

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

December 12, 2018

The Mission Community Development Committee met at Mission City Hall, Wednesday, December 12, 2018 at 9:45 p.m. The following committee members were present: Pat Quinn, Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ken Davis and Sollie Flora. Mayor Appletoft was also present. Councilmember Inman called the meeting to order at 9:45 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Chief Ben Hadley, Assistant to the City Administrator Emily Randel, Street Superintendent Brent Morton.

GBA Task Order for Rock Creek Channel Improvements

Ms. Smith stated that a stormwater project is currently contemplated in the Rock Creek Channel from Roeland Drive to just east of Nall, and currently on the list of approved projects for SMAC funding. In 2017, a subsidence of the parking lot/parking area of the Roeland Court Homes Association occurred, and staff has worked with residents, consultants, and engineers for a cooperative solution. She stated that our Rock Project between Roeland Drive and Nall is at the bottom of the SMAC list, which includes approximately \$44 million in projects County-wide, and approximately \$12 million is funded annually. This means that our project will not move up the list quickly. During the Finance & Administration Committee meeting, information was provided on the proposed Roeland Court Townhomes Community Improvement District (CID) to help pay for repairs. She stated that GBA has prepared two task orders for review and consideration - Option 1 is the more limited project that would restore the Roeland Court improvements and make limited improvements in the channel in that area; Option 2 is a task order for the entire channel project including the Roeland Court improvements. Option 1 covers the survey, design, project meetings, bidding, and construction period services in the amount of \$192,000. The total project costs, including design are estimated at \$964,234 with the City portion at \$620,587 and Roeland Court's at \$343,648. Option 2 would cover the same services for an amount not to exceed \$694,500. Total project costs for Option 2 are estimated at \$5.2 million with the City portion estimated at \$4,855,113 and Roeland Court's at \$344,887.

Ms. Smith stated that she has been working with Bruce Kimmel, Ehlers (City's financial advisor) on possible debt issuance scenarios and provided a handout of revenues and expenses associated with the Stormwater Program Plan 2019-2029. She discussed the scenarios presented and noted that the ending fund balance is upside down between 2020-2023 but improves greatly after 2023. She stated that the gap in funding could be improved by increasing the Stormwater Utility Fee by \$2 per month per ERU (\$1/month equals approximately \$90,000). Councilmember Flora noted that the maintenance budget is the same in 2031 but the infrastructure is getting older and may need increased maintenance. Ms. Smith stated that

\$150,000 was budgeted in 2019 for an asset inventory that will provide us with the data required for budgeting for this in the future.

Discussion by the committee continued on:

- Roeland Court Townhomes CID will generate approximately \$17,910 annually and will go beyond 2031.
- We will see increased drainage district revenues as the Gateway Project comes on.
- The City's policy to retire debt as soon as possible.
- Consider early call provisions on any debt.
- Whether it makes sense to complete the larger project at this time and the impact that will have on our place on the SMAC list.

Councilmember Davis stated that he feels we should do the larger project at this time and Councilmember Inman agreed. Ms. Smith stated that she will speak with SMAC to see if any consideration can be given to moving this project up on the list. She stated that the next Mission project to be submitted to SMAC for funding consideration will be the next phase of the Johnson Drive Interceptor in 2025.

Barbara Porro, Mission resident, Roeland Court Townhomes, stated that the CID is only covering 10 of the 20 homes and that SMAC funding would cover improvements near home further west as well as the Mission Bank parking lot.. The committee discussed the potential need to buy out one house to complete this project and which house that would be. Ms. Smith stated that MD Management (owner of the Mission Bank parking lot) may participate in the project and noted that the house being considered for buyout is owned by a resident who is interested in selling.

Ms. Smith stated that she will provide additional information on the debt scenarios at an upcoming meeting on this issue, and Councilmember Flora requested information be included on how this will impact our bond rating. Councilmember Thomas asked what the timeline would be for these projects. Ms. Smith stated that they anticipate approximately 90 days for design and that we would be looking at starting construction on whichever option was selected in the fall. There may need to be additional property/easement acquisition on the north side of the channel. Councilmember Kring asked if there will be environmental challenges with this project and encouraged us to consider looking at any environmental grants that might be available.

Councilmember Schlossmacher recommended that this item move forward. Ms. Smith stated that both task orders with George Butler Associates (GBA) for design and construction inspection services related to all or a portion of the Rock Creek Channel from Roeland Drive to just east of Nall, including improvements to the Roeland Court Townhomes parking and common areas will be included on the City Council agenda as options for consideration. All on the committee agreed, but this will not be a consent agenda item.

SPJCC Rental Agreement

Ms. Smith reported that The Mission Project approached the Community Center to partner in providing health and fitness services and programs to their members. The Mission Project members have outgrown their current fitness space and are looking to increase overall health and wellness by moving to the Community Center. Under the terms of the proposed agreement, the Community Center would offer annual memberships and user specific classes six days each week that are tailored to the defined needs of the identified population. By moving these programs to the Community Center, no transportation is required for their participants, which is a cost savings for them. As part of the agreement, annual memberships will be increased to 31, which includes two for staff and a staff person will be at each class. She stated that this agreement is modeled after the current agreement with the Stroke Foundation. It is anticipated that this will generate approximately \$30,000 in revenues. There was no discussion on this item.

Councilmember Davis recommended that the proposed agreement for memberships and services between The Mission Project and the Sylvester Powell, Jr. Community Center be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

Deannexation Request from Roeland Park

Due to the late hour, this item was earlier in the evening moved to the Finance & Administration Committee to accommodate guest presenters from Roeland Park.

Snow Plan Update

Mr. Morton provided an update on the 2018-2019 Snow Plan for the Public Works Department. Crew members are on-call 24/7 and they strive to have a crew leader at the facility so they can monitor the weather locally. Four trucks run on two shifts and are divided into areas north of Johnson Drive and south of Johnson Drive. He stated that when there is significant snow, the larger trucks run in tandem so that they can open the main roads quicker. One larger truck is assigned south of Johnson Drive where the neighborhoods in general have wider streets with less on-street parking. Smaller trucks plow north of Johnson Drive where the streets are narrower and there is more on-street parking. Johnson Drive parking areas are usually addressed during the evening hours when they are empty. School zone sidewalks are a lower priority as students are not usually in school due to snow days. He stressed that the staff works hard to take care of the equipment they have and that it is thoroughly cleaned after every event. He also stated that the streets that are addressed first include those that are on hills, etc. All thanked Mr. Morton and the staff for the great job they do in clearing snow.

This item was informational only and no action was taken.

Department Updates / Other

Ms. Smith reminded Council that the part-time staff appreciation party for Community Center employees will be held on Sunday, December 16th at 5:15 p.m. and all are invited to attend.

Councilmember Kring expressed her concerns with residents in her neighborhood raking leaves into the street. Ms. Smith stated that Code Enforcement Officers will check for this and address the issue.

Councilmember Inman asked if there is an update from Deffenbaugh regarding missed bulky item pick-up. Ms. Smith stated that a meeting was held with Deffenbaugh to address these issues. Items should be left at the curb and Deffenbaugh will have all missed pick-ups completed by end of the day Tuesday. She also reminded all to encourage residents to call City Hall with concerns rather than posting to social media such as Twitter or Next Door.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 10:20 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk