

# THE COLUMNS

A Publication for the Residents of Mission Hills

Spring 2012

Visit us at  
[www.missionhillssks.gov](http://www.missionhillssks.gov)



Join us for the annual  
Street Fair on Saturday,  
June 2nd from 4:30 to  
9:30 p.m.

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## Mission Hills Progress



Rick Boeshaar  
Mayor

As I write this article I have just returned from a meeting with the County Appraiser, Paul Welcome, at which we found out that the average property value in Mission Hills, once again, went up. Not by much (0.71%), but up. The number of homes sold in 2011 was up by 38% after declining last year, yet the number sold remains a small percentage (4.4%) of the total. The average increase was due mainly to new construction, although among homes without any new construction 378 homes reduced in value, 613 stayed the same, and 100 increased. County-wide average property values continue to fall (residential was down 1.87% and total values were down 2.09%).

The time tested formula of good schools, excellent city services, architectural and landscape beauty, low crime, and residents who are interested and involved continues to benefit all of us. Not surprisingly the issues that draw most of our attention at any given time are those listed above.

I hope you have been following the progress on our Design Guidelines. My updates, meeting minutes, and presentations have been loaded on our City website for all to see. For over two years, the City's Planning Commission has been receiving input from residents, and discussing the balance between homeowners' rights and the interests of the neighborhood. Last summer they brought in a consultant to review the City's Comprehensive Plan and to draft guidelines for residential redevelopment in Mission Hills. The final draft of those guidelines was presented to all interested residents on February 22<sup>nd</sup> at a public meeting. With great feedback from residents throughout the process, the Planning Commission is close to finalizing and recommending adoption of these guidelines, after which we will move into the implementation phase. Members of the City staff, the Architectural Review Board, the Board of Zoning Appeals, and the City Council will begin following the new Guidelines as future redevelopment projects (new homes, remodeling, etc.) are begun.

As I explained at the joint Homeowners Association meeting in January, the ad hoc committee on Walking Trails continues to explore ways to encourage walkers, joggers, and our young bicyclists to move off the busier streets and onto the available sidewalks or quieter streets. Some new trails connecting the existing sidewalks will be proposed, but those will be few in number and we will seek at least a majority approval of residents in the specific area.

Johnson County's new waste management regulations took effect on January 1, along with a new City contract with Deffenbaugh for disposal of our, now, three streams of waste: trash, recycling, and yard waste. New bins were delivered to residents shortly

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## Mayor's Comments

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after the first of the year. Remember that you have one free “swap” for a different sized trash bin if you find that the bin you received is either too large or too small for your needs.

While the winter has, so far, been very mild, spring is just about here. I hope you get out and enjoy the beauty of our fair City and continue to give us your much needed interest and involvement. ■

## 2012 Capital Improvement Program (CIP)

The City's 2012 capital improvement projects include the following stormwater and street projects. As they become available, updates on the projects below will be posted on the City's website, [www.missionhillsks.gov](http://www.missionhillsks.gov):

- Brush Creek Bank Stabilization (Indian Lane – North of 63<sup>rd</sup> Street):** This project was not originally included in the 2012 CIP, but we discovered that the stone wall in the creek has failed in one large section and that the concrete encasement between the road and the creek has eroded away. This work will begin in early March and, weather permitting, should last about one month.
- Mission Drive Channel (65<sup>th</sup> & State Line Road to 63<sup>rd</sup> Street):** This is the City's largest capital project in 2012. Work for this project includes repair of the channel that runs behind the church and along Mission Drive (including erosion control measures), creation of a bypass pipe that will carry water during overflow events (eliminating the flooding of State Line Road, Tomahawk Road and Mission Drive) and the replacement of the bridge over 63<sup>rd</sup> Street. This will take approximately 6 months to complete, including the bridge replacement. We plan to begin construction in April. While working on State Line Road, the street will be completely closed. Please use Belinder or Ward Parkway for north/south travel between Tomahawk and 65th Street.
- 67<sup>th</sup> and Cherokee:** This project will include a small portion of stormwater work as well as a rebuild of the entire street (concrete curbs/gutters, undercurb drains, driveway approaches installed and new asphalt). Water One is planning a replacement of the water main that runs in this area. The City will begin the stormwater and street work once Water One has completed its water main replacement. The City's work is slated to start in May and should only last a month. The City's projected start time is dependent on Water One's main replacement completion date.
- Mission Drive (56<sup>th</sup> Street to Oakwood):** This is the final section of the Mission Drive project, and includes stormwater work at the Oakwood intersection. Street work will include mill and overlay of asphalt as well as full depth patching in some areas. This stretch of Mission Drive will also receive new curbs, undercurb drains and driveway approaches. The intersection at Mission Drive and Oakwood Road currently floods during heavy rain events due to the undersized stormwater pipe. This project includes improvements that will reduce the flooding frequency of the intersection. This project will take approximately four months to complete, with work commencing in mid-June.
- 59<sup>th</sup> Street (Oakwood to State Line Road):** This section of 59<sup>th</sup> Street will have new concrete curbs/gutters, undercurb drains, and driveway approaches installed and new asphalt will be overlaid onto the street. This work will be completed sometime before Thanksgiving.
- City Hall Garage with Public Restroom:** The City plans to construct a garage, in the same architectural style as City Hall, the construction will also include a public restroom, attached to the garage, for those enjoying the playground and City Hall grounds. The garage will provide the City with much needed storage space.



