

# THE COLUMNS

A Publication for the Residents of Mission Hills

Spring 2015

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



Join us for the Annual City of Mission Hills Keim Street Fair on Saturday, June 6th, at Belinder Circle.

## INSIDE

Frequently Called #s	p. 2
Capital Improvement Projects	p. 2
Meet the Candidates	p. 3
Crime Statistics	p.5



Rick Boeshaar  
Mayor

## Planning For The Future

Just like individuals, families and businesses, cities have to plan for their future. Kansas law empowers the Planning Commissions of cities to create and annually review a Comprehensive Master Plan (The Plan). The Plan guides the governing body, City staff, and volunteer committees as we go about our regular duties – which typically entail dealing with the impact of changes in our environment.

The Plan primarily deals with land use, development, and infrastructure policies. It documents the City's illustrious history and evolution (from whence we come); the current state of and trends in our demographics, topography, land use, resources, and infrastructure (where we are today); our goals as expressed in public hearings, elections, surveys, and resident participation on City committees (what we want to become); and concludes with guiding principals to stay on that expressed course (how we expect to get there).

The Plan references the City's Open Channel Master Plan, Storm Water System Master Plan, and our recent Design Guidelines. Public input gathered while creating these other plans also helps direct the annual reviews of our Comprehensive Master Plan, but The Plan ultimately drives the other plans.

The Plan is available to everyone on our website ([missionhillssks.gov](http://missionhillssks.gov)) and I encourage all our residents to become familiar with it and to give us your input as we embark on a comprehensive review and re-write. This year's review will be more comprehensive than usual. Typically we go through this more detailed process every decade, and we involve experts from city planning firms to help us. After a nationwide search, the City chose Gould Evans to assist our Planning Commission with this review and re-write. We expect the process to take most of 2015 and conclude this fall.

To be effective, The Plan must be a reflection of the direction a majority of our citizens want to pursue. Please keep yourself informed about the Planning Commission's progress through our website. You may also attend any steering committee or Planning Commission meeting as they are all public meetings. They, too, will be posted on our website. Your opportunities for input will include a community meeting with the Planning Commission and its consultant on May 7th at 5:00pm, and a public hearing to be scheduled prior to The Plan's submission to the City Council for approval. As always, we welcome other input in the form of letters or electronic mail to the commission either directly or via the City's staff.

The great strength of our City and the key reason for its success, beauty, and appreciating values has always been the willingness of its residents to be informed and involved.

For more information, visit [www.missionhillssks.gov](http://www.missionhillssks.gov)

## Frequently Called Numbers

Animal Control (Prairie Village Police)	913-642-6868
Animal Shelter - Great Plains	913-831-7722
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 Associations of Kansas City	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
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

### Calendar at a Glance

April 25	Spring Heavy Trash Pickup
April 25	Northeast JoCo Recycle Event
June 6	Keim Street Fair
June 8	Arbor Day Celebration
Sept. 19	Fall Heavy Trash Pickup

## 2015 Capital Improvement Program

### 64th Street (Mission Road to Indian Lane):

The stormwater system will be upgraded and replaced, as well as all of the curbs, drive approaches, and asphalt. The construction is currently planned for the summer.

Street work on the four streets listed below will include new curbs, undercurb drains and driveway approaches, as well as new asphalt:

- **Verona Terrace**
- **Sagamore (Tomahawk to 65th Street)**
- **Intersection of Verona Road and Norwood (south of 63rd Street)**
- **64th Street (Belinder to Ensley Lane) - *mill and pave only***

### Spot Curb Replacement Program:

The City will also conduct its annual assessment of all the curbs and gutters in the City to determine a list of areas for priority replacement in 2015.

### Looking Ahead to 2016:

Built in 1951, the 63rd Street bridge is in need of replacement. While it is still safe to drive on, the state of Kansas has rated the bridge as structurally deficient. The surface of the bridge was rebuilt in 1991, but there has not been any significant projects that have addressed the bridge's substructure. The entire structure of the bridge will be completely replaced. Additionally, 63rd Street from Mission Road to State Line Road will be rebuilt including new curbs and drive approaches. Engineering for this project is underway. It is estimated that 63rd Street will be closed about 4 months while this project is completed.



# Four Candidates Vie for Three City Council Seats April 7th



## Beverly Brooks

Raising her family in Mission Hills has been Beverly's primary focus and joy. It is that rich community experience that drives Beverly's desire to maintain and enhance the City's charm and quality of life for its residents and why Beverly seeks a seat on the City Council. Beverly's chief goals are to oversee the City's efforts to provide fiscal accountability, safety, high property values, beautiful neighborhoods, and parks. Beverly's priority is preserving the charm and appeal that we all enjoy in the City we call home. Beverly received her BBA from Southern Methodist University. In addition to her business endeavors, Beverly has volunteered extensively in her children's schools and for many area non-profit organizations for years, including Bacchus Foundation, Children's TLC, March of Dimes, and MOCSA. Beverly is currently a Certified Senior Advisor working for Home Care

Assistance.



