

**City of Mission
Regular Meeting Agenda
Wednesday, June 19, 2019
7:00 p.m.
Mission City Hall**

If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL

1. PUBLIC HEARING

2. SPECIAL PRESENTATIONS

- Elder Abuse Awareness Day Proclamation

3. ISSUANCE OF NOTES AND BONDS

4. CONSENT AGENDA

*NOTE: Information on consent agenda items has been provided to the Governing Body. These items are determined to be routine enough to be acted on in a single motion; however, this does not preclude discussion. **If a councilmember or member of the public requests, an item may be removed from the consent agenda for further consideration and separate motion.***

CONSENT AGENDA - GENERAL

- 4a. [Minutes of the May 15, 2019 City Council Meeting](#)

CONSENT AGENDA - Finance & Administration Committee

[Finance & Administration Committee Meeting Packet 6-5-19](#)

[Finance & Administration Committee Meeting Minutes 6-5-19](#)

- 4b. Amendments to Chapter 210, Animal Control
4c. Massage Establishment License, Grateful Touch Massage, 5917 Woodson
4d. Sprint Franchise Agreement

CONSENT AGENDA - Community Development Committee

[Community Development Committee Meeting Packet 6-5-19](#)

[Community Development Committee Meeting Minutes 6-5-19](#)

- 4e. Resolution Approving 2020-2024 CARS Program
4f. Hardwood Floor Resurfacing

5. PUBLIC COMMENTS

6. ACTION ITEMS

Planning Commission

Miscellaneous

7. COMMITTEE REPORTS

Finance & Administration, Sollie Flora

[Finance & Administration Committee Meeting Packet 6-5-19](#)

[Finance & Administration Committee Meeting Minutes 6-5-19](#)

7a. Project Ordinance - Rock Creek Channel Improvement Project ([page 3](#))

7b. Set Sale Resolution, Rock Creek Channel Improvement Project ([page 7](#))

Community Development, Hillary Thomas

[Community Development Committee Meeting Packet 6-5-19](#)

[Community Development Committee Meeting Minutes 6-5-19](#)

7c. Task Order for Design of Rock Creek Channel Improvements ([page 21](#))

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Acceptance of Easements, Broadmoor Project

10. COMMENTS FROM THE CITY COUNCIL

**11. MAYOR'S REPORT
Appointments**

12. CITY ADMINISTRATOR'S REPORT

13. EXECUTIVE SESSION

ADJOURNMENT

City of Mission	Item Number:	7a.
ACTION ITEM SUMMARY	Date:	May 28, 2019
Administration	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Ordinance authorizing construction and financing for the Rock Creek Channel Improvements.

RECOMMENDATION: Approve the ordinance which outlines the project details and authorizes construction and financing of the Rock Creek Channel Improvements from just east of Nall to Roeland Drive.

DETAILS: This ordinance is a legally required step in the consideration of debt financing for the Rock Creek Channel Improvement project. The project will include design and construction of approximately 2,250 linear feet of retaining walls on both sides of Rock Creek from just east of Nall to Roeland Drive. In addition, the project will include parking lot and common area improvements for the Roeland Court Townhomes to repair damage caused as a result of a subsidence in 2017. The Roeland Court Townhome portion of the project costs will be reimbursed through annual assessments coming from a Community Improvement District established by Ordinance 1498.

Consideration of the project ordinance is just one in the series of steps legally required to advance the design and construction of the channel improvements.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	K.S.A. 12-631r <i>et seq.</i>
Line Item Code/Description:	NA
Available Budget:	NA

ORDINANCE NO. [____]

AN ORDINANCE OF THE CITY OF MISSION, KANSAS, AUTHORIZING AND PROVIDING FOR THE CONSTRUCTION OF STORMWATER DRAINAGE IMPROVEMENTS IN THE CITY; AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PAY THE COSTS THEREOF.

WHEREAS, K.S.A. 12-631r *et seq.* (the “Act”) provides, in part, that whenever the governing body of any city determines it is necessary to construct storm sewers, channels, retention basins or drains for the purpose of managing the storm drainage areas of all or any portion of such city, the governing body may authorize the construction of such storm sewers, channels, retention basins or drains, and such construction shall be authorized by ordinance; such ordinance shall designate where such storm sewers, channels, retention basins or drains shall be located; and

WHEREAS, the governing body of the City of Mission, Kansas (the “City”) hereby finds and determines that it is necessary to construct storm sewer improvements within the corporate limits of the City described as follows:

The design and construction of certain storm sewers, channels, retention basins, and/or drains for the purpose of managing storm drainage, including approximately 2,250 linear feet of retaining walls on both sides of Rock Creek from just east of Nall Avenue to Roeland Drive, and all other necessary and related improvements;

(collectively, the “Project”); and

WHEREAS, the governing body of the City hereby further finds and determines that general obligation bonds of the City should be issued under the authority of the Act to pay the costs of the Project and related financing costs.

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:

Section 1. Findings. It is hereby found and determined that the Project be constructed in accordance with the plans and specifications therefor which are to be prepared by or approved by the City Engineer, and which will be placed on file for public inspection. The estimated construction and engineering costs of the Project are \$5,255,737.

Section 2. Financing. The costs of the Project, interest on interim financing and associated financing costs shall be payable from the proceeds of general obligation bonds of the City issued under authority of the Act (the “Bonds”) in an amount not to exceed \$5,255,737.

