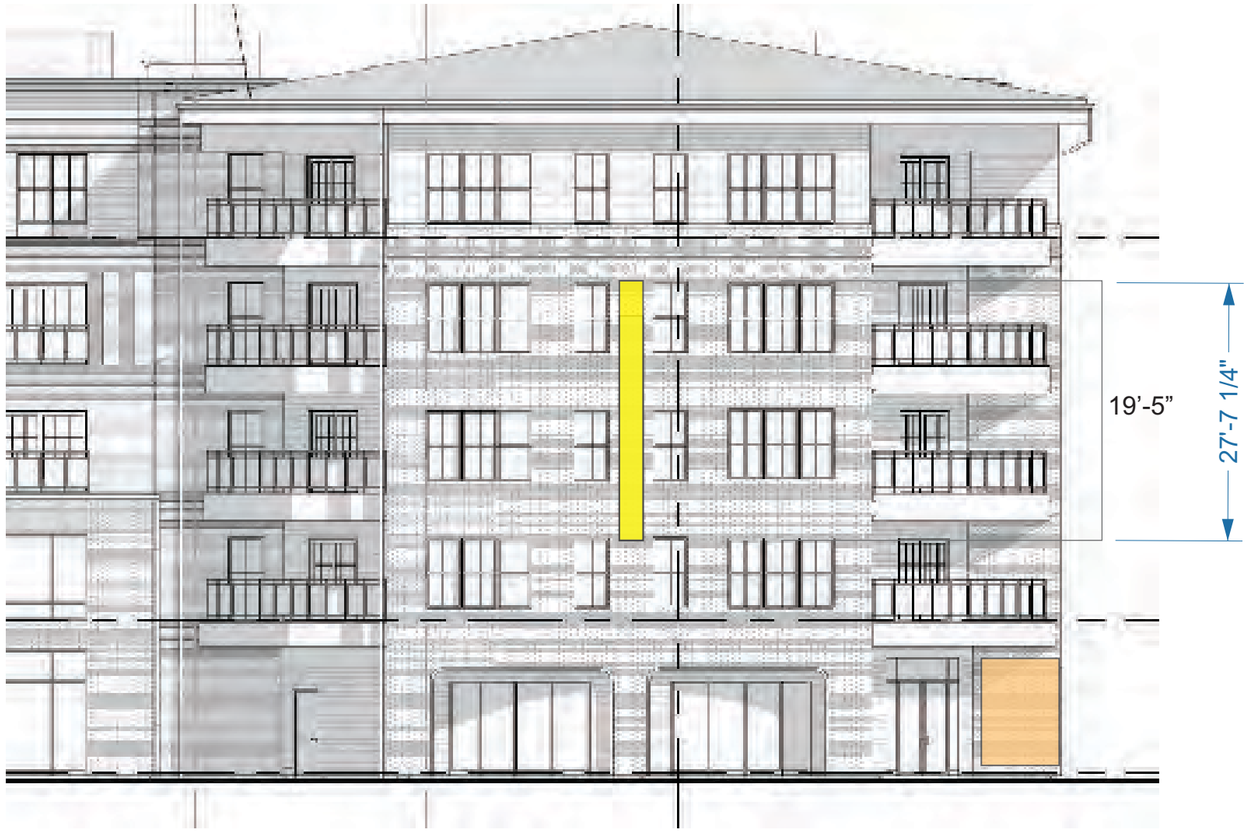
Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

MEMBER
INTERNATIONAL SIGN ASSOCIATION
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Bldg facade: 19,980sf
Blade height: 19’-5”
Blade width: 3’-3”
Sign Area: 63.12 (0.32%)



NORTH BUILDING ELEVATION

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 3/14/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name: The Lanes at Mission Bowl

Address for Sign: 5399 Martway St Business Phone: (816) 988-2808

Primary Contact: Banks Floodman/Sunflower Development Group Email: bfloodman@sunflowerkc.com

Type of Sign: [X] New [ ] Alter [ ] Temporary — 'The Lanes' non-lit reverse channel letters

[X] Wall [ ] Monument [ ] Projecting [ ] Other (Describe): _____

[X] Single Faced [ ] Double Faced Elevation/Location: North

[X] Non-Illuminated [ ] Illuminated Type of Illumination: [ ] Internal [ ] Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 1 ft. 4¼ in. Height: 7 ft. 7½ in. Area: 10.33 Sq Ft.

Wall Dimensions: Length: 360 ft. 0 in. Height: 55 ft. 6 in. Area: 19,980 Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation: $ 3,500

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

_____

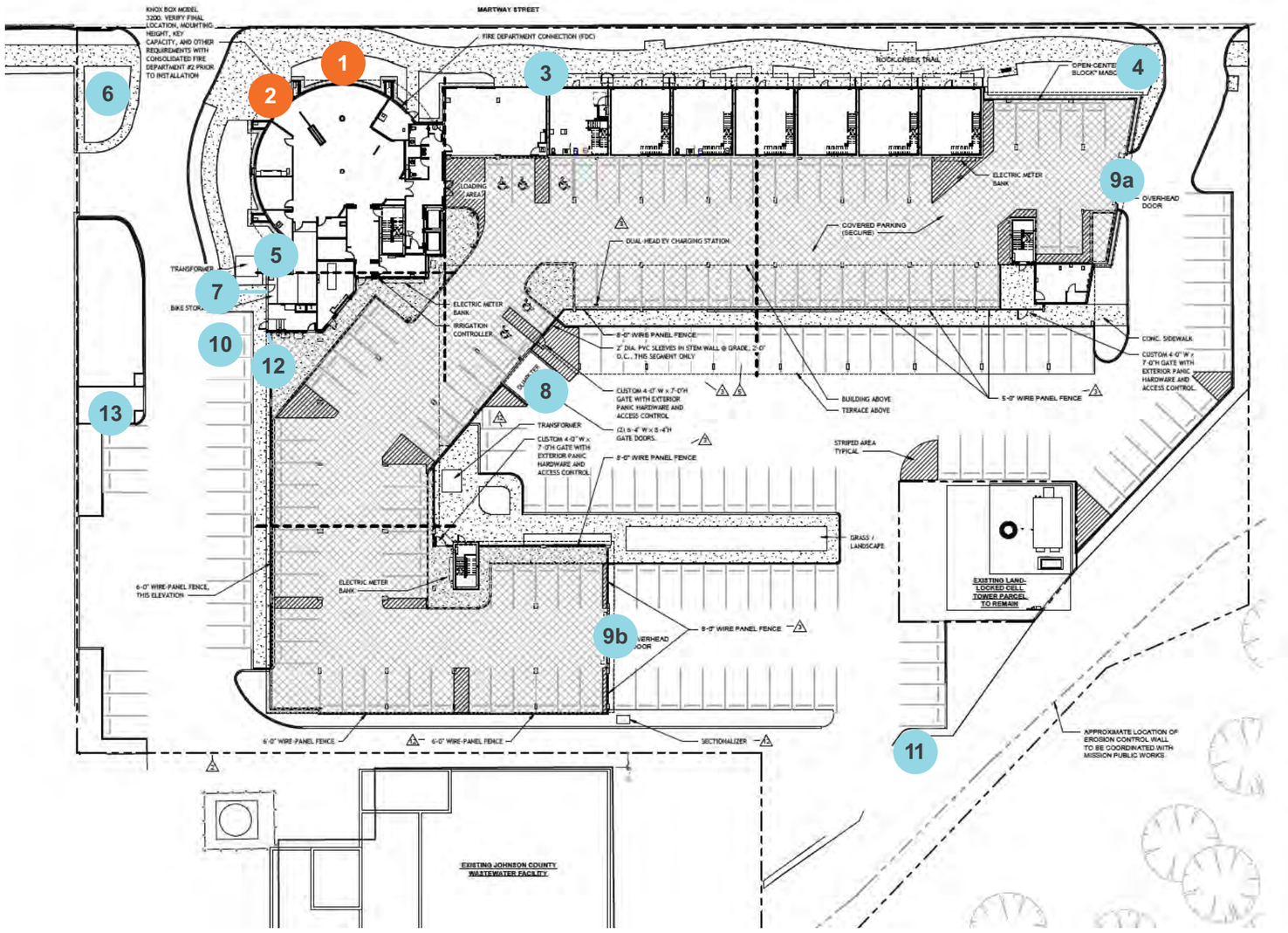
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* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

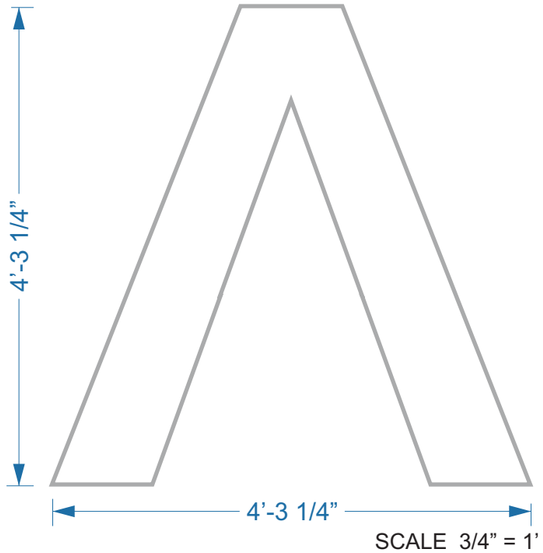
Landlord Approval

Sales Rep: DV
Designer: MAP

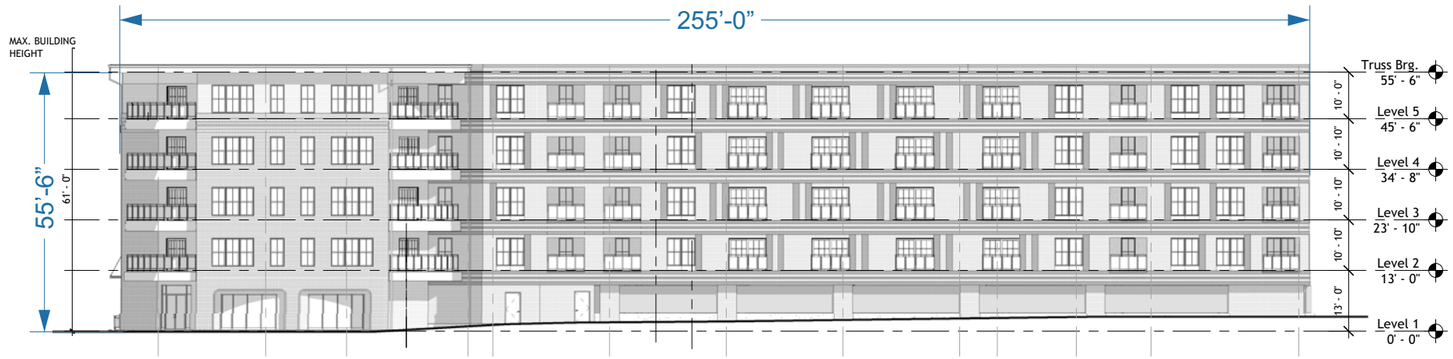
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Primary Entry Signage / West Elevation • The Lanes • Mission KS



SCALE 3/4” = 1’



WEST BUILDING ELEVATION

1/32" = 1'-0"

Building Frontage: **14,152.5 sr**
Overall Sign Height: 4’- 3 1/4”
Overall Sign Width: 4’- 3 1/4”
Total Sq. Ft.: **18.23 (0.13%)**

SCOPE OF WORK:

- Manufacture and Install one (1) set - Channel Letters
- 3” deep, brushed stainless steel returns and trim cap.
- White acrylic faces and .050” returns.
- Illuminate with RGB lighting, so can be changed from white light to special colors during special events.
- Power supplies remotely mounted in base



SCALE 1/4” = 1’



WEST Elevation

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 3/28/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep: DV
Designer: MAP

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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name: The Lanes at Mission Bowl

Address for Sign: 5399 Martway St Business Phone: (816) 988-2808

Primary Contact: Banks Floodman/Sunflower Development Group Email: bfloodman@sunflowerkc.com

Type of Sign: [X] New [ ] Alter [ ] Temporary Arrow - RGB Channel Letter

[X] Wall [ ] Monument [ ] Projecting [ ] Other (Describe) _____

[X] Single Faced [ ] Double Faced Elevation/Location: West

[ ] Non-Illuminated [X] Illuminated Type of Illumination: [X] Internal [ ] Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 4 ft. 3¼ in. Height: 4 ft. 3¼ in. Area: 18.23 Sq Ft.

Wall Dimensions: Length: 255 ft. 0 in. Height: 55 ft. 6 in. Area: 14,152.5 Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation: $ 3,000

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

_____

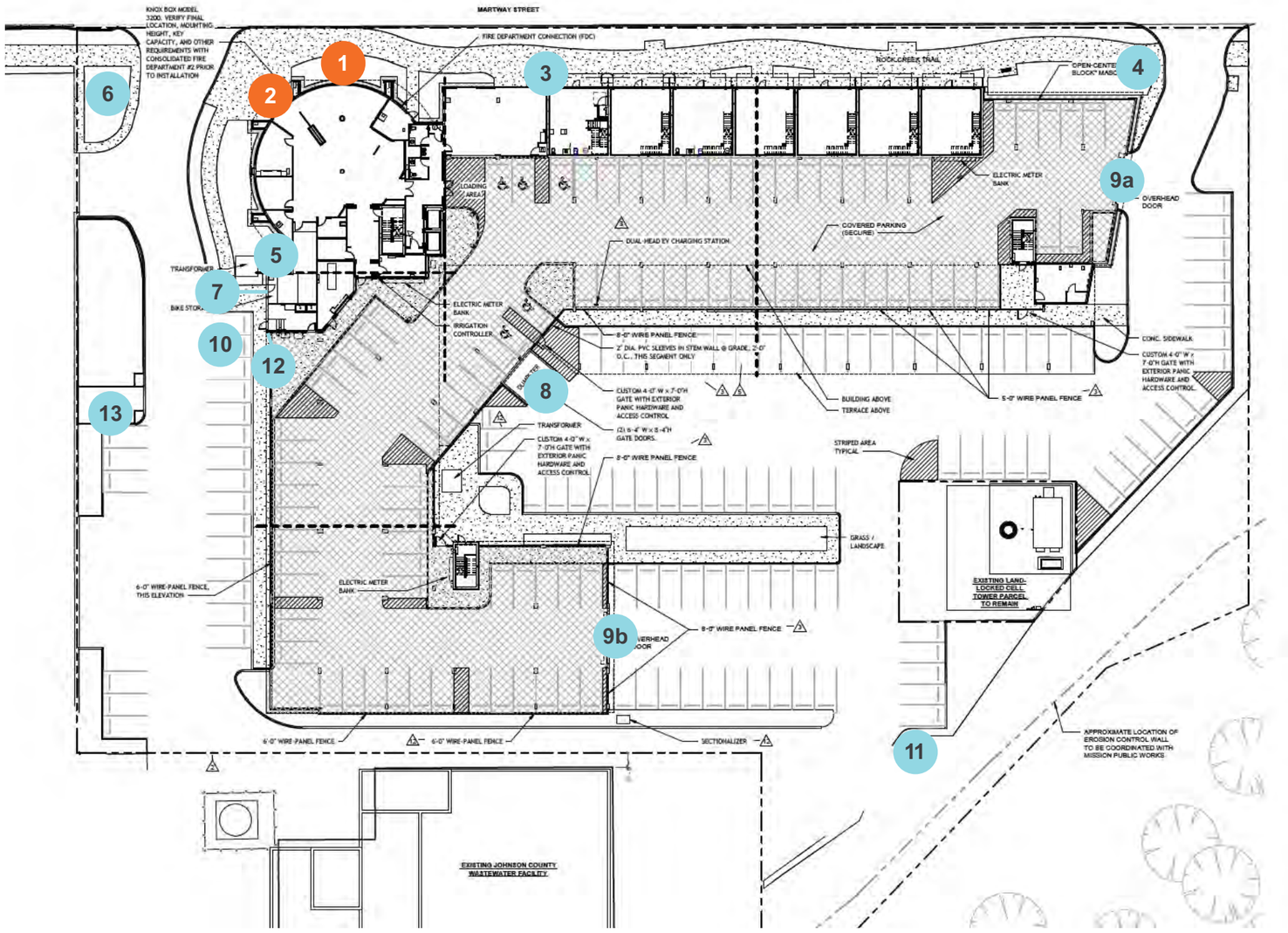
_____

_____

_____

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

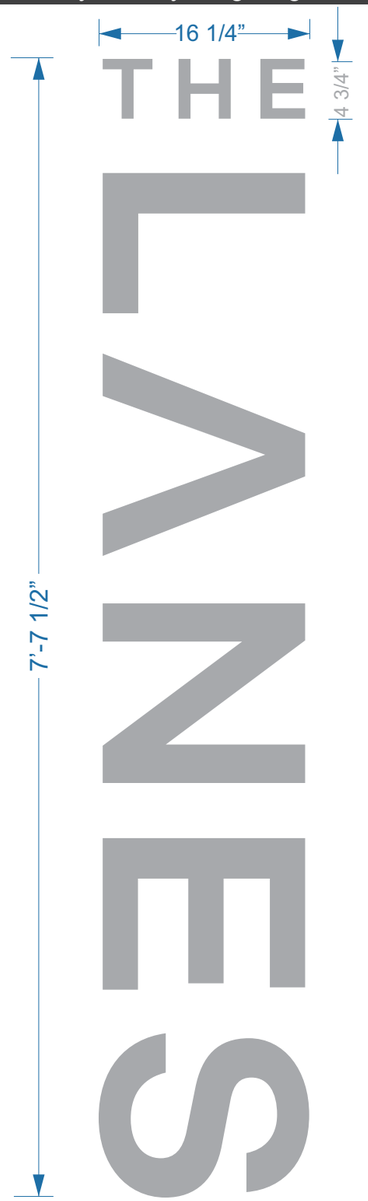
Landlord Approval

Sales Rep: DV
Designer: MAP

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Primary Entry Signage / North Elevation • The Lanes • Mission KS



SCALE 1” = 1’



NORTH BUILDING ELEVATION

Building Frontage: **19,980 sf**
Overall Sign Height: 7’- 7 1/2”
Overall Sign Width: 1’- 4 1/4”
Total Sq. Ft.: **10.33 (0.05%)**

19,980sf

Manufacture and install one (1) set of non-illuminated aluminum reverse channel letters, pin-mounted to wall. Painted Brushed Stainless Steel. Letters are 3” Deep.