## David Dickey

David Dickey was elected to the Council in 2007 after serving as the City Treasurer since 2005. He, his wife and three children have lived in Mission Hills for more than 16 years. David continues to be focused on: 1) creating better balance for residents impacted by construction and residents looking to redevelop and/or enhance their property, 2) continued fiscal discipline, and 3) maintaining excellence in public safety, services and green space. This focus is designed to ensure that Mission Hills retains its unique character and continues to be a truly wonderful place to call home. David received his BA in Economics and History from Stanford, and an MBA from the University of California, Berkeley.

David is the Vice President of Marketing with Cerner, and currently serves on the Boards of the MS Society's Mid-America chapter and The American Royal. He is actively involved in his children's school and coaches youth soccer and basketball.



## Braden Perry

Braden Perry is the Chair of the Board of Zoning Appeals and the Crime Prevention and Safety Committee. He has served on the BZA since 2009 and the Crime Prevention and Safety Committee since 2007. He has also served as a Director of the Tomahawk Road Homes Association since 2011. Active in the community, Braden fundraises for Children's Mercy Hospital and the American Royal. In addition he serves on the Children's Mercy Hospital Family Advisory Board. A partner in the law firm of Kennyhertz Perry, Braden is a former federal enforcement attorney, working in the areas of financial services compliance, internal investigations, enforcement and regulatory matters, and litigation. He was previously a Senior Trial Attorney for the U.S. Commodity Futures Trading Commission and the Chief Compliance Officer of Mariner Holdings. Braden is also a Board Member of the Kansas City Securities Association. Braden resides in the Old Sagamore neighborhood of Mission Hills with his wife Addie and two boys, Briggs and Des.



## Dan Sullivan

Daniel Sullivan was elected to the City Council in 2011 after having served on the Architectural Review Board and the Board of Zoning Appeals. He also serves as treasurer on the Tomahawk Road Homes Association Board. His prior civic experience includes three terms on the Lenexa City Council. He served three terms as a precinct committeeman. Dan is an architect with AECOM designing sports facilities. He received his architecture degree from Kansas University and an accounting degree from Bellarmine College. He is a graduate of the Leadership Kansas and Centurions leadership programs. Dan and his wife Sarah Toevs Sullivan have three grown children and a golden retriever. His interests include travel, and winter and summer sports in Colorado. Dan is on the board of Lakeview Village retirement community. Dan is running for re-election to the City Council because he sees challenges ahead for Mission Hills, especially in the areas of finances, stormwater management, redevelopment and maintenance. His professional background and prior civic involvement give him the tools and experience to bring creative and thoughtful solutions for maintaining the qualities and features that make our special community an exceptional city.

## Reflective Vests



Modeled by City Inspector  
Steve Crull

The City is trying a new approach to increasing the safety of walkers and joggers in 2015. Police officers have a supply of reflective vests in their vehicles to offer free of charge to those walkers and joggers who might be out after dark and are difficult to see, especially to approaching traffic. In addition to offering the reflective vests, officers will remind walkers and joggers:

- *When possible, try not to walk in the roadway, especially at night*
- *If you must be in the street, walk against traffic*
- *Do not wear headphones or earplugs as you cannot hear approaching vehicles*

## Out on a Limb: Tree Talk

by George L. Eib, City Arborist



George L. Eib

With Spring approaching our minds' turn to our yards and what needs to be accomplished to get ready for the next growing season and this often includes mulching the planting beds and around trees. While visiting with you in your yards I often observe trees that are mulched improperly. Mulch piled up on the trunk of trees, "volcano mulching" is not a good idea for three reasons. One, it can stimulate basal shoot growth and girdling roots. Two, it provides habitat for rodents that can feed on the tree's bark.

And, three, the constant moisture and lack of airflow from the piled mulch can encourage collar rot and other diseases. Please allow two to three inches of space between the trunk of the tree and the mulch.

This is not to say that mulching is bad, in fact it can provide many benefits when done properly and with the correct mulch. Mulch retains moisture in the soil, combats weeds and protects tree trunks from being hit by lawn mowers or string trimmers which can damage the trunk making the tree susceptible to disease. It only takes two to three inches of mulch depth to attain all of these benefits. It is best to use composted chips or compost mulch, not green or course wood chips which can remove nitrogen from the soil.