Section 3. Reimbursement. Any Bonds issued under the authority of this Ordinance may be used to reimburse expenditures made on or after the date that is 60 days before the date of passage of this Ordinance pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. Effective Date. This Ordinance shall be in force and take effect from and after its passage and approval, and publication of the Ordinance or a summary thereof once in the official City newspaper.

PASSED by the governing body of the City on June 19, 2019, and **APPROVED AND SIGNED** by the Mayor.

(SEAL)

Ronald E. Appletoft, Mayor

ATTEST:

Martha Sumrall, City Clerk

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(Published in *The Legal Record* on June __, 2019)

SUMMARY OF ORDINANCE NO. ____

On June 19, 2019, the governing body of the City of Mission, Kansas (the “City”), passed an ordinance entitled:

AN ORDINANCE OF THE CITY OF MISSION, KANSAS, AUTHORIZING AND PROVIDING FOR THE CONSTRUCTION OF STORMWATER DRAINAGE IMPROVEMENTS IN THE CITY; AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PAY THE COSTS THEREOF.

The Ordinance authorizes and provides for the construction of stormwater drainage improvements in the City pursuant to K.S.A. 12-631r *et seq.* and authorizes the issuance of general obligation bonds of the City to pay the costs thereof. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the City Clerk, 6090 Woodson, Mission, Kansas 66202. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.missionks.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: June 19, 2019.

City Attorney

City of Mission	Item Number:	7b.
ACTION ITEM SUMMARY	Date:	May 28, 2019
Administration	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Resolution authoring the offering for sale of General Obligation Bonds, Series 2019A of the City of Mission, Kansas.

RECOMMENDATION: Approve the Resolution setting the sale on July 19, 2019 for General Obligation Bonds which will fund improvements to the Rock Creek Channel from just east of Nall Ave. to Roeland Drive.

DETAILS: This resolution signals the City's intent to take the General Obligation Bonds, Series 2019A to the market on July 19, 2019. The pre-sale report for this issue was prepared by Ehlers and describes the purpose and intent of the financing as well as the anticipated debt service schedule. The Resolution has been prepared by the City's Bond Counsel, Gilmore & Bell.

The proposed issue includes financing to repair and maintain the Rock Creek Channel from just east of Nall Ave to Roeland Drive. The project will also include repairs and restoration of the parking and common areas of the Roeland Court Townhomes. These areas were damaged in August 2017 as a result of a subsidence. The portion of the project costs attributable to the Roeland Court Townhomes will be repaid to the City via a Community Improvement District that was established by Ordinance 1498. The City's portion of the debt service on these bonds is anticipated to be paid from special assessments (Gateway), stormwater utility and drainage district revenues.

The City will request a new rating on these bonds from Standard & Poor's. In order to obtain the lowest interest cost, the City will solicit competitive bids.

The set sale Resolution does not commit the City to the financing, and is used to authorize staff, our Financial Advisor and our Bond Counsel to proceed with preparing the offering documents.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	KSA 12-631r <i>et seq.</i>
Line Item Code/Description:	NA
Available Budget:	NA

June 19, 2019

Pre-Sale Report for City of Mission, Kansas

\$4,210,000 General Obligation Bonds, Series 2019A



Prepared by:

Bruce Kimmel, CIPMA
Senior Municipal Advisor

Nick Anhut, CIPMA
Senior Municipal Advisor

Chris Mickelson, CIPMA
Financial Specialist

Executive Summary of Proposed Debt

Proposed Issue:	\$4,210,000 General Obligation Bonds, Series 2019A
Purposes:	The proposed issue includes financing to fund stormwater system improvements. Debt service will be paid from stormwater utility revenues.
Authority:	The Bonds are being issued pursuant to K.S.A. 12-631r <i>et seq.</i> The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.
Term/Call Feature:	The Bonds are being issued for a 10-year term. Principal on the Bonds will be due on September 1 in the years 2020 through 2029. Interest is payable every six months beginning March 1, 2020. The Bonds will be subject to prepayment at the discretion of the City on September 1, 2027 or any date thereafter.
Bank Qualification:	Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.
Rating:	The City’s most recent bond issues were rated AA / Stable by Standard & Poor’s. The City will request a new rating for the Bonds.
Basis for Recommendation:	The proposed general obligation issue is the most cost-efficient means of funding the stormwater improvements and is expected to yield the lowest possible interest cost while also preserving future prepayment flexibility. Moreover, the competitive sale approach described below is consistent with the City’s historical debt issuance method, as well as best practices published by the Governmental Finance Officers Association.
Method of Sale/Placement:	We will solicit competitive bids for the purchase of the Bonds from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

<p>Premium Pricing:</p>	<p>In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the City. The amount of premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.</p> <p>For this Bond issuance, it is to be determined if any premium received will reduce the size of the issue or increase the net proceeds of the project. The adjustments may slightly change the true interest cost of the original bid, either up or down.</p> <p>The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.</p>
<p>Review of Existing Debt:</p>	<p>We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.</p> <p>We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.</p>
<p>Continuing Disclosure:</p>	<p>Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds and has contracted with Ehlers to prepare and file the reports.</p>
<p>Arbitrage Monitoring:</p>	<p>Because the Bonds tax-exempt obligations, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Arbitrage Certificate prepared by your Bond Attorney and provided at closing. You have retained Ehlers to assist you with compliance with these rules.</p>

<p>Other Service Providers:</p>	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p>Bond Counsel: Gilmore & Bell, PC</p> <p>Paying Agent: State of Kansas - Office of the State Treasurer</p> <p>Rating Agency: Standard & Poor's Global Ratings (S&P)</p>
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This presale report summarizes our understanding of the City’s objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City’s objectives.