SCALE 1/4” = 1’



NORTH Elevation

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024
Last Revision: 3/28/2024
Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep: DV
Designer: MAP

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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary FDC panel sign

☒ Wall ☐ Monument ☐ Projecting ☐ Other (Describe) _____

☒ Single Faced ☐ Double Faced Elevation/Location West

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 2 ft. 0 in. Height: 1 ft. 2 in. Area: 2.33 Sq Ft.

Wall Dimensions: Length: ____ft. ____in. Height: ____ft. ____in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$ 90

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

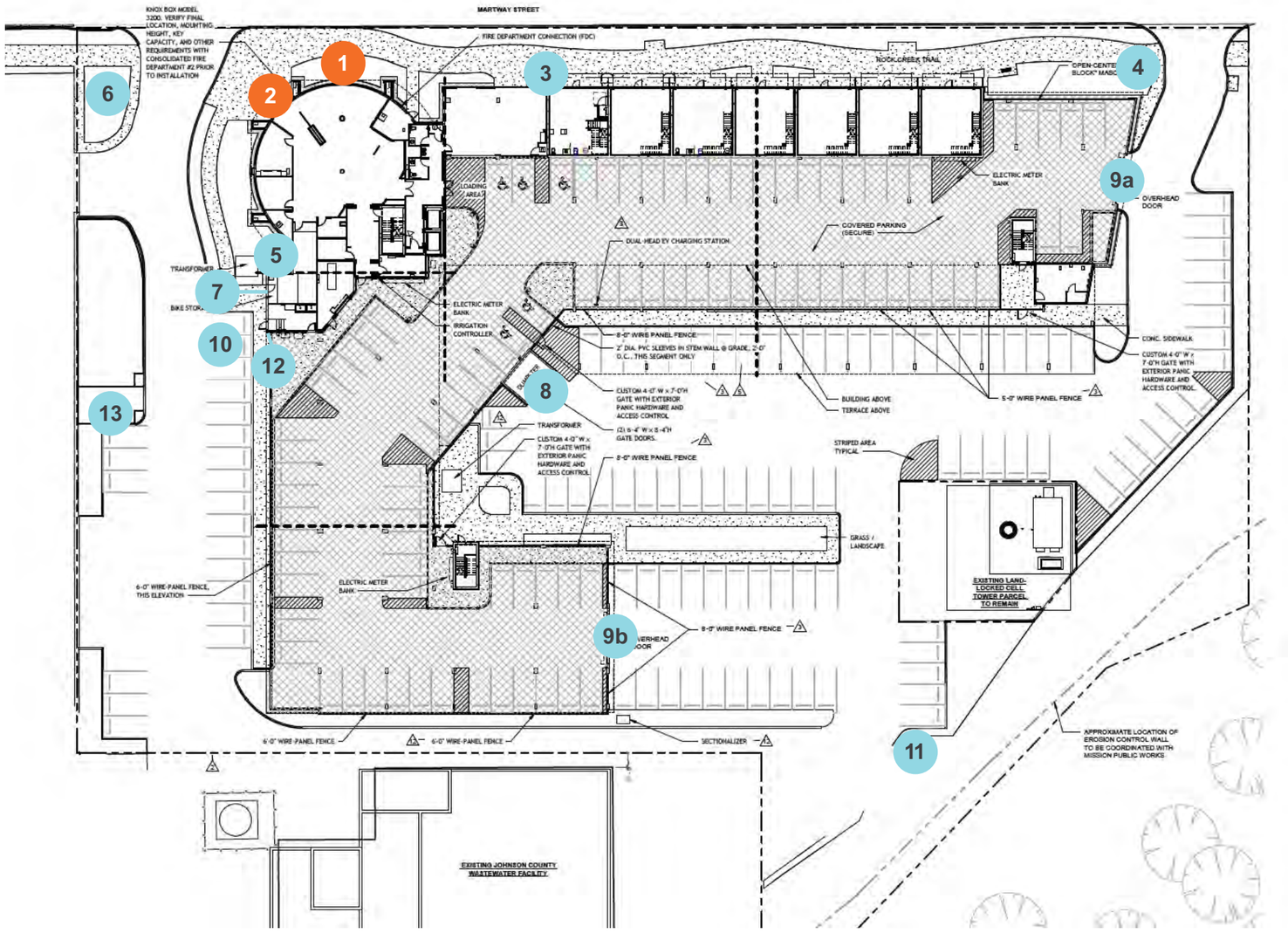
Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep: DV
Designer: MAP

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FDC Panel • The Lanes • Mission KS



SCALE 3” = 1’

SCOPE OF WORK

- Manufacture and install single-sided ACM panel.
- White vinyl graphics on red panel
- Radius edges.

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 3/28/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary 4 FreeStanding Directionals

☐ Wall ☐ Monument ☐ Projecting ☒ Other (Describe) freestanding directionals

☒ Single Faced ☐ Double Faced Elevation/Location

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 2 ft. 4 in. Height: 4 ft. 0 in. Area: 9.32 Sq Ft. each

Wall Dimensions: Length: ____ft. ____in. Height: ____ft. ____in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$ 7,000

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

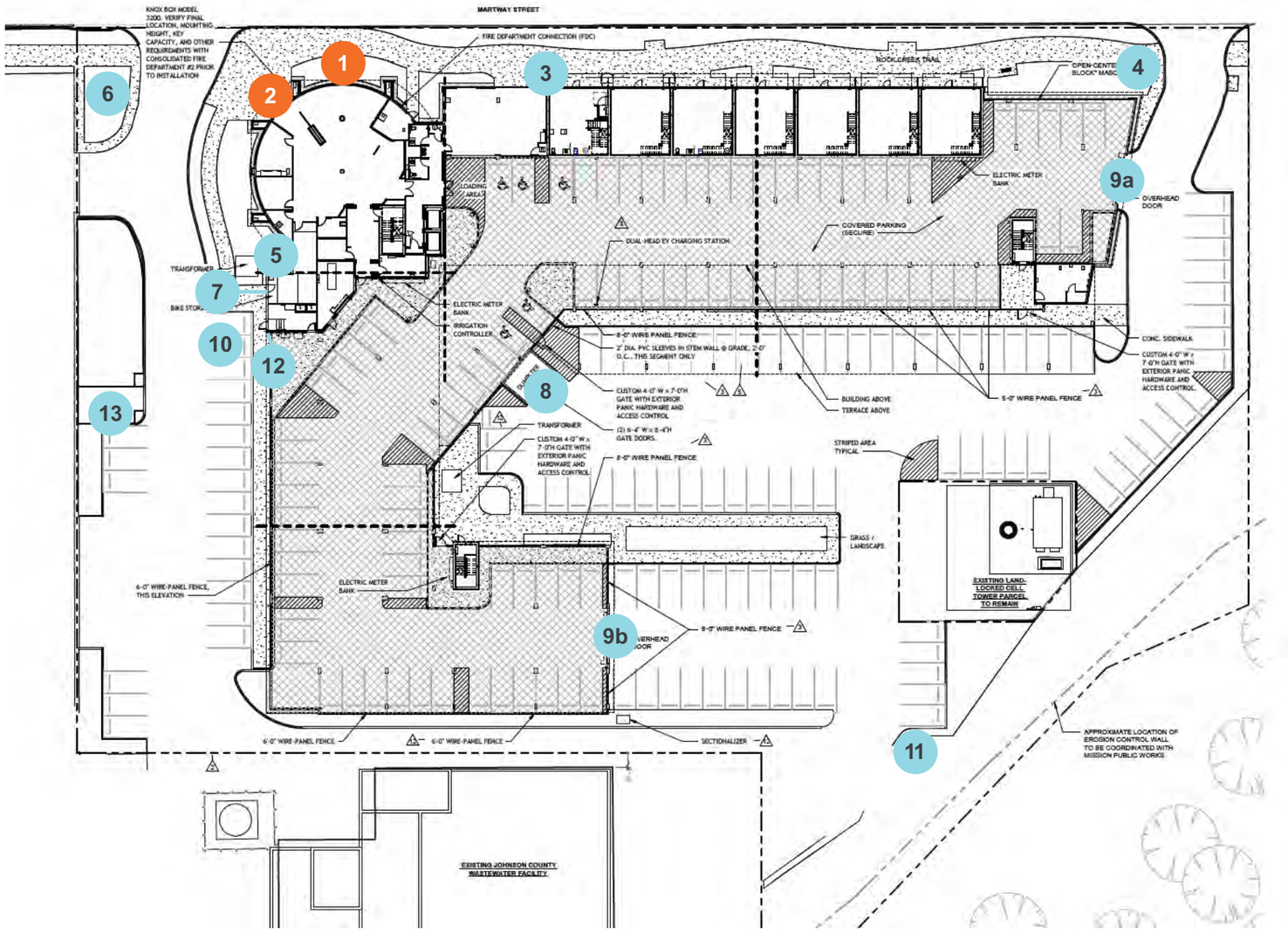
Name of Licensed Electrical Contractor:

Additional Information:

① Exit Only ② Fitness Park ③ Dog Park ④ Restricted Parking

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

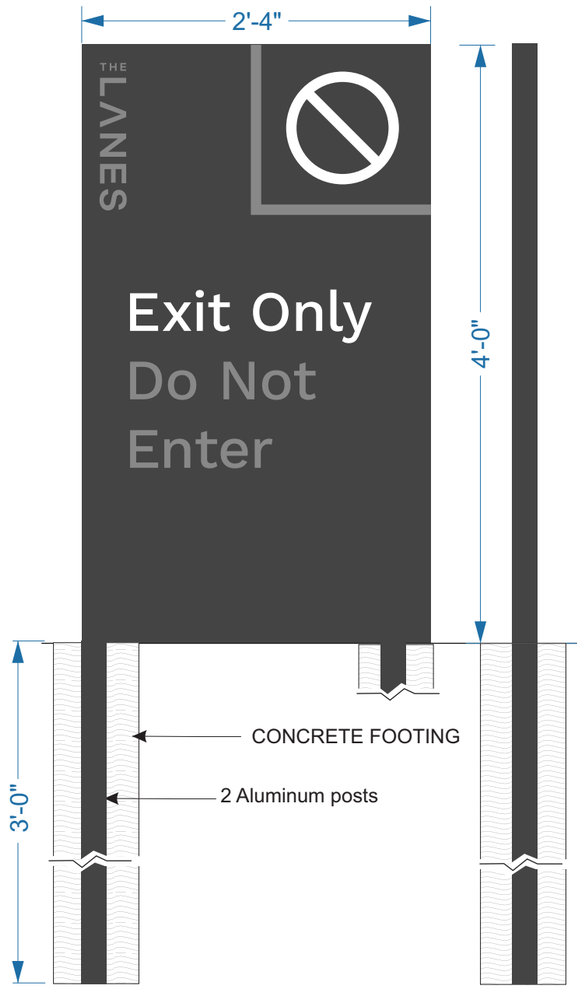
Client Approval

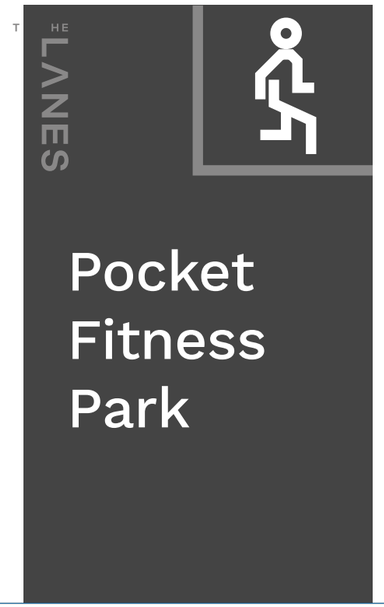
Landlord Approval

Sales Rep:
DV
Designer:
MAP

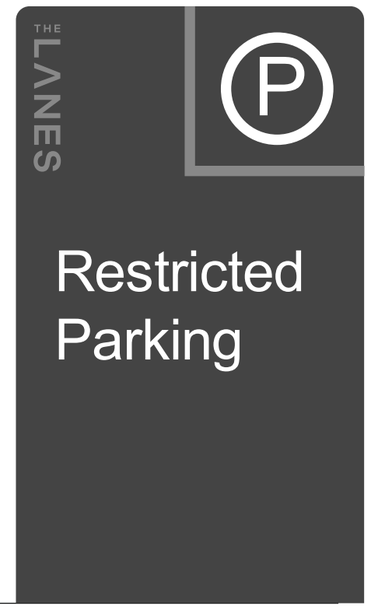
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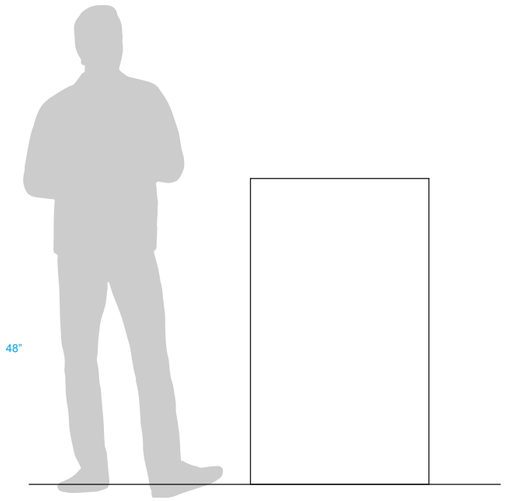
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SCOPE OF WORK

- Manufacture and install Four (4) single-sided free-standing sign (1 each).
- Aluminum post and breakform aluminum panel (color and vinyl graphics TBD)
- Single sided graphics but faced with aluminum on both sides

- Direct Bury in concrete, vulcanized rubber between metal and footing for flex and tight fit

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

Sales Rep: DV
Designer: MAP

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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary Trash panel sign

☒ Wall ☐ Monument ☐ Projecting ☐ Other (Describe) _____

☒ Single Faced ☐ Double Faced Elevation/Location on trash area door

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 2 ft. 3 in. Height: 3 ft. 0 in. Area: 6.75 Sq Ft.

