

MINUTES OF THE MISSION CITY COUNCIL MEETING, JULY 18, 2018

The Mission City Council met in regular session at Mission City Hall on Wednesday, July 18, 2018. The meeting was called to order by Mayor Appletoft. The following councilmembers were present: Ken Davis, Sollie Flora, Kristin Inman, Debbie Kring, Pat Quinn, Arcie Rothrock, Nick Schlossmacher, and Hillary Thomas.

SPECIAL PRESENTATIONS

Introduction of Aaron Cherry, Parks & Recreation Facilities Maintenance Supervisor

Ms. Humerickhouse introduced Aaron Cherry, recently hired as the Parks & Recreation Facilities Maintenance Supervisor. Mr. Cherry comes to Mission from the Kansas City Area Transportation Authority. Mr. Cherry was welcomed by all.

Parks & Recreation Month Proclamation

Mayor Appletoft presented Ms. Humerickhouse with a proclamation recognizing July 2018 as Parks and Recreation Month in the City of Mission. He thanked Ms. Humerickhouse and her staff for their hard work to provide opportunities to enjoy our Community Center, Aquatic Center, and many parks, helping our residents to be healthier and improve their quality of life.

2019 Budget Community Dialogue

Ms. Smith provided an overview of the 2019 Recommended Budget, including:

- Governing Body make-up and terms, and City organizational chart
- Budget is required by State statutes, identifies community priorities, revenues and expenses needed to support service delivery and infrastructure investment, and communication of programs and objectives to the public.
- Annual budget process and calendar
- Budget includes 16 funds, with 23.8 million in expenditures, \$22.1 million in revenues, and no tax increase is proposed for this year. There is a small increase in the solid waste fee.
- General Fund Budget includes a total of \$13.53 million in revenue, property tax and sales tax remain the biggest revenue generators, and we anticipate maintaining the same mill levy for 2019 - 17.973 mills.
- Appraisals include 16.10% increase in residential and 4.75% in commercial. This increase was 13% or \$157 million.

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- General Fund expenses include \$13.8 million (including transfers) and includes personnel, contractual services, commodities, and capital equipment. The biggest operating expense is personnel at 60%. The City has 70 full-time positions.
- Capital and supplemental programs and services includes \$684,852 in capital equipment and vehicle purchases. Proceeds from the sale of assets will help continue to build the Equipment Reserve and Replacement Fund. Supplemental program requests are being funded and this is possible through excess fund balance.
- 2019-2023 Capital Improvement Program includes projects related to streets, stormwater, and Parks & Recreation. These three program areas have dedicated funding sources.
- Highlights of program areas (stormwater, street, and Parks & Recreation) annual revenues and expenditures.
- Updated information on the Mission Trails Development at 6201 Johnson Drive (\$41 million project) which is slated to get underway this summer.
- Updated information on the Gateway Development, a \$214 million project. Construction is anticipated to begin in late summer 2018 with a 36+ month construction schedule.
- Highlights from other funds including MCVB, Special Alcohol, TIF and CID, and Solid Waste Utility Fund.
- Remaining steps and calendar for final budget approval.

Ms. Smith encouraged the public to stay involved with the process and provided information on upcoming meetings and social media. Councilmember Kring stated that she would like to revisit our Police Department staffing needs in light of new developments being built. Ms. Smith stated that this issue is driving our space needs analysis and will include discussions on staffing. Councilmember Davis asked if some of the increased expenses in contractual services would be recouped from the developer. Ms. Smith stated that it would primarily through plan review and inspection services. Councilmember Thomas requested additional information on the capital expenses. Ms. Smith stated that there are some heavy capital equipment expenses this year and that some additional expenses are associated with the hiring of two new Community Service Officers in the Police Department. All thanked Ms. Smith and Mr. Scott for their work on the budget.

Mayor Appletoft opened the floor to public comments.

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Frank Bruce, Mission resident, requested additional information on the 11% increase in personnel. Ms. Smith stated that we have budgeted for a possible 20% increase in health insurance (this could come down when quotes received in the fall), the addition of two positions in the Police Department (Community Service Officers), and including one full-time Public Works position that had been dropped. Mr Bruce also asked for additional information on the 24% contractual increase. Ms. Smith stated that this is due to plan review and inspections associated with current development projects, but that these expenses would be offset by payments from the developer. The update to the Comprehensive Plan is also included in this budget but it is a one time expense.

John Arnett, Mission resident, stated that he is pleased with the budget and appreciates the work by both Council and staff to prepare the budget. He was glad to see several projects included - Broadmoor reconstruction, Roeland Drive to Nall stormwater improvements, and Community Center upgrades.

CONSENT AGENDA

Moved by Kring, seconded by Davis to approve the Consent Agenda, items 4a through 4d.

- 4a. Minutes of the June 20, 2018 Special City Council Meeting and Minutes of the June 20, 2018 City Council Meeting
- 4b. Franchise Ordinance MCImetro Access Transmission Services Corporation / Verizon
- 4c. Modified CARS Resolution
- 4d. Concrete Repairs to City Hall

Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas.

Motion carried.

PUBLIC COMMENTS

There were no public comments.