As Spring approaches this is also the time to think about pruning and spraying your trees. The City has already begun its annual pruning program. This pruning is occurring predominately in the Indian Hills Homes Association along with some work in the northern sector of the Mission Hills Homes Company. Spraying will start in March and continue through the summer as certain treatments must occur at certain times of the year. A 2015 addition to our spraying / treatment program is the treatment of 15 Ash trees identified on public property that are such excellent specimens that the city will be treating them biannually for Emerald Ash Borer (EAB). If you wish to treat any ash trees, the time to contact your tree company is now as this treatment should occur between the end of April when the trees are fully leafed through the first of June.

## Spring & Summer Checklist

- We ask residents not to plant in City urns as continually damp soil and roots without drainage can damage fine urns. The City will only plant in urns protected by a liner.
- April is the perfect month to apply your pre-emergent to your lawn to reduce spring germinating weeds.
- It is best not to cut back ornamental grasses or Liriope until the end of March or April.
- Be sure to keep vine and ivy trimmed from growing up into the interior of trees, evergreens, and other plants as this can.
- Water spring blooming bulbs that you planted last fall during dry periods.
- Avoid pruning spring blooming plants as this will remove the buds. Prune after they have bloomed.
- Do not be alarmed if spring pruned trees weep sap as this is common this time of year particularly in Maples.

## Five-Year Crime Statistics

The overall number of crimes increased in 2014; especially, in the month of December where 75% of crimes occurred during the week preceding Christmas. The majority of crimes this year were classified as crimes of opportunity.

The *Crime Prevention and Safety Committee*, in partnership with the Police Department, are encouraging residents to rededicate themselves to becoming more security and prevention minded. The proactive measures are really quite simple: Do not leave valuables in your vehicle overnight or in plain view if running errands....lock doors and remove keys....shut garage door(s)....and keep an eye out for suspicious activity. Last year, the Police Department found 288 garage doors that were left open compared to 125 in 2013. And, the majority of thefts from vehicles were as a result of being left unlocked with valuables in plain view.

Please do not become a statistic -- help our community be less vulnerable to crime.

Crime	2010	2011	2012	2013	Dec. 2014	2014	AVG
Robbery	0	0	1	0	0	0	0.2
Assault	5	3	8	3	0	4	4.6
Burglary	3	5	6	8	3	17	7.8
*Residential	3	5	6	8	3	16	7.6
*Bus/Misc	0	0	0	0	0	1	0.2
Theft	24	46	26	26	10	34	31.2
Criminal Damage	19	25	23	11	7	20	19.6
Total	54	80	66	56	20	82	67.60

## Fiber Coming to Mission Hills

Residents are going to see a lot of construction activity in the right of way (ROW) in the coming months as two providers move forward with plans to install a fiber backbone that will allow for all subscribing homes to be connected to a fiber network. The networks will provide internet speeds at a minimum of 1 gigabyte per second – the speed of your internet connection determines how fast data downloads onto your system. There will be an immense amount of work in the ROW and in utility easements as AT&T and Google proceed with building out their respective systems.

Work will include activity on utility poles (and in some cases replacing the utility pole), installation of a limited number of above ground boxes and large number of in-ground vaults that will have lids flush with the ground. All of these structures will be brought to the Architectural Review Board to discuss locations as well as landscaping plans for screening the above ground boxes. Due to the large number of structures being installed by these utilities, residents may have questions, but each company is within its right to install this equipment in the rights of way and designated utility easements. Even though you may not avail yourself of the services being offered, a future homeowner may choose to do so. Neither provider has set a date for when their services will become available to residents – the companies will be contacting residents directly to market their services.



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

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## Mission Hills’ Urban Forest: Keeping Current

Mission Hills partnered with Kim Bomberger, Kansas Forester, and utilized a federal grant to complete an inventory of all publicly owned trees in the City. The result is a report that you can read or download off of our website at [www.missionhillsks.gov](http://www.missionhillsks.gov) but here are the highlights.

The City owned as of August 2013, over 3,900 trees. That is more trees than residents of the City. The trees were assessed as to their species, condition and size. From this information, Ms. Bomberger was able to advise the City on actions needed to insure the continued health of our tree canopy. Ms. Bomberger was very complimentary to our tree care program, particularly our annual contracts for pruning and spraying of trees. She feels strongly that we need to work on our diversification of tree species so as to avoid having so many of one species that disease or insects could devastate whole blocks of our community. The Park Board responded immediately to this suggestion and has been working on a new street tree list which will be utilized when purchasing trees for the city in the future.

With the information provided the City was able to enter the tree inventory into our GIS system which can track the trees by location. With the help of our consulting arborist, Jesse Kirk, we have been able to keep the information current by recording tree removals and plantings by location. This was no easy task since we removed over 200 trees in 2014 and planted back 254 trees. The 2015 budget includes funds for planting an additional 100 trees on the City’s streets and in the parks. To further assist us in keeping the inventory current the city has instituted a permit for any removals or plantings of trees in the City’s rights of way. This permit can be found on the City’s website under printable documents/permits and licenses and is titled Tree and Plant Right of Way Permit.