Proposed Debt Issuance Schedule

Pre-Sale Review by Finance & Administration Committee	June 5, 2019
Pre-Sale Review by City Council:	June 19, 2019
Due Diligence Call to review Official Statement:	Week of July 1, 2019
Distribute Official Statement:	Week of July 1, 2019
Conference with Rating Agency:	Week of July 1, 2019
City Council Meeting to Award Sale of the Bonds:	July 17, 2019
Estimated Closing Date:	August 15, 2019

Attachments

- Sources and Uses of Funds
- Proposed Debt Service Schedule

Ehlers Contacts

Municipal Advisors:	Bruce Kimmel	(651) 697-8572
	Nick Anhut	(651) 697-8507
	Chris Mickelson	(651) 697-8556
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Alicia Gage	(651) 697-8551

The Official Statement for this financing will be mailed or e-mailed to the City Council for their review prior to the sale date.

City of Mission, Kansas

\$4,210,000 General Obligation Bonds, Series 2019A

Assumes Current Market BQ AA Rates plus 50bps

Sources & Uses

Dated 08/15/2019 | Delivered 08/15/2019

Sources Of Funds

Par Amount of Bonds	\$4,210,000.00
Total Sources	\$4,210,000.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	50,520.00
Costs of Issuance	58,000.00
Deposit to Project Construction Fund	4,100,000.00
Rounding Amount	1,480.00
Total Uses	\$4,210,000.00

City of Mission, Kansas

\$4,210,000 General Obligation Bonds, Series 2019A

Assumes Current Market BQ AA Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/15/2019	-	-	-	-	-
03/01/2020	-	-	58,989.19	58,989.19	-
09/01/2020	105,000.00	2.200%	54,173.75	159,173.75	218,162.94
03/01/2021	-	-	53,018.75	53,018.75	-
09/01/2021	110,000.00	2.250%	53,018.75	163,018.75	216,037.50
03/01/2022	-	-	51,781.25	51,781.25	-
09/01/2022	115,000.00	2.300%	51,781.25	166,781.25	218,562.50
03/01/2023	-	-	50,458.75	50,458.75	-
09/01/2023	515,000.00	2.350%	50,458.75	565,458.75	615,917.50
03/01/2024	-	-	44,407.50	44,407.50	-
09/01/2024	525,000.00	2.450%	44,407.50	569,407.50	613,815.00
03/01/2025	-	-	37,976.25	37,976.25	-
09/01/2025	540,000.00	2.500%	37,976.25	577,976.25	615,952.50
03/01/2026	-	-	31,226.25	31,226.25	-
09/01/2026	555,000.00	2.600%	31,226.25	586,226.25	617,452.50
03/01/2027	-	-	24,011.25	24,011.25	-
09/01/2027	565,000.00	2.650%	24,011.25	589,011.25	613,022.50
03/01/2028	-	-	16,525.00	16,525.00	-
09/01/2028	580,000.00	2.750%	16,525.00	596,525.00	613,050.00
03/01/2029	-	-	8,550.00	8,550.00	-
09/01/2029	600,000.00	2.850%	8,550.00	608,550.00	617,100.00
Total	\$4,210,000.00	-	\$749,072.94	\$4,959,072.94	-

Yield Statistics

Bond Year Dollars	\$28,407.11
Average Life	6.748 Years
Average Coupon	2.6369205%
Net Interest Cost (NIC)	2.8147633%
True Interest Cost (TIC)	2.8309327%
Bond Yield for Arbitrage Purposes	2.6325117%
All Inclusive Cost (AIC)	3.0625058%

IRS Form 8038

Net Interest Cost	2.6369205%
Weighted Average Maturity	6.748 Years

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF MISSION, KANSAS
HELD ON JUNE 19, 2019**

The governing body met in regular session at the usual meeting place in the City, at 7:00 p.m., the following members being present and participating, to-wit:

_____.

Absent: _____.

The Mayor declared that a quorum was present and called the meeting to order.

(Other Proceedings)

The matter of providing for the offering for sale of General Obligation Bonds, Series 2019A, came on for consideration and was discussed.

Councilmember _____ presented and moved the adoption of a Resolution entitled:

**RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL
OBLIGATION BONDS, SERIES 2019A, OF THE CITY OF MISSION, KANSAS.**

Councilmember _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: _____.

Nay: _____.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. _____.

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Mission, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

Clerk

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2019A, OF THE CITY OF MISSION, KANSAS.