Wall Dimensions: Length: ____ ft. ____ in. Height: ____ ft. ____ in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$ 200

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

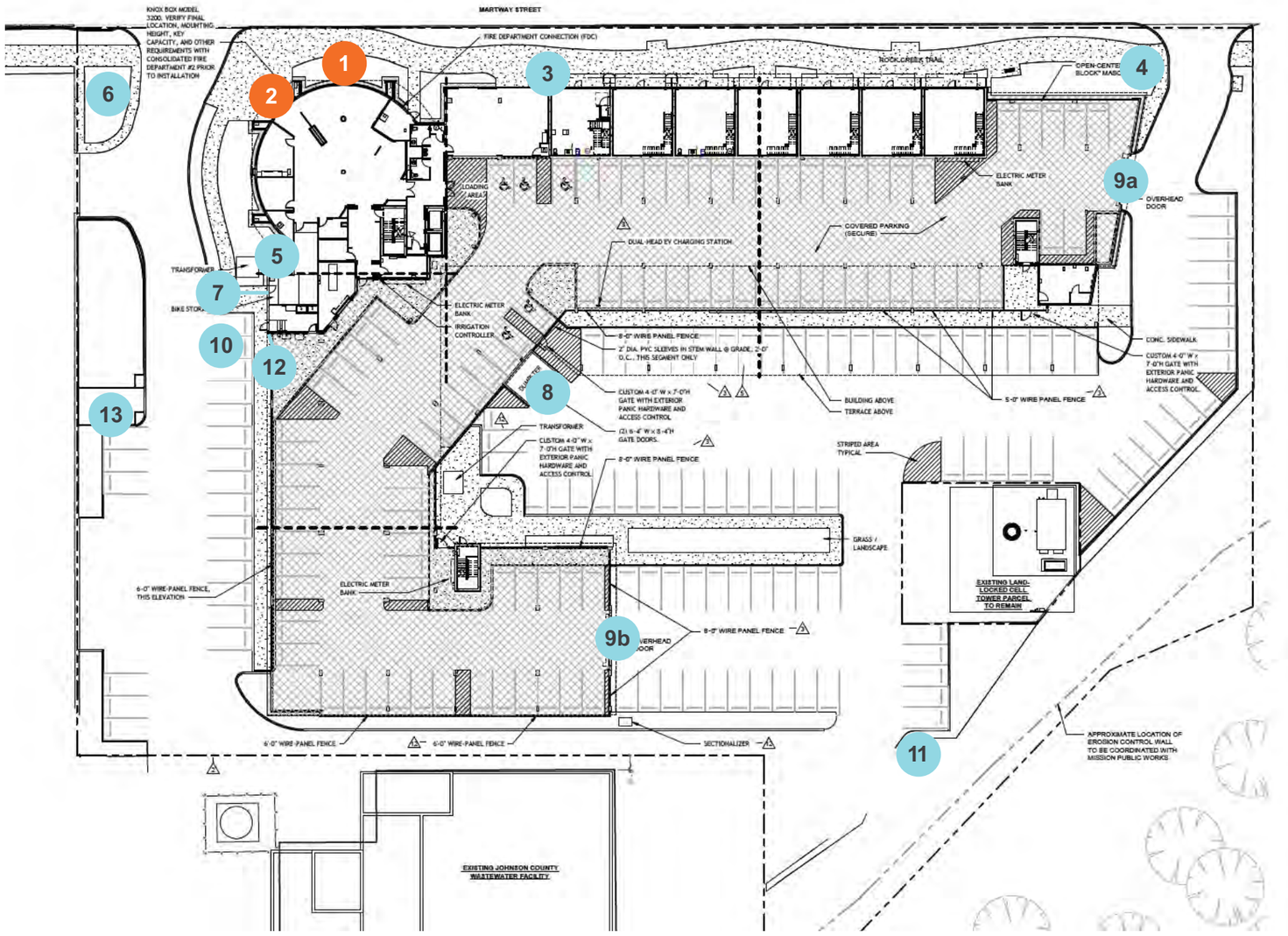
Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

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Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

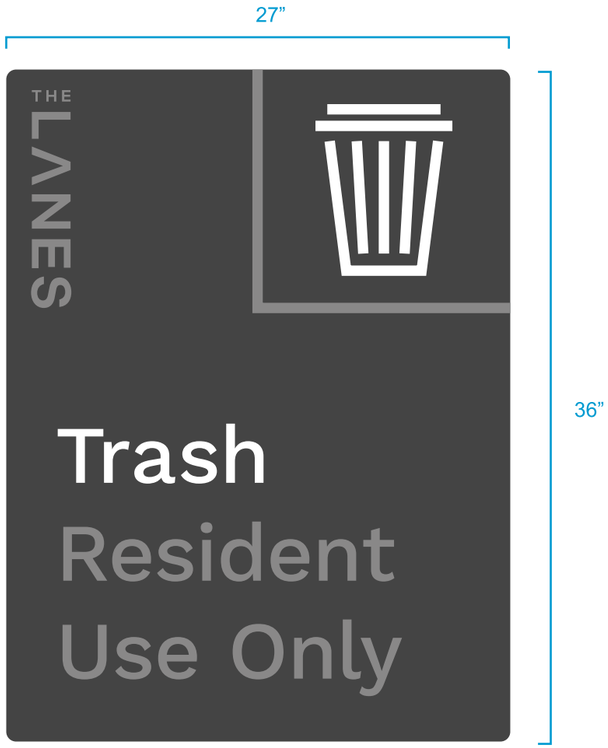
Landlord Approval

Sales Rep:
DV
Designer:
MAP

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Trash Panel • The Lanes • Mission KS



SCALE 1:8

SCOPE OF WORK

- Manufacture and install single-sided aluminum panel.
- Paint and vinyl colors TBD
- Radius edges
- Mount to trash area door(s) with hidden mounting bracket

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 3/28/2024

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Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

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www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary 2 Parking Garage Signs + garage clearance bar

☒ Wall ☐ Monument ☐ Projecting ☐ Other (Describe) _____

☒ Single Faced ☐ Double Faced Elevation/Location East

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 12 ft. 0 in. Height: 1 ft. 6 in. Area: 18 Sq Ft. ea.

Wall Dimensions: Length: ____ft. ____in. Height: ____ft. ____in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$ 4,000

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

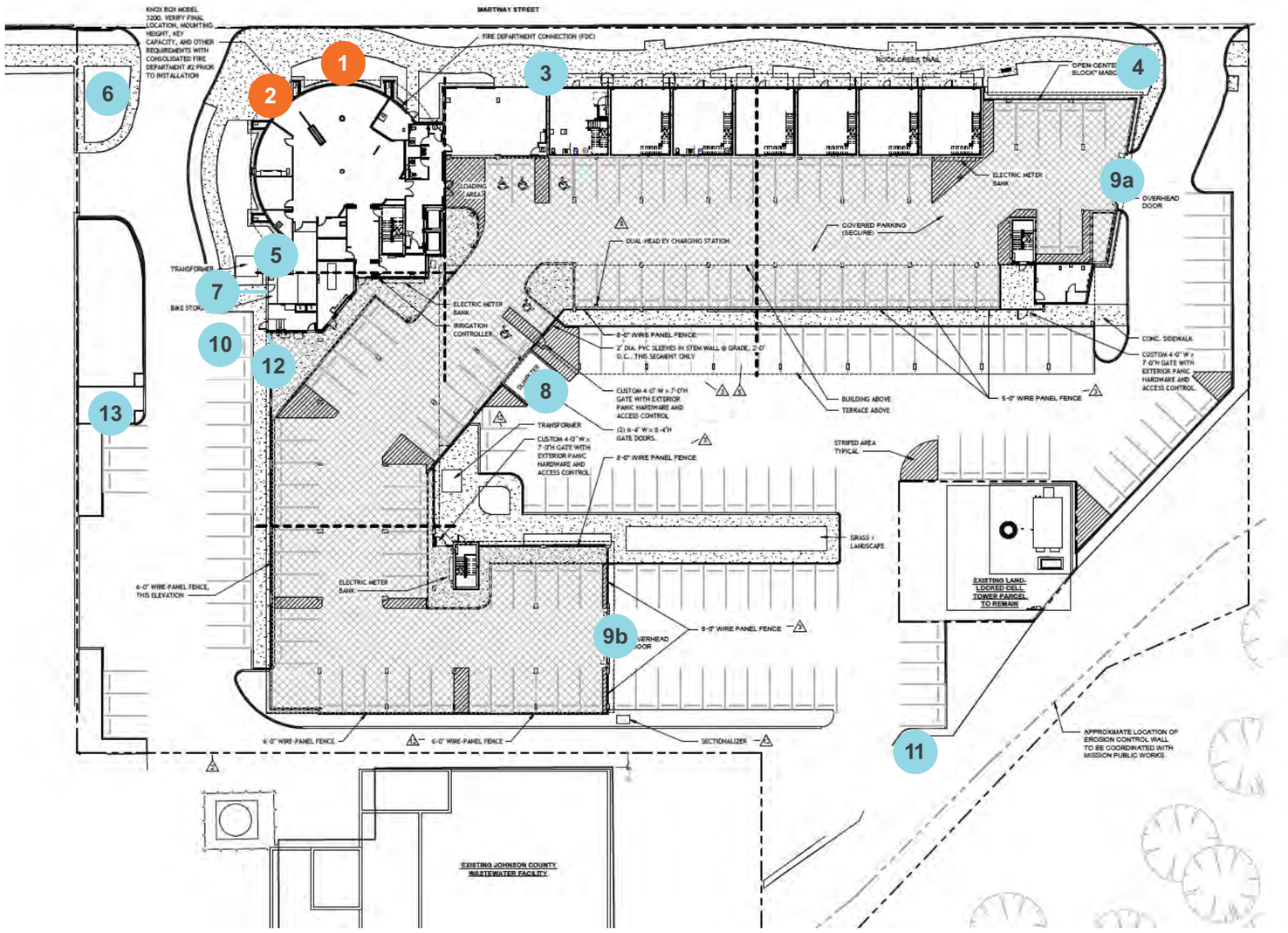
Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

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Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

Landlord Approval

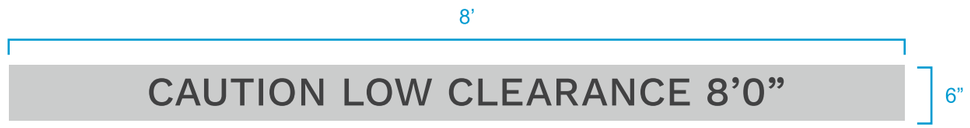
Sales Rep: DV
Designer: MAP

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SCALE 3/4” = 1’







SCALE 3/4” = 1’





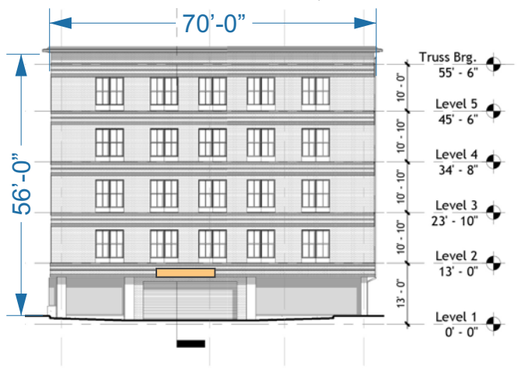
SCOPE OF WORK

- Manufacture and install single-sided aluminum pan,
- (1) each at Parking Entry and Exit.
- Paint and vinyl colors TBD.
- 2” deep
- Mount with angle behind pan mounting bracket.

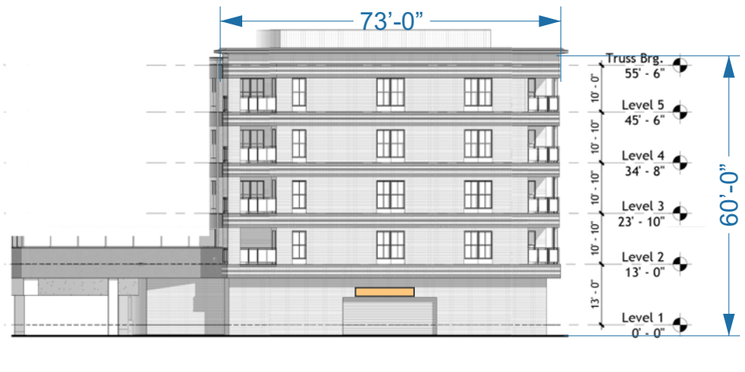
- Manufacture and install Crash Bar at Parking Entry only.
  6 PVC tube with capped ends.
  Painted light grey with Black vinyl decoration.

East Elev - Exit / South Wing
Building Frontage: **3,920 sf**
Overall Sign Height: 1’- 6”
Overall Sign Width: 12’- 0”
Total Sq. Ft.: **18 (0.46%)**

East Elev - Entry / North Wing
\Building Frontage: **4,380 sf**
Overall Sign Height: 1’- 6”
Overall Sign Width: 12’- 0”
Total Sq. Ft.: **18 (0.41%)**



EAST ELEVATION - SOUTH WING



EAST ELEVATION - NORTH WING

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

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Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

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www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary 3 Future Resident Parking signs

☐ Wall ☐ Monument ☐ Projecting ☒ Other (Describe) freestanding

☒ Single Faced ☐ Double Faced Elevation/Location West

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 1 ft. 1½ in. Height: 1 ft. 6 in. Area: 1.69 Sq Ft. on 4ft pole each

Wall Dimensions: Length: ____ft. ____in. Height: ____ft. ____in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$ 600

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

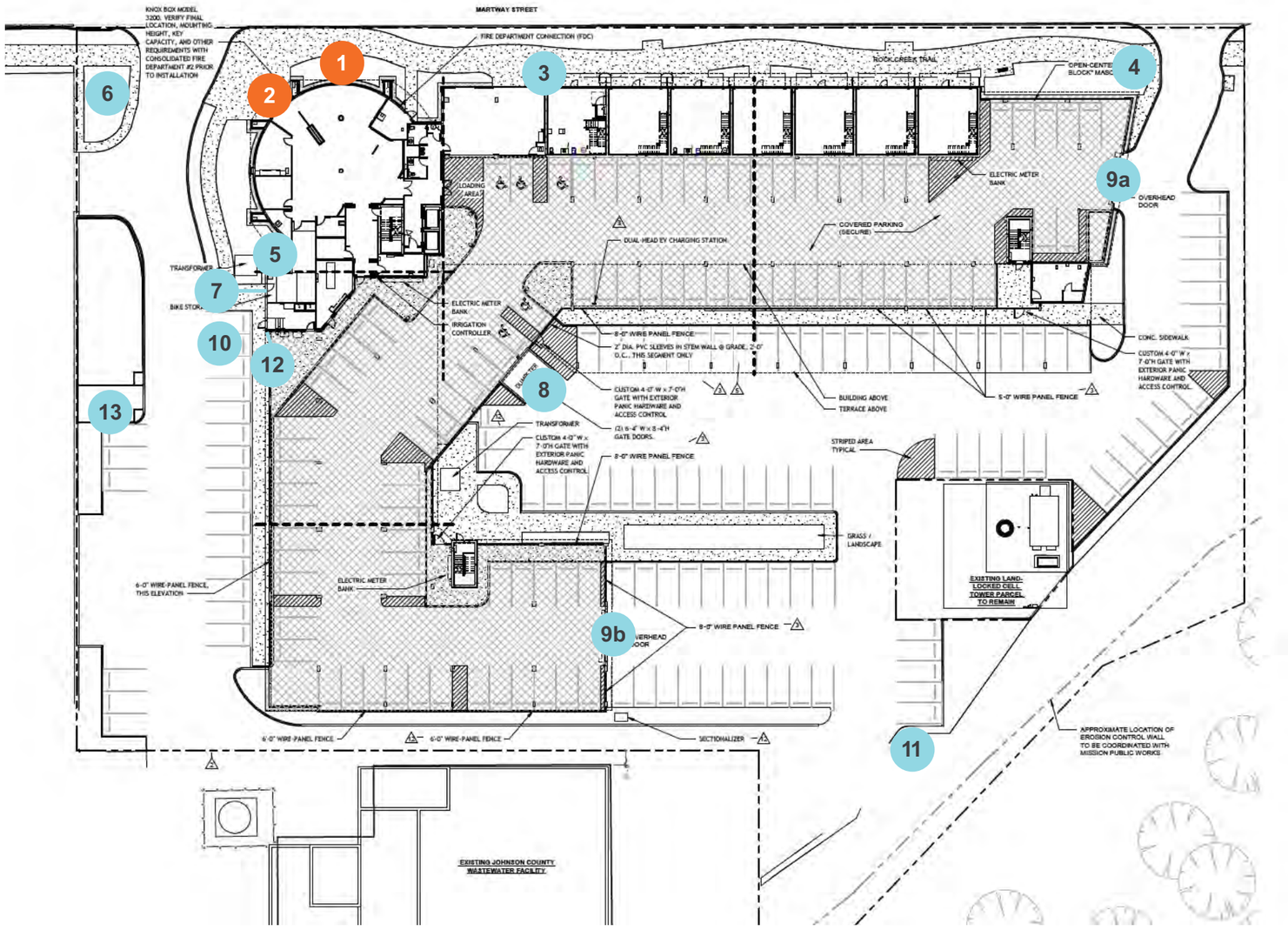
Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

Name of Licensed Electrical Contractor: _____

Additional Information:

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that provisions of the Sign Ordinance have not been met, the Sign Permit may be revoked.