## Frequently Called Numbers

Animal Control (Prairie Village Police)	913-642-6868
Animal Medical Center	816-333-9000
City Hall	913-362-9620
Deffenbaugh Trash & Recycling	913-631-3300
Dig Safe (Kansas)	1-800-344-7233
Driver's Licenses	913-432-2266
Fire Dispatch (non-emergency)	913-432-1383
Hazardous Waste (JoCo Env Department)	913-715-6900
Homes Assoc. of the Country Club District	913-385-2440
Johnson County Appraiser	913-829-9500
Johnson County Automated Mapping	913-715-1600
Johnson County Clerk	913-715-0775
Johnson County Government	913-715-5000
Johnson County Election Office	913-782-3441
Johnson County Records & Tax Admin	913-715-0775
Johnson County Sheriff Dispatch	913-782-0720
Municipal Court - Prairie Village	913-385-4680
Poison Control (KU Med)	913-588-6633
Police Dept Switchboard-Prairie Village	913-642-6868
Police Dispatch - Prairie Village	913-642-5151
Post Office - Prairie Village	913-362-6931
Johnson County Health Department	913-826-1200
Shawnee Mission School District	913-993-6200
Vehicle Tags - Kansas	913-826-1800

### LOCAL UTILITIES

AT&T	1-877-722-3755
Johnson County Wastewater	913-715-8500
KCP&L Customer Service	816-471-5275
KCP&L Power Outages	1-888-544-4852
Kansas Gas Service	1-800-794-4780
Time Warner Cable	816-358-8833
Water District No. 1 of Jo Co	913-895-5500

## Noise Time Limits

**CONSTRUCTION:** Construction machinery noise is allowed from 8 a.m. to 8 p.m. Monday through Thursday, and from 8 a.m. to 6 p.m. on Friday and Saturday. Such noise is prohibited on Sunday and on legal holidays.

**LAWN:** Gas-powered lawn care equipment noise is allowed from 8 a.m. to 8 p.m. any day of the week. Country clubs are permitted to run equipment from sunrise to sunset any day of the week.

**MUSIC:** Noise from sound equipment or musical instruments is permitted from 9 a.m. to 11 p.m. Sunday through Thursday, and until 12:30 a.m. Friday, Saturday and legal holidays.

\*If you experience noise outside of the established time limitation, call the Police Department at (913) 642-5151.

## Solid Waste Pickup

### New collection system

The new collection system will require that you place your carts in a certain manner at the curb to ensure proper collection.

- Please have your carts at the curb by 7 a.m.
- All trash must be placed in bags inside the cart with the black lid.
- All recycling should be placed loosely inside the cart with the yellow lid. Trash is not accepted in the cart with the yellow lid.
- Make sure the wheels of the carts face away from the street.
- Place carts within 1 foot of the curb.
- Leave 3 feet of space between the carts and other objects, including mailboxes - you may also place your carts on separate sides of the driveway.
- Any trash that does not fit in the cart with the black lid should be placed beside the cart in bags with appropriate stickers (3 feet away from the cart). Stickers are sold 10 to a sheet for \$12.50 and can be ordered by calling 913-631-3300. Recycling is unlimited.
- Yard Waste collection day for the city of Mission Hills is Monday. Trash and Recycling will be collected Tuesday through Friday.
- Please note: Separate trucks will be in your area at different times to collect trash, recycling and yard waste.



Please sign up on the Deffenbaugh Industries homepage to receive personal alerts like holiday schedules and weather delays.

Please see the lists below of materials that are accepted and not-accepted in our curbside recycling program. Please visit [www.deffenbaughinc.com](http://www.deffenbaughinc.com) for more lists.

While glass is not accepted in our curbside recycling program, please visit our glass recycling partner [RippleGlass.com](http://RippleGlass.com) to find a glass recycling location near you.