WHEREAS, the City of Mission, Kansas (the “Issuer” or the “City”), has previously authorized certain internal improvements described as follows (the “Improvements”):

<u>Project Description</u>	<u>Ordinance No.</u>	<u>Authority</u>	<u>Amount</u>
Rock Creek Channel	_____	K.S.A. 12-631r <i>et seq.</i>	\$5,255,737

; and

WHEREAS, the Issuer desires to issue its general obligation bonds in order to permanently finance the costs of such Improvements; and

WHEREAS, the City Council of the Issuer (the “Governing Body”) has selected the firm of Ehlers, Inc., Roseville, Minnesota (“Municipal Advisor”), as municipal advisor for one or more series of general obligation bonds of the Issuer to be issued in order to provide funds to permanently finance the Improvements; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor and Gilmore & Bell, P.C., Kansas City, Missouri, the Issuer’s bond counsel (“Bond Counsel”), in conjunction with the Clerk, to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS, AS FOLLOWS:

Section 1. There is hereby authorized to be offered for sale the Issuer’s General Obligation Bonds, Series 2019A (the “Bonds”) described in the Notice of Bond Sale, which is to be prepared by Bond Counsel in conjunction with the Municipal Advisor and Issuer staff (the “Notice of Bond Sale”). All proposals for the purchase of the Bonds shall be delivered to the Governing Body at its meeting to be held on the sale date referenced in the Notice of Bond Sale, at which meeting the Governing Body shall review such bids and award the sale of the Bonds or reject all proposals.

Section 2. The Mayor and Clerk, in conjunction with the Municipal Advisor and Bond Counsel, are hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds (the “Preliminary Official Statement”), and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Clerk, in conjunction with the Municipal Advisor and Bond Counsel, is hereby authorized and directed to give notice of said bond sale by publishing a summary of the Notice of Bond Sale not less than 6 days before the date of the bond sale in a newspaper of general circulation in Johnson County, Kansas, and the *Kansas Register* and by distributing copies of the Notice of Bond Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in the Notice of Bond Sale and awarded or rejected in the manner set forth in the Notice of Bond Sale.

Section 4. For the purpose of enabling the purchaser of the Bonds (the “Purchaser”) to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), the Mayor and Clerk or other appropriate officers of the Issuer are hereby authorized: (a) to approve the form of said Preliminary Official Statement and to execute the “Certificate Deeming Preliminary Official Statement Final” in substantially the form attached hereto as *Exhibit A* as approval of the Preliminary Official Statement, such official’s signature thereon being conclusive evidence of such official’s and the Issuer’s approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Bonds.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

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ADOPTED by the Governing Body on June 19, 2019.

(SEAL)

Ronald E. Appletoft, Mayor

ATTEST:

Martha Sumrall, City Clerk

EXHIBIT A

**CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL**

_____, 2019

To: _____

Re: City of Mission, Kansas, approximately \$4,210,000 General Obligation Bonds, Series 2019A

The undersigned are the duly acting Mayor and Clerk of the City of Mission, Kansas (the "Issuer"), and are authorized to deliver this Certificate to the purchaser (the "Purchaser") of the above-referenced bonds (the "Bonds") on behalf of the Issuer. The Issuer has previously caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the "Preliminary Official Statement") relating to the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the "Rule"), the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Bonds depending on such matters.

CITY OF MISSION, KANSAS

By: _____
Title: Mayor

By: _____
Title: Clerk

City of Mission	Item Number:	7c.
ACTION ITEM SUMMARY	Date:	May 28, 2019
Public Works	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Task Order for the Design of Rock Creek Channel Improvements

RECOMMENDATION: Approve the Task Order with George Butler Associates (GBA) for the design of the Rock Creek Channel Improvements and repairs to the parking and common areas of the Roeland Court Townhomes in an amount not to exceed \$694,500 to be paid from the Stormwater Utility Fund.

DETAILS: In the summer of 2017, subsidence of the parking lot/parking area of the Roeland Court Homes Association (RCHA) occurred. The failure accelerated the conversation surrounding the stormwater creek channel project that extended from Roeland Drive to just east of Nall.

The Rock Creek Channel improvement was submitted to the Johnson County SMAC program in 2017 and was on the approved project list. However, following a review of SMAC Projects in February/March of 2019, no County funding is available for this project in the foreseeable future. In order to address the issues at the Roeland Court Townhomes, and the erosion issues that are impacting the MD Management parking lot, the City Council discussed the need to make a decision about the scope of the project to advance both design and construction in 2019.

Following discussion at the May 1, 2019 Community Development Committee Meeting, staff was directed to pursue a design task order and financing options that would allow the City to proceed with the entire channel project at this time. This allows for all existing issues to be addressed, and ensures that the improvements are coordinated and constructed in a clear and consistent manner.

Total Project costs are estimated at \$5.2 million. The City's portion is estimated at \$4,854,928 and the Roeland Court Townhomes portion is \$400,809. GBA has prepared a Task Order in an amount not to exceed \$694,500 that is now ready for Council consideration and approval. The task order covers survey, design, project meetings, bidding of the construction contract, and construction period services. If approved, the Notice to Proceed will be issued following the June 19 City Council meeting, and design is anticipated to take 90-120 days. Funds for design are currently available in the Stormwater Utility Fund.

In addition to the task order for design, steps to proceed with debt financing for the project are included for action on the June 5 Finance & Administration Committee meeting.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-207-03
Available Budget:	\$694,500

City of Mission	Item Number:	7c.
ACTION ITEM SUMMARY	Date:	May 28, 2019
Public Works	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-207-03
Available Budget:	\$694,500

May 29, 2019

Laura Smith
City Administrator
City of Mission
6090 Woodson Road
Mission, Kansas 66202

SUBJECT:

**Proposal for Design and Construction Phase Services for
Rock Creek Channel Improvements with
Roeland Court Townhomes Site Improvements**

Dear Mrs. Smith:

We are pleased to submit our proposed estimate for design services for the Rock Creek Channel Improvements project combined with adjacent parking lot and common area site improvements at Roeland Court Townhomes. Project improvement will be designed and built under one construction contract.

