



## **MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE**

November 5, 2025

The Mission Community Development Committee met at Mission City Hall and virtually via ZOOM on Wednesday, November 5, 2025. The following Committee members were present: Debbie Kring, Ben Chociey, Wanda Vaughn, Lea Loudon, Cheryl Carpenter-Davis, and Mary Ryherd. Mayor Sollie Flora, Councilmember Josepha Haden Chomphosy, and Councilmember Brian Schmid were absent. Councilmember Carpenter-Davis called the meeting to order at 6:30 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, Chief Dan Madden, Public Works Director Stephanie Boyce, Public Works Superintendent Brent Morton, and Parks and Recreation Director Penn Almoney.

### **Public Comments**

Councilmember Carpenter-Davis reminded the public they can participate via the chat feature on Zoom. All comments would be visible to the group. Public comments are limited to three minutes per person.

There were no public comments.

### **Planning Commission Items**

There were no items from the Planning Commission.

### **Public Presentations/Informational Items**

There were no public presentations.

### **Acceptance of the October 8, 2025 Community Development Committee Minutes**

Minutes of the October 8, 2025 Community Development Committee were provided to the Committee.

Councilmember Ryherd 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.

**Vacation of a Private Sanitary Sewer Easement 5935 Beverly**  
**and**  
**Vacation of Common Driveway Easement 6025 and 6045 Martway**

Deputy City Administrator Brian Scott presented the need for a vacation of a private sanitary sewer easement as part of the process to build the Milhaus project along Martway and Beverly streets. Mr. Scott gave a brief overview of the project specifications, and showed maps indicating the utilities and what needs to be moved. He showed the boundaries of the sewer line which is the driver of this easement that needs to be vacated. Mr. Scott explained that a public hearing for both items will be held on November 19, 2025 as part of the November City Council meeting.

Councilmember Kring asked for clarification on what part of the property shown on Mr. Scott's maps the City owns. Mr. Scott clarified that the only City-owned property shown is Beverly Park, which is being sold to the Developer as part of the project. Ms. Smith provided some additional information about the transfer of Beverly Park, which spurred additional City parkland to be designated to replace that greenspace.

Councilmember Vaughn asked how Staff determine utility needs to support additional multi-family housing. Mr. Scott explained that a study was done about fifteen years ago related to available utilities and staff will refer to that study when evaluating new projects. Staff also reaches out to utility companies to notify them of the project and give them an opportunity to weigh in. Mr. Scott explained the Developer and their engineers should also be doing that utility work to investigate and understand utility capacity.

Councilmember Carpenter-Davis asked to clarify that these items need to move to the regular agenda due to the public hearing aspect and Ms. Smith confirmed that is correct.

There were no public comments.

These items will be set for public hearing and will appear on the regular agenda.

**Right-of-Way Maintenance Agreement with Mission & Beverly, LLC for**  
**the Multi-Family Development Project at 5935 Beverly**

Mr. Scott next presented a right-of-way (ROW) maintenance agreement with Mission & Beverly, LLC for the same project at Martway and Beverly. This agreement is a standard agreement on all development projects to identify areas within the ROW that the Developer is responsible for, including sidewalks, landscaping, and on-street parking. This agreement calls out the maintenance responsibilities and will be recorded with the County if approved.

Councilmember Kring asked for clarification regarding the public parking along Martway street, and how the spots can be designated by the Developer. Mr. Scott explained the parking is public parking with the Developer responsible for the maintenance of the parking spots include snow removal. He also explained that while it is public parking, it is mainly for the use of the project's guests or visitors.

Councilmember Ryherd 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.

**Right-of-Way (ROW) Use Agreement with Mission & Beverly, LLC for the Multi-Family Development Project at 5935 Beverly**

Mr. Scott's final item on the agenda was for a use agreement related to the ROW for the 5935 Beverly multi-family project. As part of the construction drawings, Staff have determined that there may be some encroachment into City ROW by some of the project's terraces or patios. This agreement will acknowledge that encroachment and identify that the use is permitted. If there was ever a situation where the ROW needed to be returned this agreement would help with that as well.

Councilmember Kring asked if this agreement stays with the property if it were to be sold. Mr. Scott confirmed it stays with the property. Councilmember Kring then asked for examples of other developments this process has been completed. Mr. Scott explained that it has been done at the Mission Mart shopping center recently to address some parking that is in the ROW.

Councilmember Chociey asked for clarification that some residents porches will technically be in the ROW, and for Mr. Scott to confirm that Staff does not anticipate any issues with that. Mr. Scott confirmed both are correct. Mr. Scott also pointed out an example in the packet for review.

Councilmember Ryherd 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.

### **Execution of Interlocal Agreement with KDOT for US-69 Bridge Repairs**

Public Works Director Stephanie Boyce presented the final action item of the evening, for approval of an interlocal agreement with the Kansas Department of Transportation (KDOT) for US-69 bridge repairs. She explained that the existing bridge needs replacement due to age, deterioration, and that the bridge clearance does not meet KDOT standards. This will also allow for the increase of safety along US-69. A conceptual study was done in 2023, however the final estimate exceeded the funding available in the priority bridge replacement program which led KDOT to determine that necessary life, health and safety repairs would be made in 2026 to extend the life of the bridge. Improvements include deck and column repairs, mill and overlay of the asphalt adjacent to the bridge, extension of the northbound auxiliary lane between 58th and 56th streets, and streetlight replacement which the City maintains and will continue to do so.

The cities of Mission and Overland Park have been working with KDOT for over a year to align schedules with the upcoming Johnson Drive reconstruction project. The participating agencies are required to execute the agreement for the work to be completed by KDOT.

Councilmember Chociej asked if there is any design plan yet for the repairs, or if the footprint will change to impact sidewalks. Ms. Boyce explained it is essentially the same footprint with an extension of the auxiliary lane to allow for entrance to the highway. Additionally, the off-ramp going south to Johnson Drive on the Overland Park side will be closed, as they are a bit redundant. There are no other changes to the bridge's footprint. This work will extend the life for 10-15 years. Staff recently advocated with KDOT for the future replacement of the bridge at a Local Consult meeting hosted by KDOT.

Councilmember Loudon 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.

Ms. Smith pointed out that there is no dollar impact for the cities as KDOT will

be responsible for paying for the work. Councilmember Vaughn asked why the agreement is necessary. Ms. Boyce explained it is KDOT's process to ensure the agreement is in place as they are doing work on the ramps adjacent to the cities, and are installing new streetlights at their cost that the cities maintain. Councilmember Vaughn also asked to confirm there is no change to sidewalks, and Ms. Boyce confirmed none of the project will impact the City's infrastructure.

### **Discussion Items**

#### **Snow Plan**

Public Works Superintendent Brent Morton presented the City's 2025-2026 snow plan, which will also be communicated out on the City's website and through social media. He reviewed how and when things would be plowed and what conditions they look for to being snowplow operations. He also reviewed the materials used to treat roads and what roads, lots, trails, and sidewalks are prioritized. He thanked the Council for their support in obtaining proper equipment to treat snow, which really helps.

Councilmember Chociej asked if the Name the Snowplow contest would return this year, and Ms. Fulks confirmed it will kick-off on November 7.

### **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 7:12 p.m.

Respectfully submitted,

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Robyn L. Fulks, City Clerk