Signature: _____ Date: 5-01-2024 I am the (circle one): (Owner) Owner's Agent



sign type

1 Primary Monument - Blade Sign
2 Primary Entry Signage
3 Retail/Suites - Blade Sign
4 Restricted Parking - Pedestal
5 Fire Dept Connection (FDC)
6 Pocket Fitness Park - Pedestal
7 Bike Storage - Blade Sign
8 Trash (Residents Only)
9 (a) Resident Only Parking; (b) Exit Only
10 Future Resident Parking
11 Exit Only
12 Paw Spa - Blade Sign
13 Dog Park ID/Rules - Pedestal

Illuminated Signage
Non-Illuminated Signage

View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 5/01/2024

Drawing #: The Lanes Mission 0324

Client Approval

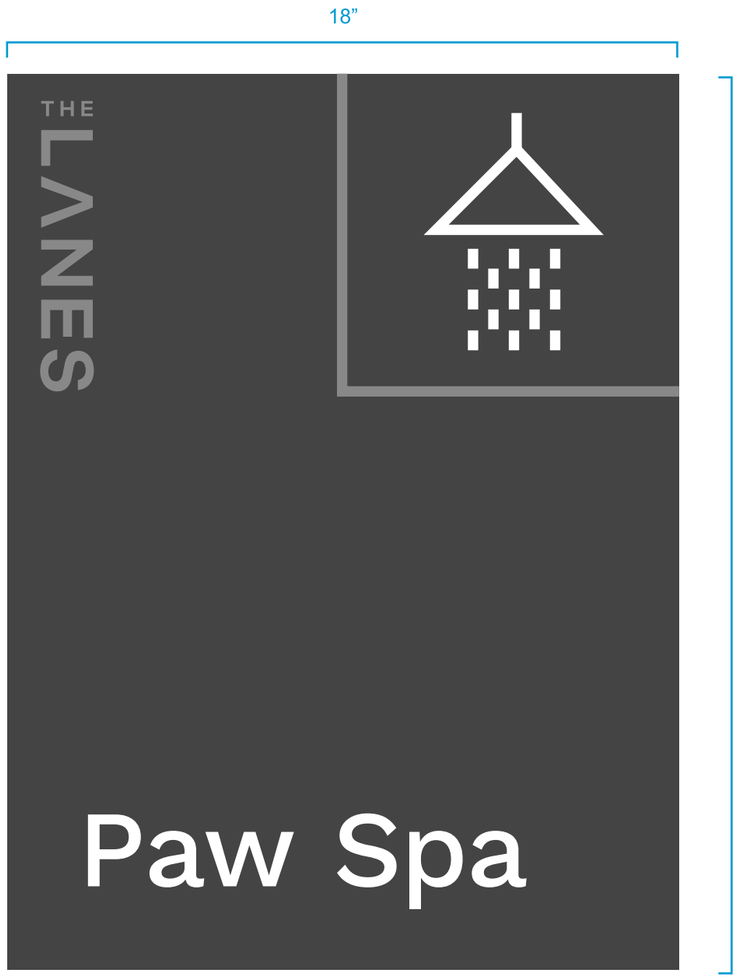
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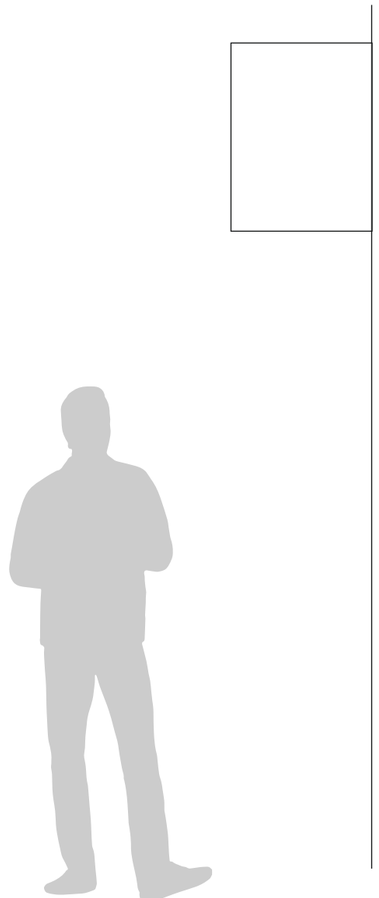
Sales Rep:
DV
Designer:
MAP

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Blade Sign • The Lanes • Mission KS

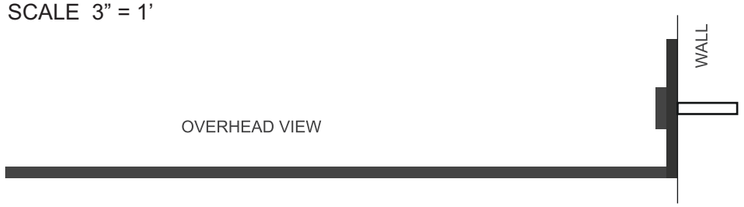




Manufacture and install one (1) Blade Sign

- 1/4” aluminum painted dark Grey (color TBD) with white and grey vinyl graphics
- Mount as illustrated - Bottom of sign to be flush with opening of doorway
- Use non-corrosive fasteners painted to match sign
- Non-Illuminated

SCALE 3” = 1’



View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

Last Revision: 3/28/2024

Drawing #: The Lanes Mission 0324

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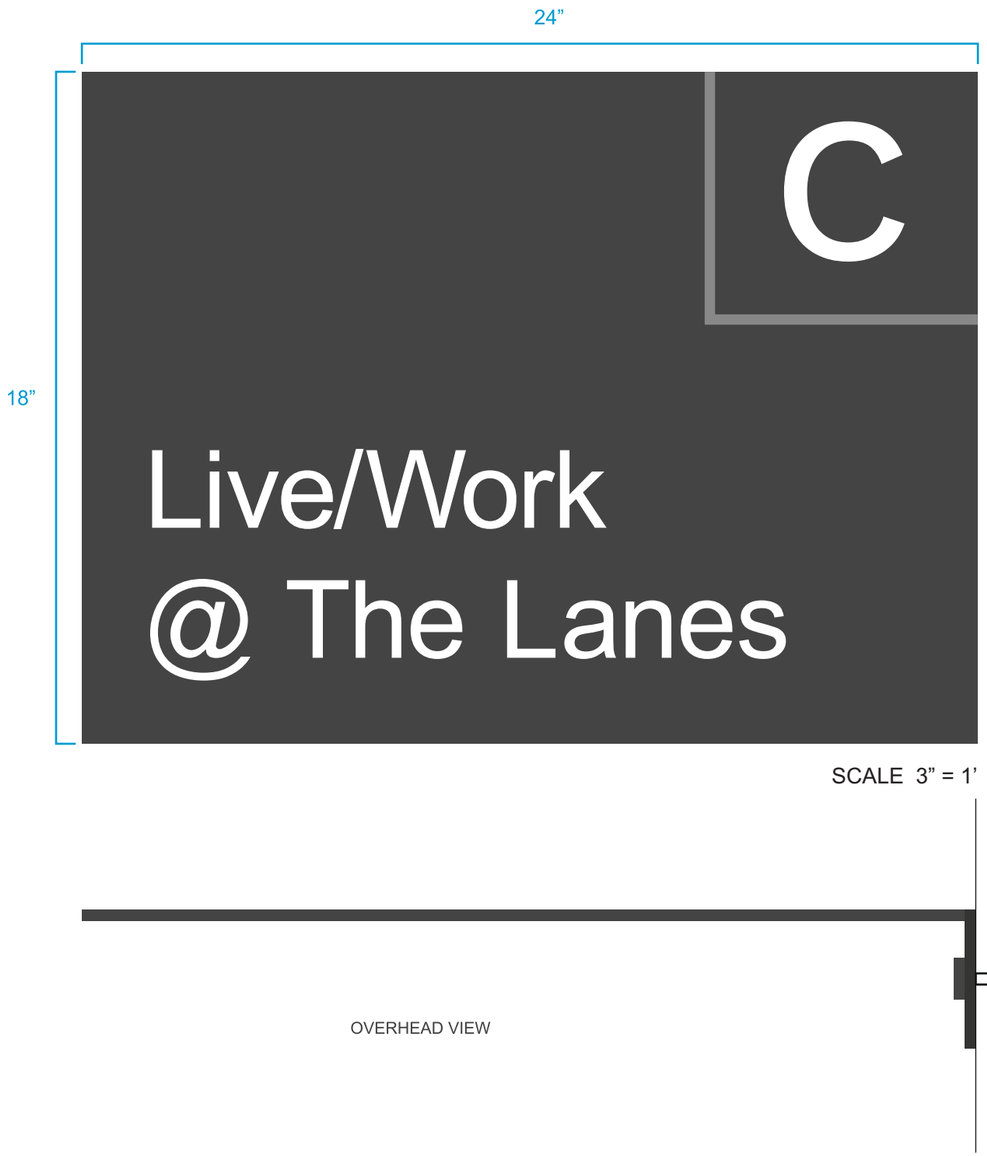
Landlord Approval

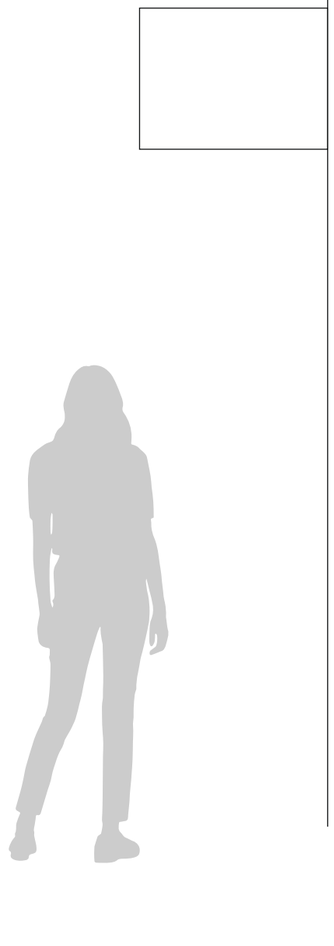
Sales Rep: DV
Designer: MAP

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Blade Sign • The Lanes • Mission KS





Manufacture and install one (1) Blade Signs

- 1/4” aluminum painted dark Grey (color TBD) with white and grey vinyl graphics
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Qty: 1 (Leasing Office)

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Edwardsville, KS 66111
913 / 529.2010

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Mission KS

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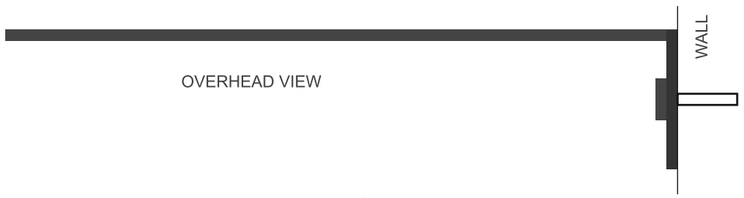
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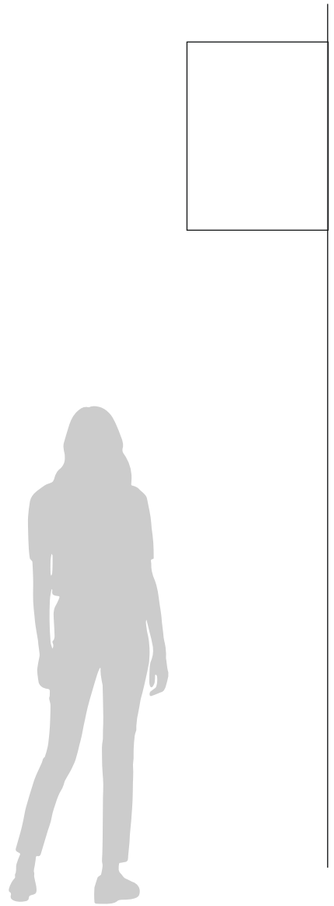
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Blade Sign • The Lanes • Mission KS



SCALE 3” = 1’





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6090 Woodson St
Mission, Kansas 66202
913.676.8360
www.missionks.org

Application for Sign Permit

Business Name The Lanes at Mission Bowl

Address for Sign 5399 Martway St Business Phone (816) 988-2808

Primary Contact Banks Floodman/Sunflower Development Group Email bfloodman@sunflowerkc.com

Type of Sign ☒ New ☐ Alter ☐ Temporary 3 Small Blade Signs

☐ Wall ☐ Monument ☒ Projecting ☐ Other (Describe) _____

☐ Single Faced ☒ Double Faced Elevation/Location _____

☒ Non-Illuminated ☐ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Temporary Sign Information: Duration: _____ Start Date: ___/___/___ End Date: ___/___/___

Sign Dimensions: Length: 2 ft. 0 in. Height: 1 ft. 6 in. Area: 3 Sq Ft. each

Wall Dimensions: Length: ____ft. ____in. Height: ____ft. ____in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

Project Valuation:$_____

Installer Information

Sign Company Name: View Sign & Light

Applicant: Marti Palmer Sign Installer License #: 59

Mailing Address: 10935 Kaw Dr Tel. No. 913/529.2010

City: Edwardsville State: KS Zip Code: 66111

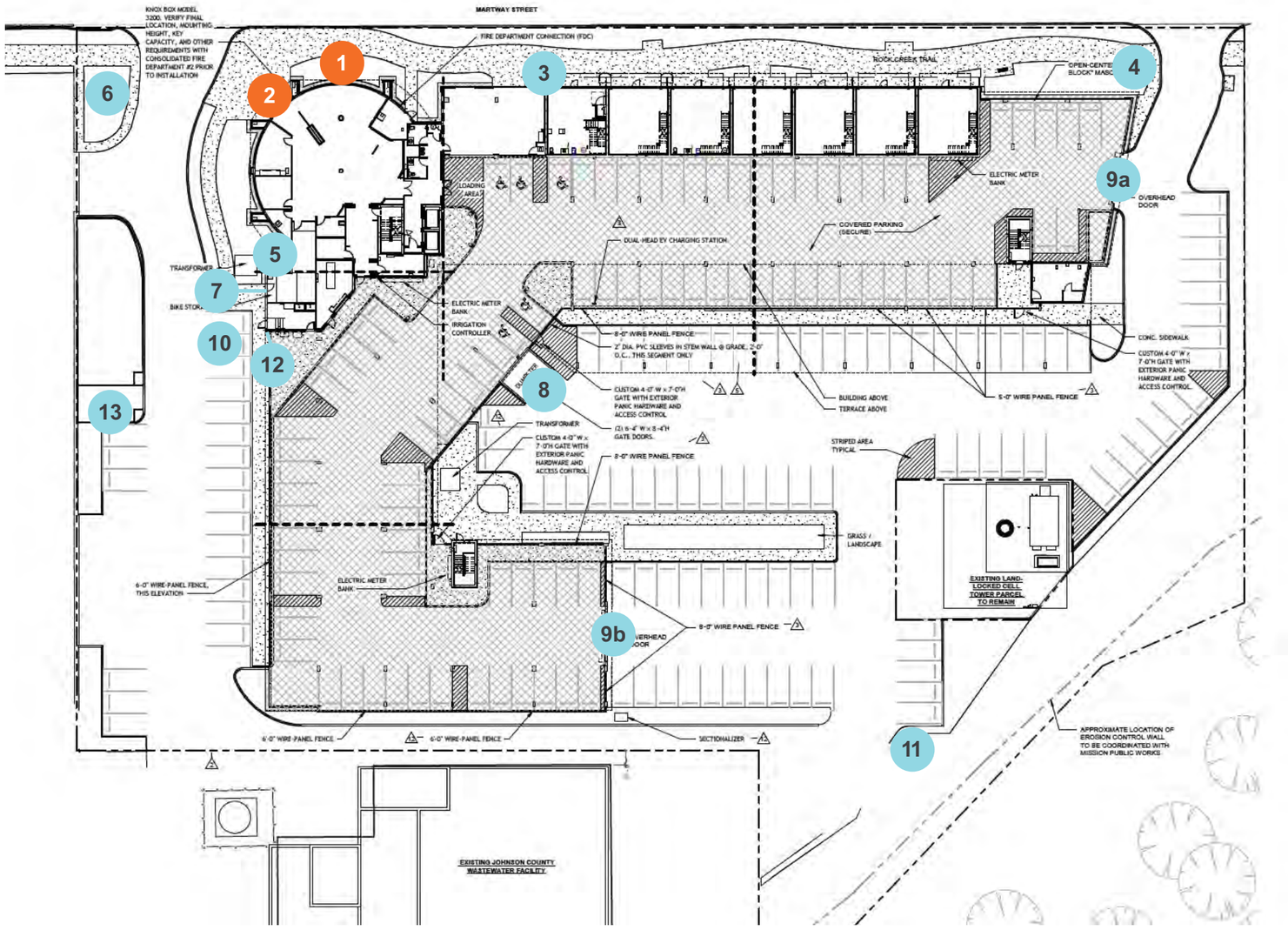
Email: mpalmer@viewsignlight.com Is Sign Company also the Installer? (Yes) No