The Rock Creek Channel Improvements Project will be as described in the Preliminary Engineering Study (PES), dated January 20, 2017 examining erosion and stormwater improvements for Rock Creek between Nall Avenue and Roeland Drive in Mission, KS. This study recommended three possible improvements to the creek channel to protect adjacent properties from erosion and to minimize flooding of Martway Street. Alternative 2 was recommended by GBA and selected by the City of Mission for completion of design in the near future, with construction completed by a date yet to be determined. The project generally consists of 2,250 linear feet of retaining walls on both sides of Rock Creek between Mission Bowl and Roeland Drive, see attached Exhibit 6 for limits of the project.

The Roeland Court Townhomes improvements will be as illustrated on the attached exhibit including asphalt resurfacing of the entire townhome parking lot. It is our understanding that the project is to be funded by creation of a Community Improvement District (CID) in which the City of Mission and Roeland Court Townhomes HOA will share costs of the improvements as presented in the CID Petition. In general, the City will pay for streambank stabilization improvements and the HOA will pay for parking lot and common area improvements excluding streambank stabilization improvements.

In this proposal, you will find our estimate for basic design which includes survey, preliminary and final design engineering, geotechnical evaluation, easement documents, environmental permitting and bidding assistance services. Due to the complexity of the project we have also included construction phase services per City request. A detailed summary of our fee is outlined as follows:

SCOPE OF SERVICES

Basic Design Services	Hours	Fee
TASK 1 - Administration Coordination, Meetings and QC		
Administration	82	\$12,300
Team Site Visit	32	\$ 5,100
Project Meetings	146	\$23,300
Expenses (Mileage)	N/A	\$ 400
Total for Task 1	260	\$41,100
TASK 2 - Preliminary Design		
Survey	283	\$27,100
Utility Coordination	32	\$6,000
Structural Design	168	\$25,500
Environmental (Hydraulics, Permitting & SMP Summary)	208	\$34,700
Traffic Control	24	\$3,500
Plan Production	302	\$44,200
Expenses (Geotechnical, O&E Reports, Mileage)	N/A	\$62,500
Total for Task 2.....	1,016	\$203,500
TASK 3 - Final Design		
Easement Descriptions / Exhibits (21 Parcels)	80	\$8,700
Utility Coordination	48	\$10,400
Structural Design (2 Wall Types)	600	\$87,000
Environmental (Hydraulics, Permitting & SMP Review)	46	\$7,300
Traffic Control	12	\$2,000
Final Plans, Specifications and Cost Estimate	162	\$28,100
Expenses (Permit Fees, Mileage, Copies).....	N/A	\$1,000
Total for Task 3.....	948	\$144,500
TASK 4 - Bidding & Negotiation		
Meetings	12	\$3,200
Compile Bidding Documents / Final Specifications	58	\$10,000
Review Bids & Provide Recommendation of Award	26	\$4,800
Total for Task 4:.....	96	\$18,000
<hr/>		
Total Labor for Basic Design Services.....	2,320	\$343,200
Total Expenses for Basic Design Service		\$ 63,900
Total for Basic Design Services.....		\$407,100
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Construction Phase Services

TASK 5 – Construction Phase Services

Construction Administration.....	300	\$50,000
Resident Project Representative	1,496	\$168,000
As-Built Survey/Drawings	112	\$14,600
Expenses (Mileage, Materials Testing)	N/A	\$54,800
Total for Task 5:.....	1,908	\$287,400
<hr/>		
Total Labor for Basic Design and Construction Phase Services	4,228	\$575,800
Total Expenses for Basic Design and Construction Phase Services		\$118,700
Total for Basic Design and Construction Phase Services.....		\$694,500

ASSUMPTIONS

Administration

1. Assume biweekly meetings and progress reports with City throughout design.
2. One (1) site visit to be performed by design team.

Utility Coordination

3. Utility coordination does not include potholing for 3D mapping of utilities.
4. Utility owners are responsible for identification and resolution of conflicts with design.
5. Scope does not include survey for additional locates or staking of ROW, easements, construction limits, or relocation alignment.
6. Negotiation of ROW or easement acquisitions are not included in this scope.
7. Negotiation of reimbursement for relocations of utilities in private easements is not included in this scope.

Structural Design

8. Structural design fee based on limits of wall and type as shown on the attached exhibit 6.
9. Preliminary plans and final plans may be revised for up to one round of comments from City.

Environmental Permitting

10. Hydraulic analysis includes Floodplain Development Permit, No Rise and DWR Permit but does not include submittal of LOMR to FEMA to revise FIRM.
11. United States Army Corps of Engineers (USACOE) Permit:
 - i. GBA will be the designated Authorized Agent to prepare and submit the application request for a Section 404 Individual Permit. On behalf of the Client, GBA will address any Corps comments or requests for additional information during the Section 404 permitting process.
 - ii. A Corps sponsored formal public hearing is not anticipated.