YES LIST	NO LIST
NEWSPAPERS	GLASS
MAGAZINES	FOOD WASTE
OFFICE PAPER	MEDICAL & HOUSEHOLD HAZARDOUS WASTE
CEREAL BOXES & SOFT DRINK CARTONS	TRASH
PLASTICS	PLASTIC BAGS & STYROFOAM
ALUMINUM CANS	SHREDDED PAPER
FOOD CANS	FROZEN FOOD CONTAINERS
BROCHURES & CATALOGS	

For more information, contact Deffenbaugh at (913) 631-3300 or [customerservice@deffenbaughinc.com](mailto:customerservice@deffenbaughinc.com).

# Out on a Limb: Tree Talk

by George L. Eib, City Arborist



George L. Eib

We have received very little moisture this fall, winter and up to when I am writing this. Most likely we will see some plant material suffer under these stressful conditions. I encourage you to water your trees, evergreens, shrubs and bulbs when the ground is not frozen and the temperature is close to 45 degrees. If the lack of moisture continues, it will be important to water your plant material as it comes out of dormancy. It is possible we will

see some plant material damaged or under stress due to the lack of moisture and the warm weather we have had.

The City planted 102 trees this past year due to the additional funds authorized by the City Council. The City normally budgets funds for planting 50 trees. Last fall the City planted 10,800 bulbs at 24 locations for spring blooming.

I was at a recent tree conference and one of the topics was the proper method to mulch trees if you are going to do so. The presenter suggested you do not use green or coarse wood chips as it takes nitrogen out of the soil. He suggested you use composted chips or compost mulch. See the picture below for the best way to mulch a tree.

Trees remove carbon dioxide from the air and produce oxygen. If planted on the east and west sides of your home, they can help cut cooling costs by 15-35%. Trees planted around your home can increase its value up to 15% or more. Protect trees during construction by installing a construction fence around the tree out to the drip line with no driving, parking or storage of materials within the area.

The City will observe Arbor Day on June 11, 2012, at 6:15 p.m. prior to the City Council meeting. Please join us as we plant a tree on the City Hall lawn. This will be the 19<sup>th</sup> year for Mission Hills to be certified as a "Tree City USA" by the National Arbor Day Foundation. I encourage you to plant trees for many reasons, one of which is to help maintain the beauty of Mission Hills.

I have received recent information about Imprelis, a DuPont herbicide. In cases where injury is clearly herbicide-induced, do not fertilize trees for at least one growing season since excess growth can compound injury. Other information I received is that clippings from grass treated with Imprelis cannot be composted. As a precaution, if you dispose of a tree that may have been injured through the use of Imprelis, do not chip the tree for use in mulch or compost. Imprelis poses minimal risks to people or pets. DuPont encourages anyone with indications of tree injury to contact their lawn care provider.

I am willing to advise you if you have questions regarding City trees or your private trees. You can contact me at City Hall and I will make an appointment to address your concerns. ■

## Spring Checklist

- ✓ Do not neglect watering your spring bulbs you planted last fall. Trees, evergreens and shrubs need about one inch each week, but take care not to overwater.
- ✓ Do not allow vines and ivy to grow up into the interior of plants as this can be damaging to the full development of trees or evergreens.
- ✓ While Pin Oaks and Red Oaks are dormant, apply one application of horticulture oil to control obscure scale, exposed eggs and certain fungi. Also apply to Male Ash for Male Ash Gall. One application is needed.
- ✓ In Spring, spray Crabapples and Hawthorns for rust and scab diseases. This requires two applications starting with the first when leaves begin to emerge (April-May), with an additional application 3-4 weeks later.
- ✓ Spray Junipers for spider mites and bag worms. This requires two applications starting with the first around mid-June with an additional application around the end of July.



Avoid "volcano mulching" which is harmful to trees. Keep mulch 1"-2" away from trunk.

# What's In A Number?

by Matt Boggs, Crime Prevention Officer  
Prairie Village Police Department

**W**hat are the chances you will get your property back if it is stolen? That depends on the information you are able to provide. If you do not have the model and/or serial numbers, then there is very little chance you will ever get your property back. Although it does not guarantee police will be able to trace your items, having the serial numbers and good descriptions or pictures of your valuables will aid police in finding and recovering your valuables from pawn shops, eBay, Craigslist and other outlets for stolen merchandise.

We recommend you record the make, model, and serial number of your valuable items. For jewelry and other valuables with no serial numbers, take good descriptions, pictures and/or video of the items. For items without serial numbers, consider engraving an identifying number on them (an engraver is available for loan at the Police Department). An inventory template form is available on the Mission Hills website, or from Crime Prevention Officer Boggs. Place the information in a safe place. Having these numbers will assist police recover your property and generate leads for solving your case.