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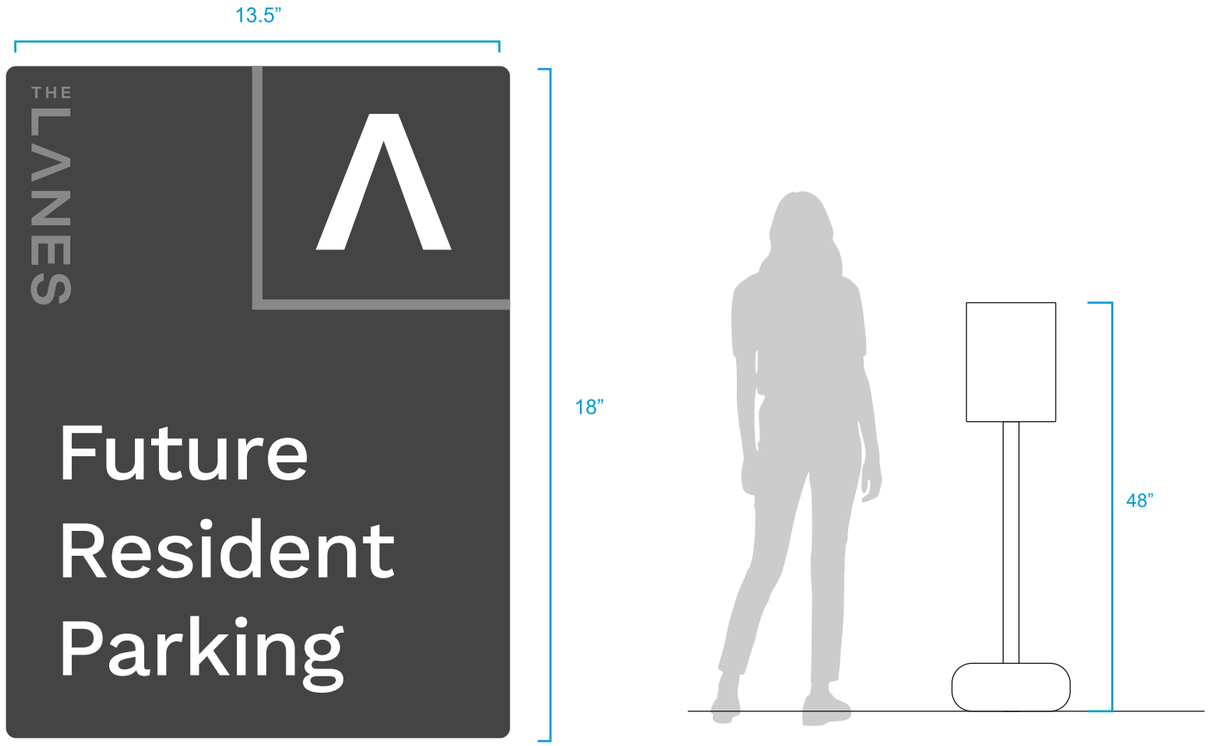
Client Approval

Landlord Approval

Sales Rep:
DV
Designer:
MAP

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SCALE 3” = 1’

SCOPE OF WORK

- Manufacture and install three (3) single-sided free-standing sign.
- Aluminum panel (color and vinyl graphics TBD
- Radius edges.
- Mounted on Rollaway post.



View Sign & Light
10935 Kaw Drive
Edwardsville, KS 66111
913 / 529.2010

THE LANES
Mission KS

3/08/2024

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City of Mission	Item Number:	2.
INFORMATIONAL ITEM	Date:	July 10, 2024
ADMINISTRATION	From:	Laura Smith

Informational items are intended to provide updates on items where limited or no discussion is anticipated by the Committee.

RE: Review of 5665 Foxridge Multi-Family Project

DETAILS: Representatives with Block Real Estate will make a brief presentation to reintroduce their proposed multi-family project at 5665 Foxridge as they prepare to submit a formal application for Tax Increment Financing (TIF) incentives.

CFAA CONSIDERATIONS/IMPACTS: NA

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



5665 Foxridge Drive

Multifamily Development
Mission, Kansas

July 10, 2024

BLOCK
REAL ESTATE SERVICES, LLC

Site Context Map



Existing Conditions



56TH STREET AND FOXRIDGE - LOOKING SOUTHEAST



56TH STREET - LOOKING EAST

Existing Conditions

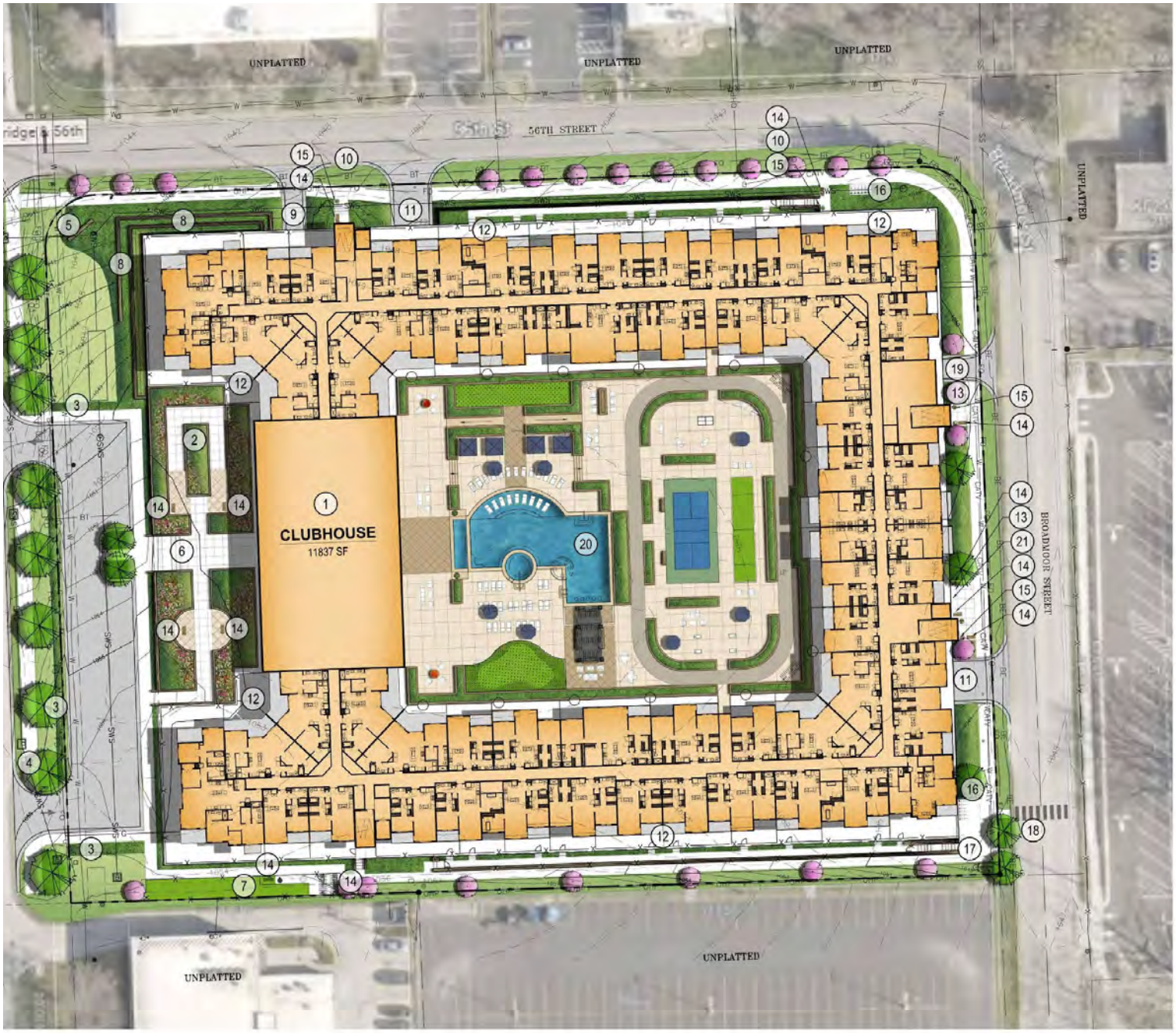


SOUTH PROPERTY LINE - LOOKING EAST



56TH STREET - LOOKING WEST

Overall Site Plan



SITE PLAN
1"=30'-0"

AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. SCULPTURE
3. LANDSCAPE HEDGE
4. 8' TRAIL
5. SIGN WALL
6. ENTRY PLAZA
7. DOG RUN
8. RETAINING WALL
9. TRASH
10. EXISTING STREET LIGHT
11. GARAGE ENTRY
12. UNIT PATIOS
13. SPECIAL PAVING
14. BENCH, TYP.
15. PLANTER, TYP.
16. BIKE RACKS
17. PET WASTE STATION
18. CROSSWALK TO PARK
19. LOADING
20. AMENITY COURTYARD
21. DOG SPA ENTRANCE