ACTION ITEMS
Planning Commission
Final Plat of 5655 Broadmoor

Mr. Scott reported that this property is owned by CAPROCQ KC Mission, LLC at 5700 Broadmoor, the Mission Tower building. This final plat is for the surface parking lot located at 5655 Broadmoor, which will allow for off-site parking for offices in the Mission Tower. A Special Use Permit was approved by Council in February 2018. They plan to resurface the parking area and need to finalize this plat for dedicated right-of-way. The property owner also plans to add a sidewalk and crosswalk. A public hearing was held at the June 25th Planning Commission meeting and there were no public comments. The Planning Commission voted 7-0 to recommend approval of this final plat.

Moved by Quinn, seconded by Thomas to uphold the recommendation of the Planning Commission and approve the proposed plat, Case #18-04, 5655 Broadmoor. There was no discussion on this item. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

Final Plat of the Gateway Second Plat

Mr. Scott stated that 4801 Johnson Drive is the subject property of this plat. The property is the site of The Gateway development. This development has undergone several iterations, with the most recent Final Site Development Plan approved by the Planning Commission in March 2017. The current plan includes construction of three apartment buildings to be built at the southeast corner of Johnson Drive and Roeland Drive, a 200 room, seven-story hotel, a 5800 sq. ft. office building, and a food hall/entertainment venue. This proposed Gateway Second Plat divides Lot 1 into Lot 2 and Lot 3. Lot 2 will be dedicated for the three apartment buildings and Lot 3 will be the remainder of the site. Lot 3 will eventually be subdivided into further lots for the future components of the overall project. The Planning Commission considered this plat at the June 25th meeting and during the public hearing for this issue one person spoke regarding traffic and egress issues. The Planning Commission voted 6-0 (Commissioner Christensen recused himself) to recommend approval of the proposed Gateway Second Plat.

Moved by Quinn, seconded by Schlossmacher to uphold the recommendation of the Planning Commission and approve the proposed plat Case #18-05, 4801 Johnson Drive

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- The Gateway Second Plat. There was no discussion on this item. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

FINANCE & ADMINISTRATION COMMITTEE

Resolution of Intent to Issue Industrial Revenue Bonds (IRBs) - Keith + Associates

Councilmember Schlossmacher stated Dr. Bill Keith, Keith + Associates (WAK Development LLC) recently purchased the building at 6299 Nall where their existing dental practice is located. WAK Development plans to undertake major renovations to the building, as well as expand their current dental practice. Dr. Keith inquired about the City's willingness to consider issuing IRBs for the project and submitted an application. The IRBs would allow WAK Development LLC to secure a sales tax exemption on certain construction materials and supplies. The first step in the process is for the City to approve a resolution which establishes the intent and authority to issue the IRBs. The proposed resolution authorizes an issuance not to exceed \$4,000,000. The actual bond issuance will occur at a later date, at which time the size of the issuance will be finalized. The bonds are not a general obligation of the City, and are not backed by the full faith and credit of the City.

Moved by Schlossmacher, seconded by Kring to approve a resolution determining the intent of the City of Mission, Kansas to issue its Industrial Revenue Bonds in the aggregate amount not to exceed \$4,000,000 to finance the costs of acquiring, constructing and equipping a commercial facility for the benefit of WAK Development, LLC and its successors and assigns (sales tax exemption only). Councilmember Flora stated that she really appreciated the presentation made by the applicant at the committee meeting, noting Keith + Associates is a great home-grown success story. Voting AYE: Davis, Flora, Inman, Kring, Quinn, Rothrock, Schlossmacher, Thomas. **Motion carried.**

COMMUNITY DEVELOPMENT COMMITTEE

Councilmember Inman did not have a report.

COMMENTS FROM THE CITY COUNCIL

Councilmember Kring stated that the previously scheduled Ward III Meeting has been cancelled as this falls at the same time as our Thursday Market Food Truck Event. All

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were encouraged to attend the market event, and the next quarterly meeting will be held in October.

Councilmember Thomas reminded all of the Mission Market Third Thursday Food Truck event scheduled for July 19th. All were encouraged to attend.

Councilmember Davis stated that there will be a Ward IV “meet and greet” on Tuesday, August 14th at the Community Center, 7:00 p.m. All were invited to attend.

MAYOR’S REPORT

Mayor Appletoft did not have a report.

CITY ADMINISTRATOR’S REPORT

Ms. Smith provided the following updates:

- The tax bill for The Gateway development has been brought current. Current work underway is to explore where underground piers are located.
- The Third Thursday at the Market Food Truck event is July 19th. We have many new vendors and customers are encouraged to attend and support the vendors that make our market run.
- There are several vacant positions on commissions. The Mayor will be interviewing those that have expressed an interest in serving. She asked Council to share with residents that we are in need of commission members primarily from Wards I and II.
- The Police Department’s Citizens Academy will begin on August 2nd. Those interested in participating should contact Captain Kevin Self.
- Current tennis court repairs are complete and we are working to get bids for resurfacing the courts.
- We continue to look at designs for the reconstruction of Broadmoor between Martway and Johnson Drive. An updated timeline on this project will be provided to Council soon.

Councilmember Kring thanked Ms. Humerickhouse and the Parks & Recreation, Public Works and Police Department staff that assisted with the recent Mission Family Summer Picnic, making it a great success.

ADJOURNMENT

Moved by Kring, seconded by Davis to adjourn the meeting at 7:55 p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Martha Sumrall, City Clerk.

Ronald E. Appletoft, Mayor

Martha M. Sumrall, City Clerk