- iii. In compliance with Section 404 (b)(1) guidelines, the applicant/client will provide responsive and relevant project information throughout the permitting process including reviewing alternatives (on-site and off-site) to support the Corps evaluation of the Alternatives Analysis that identifies the Least Environmentally Damaging Practicable Alternative (LEDPA).
 - iv. Project impacts are anticipated to be mitigated through the purchase of mitigation credits from an approved mitigation provider.
12. Detailed surveys for endangered species and cultural/historic resources are not anticipated; however, GBA can perform these surveys as an Additional Service, if necessary.
13. NPDES construction permit application and documentation is included but Owner/Contractor to provide required inspection services to keep in compliance with the SWPPP and NPDES general permit requirements.

Construction Services

14. Resident Project Representative (RPR) to be on site full time for 35 weeks assuming 8-month Construction Period and 5 working days per week with no weekend/holiday hours anticipated.
15. Shop drawing review anticipated for plan and profile of modular block wall; plan, profile and reinforcement of cast-in-place wall; formliner; and fencing.

ADDITIONAL SERVICES

The following items are not included in this proposal:

- 1. Construction staking services.
- 2. Environmental permitting/studies outside those specifically discussed in this scope of work.
- 3. Site lighting design or submittals.
- 4. Site Signage or Monumentation
- 5. ALTA As-built survey after construction
- 6. Roadway Improvements
- 7. Stormwater Quality BMP Design

PAYMENT FOR SERVICES

City of Mission agrees to pay GBA for basic design services specified in Tasks 1-4 and Construction Phase Services in Task 5 for fee based on hours expended on the Project multiplied by GBA's standard billing rates (See attached standard hourly rate table). The total compensation shall not exceed **\$694,500** including reimbursable expenses, unless authorized by the City in writing. For work not included in the Scope of Services, and as negotiated with and authorized in writing by the City prior to performance of the extra services, the City agrees to pay GBA a fee based upon the negotiated hours to be expended on the extra services multiplied by GBA's standard hourly rates.

SCHEDULE

Following a notice to proceed, GBA agrees to complete the design within 120 days and estimates bidding and negation to be completed within 60 days. Construction is anticipated to take up to 300 days. During the Project, GBA shall submit, with each pay request, an updated schedule showing at a minimum, the following major milestones of the Project:

- Design Notice To Proceed
- Preliminary Plans Submitted
- Final Plans Submitted
- Final Approved Plans
- Bid Letting
- Begin Construction

The services described in this letter, and the Engineer's compensation for said services has been agreed upon in anticipation of the orderly and continuous progress of the project through completion of construction. If delays occur due to reasons beyond the control of the Engineer, the time of performance of the Engineer shall be adjusted properly.

Thank you for your confidence in our firm and allowing us the opportunity to present this proposal. Should you have any questions or need additional information, please call us.

Respectfully submitted,
GEORGE BUTLER ASSOCIATES, INC.



Paul D. Miller, P.E., CFM
Senior Lead Engineer/Project Manager



Leslie G. Barnt, P.E., CFM
Principal

Attachments: Exhibit 6 of Proposed Rock Creek Channel Improvement Area
Exhibit of Roeland Court Townhomes Improvement Area
GBA Standard Hourly Rates