Entry Plaza Perspective



NE Corner Perspective - 56th Street and Broadmoor



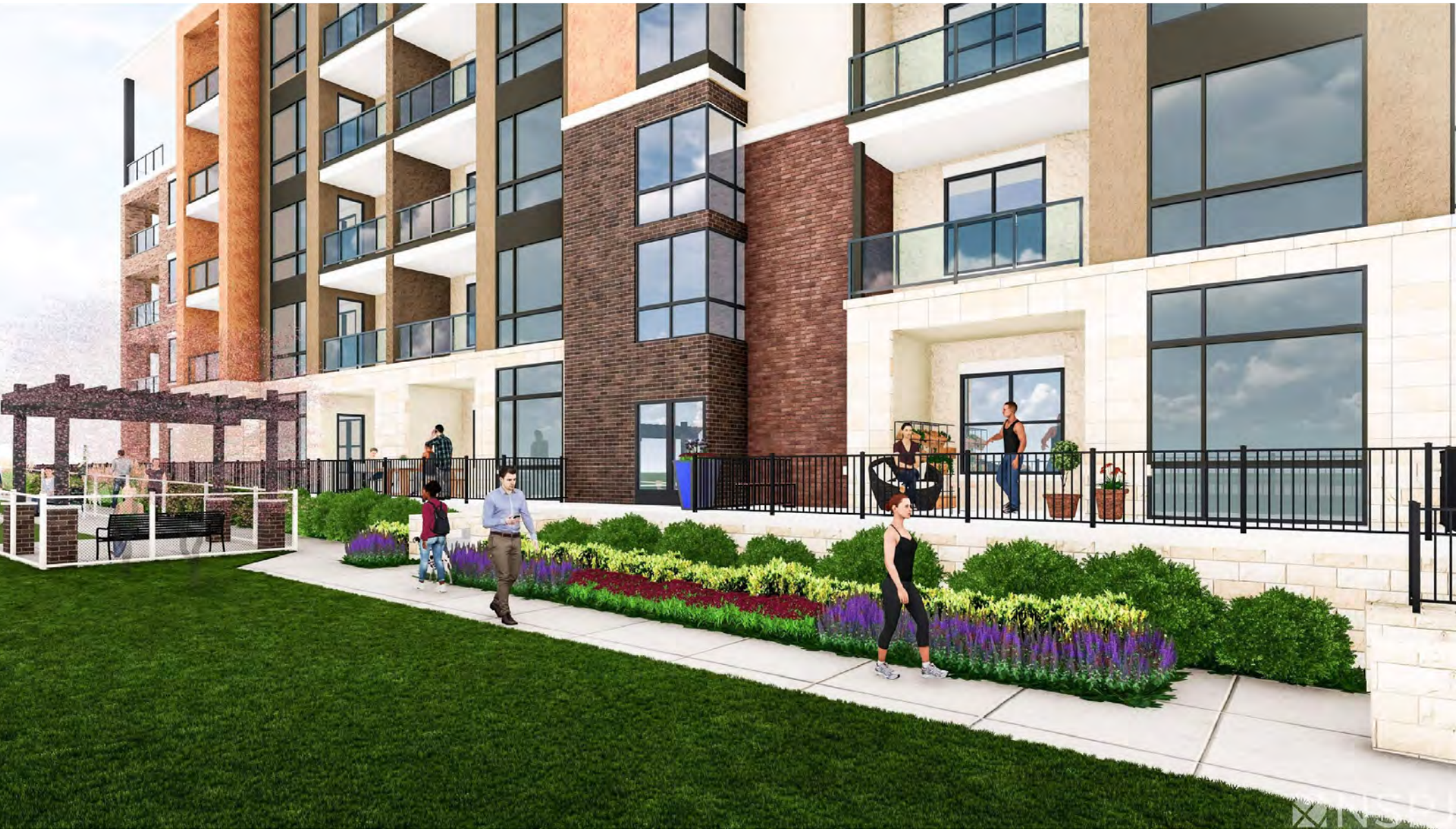
Broadmoor Entries Perspective



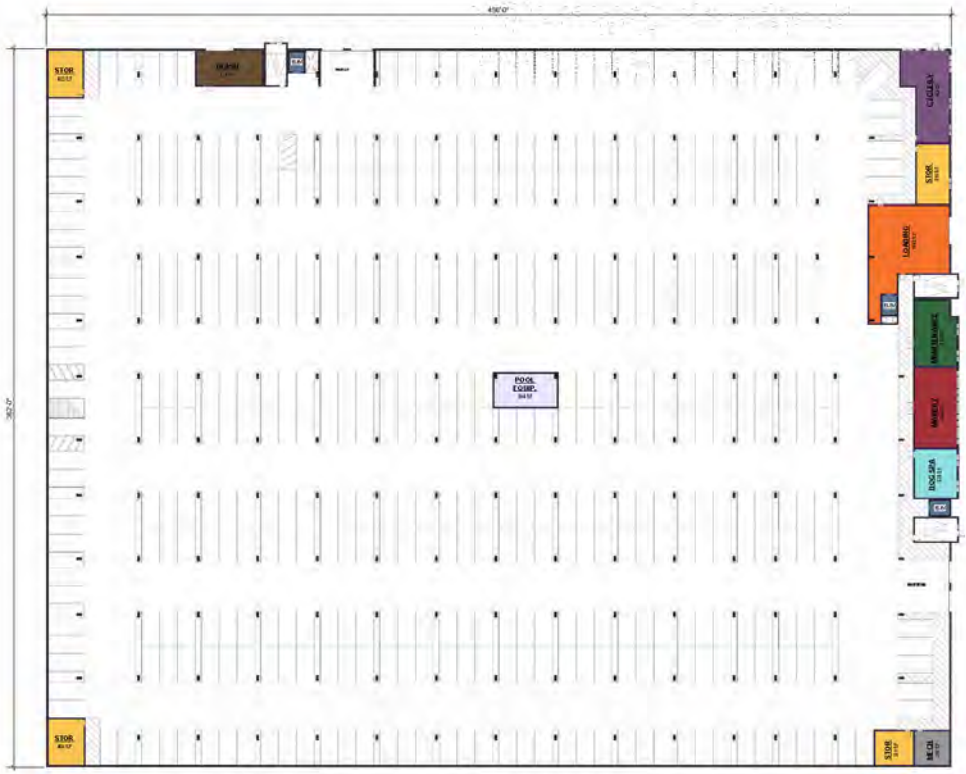
Broadmoor Perspective



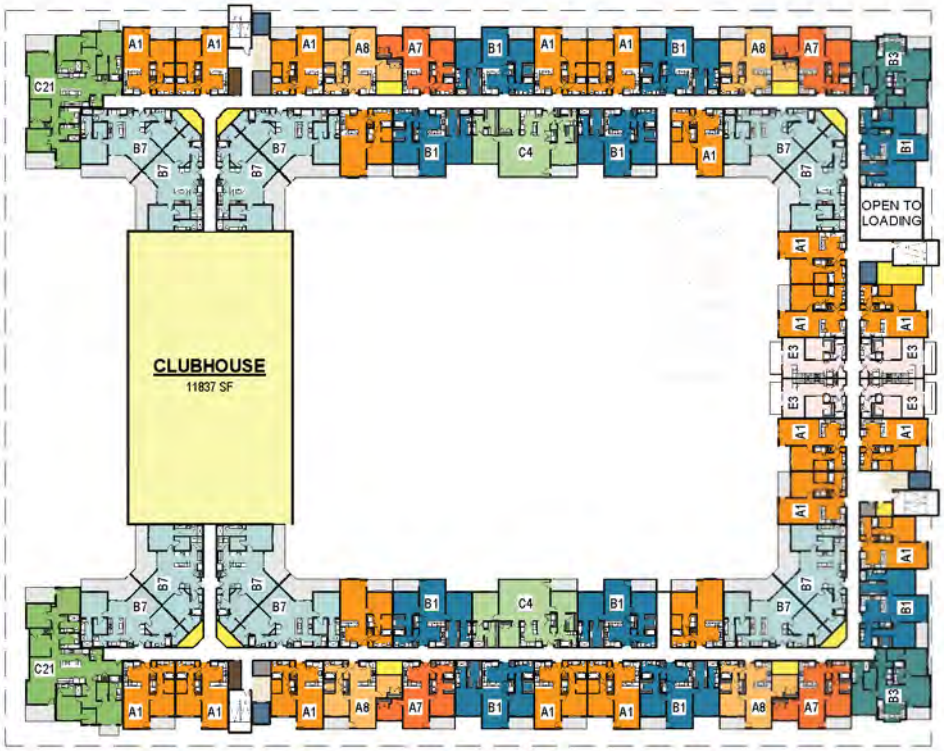
South Unit Patios Perspective



Floor Plan - Lower Level and First Floor

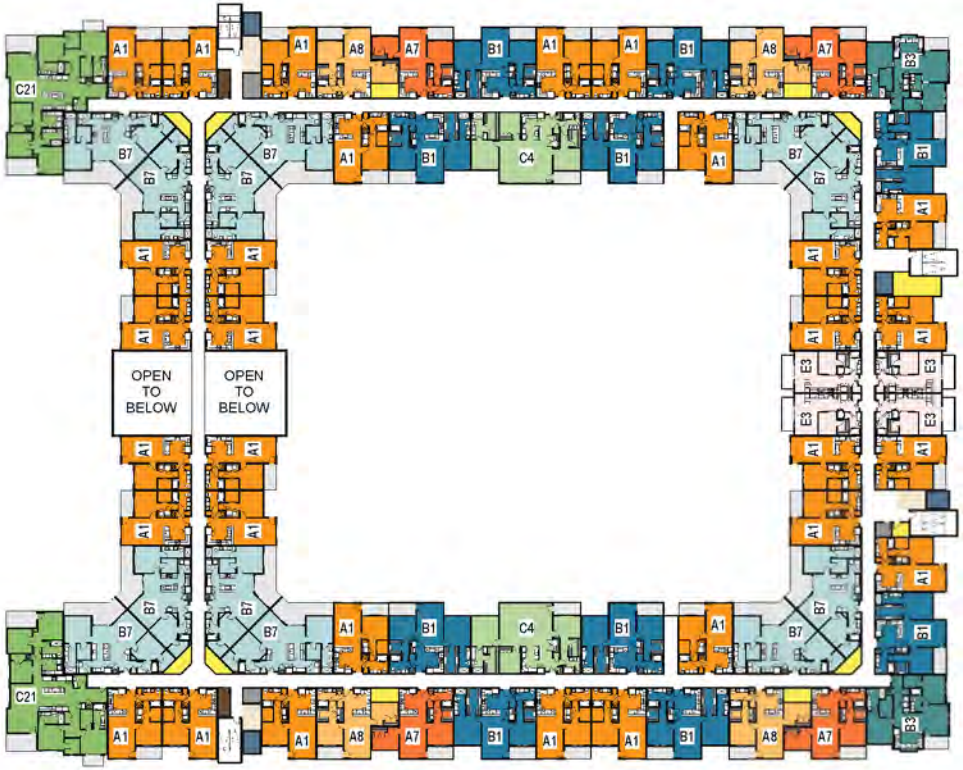


LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN

Floor Plan - Second Through Fifth Floor

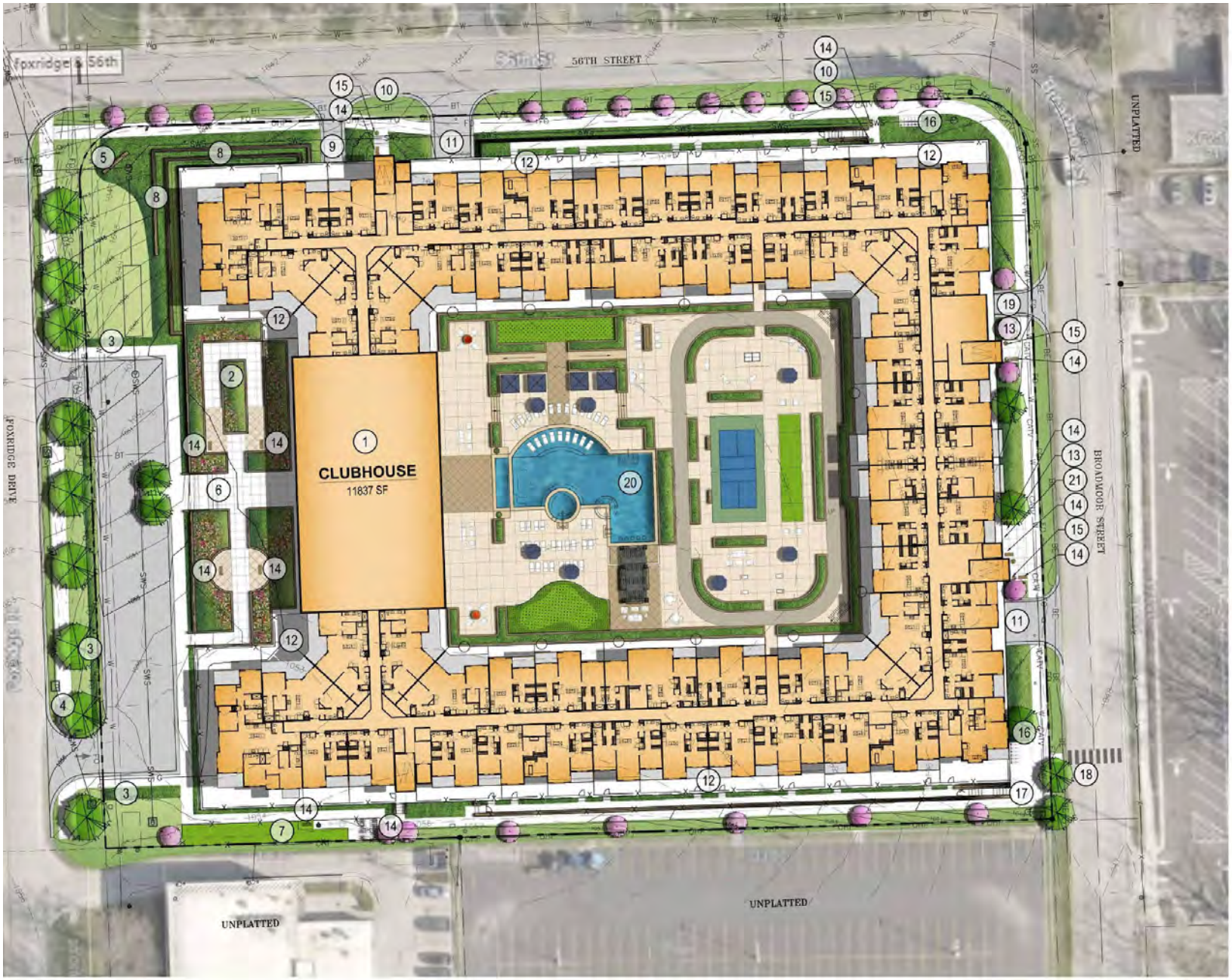


FLOOR PLAN - LEVELS 2-4



FLOOR PLAN - LEVEL 5

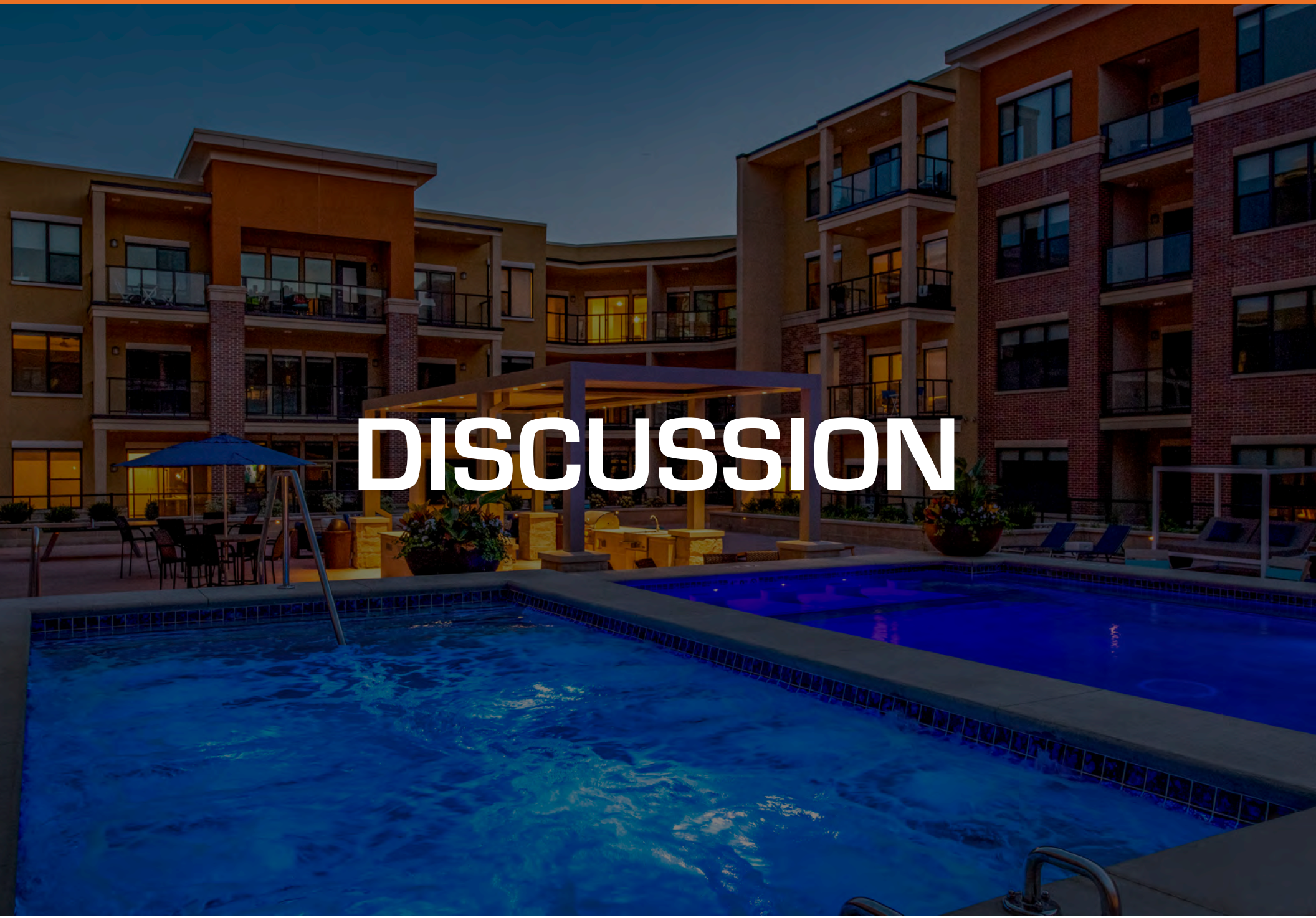
Overall Site Plan



SITE PLAN
1"=30'-0"

AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. SCULPTURE
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16. BIKE RACKS
17. PET WASTE STATION
18. CROSSWALK TO PARK
19. LOADING
20. AMENITY COURTYARD
21. DOG SPA ENTRANCE


DISCUSSION

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	July 10, 2024
Administration	From:	Robyn Fulks

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

RE: June 5, 2024 Community Development Committee minutes.

RECOMMENDATION: Review and accept the June 5, 2024 minutes of the Community Development Committee.

DETAILS: Minutes of the June 5, 2024 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

June 5, 2024

The Mission Community Development Committee met at Mission City Hall and virtually via ZOOM on Wednesday, June 5, 2024. The following Committee members were present: Sollie Flora, Trent Boultinghouse, Lea Loudon, Ben Chociej, Brian Schmid, Debbie Kring, Cheryl Carpenter Davis, Josepha Haden Chomphosy, and Mary Ryherd. No Councilmembers were absent. Councilmember Ryherd called the meeting to order at 6:33 p.m.

The following staff were present: City Administrator Laura Smith, City Clerk Robyn Fulks, Deputy City Administrator Justin Carroll, Deputy City Administrator Brian Scott, Public Works Director Stephanie Boyce, Public Works Superintendent Brent Morton, Chief Dan Madden, and Parks and Recreation Director Penn Almoney.

Public Comments

Councilmember Ryherd 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

Gun Violence Awareness Proclamation

Mayor Flora proclaimed Friday, June 7 to be National Gun Violence Awareness Day—also known as Wear Orange, Day, to honor and remember all victims and survivors of gun violence and to declare that we must do more to reduce gun violence. She stated that Mission is proud to join the campaign by encouraging citizens to wear orange on the first Friday in June to help raise awareness about gun violence and honor the lives of gun violence victims and survivors. Mission renews the commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands and encourage responsible gun ownership to help keep our children safe. She also announced that tonight, Katie Mangelsdorf from Moms Demand Action was in attendance to accept the proclamation. She invited Ms. Mangelsdorf to make any remarks.

Ms. Mangelsdorf thanked everyone for having her and explained the Wear Orange Day initiative to address gun violence. Friends of a shooting victim in 2013 turned grief into action and wore orange to honor their friend's life and raise awareness. She explained that on June 7 and 8 her group will come together to show solidarity to work to prevent gun violence.

PRIDE Month Proclamation

The second public presentation of the evening was a proclamation recognizing June 2024 as LGBTQ+ PRIDE Month in Mission. Mayor Flora proudly proclaimed June 2024 as LGBTQ+ PRIDE Month in Mission. She stated that Mission is a community that respects and actively welcomes and protects all those who reside, visit or do business in our community. Recognizing and celebrating diversity helps to build a community that promotes harmony and mutual respect. PRIDE Month celebrations take place across the country every June to commemorate the Stonewall riots of 1969 and to recognize the impact that LGBTQ+ people have had on history - locally, nationally, and internationally. She urged all Mission residents to join herself and the entire City Council in working to ensure that everyone has the confidence to live without fear of prejudice, discrimination, violence and hatred based on gender identity or sexual orientation. She welcomed Jay from Equality Kansas to accept the proclamation and share remarks.

Jay thanked the Council for having them to accept the proclamation. They are a lead organizer for Equality Kansas in Johnson County, an organization dedicated to ending discrimination based on sexual orientation and gender identity in the state. They shared their personal story, which includes working at the Applebees in Mission, and attending Shawnee Mission North as a teenager. They expressed their appreciation for Mayor Flora and the Governing Body's willingness to issue the proclamation and also for the inclusive initiatives done to make Mission a welcoming and inclusive place and wished everyone a Happy Pride Month.

Planning Commission Items

Preliminary Development Plan for Mission Beverly Multi-Family Housing Development – 6000, 6005, 6025, 6040 and 6045 Martway; 5935 and 5945 Beverly; and 5960 Dearborn (PC Case 24-07)

Deputy City Administrator Brian Scott introduced the first Planning Commission item, for a preliminary development plan (PDP) for the Mission Beverly Multi-Family Housing Development. He noted that this item came from the April Planning Commission meeting. This project is a 261-unit multi-family housing development on 8 existing parcels along Martway Street between Beverly and Dearborn. The project will contain two buildings. The north building will have 204 units and will be 4 stories with about 1,000 square feet of retail space as well. A 265-space parking structure will also be on the site. The south building

will contain 57 units and will be 3 stories tall with 83 surface parking spaces. The north building does have two deviations request, the first being to build at 4 stories vs. the 3 stories allowed in the Code; the second for density of 80 units per acre vs. the 35 units per acre called for in the Code. The south building would require no deviations.

The project will include amenities including courtyard, pool, workout facilities, leasing offices, sidewalks, and ground floor units which walk directly out to sidewalks. The Rock Creek Trail corridor will be realigned with this project to move the crossing to the north side of Martway creating more interaction with the building and retail space.

A public hearing was held at the Planning Commission meeting, with very few comments. The PDP was approved 7-0 for recommendation to the City Council.