Of course the best way to keep your property safe is to practice good safety and security habits at home. Keep all doors and windows locked when you are not home. Do not keep any valuable items in your vehicle and lock the doors every time you park. Do not let mail and newspapers pile up outside indicating no one is home. Take the trash containers away from the curb as soon as possible. Do not let laundry deliveries hang at an entrance visible from the street. Ask the delivery service to come at a time when someone is home, or leave the deliveries at a side or rear entrance.

Alert your trusted neighbors if you will be away from home, even if just for a few days. Ask them to take care of the deliveries or anything else that might signify you are not home. Ask them to watch for any suspicious people at your home while you are away. Go to the Prairie Village website ([www.pvkansas.com](http://www.pvkansas.com)) to request a house watch on your home.

If you have any questions, or if you would like to borrow an engraver, please contact Crime Prevention Officer Matt Boggs at (913) 385-4613 or [mboggs@pvkansas.com](mailto:mboggs@pvkansas.com). ■

# New Design Rooted in History

by Jennifer Lee, Assistant City Administrator

**I**n 2011, the Indian Hills Homes Association (IHHA) approached the Park Board about partnering on a project to improve the large oval island on Wenonga Terrace (between Tomahawk Road and Wenonga Road). Also known as Eddy Island, this large oval island recently had numerous large cedar trees removed as they were beginning to decline. The new design for the island was created by Ochsner, Hare and Hare (OHH) landscape architects. In creating the design, OHH researched JC Nichols original design for the island. In the archives they discovered 7 different design sketches for the island. The proposed design was inspired by one of Nichols' original designs. One of the intents of the redesign was to increase the visibility of the island when approaching from the north and south. The first phase of the project, completed in 2011, included relocating and removing some of the existing plant material, adding a walking area around the urn, planting four large shade trees, and cutting in large planting beds on the north and south ends of the island. The planting of the large shrub beds will conclude the second phase of the project in the spring of 2012. ■



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6300 State Line Road  
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*The Columns* is published three times a year for the residents of Mission Hills.

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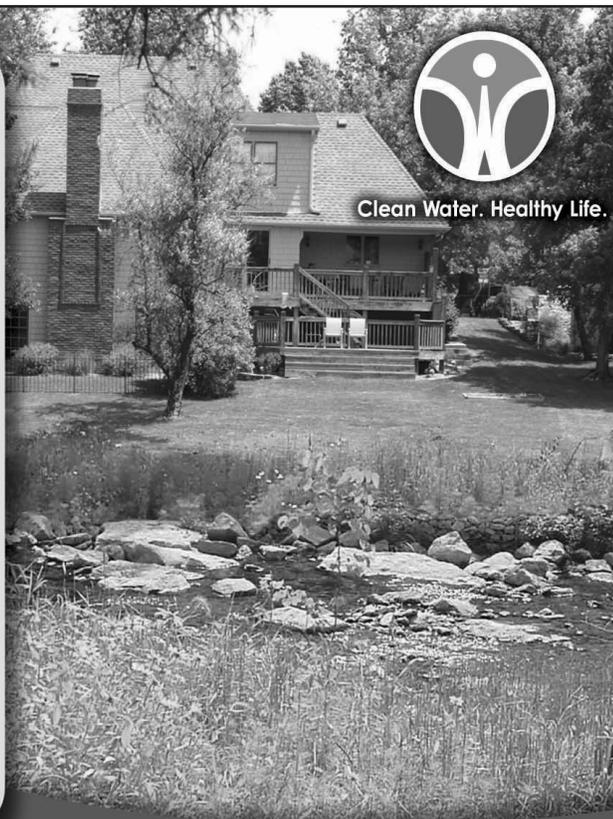
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## What can YOU do to protect our streams?

- **DON'T MOW TO EDGES.** Mowing close to a stream's edge damages roots that hold soil in place, causing stream banks to erode and contributing to loss of natural habitats. Avoid mowing within 10 to 25 feet from the edge of a stream.
- **FERTILIZE LESS.** When these organic nutrients enter the stream cycle they degrade water quality. Test your soil for healthy levels of nutrients on a regular basis.
- **DON'T DUMP CLIPPINGS.** Proper containment and disposal of organic trash and yard waste is critical to maintaining clean streams. When these materials enter the stream cycle they decompose, releasing foul odors and leading to poor water quality.
- **LANDSCAPE WITH NATIVE PLANTS.** Check with your local nursery for plants that have deep roots and are naturally adapted to the climate and soil. Their natural properties eliminate or reduce the need for mowing, watering, fertilizers or pesticides.

For more information, visit  
[www.marc.org/water](http://www.marc.org/water)



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