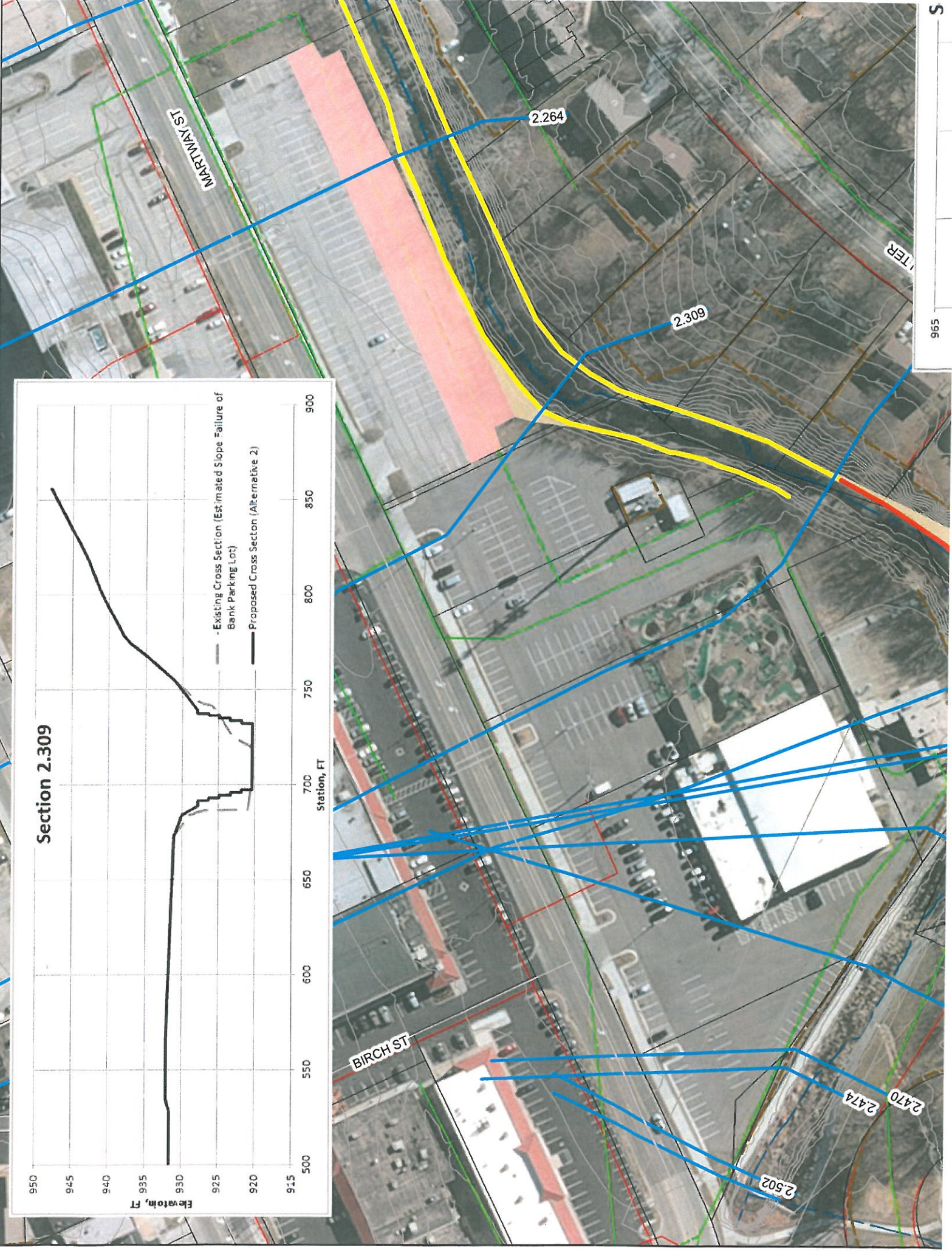
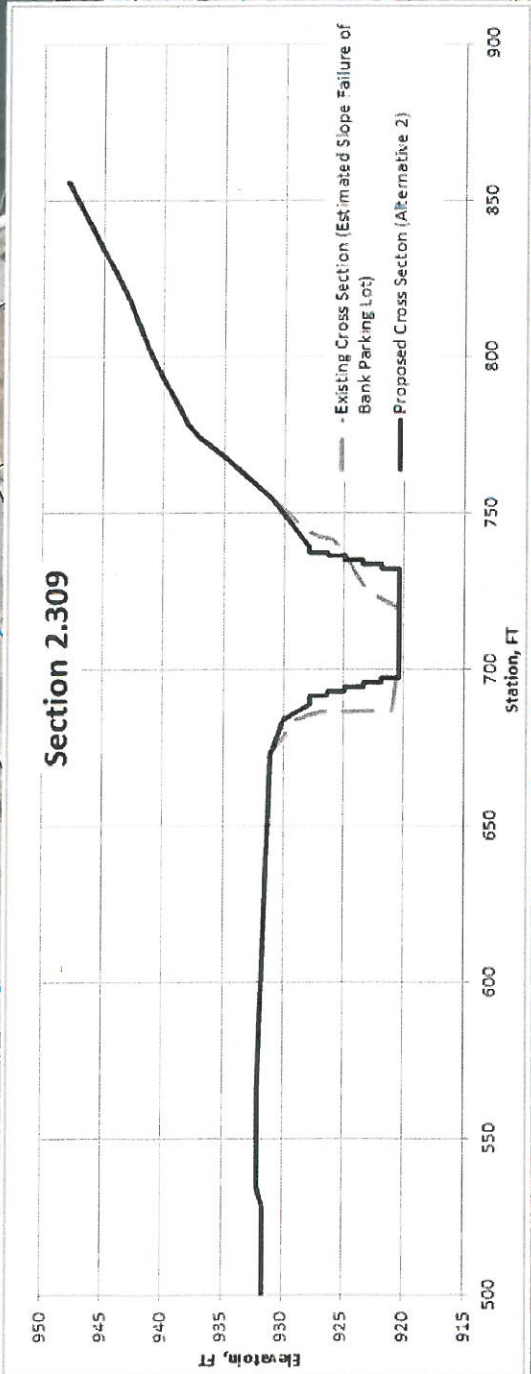
CC: Beth E Fry, P.E., CFM, ENV SP.

GEORGE BUTLER ASSOCIATES, INC.
ENGINEERS/ARCHITECTS
STANDARD HOURLY RATES – EFFECTIVE JULY 1, 2018

Employment Classification	Hourly Rate
Principal	\$276.00
Senior Associate	232.00
Director of AES	232.00
Associate	195.00
Senior Lead AES	195.00
Senior Specialist	180.00
Project Leader	170.00
Lead AES	170.00
Specialist	145.00
Senior AES	160.00
Senior Technician	135.00
Project AES	132.00
Project Technician	105.00
Design AES	120.00
Design Technician	86.00
Staff AES	108.00
Staff Technician	75.00
Senior Construction Inspector	135.00
Construction Inspector 4	108.00
Construction Inspector 3	104.00
Construction Inspector 2	95.00
Construction Inspector 1	85.00
Senior Field Technician	115.00
Field Technician 3	95.00
Field Technician 2	85.00
Field Technician 1	75.00
Senior Professional Land Surveyor	136.00
Professional Land Surveyor	125.00
Survey Technician 3	100.00
Survey Technician 2	70.00
Survey Technician 1	52.00
2-Man Survey Party	170.00
Training Coordinator	95.00
Senior Administrative Assistant	95.00
Administrative Assistant	72.00
General Office 2	78.00
General Office 1	58.00

Expenses

Reimbursable expenses (travel, vehicle mileage, vehicle rental, printing and plotting, meals, etc.) incurred will be charged at cost plus 10% to cover administrative overhead. As of January 1, 2018, all travel will be charged at \$ 0.54 per mile.