Councilmember Kring asked why a four-story building is needed with a deviation rather than the three-story building allowed. Mr. Scott explained that in order for the Developer to have enough units to make the project work financially they needed a four-story building. Mr. Scott explained that the Developers have been up front about that need from the beginning of talks about the project. Councilmember Kring asked why the south building is only three stories and Mr. Scott explained that several years ago a different project was proposed for the south side of Martway with a five-story building which brought about a lot of pushback from neighbors to the south resulting in an agreement for a four-story building only. That project ultimately couldn't work due to cost and space. Staff advised the current Developer to make the south building as small as possible to appease neighbors. The feedback from community meetings was all positive for the smaller south building. Councilmember Kring asked if there will be additional parking for the retail space. Mr. Scott explained that there will be additional parking along Martway. Originally, Staff discussed angled parking along Martway but ultimately that plan was changed to parallel parking for safety and for potential Rock Creek Trail improvements in the future.

Councilmember Chociej shared his excitement for this project and the parcels that are currently underused. He is concerned with the east side of Building A with a lot of wall along the garage section that may not be visually appealing. He would hope that some improvements could be made to the wide curb cut and garage entrance. He doesn't find it to be a deal-breaker, but he would like to see a better design including more plantings, benches, or art on the east side. Mr. Scott stated that was a concern from the Planning Commission as well and

will be stipulation that the Developer go back and dress up the garage section with architectural detail around the openings.

City Administrator Laura Smith followed up to Councilmember Kring's questions regarding the deviations, she noted she also spoke recently with Councilmember Boultinghouse as granting deviations can feel uncomfortable. She wanted to remind the Council that while the new Comprehensive Plan has been adopted, the zoning code has not been aligned with the Comprehensive Plan, and until that happens there will still be some conflicts between projects coming forward and the community vision. The zoning code update is budgeted for this year and an RFP is in the process of being drafted to go forward with that project. Staff have worked hard to express understanding of what might be successful on the south side of Martway to the Developer and looked to the character to the size and scare of other facilities near the project site for the north building.

Special Use Permit for Greentec Auto – 6800 W. 61st Street (PC Case 24-09)

Mr. Scott's second item of the evening was for a Special Use Permit for Greentec Auto. The address in question was previously used by PPC Packaging and is located behind the post office and Target. Mr. Scott explained it was built in the 1960s and has been used for manufacturing ever since. Greentec purchased the building. They are a company that resources and remanufacturers batteries for hybrid and electric vehicles. They began in California and have several locations across North America. They moved their headquarters to Kansas City for ease of operations in the central part of the continent. Their main offices are off of I-635 and Shawnee Drive now but have outgrown the facility. The company takes in vehicle batteries from vehicles that are not longer operational and salvage the battery, take them apart and test the battery cells, and send the bad cells off for recycling. The good cells are put together in a new battery which is tested and resold. Locations ship the batteries to be installed in vehicles. Staff had concerns about lithium-ion batteries, and Grentec has agreed that no lithium-ion batteries will be taken in or worked on at the Mission facility. The Mission site will mainly be used for dismantling and storage of the good cells. The good cells will be shipped to the Kansas City, KS facility to be put back together into new batteries. The company plans to operate in this capacity in the Mission location for about five years as they are looking at using State funding to build a new facility in DeSoto, KS near the Panasonic plant currently under construction. The site is two parcels with separate zoning. Staff didn't feel the zoning allowed for the type of use requested, and to ensure lithium-ion batteries

are not allowed on site, a Special Use Permit was determined to be the best solution. The Planning Commission considered the permit application at their April meeting with a public hearing that brought in no comments. The Planning Commission approved the item for recommendation to the City Council 7-0. Mr. Scott noted that the owners will be at the June City Council meeting for a brief presentation and to answer any questions.

Councilmember Kring asked if Staff looked at other facilities owned by the company to ensure proper procedures and cleanliness. Mr. Scott provided that Staff toured the facility in Kansas City, KS and had a very positive experience. The Fire Marshal has also gone to the existing facility and has been involved in ongoing conversations about the project.

Councilmember Loudon asked how Staff can ensure that no lithium-ion batteries are being dealt with in this facility. Mr. Scott provided that when the Special Use Permit is in place, there will be a specific callout for no lithium-ion batteries, and the property has to remain as-is regarding site design or building structure. Additionally, there is a provision that the facility must comply with all building code requirements and provisions, and that the building is subject to periodic inspections with or without notice from Consolidated Fire District No. 2 and City inspectors.

Councilmember Boultinghouse asked if there are any concerns about what future use of the building might look like for the next occupants since Greentec is planning on using the building for a short time. Mr. Scott stated he believes improvements will be made if anything. Fire sprinklers have to be installed, and windows will be replaced prior to operations beginning, along with landscaping. Depending on what the next use is, zoning regulations or a Special Use Permit may also be required for that use.

Councilmember Chociej thanked Staff to stopping the lithium-ion portion of the operation. He likes the project a lot.

Councilmember Kring asked how many staff the project would bring in, Mr. Scott provided that it is likely less than 10.

Action Items

Acceptance of the May 1, 2024 Community Development Committee Minutes

Minutes of the May 1, 2024 Community Development Committee were provided to the Committee.

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 consent agenda.

Stormwater Master Plan Planning Assistance Cost Share Program

Public Works Director Stephanie Boyce provided information about a cost share program with the U.S. Army Corps of Engineers for preparation of a Comprehensive Stormwater Master Plan. She noted that Staff has identified a critical need for a Stormwater Master Plan to address all aspects of stormwater management within the City. This comprehensive approach will quantify the work needed to maintain the existing system, address legacy deficiencies through capital investments, and develop a system to prioritize these efforts. Funding through the U.S. Army Corps of Engineers (USACE) is available with a 50/50 cost share. The contract with the USACE will allow the USACE to provide a stormwater master plan study by reviewing existing plans and inventories, create an approach to prioritize maintenance, formulate a Capital Improvement Plan, and consider alternate funding. The USACE believes additional funding sources will be available down the road to implementation. A dashboard tool for management will also be available. Ms. Boyce reported that the City's cost is $178,000 for the program.

Councilmember Loudon asked if other Johnson County cities are participating in this program. Ms. Boyce had not asked that question but can find out. Councilmember Loudon believes it could be helpful to look at flow into and out of Mission.

Mayor Flora asked if the modeling will take into account growing future flood risks. Ms. Smith confirmed that the 2D modeling will be used.

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.

Cooperative Agreement with Bike Share KC for Maintenance and Operation of E-bikes

Ms. Boyce's second item of the evening was for approval of a cooperative agreement with Bike Share KC for maintenance and operation of e-bikes in the City. Ms. Boyce explained that the obligation of funding was approved in February, 2024 after a successful grant application introducing 50 e-bikes in Mission and Roeland Park. Part of the grant covers maintenance and operations for five years with a contract required with Bike Share KC for the maintenance and operations. Mission's role is coordination efforts of procurement of the bikes, payment upfront with reimbursement from Roeland Park. The cost will be covered for the maintenance and operations as well with reimbursement from Roeland Park. Mission's cost over the five years is just under $208,000. Costs may be able to be reduced through sponsorships and ridership fares to offset the costs. Kiosk sponsorship will also be an option. Bike Share KC also maintains and operates bikes in Johnson County Parks, North Kansas City, and Kansas City, MO.

Councilmember Boultinghouse asked what could happen in year six when Federal funds expire and how that could be offset. Ms. Boyce noted that Bike Share KC provided that the bikes typically have a five-year lifespan, so they would be recycled, and new bikes introduced. Ms. Smith added that Staff have looked at sponsorship opportunities going forward that could be explored. Conversations have been had about sponsorship at some new private development in the City. Ms. Boyce believes other funding may be available as the five-year mark approaches.

Councilmember Loudon asked if there could be future grants for the program. Ms. Boyce stated that Staff can look at those opportunities near the four-year mark of the five-year plan. Councilmember Loudon also asked if Staff had locations chosen for the three hubs. Ms. Boyce mentioned the Transit Center, Mission Market, and Legacy Park which are all along the Johnson Drive/Martway corridor. Ms. Smith added that preliminary conversations with BikeWalk KC emphasized that visibility within the community at the beginning of the program was important when choosing locations along with having them near transit. She recognized that there is a desire for a location in the north party of the city, and she believes that would be a good addition in the future especially if there is expansion.

Councilmember Chociej mentioned that he is worried about bike trail/lane connectivity at Legacy Park and wonders if there is something that can be done to make bike lanes more inviting at that location. He supports the program overall.

Councilmember Boultinghouse supports Staff's location decision, he would be remiss not to mention that the vast majority of the City is a north to south connector corridor, he was hopeful to have something near Water Works Park to bring residents to the south part of the city especially considering those locations chosen are very close to each other already. He was hoping to see

more vertical movement. Ms. Boyce noted that the location hubs are stationary, but the bikes can be left at other locations and can stay there with geolocation tracking. Ms. Smith added that BikeWalkKC mentioned that they track where bikes are left and they will leave them for someone who is a regular user in that area. BikeWalkKC is very hands on with the program. Councilmember Boultinghouse asked if a hub can be moved if there is a lack of activity and Ms. Smith said she would ask. Ms. Boyce believes that is a possibility.

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 consent agenda.

Traffic Signal Buyout at Roe Avenue and Johnson Drive

Public Works Superintendent Brent Morton presented the last step of the 2024 CARS project, Roe Avenue, to bring traffic signals back under city control is a financial benefit for the City. Signal buyout includes the old signal staying up until the new one is ready. At that time, Evergy will take down the old signals and the new ones will go up. The new signals are much more pedestrian and bicycle friendly. The total cost is $43,519.54.

Councilmember Chociej 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.

Powell Community Center (PCC) South Bathrooms Remodel

Parks & Recreation Director Penn Almoney presented a contract for a remodel of the south bathrooms at the Powell Community Center. He noted that the center was built in 1999 and the south bathrooms are in need of renovation as they are original to the building. This is one of the last large, deferred maintenance projects and will improve the patron experience. This project was approved for $35,000, however old leaks have caused some structural damage which has increased the price tag. Due to that, Staff was able to find a lower bid on the Andersen Park parking lot resurfacing which will allow for savings to be applied to this bathroom remodel project. Bids ranged from $60,000 to $126,000. Staff recommends the contract with MAC General Contracting for $62,000. MAC also did the north bathroom remodel project in 2023. Their bid did not ask for any contingencies, which is a plus.

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

consent agenda.

PCC Indoor Track Replacement

Mr. Almoney's next item is for approval of replacement of the indoor track at the Powell Community Center. Mr. Almoney explained that the upstairs walking and running track needs resurfacing, which is also original to the building. Staff recommends keeping the same product, Mondosurfacing, who recommended three installers. The quote received is $134,135 from Regents Flooring, who can do the installation during the center's annual two-week August closure. The quote includes a limited warranty that covers manufacturing defects for one year and excessive wear for ten years from the date of shipment. The project was approved for $140,000. Due to an 8-week lead time, Ms. Smith will authorize the expenditure following this meeting and will ask the Council to ratify the expenditure during the Council meeting on June 26 to avoid missing out on the window for installation in August.

Mayor Flora asked for clarification about the installation of the new material going on top of the existing flooring as listed in the bid documents. Mr. Almoney confirmed that is correct, likening it to a second layer of roof shingles. The next time a resurfacing is needed everything will be ripped up.

Councilmember Kring thanked Mr. Almoney for his dedication to safeguarding the City's money through cost-savings.

Councilmember Loudon expressed her appreciation for Mr. Almoney's dedication to cycling through the deferred maintenance he came into when he began his role at the center.

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 consent agenda.

Rock Creek Trail Fence Painting

Mr. Almoney's final item for the evening was for approval of fence painting along the Rock Creek Trail. He explained that steel fencing along the trail is heavily oxidized and paint and primer have come off, causing the steel to deteriorate. The fencing extends from the County office buildings to Target. While this project was not originally anticipated in the 2024 budget, Staff will find cost

savings to make up for the expenses. Approval of a contact with Certa Pro Painters for $23,145.56 is sought.

Councilmember Chociej asked how long the project would take and what the impact on the trail and users would be. Mr. Almoney provided that the timeline is two weeks, and the project will be done within the next month or month and a half. Other contracts could complete the job in ten days; however, cost would be increased by $8,000. To balance resources and usability determined Staff would use Certa Pro. Councilmember Chociej followed up by asking if the project would leave portions of the trail unusable. Mr. Almoney believes that the workers will wrap the fence and work on it, and users should be able to continue to utilize the trail however it may be at a diminished capacity. They will do the work once section at a time.

Councilmember Boultinghouse asked why the project is coming forward now. Mr. Almoney stated that Staff had hoped to do the project internally, however meetings with contactors showed them that was beyond Staff's scope as there will be an excessive amount of hand scraping and grinding of the steel. Because the parks maintenance staff is small, they would have to dedicate a lot of time to the project and other parks' maintenance would have to be neglected. The fence has been on Staff's radar for a year, and the condition has gotten worse. Staff hoped to take it on in the down-season but were unable to. Councilmember Boultinghouse asked if improvements to the Rock Creek Trail could affect this project and compromise it. Mr. Almoney stated he believes that the fence is far enough removed from the trail that it should not be impacted by trail upgrades. Mr. Scott added that this portion of the trail is west of where those improvement presentations have been.

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 consent agenda.

Request For a Waiver to Park a Recreational Vehicle on Residential Property Located at 6681 Woodson Drive

The final action item of the evening was from Mr. Scott for a waiver to park a recreational vehicle on residential property. Mr. Scott explained that a resident complaint alerted Staff to a camper van being parked on a driveway. Staff

notified the residents and spoke with them. The residents have had the camper van for several years and Mr. Scott was able to confirm via the County's AIMS website that as many as ten years ago the van was parked there. The residents were not aware that parking it there was in violation of City Code. The van is well maintained and looks like a regular vehicle, however it has dual back wheels and exceeds both the length and weight limits for vehicles parked at residences. The code does allow the owners to ask for a one-year waiver from the City Council. The owners will be at the meeting on June 26 for a public hearing and neighbors within 200 feet will be notified. A protest can be filed by a neighbor which will require a ¾ vote for the waiver. He is hopeful that the year timeline will give the residents a year to figure out what they would like to do with the vehicle. Mr. Scott did note that more and more people are purchasing recreational vehicles, and their size makes it difficult to park them in garages, so a challenging situation is created because of the current code. He noted that a local church has the need to purchase a new passenger vehicle but are struggling with storage of their new vehicle on their property as they are located in the R-1 zoning district. He hopes to look into what other cities are doing with these types of issues.

Councilmember Kring asked if there was a stipulation that the vehicle can be behind the property line. Mr. Scott clarified the vehicle has to be stored behind the front face of the building and property line. Councilmember Kring also asked if the Complainant included them knowing the parking of the vehicle was a violation of the Code. Mr. Scott got photos of it and moved on from there to determine if it was.

Councilmember Chociej noted that the code prohibits anything over 8,000 pounds so he hopes that can be considered due to the weight of electric vehicles as many of those weigh more than that due to the batteries. He hopes that a moratorium on that portion can be put into affect. Mr. Scott noted that this code was created in 1987 so an update is definitely needed.

Mayor Flora asked about the conditions of waiver that a 48-hour permit is allowed for parking a vehicle like this temporarily, but requires the vehicle be 12 feet from the curb or street. She assumed that was for sight lines when dealing with a really large vehicle, she was wondering if that requirement should be included in the one-year waiver. Mr. Scott noted that language is for people loading up or unloading for a day or two, but those stipulations can be added to the one-year waiver to ensure the vehicle stays parked toward the house and away from the curb.

Councilmember Ryherd asked if the waiver conditions automatically put the one-year timeframe in place. Mr. Scott noted the language is "up to one year" so it's to the Council's prerogative as to how long to offer the waiver for. Councilmember Ryherd asked what indication the resident made for a time frame. Mr. Scott doubted a full year was needed. Councilmember Chociej asked what the resident actually requested when applying for the waiver, was it a year, or is a year the default. Mr. Scott confirmed it is the default.

Councilmember Loudon asked for clarification that this issue will be revisited when code changes are made. Mr. Scott confirmed Staff would be revisiting this section of the code.

Councilmember Chociej 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 were no discussion items.

Department Updates

There were no department updates.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee was adjourned at 7:41 p.m.

Respectfully submitted,

_____

Robyn L. Fulks, City Clerk

City of Mission	Item Number:	4.
ACTION ITEM SUMMARY	Date:	July 10, 2024
Public Works	From:	Brent Morton

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

RE: Interlocal Agreement for design of public improvements for 63rd Street (Nall Avenue to Roe Avenue) Street Rehabilitation Project.

RECOMMENDATION: Approve an Interlocal Agreement between the City of Mission and the City of Prairie Village for the design of the public improvement of 63rd Street (Nall Avenue to Roe Avenue).

