

**CITY OF MISSION, KANSAS**  
**MINUTES OF THE CAPITAL IMPROVEMENT PROGRAM COMMITTEE**  
Mission City Hall - 5:30 p.m.  
January 8, 2018

Members present: John Arnett, Scott Babcock, Stuart Braden, Nathan Dormer, Jerry Lonergan, Lea Loudon, Bill Nichols, David Schwenk

Staff present: City Administrator Laura Smith, Public Works Director John Belger, Chief of Police Ben Hadley, Parks & Recreation Director Christy Humerickhouse, Public Information Officer Emily Randel, and Planning and Development Services Manager, Danielle Sitzman

Guest: Barb Porro, Roeland Court Townhomes resident; Ken Davis, Countryside resident

**Call to Order**

Chair Scott Babcock called the meeting to order at 5:30 p.m.

**Approval of the December 11, 2017 Meeting Minutes**

David Schwenk moved to approve the December 11 meeting minutes. Lea Loudon seconded the motion. The motion passed.

**Overview of Mission's stormwater program/Stormwater projects**

Laura Smith shared an overview of Mission's recent history of stormwater management, beginning with flooding in 1998. FEMA redrew the floodplain maps in 2004, bringing a large portion of property in Mission's downtown area into the regulated floodplain, thereby restricting property owners' ability to reinvest in their properties. In order to facilitate redevelopment in this area, Mission helped get legislation passed at the state level that would allow for an area in a floodplain to automatically qualify as a TIF district. In 2005-2006, the City worked to acquire a number of parcels impacted by the change in floodplain maps, and to facilitate the relocation of the businesses. Many of the buildings were demolished. Much of this property remains in the floodplain, making the parcels good candidates for public parking lots and public spaces since new private development is restricted. Laura Smith shared a map showing the properties that the City acquired.

Scott Babcock confirmed that the Mission Mall was demolished in late 2005, early 2006 and questioned the removal's impact on City property tax revenue. Laura Smith confirmed the year, but shared that the mall had been declining for many years, and the City's sales tax

quickly recovered, which lessened the impact on Mission's budget.

Laura Smith stated that the City established the Stormwater Utility Fee in the 2005 budget and reviewed that the stormwater utility fee is calculated in equivalent residential units (ERU). Each single family residence is assumed to have 2,600 square feet of impervious surface, one ERU. Total ERUs for commercial properties are determined by dividing the total amount of impervious surface by 2,600 square feet. The money generated by the Stormwater Utility Fee is a dedicated revenue source, to be spent only on improvements, expansion, and maintenance of stormwater infrastructure. The group discussed the types of properties that would have the largest assessments, based on the largest amounts of impervious surface.

Bill Nichols asked which categories of building occupants are exempt from paying the Stormwater Utility Fee. There are no properties in Mission which are exempt from paying the Stormwater Utility Fee, even those exempted from paying property taxes, such as churches, schools, and government buildings.

Stormwater work is typically constructed at the downstream end of a watershed then working upstream. Since 2005, the City has spent more than \$30 million on stormwater work, with bonds issued to cover the majority of the costs. This includes \$12 million for stormwater upgrades at the Gateway site. The repayment of that expense is structured into the current development agreement with the Gateway developers. The outstanding debt was certified and activated for repayment in 2015. It also included the Johnson Drive interceptor which was installed in 2014 as part of the street project to alleviate stormwater impacts from the north side of Johnson Drive.

The City frequently relies on Stormwater Management Advisory Council (SMAC) funds to assist with the cost of major stormwater projects. John Belger shared the history of how Johnson County and the local jurisdictions created SMAC. The large flood event in 1977 led to local jurisdictions working to create a collaborative approach of enhancing stormwater infrastructure. In 1988, a 1/10 cent sales tax was added in Johnson County to create a fund for large stormwater improvement projects. SMAC was formed in 1990, representing 20 Johnson County cities, including Mission. The division of the county works to perform the following:

- Provide up to 75% of funding for study, design, and construction of eligible stormwater improvements. (75% of the most cost effective option, even if a community does not ultimately select that option.)
- Maintain flood plain maps countywide
- Manage grant funded projects
- Provide technical support to cities
- Provide public education on stormwater issues

The group reviewed the approved CIP for 2018-2022, which takes the conservative assumption of no revenues from the Gateway project repayment. In addition to the Rock Creek improvements, the CIP also includes funds for stormwater infrastructure maintenance, which has been used in the past for instances of pipe failures in storm events.

John Belger shared that Mission should know in early March if SMAC funding will be awarded for the Rock Creek project. There should also be a better sense about the likelihood of the Gateway project moving forward and repaying the stormwater charges. Those factors will play into whether a recommendation would be made to City Council about an increase in the stormwater ERU as part of the 2019 budget process.

One ERU raises approximately \$95,000. For many years, the City's focus has been on Rock Creek, but the aging system is causing issues and failures in other parts of the city. There are also many parts of Mission that do not have any stormwater infrastructure at all. It may be time to take a comprehensive look at Mission's stormwater plan citywide. The CIP Committee would be key in prioritizing projects as a result of that analysis.

### **Citizen suggestions to the committee**

Barb Porro from Roeland Court Townhomes shared concerns about water coming from the street runoff on 61st Terrace. The neighbors in this area recommend additional inlets at the corners of the driveways in this area to divert more of the runoff. Jennifer Cowdry asked if this street was scheduled for maintenance. John Belger answered that it was sealed recently, and not scheduled for further work at this time, and that it is not typical to add stormwater infrastructure as part of the street program. Emily Randel will add this to the CIP Citizen suggestion list. Barb Porro also shared that she is very interested in the outcome of the SMAC project in Rock Creek, because erosion continues and impacts private property in that area. It is in the interest of herself and the other 19 owners of the Roeland Court Townhomes that until the work of shoring up the banks of Rock Creek with properly engineered retaining walls is completed, the temporary rock driveway that has been put into place by RCHA after the sinking of a large portion of their driveway into the creek because of heavy rain water that washed away the soil under the driveway, it will continue to erode and therefore a more permanent driveway cannot be built. The residents believe this has caused a loss of property value and an inability to sell their properties. So therefore the SMAC project is crucial to the investments in their property. Laura Smith stated that the City will continue conversations with neighbors in this area.

### **Comments from committee members**

There were no committee member comments.

### **Staff Updates**

David Schwenk shared that he will be working out of state beginning in June, so that his last CIP meeting will be in May, not March as previously thought.

**Adjourn**

Jennifer Cowdry moved to adjourn the meeting. Bill Nichols seconded the motion. The meeting adjourned at 6:55 p.m.

**Scott Babcock, Chairperson**  
**Jennifer Cowdry, Vice-Chairperson**  
***Mission City Hall, 6090 Woodson***  
***913-676-8350***