SMP RC06-022 Rock Creek and Roeland Court Townhomes Site Improvements
Potential Costs based on SMP Alternative 2 and Concept Site Design
 City of Mission

1/8/2019

Contract 4 with Additional Parking Lot Improvements

EXHIBIT C

Item Description	Quantity	Unit	Unit Cost	Project Cost	City of Mission Percentage	Cost	HOA Percentage	Cost
Mobilization	1	LS	\$200,000	\$200,000	90%	\$180,000	10%	\$20,000
Construction Staking	1	LS	\$17,500	\$17,500	93%	\$16,250	7%	\$1,250
Traffic Control	1	LS	\$4,000	\$4,000	69%	\$2,750	31%	\$1,250
Gravel Construction Entrance	4	Ea	\$1,580	\$6,320	75%	\$4,737	25%	\$1,583
Remove & Store Concrete Barrier	10	Ea	\$490	\$4,900	0%	\$0	100%	\$4,900
4' Temporary Fencing	1000	LF	\$4	\$4,000	65%	\$2,600	35%	\$1,400
Vegetation Clearing and Grubbing	64000	SF	\$2	\$128,000	88%	\$112,000	13%	\$16,000
Remove & Dispose 8" Asphalt	18000	SF	\$4	\$72,000	83%	\$60,000	17%	\$12,000
Remove & Dispose Flumes, Curbs and Sidewalk	441	SF	\$1	\$441	0%	\$0	100%	\$441
Excavation and Haul Off Unsuitable Soil	8185	CY	\$55	\$450,188	89%	\$398,949	11%	\$51,239
Raise Building on 60th Terrace	1	LS	\$67,000	\$67,000	100%	\$67,000	0%	\$0
4" Underdrain	4000	LF	\$10	\$40,000	94%	\$37,500	6%	\$2,500
Granular Backfill	7768	CY	\$52	\$403,953	100%	\$403,953	0%	\$0
Biaxial Geogrid	13000	SY	\$5	\$65,000	100%	\$65,000	0%	\$0
Big Block Retaining Wall	18000	SFF	\$70	\$1,260,000	100%	\$1,260,000	0%	\$0
Concrete Cantilever Retaining Wall	4700	SFF	\$155	\$728,500	100%	\$728,500	0%	\$0
Heavy Riprap	300	CY	\$115	\$34,538	100%	\$34,538	0%	\$0
Compaction of Imported Fills	694	CY	\$60	\$41,667	40%	\$16,667	60%	\$25,000
Concrete Flume	174	SF	\$12	\$2,088	0%	\$0	100%	\$2,088
Concrete Curb and Gutter	726	LF	\$24	\$17,424	51%	\$8,880	49%	\$8,544
12" AB-3 Pavement Subgrade	861	SY	\$24	\$20,661	0%	\$0	100%	\$20,661
6" Asphalt Base	3308	SY	\$24	\$79,389	60%	\$47,976	40%	\$31,413
2" Asphalt Surface	4956	SY	\$11	\$54,512	40%	\$21,989	60%	\$32,523
2" Asphalt Milling	1520	SY	\$10	\$15,200	0%	\$0	100%	\$15,200
5' Concrete Sidewalk	225	SF	\$6	\$1,350	50%	\$675	50%	\$675
Reset Landscaping Blocks	60	SFF	\$45	\$2,700	0%	\$0	100%	\$2,700
6' Wood Fence	310	LF	\$25	\$7,750	0%	\$0	100%	\$7,750
12" Imported Topsoil	1100	CY	\$50	\$54,985	87%	\$47,726	13%	\$7,259
Mulching / Seeding	50000	SF	\$2	\$100,000	92%	\$92,400	8%	\$7,600
8" Straw Waddles	1000	LF	\$11	\$11,000	90%	\$9,900	10%	\$1,100
2" Caliper Landscaping Tree	20	Ea	\$400	\$8,000	0%	\$0	100%	\$8,000
Construction Subtotal				\$3,903,068	93%	\$3,619,991	7%	\$283,077
Survey, Engineering and Permitting Services	9%		\$346,468	\$346,468	88%	\$306,100	12%	\$40,368
Geotechnical Services	3%		\$115,500	\$115,500	82%	\$94,300	18%	\$21,200
Construction Observation Services	6%		\$232,532	\$232,532	92%	\$214,100	8%	\$18,432
Consultant Services Subtotal				\$694,500	88%	\$614,500	12%	\$80,000
60th Terrace Property Purchase with Expenses	1	LS	\$180,375	\$180,375	100%	\$180,375	0%	\$0
Contingency	10%			\$477,794	92%	\$440,062	8%	\$37,732
TOTAL POTENTIAL COST				\$5,255,737	92%	\$4,854,928	8%	\$400,809

Cooperative Cost Share Estimate

HOA Special Assessment Estimate per Unit	20	Ea				\$	20,040
HOA Special Assessment Estimate per Year	22	Ea			Financing charges, if any, are not included	\$	911