DETAILS: The City of Mission's proposed CARS project for 2025 is 63rd Street (Nall Avenue to Roe Avenue) Street Rehabilitation Project. This is a joint project between the cities of Mission and Prairie Village and has been approved by Johnson County for CARS funding up to 50% of the project's construction and construction inspection costs.

The proposed improvements include pavement repairs, a three-inch mill and overlay; new pavement markings; replacement of curb and gutter, spot replacement of sidewalks, and ADA ramps; and stormwater repairs.

The Interlocal Agreement outlines the purpose, project financing for design services, and project administration. The detailed scope of services and breakdown of costs is included in the Agreement.

Construction is estimated to begin in Spring 2025. The preliminary total project cost is $720,926 (exclusive of easements) with estimated CARS funding of $295,000. Design costs are not included in CARS funding and are estimated as follows: Mission $16,233 and Prairie Village $16,233.00 There are no costs associated specifically with the execution of the interlocal agreement. It is the mechanism through which each participating city commits to funding their portion of the project.

CFAA CONSIDERATIONS/IMPACTS: This project supports several CFAA considerations, including sidewalk improvements to promote walkability and provide pedestrian modes of transportation for residents and visitors of all ages and abilities.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	25-90-805-60 CARS Projects - Capital Improvement Fund
Available Budget:	$32,466.00

INTERLOCAL AGREEMENT BETWEEN THE CITY OF MISSION, KANSAS, AND THE CITY OF PRAIRIE VILLAGE, KANSAS, FOR DESIGN EXPENSES ON 63RD STREET REHABILITATION PROJECT – NALL TO ROE

THIS AGREEMENT is made and entered into this 20TH day of MAY, 2024, by and between the City of Mission, Kansas (hereinafter "Mission"), and City of Prairie Village, Kansas (hereinafter "Prairie Village"), each party having been organized and now existing under the laws of the State of Kansas (each may be referred to singularly as the "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, the Parties have determined it is in their best interest to make certain public improvements to 63rd Street;

WHEREAS, the Parties have determined the first step in those improvements to 63rd Street is to complete the design of those improvements;

WHEREAS, the parties wish for Mission to enter into a agreement with Olsson to complete the design of those improvements, but the parties to split the cost of the design;

WHEREAS, each of the Parties hereto have determined to enter into this Agreement for the aforesaid public improvement, as authorized and provided by K.S.A. 12-2908 which authorizes any municipality to contract with any other municipality to perform any government service, activity or undertaking that each contracting municipality is authorized by law to perform;

WHEREAS, Eric Mikkelson, Mayor for Prairie Village, is authorized to approve and execute of this Agreement to be binding on behalf of Prairie Village; and

WHEREAS, Laura Smith, City Administrator for Mission, is authorized to approve and execute of this Agreement to be binding on behalf of Mission and

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants and agreements herein contained, and for other good and valuable considerations, the Parties hereto agree as follows:

1. PURPOSE OF AGREEMENT. The Parties hereto enter into this Agreement for the purpose of designing public improvements to 63rd Street between Nall Avenue and Roe Avenue, as identified in Task Order and the Scope of Services provided by Olsson, attached to and made a part of this Agreement as Exhibit A (the design work for the public improvements identified in the scope of services in Exhibit A are collectively the " Improvement Designs"). The Improvement Designs are part of the project with the project name of "63rd Street Rehabilitation Project – Nall to Roe."

2. PROJECT COST. Each Party shall pay fifty percent (50.00%) of all the compensation and expenses identified in Exhibit A (all the compensation and expenses identified in Exhibit A, "Total Cost;" fifty-percent of the Total Cost, each party's "Contribution"). At the date of this Agreement, the parties anticipate that each party's Contribution is Sixteen Thousand Two Hundred Thirty-Three Dollars and Zero Cents ($16,233.00). The parties understand this is an estimate and the actual Contribution may vary based on the Total Cost as billed by Olsson. Mission shall send a copy of all bills received from Olsson for the completion of the Improvement Designs to Keith Bredehoeft on behalf of Prairie Village. Prairie Village shall pay its Contribution regarding each bill received from Mission no later than thirty (30) days after the date Keith Bredehoeft receives the bill from Mission.

3. FINANCING. Prairie Village and Mission shall each pay its Contribution with monies

budgeted and appropriated funds. Each Party shall pay the cost of financing and/or bonding its share of the project cost.

4. MISSION ADMINISTRATION OF PROJECT. It is acknowledged and understood between the Parties that since there are two municipalities included within the Improvement Designs, it would be beneficial for one of the municipalities to have primary responsibility for the project so as to provide for the orderly creation of the Improvement Designs. However, Prairie Village shall have the right of review and comment on project decisions at any time throughout duration of this Agreement, and any subsequent agreements hereto. The work on the Improvement Designs shall be administered by Mission acting by and through the Mission Director of Public Works (hereinafter the "PW Director"), who shall be the principal public official designated to administer the Improvement Designs. The PW Director shall, among his or her several duties and responsibilities, assume and perform the following:

A. Make all contracts for the Improvement Designs, including soliciting bids by publication in the official newspaper of Mission. In the solicitation of bids, the most favorable bid shall be determined and selected by Mission.

B. Mission shall require performance and completion bonds for the Improvements Designs from all contractors performing work on this Improvements (the "Contractors") and require that all Contractors discharge and satisfy any mechanics or materialman's liens that may be filed.

C. Mission shall cause to be inserted into all contracts for construction a requirement that the Contractor observe the provisions of the Kansas Act Against Discrimination (K.S.A. 44-1001 et seq.) and Sections 2-500 through 2-505 of Article IX entitled "Nondiscrimination" of Chapter 2, entitled "Administration" of the Code of the City of Mission.

D. To the fullest extent permitted by law, including but not limited to K.S.A. 16-121, as amended from time to time, Mission will cause any Contractor to name Prairie Village as an additional insured on all insurance policies and as an additional obligee on bonds issued for the Improvement Designs; provided that, such policies or bonds shall not provide insurance for Prairie Village's negligence or intentional acts or omissions.

5. DURATION AND TERMINATION OF AGREEMENT. The Parties hereto agree that this Agreement shall exist until the completion of the Improvement Designs and payment in full of Prairie Village's Contribution, unless terminated earlier in accordance to an express term in this Agreement.

6. PLACING AGREEMENT IN FORCE. The administering body described in Section 4 hereof shall cause this Agreement to be executed in duplicate. Each Party hereto shall receive a duly executed copy of this Agreement for its official records.

7. AMENDMENTS. This Agreement cannot be modified or changed by any verbal statement, promise or agreement, and no modification, change nor amendment shall be binding on the Parties unless it shall have been agreed to in writing and signed by both Parties.

8. JURISDICTION; NATURE OF THE AGREEMENT. This Agreement shall be construed according to the laws of the State of Kansas and may be enforced in any court of competent jurisdiction. The Parties understand this contract is a contract between municipalities authorized pursuant to K.S.A. 12-2908 and is therefore not an interlocal cooperation agreement under the provisions of K.S.A. 12-2901 et seq.

9. CASH BASIS AND BUDGET LAWS. The right of the Parties to enter into this Agreement is subject to the provisions of the Cash Basis Law (K.S.A. 10-1100 et seq.), the Budget Law (K.S.A. 79-2935 et seq.), and other laws of the State of Kansas. This Agreement shall be construed and interpreted in such a manner as to ensure the Parties shall at all times remain in conformity with such laws.

10. AMENDMENT TO CARRY OUT INTENT. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, the Parties shall take such reasonable measures including but not limited to reasonable amendment of this Agreement, to cure such invalidity where the invalidity contradicts the clear intent of the parties in entering into this Agreement; provided, however, nothing herein is intended to bind a future governing body of the Parties in a manner prohibited by the laws of the State of Kansas.

IN WITNESS WHEREOF, the above and foregoing Agreement has been executed by each of the Parties hereto on the day and year first above written.

CITY OF MISSION, KANSAS

By:_____
Laura Smith, City Administrator

CITY OF PRAIRIE VILLAGE, KANSAS

By:_____
Eric Mikkelson, Mayor

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	July 10, 2024
Public Works	From:	Stephanie Boyce

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

RE: City's consent to the enlargement of the boundaries of the Consolidated Main Sewer District for 6011 W 50th Street.

RECOMMENDATION: Approve a Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas into the City of Mission city limits**.**

DETAILS: The property owners at 6011 W 50th Street in Mission, Kansas, wish to connect to the existing sewer main adjacent to their property. In order to facilitate this connection, Johnson County requires the City's governing body to consent to the enlargement of the boundaries of the Consolidated Main Sewer District, as it extends into the city limits.

This consent is necessary to ensure that the property can be appropriately serviced by the existing sewer infrastructure, thereby maintaining sanitary conditions and supporting the needs of the property owners.

Approval of this Resolution will facilitate the necessary infrastructure improvements and support the property owner's needs while ensuring compliance with county regulations. Any costs associated with the connection will be the responsibility of the property owner.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	25-90-805-60 CARS Projects - Capital Improvement Fund
Available Budget:	$32,466.00

CITY OF MISSION, KANSAS
RESOLUTION NO. _____

A RESOLUTION OF THE GOVERNING BODY OF THE CITRY OF MISSION, KANSAS, CONSENTING TO THE ENLARGEMENT OF CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS, BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO JOHNSON COUNTY CHARTER RESOLUTION 29-92.

WHEREAS, there comes before the Governing Body for the City of Mission, Kansas, the matter of the enlargement of Consolidated Main Sewer District of JOhnson County, Kansas. The tract to be included within the sewer district governed by the County is described on Exhibit 'A' attached hereto and made a part of this Resolution. The provisions of Charter Resolution No. 29-92, Johnosn Conty, Kansas, and any amendments thereto, provide that when any such sewer district extends into the city limits of any incorporated city, the Biard of County Commissioners shall not have the power to create or extend such sewer district within the city limits without consent of the governing body of the city.

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

Section 1. That the City does hereby consent that the property shown and described on Exhibit 'A' be included within the sewer districts to be governed by the Board of County Commissioners of Johnson Conty, Kansas

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION on this 17th day of July 2024.

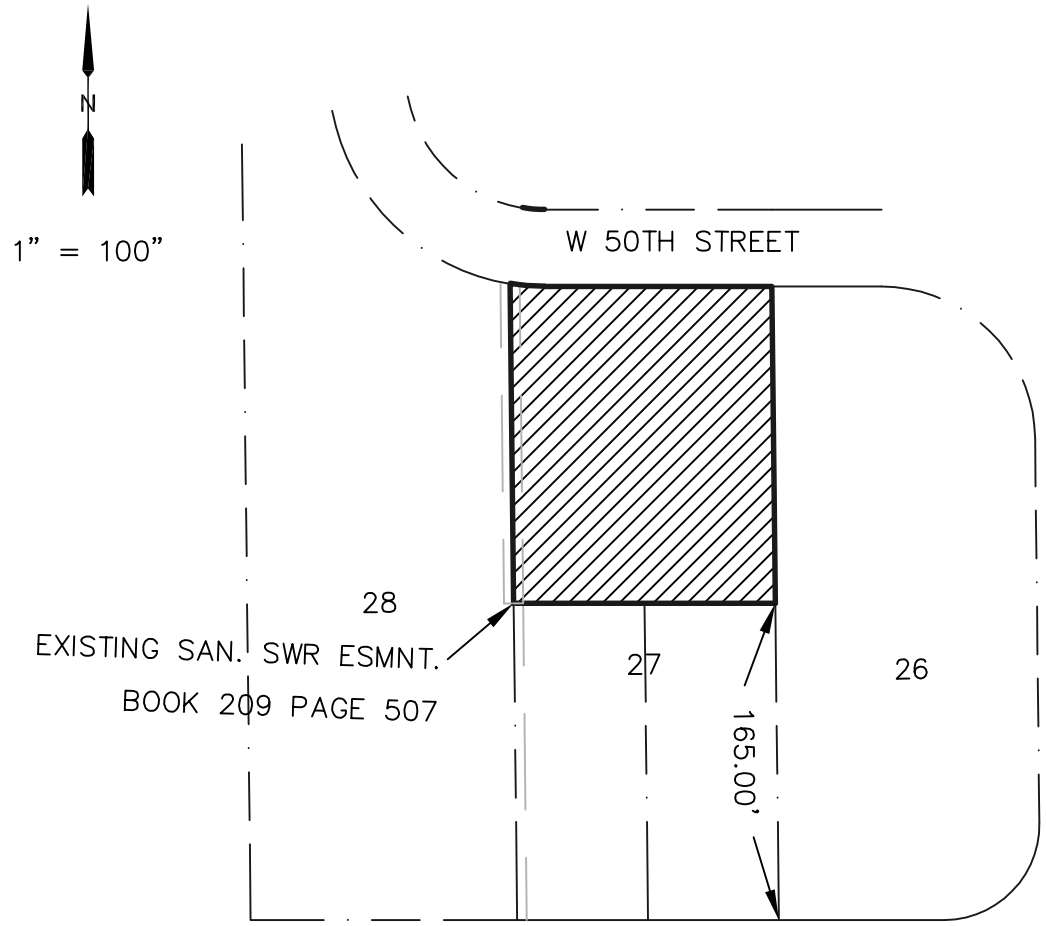
APPROVED BY THE MAYOR on this 26th day of June 2024.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn L. Fulks, City Clerk

EXHIBIT "A"

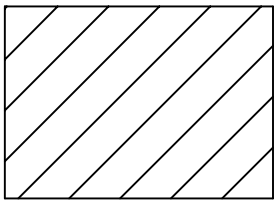


LEGAL DESCRIPTION:

LOT 27, EXCEPT THE SOUTH 165 FEET, JESSUP'S 2ND SUBDIVISION, A SUBDIVISION IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS.

JUNE 5, 2024

ENLARGEMENT AREA



JCW Johnson County Wastewater
11811S. Sunset Drive Suite 2500
Olathe KS. 66061
Phone : (913) 715-8500
Fax : (913) 715-8501

Title EXHIBIT A PAGE 1 OF 1

Project 6011 W. 50TH STREET

City of Mission	Item Number:	6.
DISCUSSION ITEM SUMMARY	Date:	July 10, 2024
Administration	From:	Justin Carroll

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

RE: Discussion of Proposed Considerations for a Tree Preservation and Protection Ordinance

DETAILS: Numerous jurisdictions in the Kansas City metro have adopted or are considering adopting tree preservation and protection ordinances. The Mid-America Regional Council developed a model ordinance in December 2020 to assist in this process. The purpose of these ordinances can vary from one community to the next depending on goals, needs, and other various factors but typically the goal is to preserve and enhance overall tree canopy. Staff recently started exploring a more comprehensive tree ordinance since Mission's current ordinances (Section 240 and Section 415) related to trees are narrowly defined specifically to:

- Street trees and trees in public spaces (including permissible and prohibited tree species);
- Trees planted near overhead utilities;
- Trees abutting public areas such as streets, alleys, etc. and requirements to maintain and remove said trees;
- Nuisance and diseased trees recourse under very specific circumstances; and
- Planting requirements for parking areas and landscaping.

As staff continued to explore various tree ordinances as well as reviewed everything outlined above, numerous issues and options started to emerge. The goal with this item is to outline and discuss these accordingly to garner better guidance for staff to compile a draft ordinance for approval. Below is the list of the most pressing issues to address for an initial tree ordinance:

- Tree Protection – This requires protective fencing around any trees during a building/construction project that are not designated for removal. The biggest question mark with this provision pertains to which projects it should required for (residential, commercial or both).
- Tree Removals – Currently, the City is limited when it comes to enforcement of tree removals for defects such as a dangerous limb or a dying tree. Expanding this provision could allow broader code enforcement for tree issues then what is currently available. This provision could also be expanded to include regulation of any tree removals in the City. This would require extensive staff resources for successful enforcement.

Related Statute/City Ordinance:	Mission Municipal Code Section 240 and 415
Line Item Code/Description:	N/A
Available Budget:	N/A

City of Mission	Item Number:	6.
DISCUSSION ITEM SUMMARY	Date:	July 10, 2024
Administration	From:	Justin Carroll

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

- Tree Replacement – If any trees are going to be removed, this provision is in place to require replanting of trees. This is most often associated with building projects, but there are communities outside of the metro that do this for all trees in their boundaries.

Clarification on these issues will allow staff to draft a more targeted ordinance to bring back for the Governing Body to discuss.

CFAA IMPACTS/CONSIDERATIONS: Preserving and enhancing Mission's overall tree canopy can assist with promoting walkability within the community which is one of the main tenants of Communities for All Ages.

Related Statute/City Ordinance:	Mission Municipal Code Section 240 and 415
Line Item Code/Description:	N/A
Available Budget:	N/A