

## **MINUTES OF THE MISSION FINANCE & ADMINISTRATION COMMITTEE**

February 1, 2017

The Mission Finance & Administration Committee met at Mission City Hall, Wednesday, February 1, 2017 at 7:05 p.m. The following committee members were present: Pat Quinn, Tom Geraghty, Arcie Rothrock, Kristin Inman, Suzie Gibbs and Nick Schlossmacher. Absent: Ron Appletoft and Debbie Kring. Councilmember Schlossmacher called the meeting to order at 7:05 p.m.

Also present were City Administrator Laura Smith, City Clerk Martha Sumrall, Capt. Kirk Lane, Public Works Director John Belger, Parks & Recreation Director Christy Humerickhouse, and Public Information Officer Emily Randel.

### **Predevelopment Agreement, Dial**

Ms. Smith stated that Dial Development is proposing the construction of a 141-unit senior living facility at 5665 Foxridge Drive. The developers presented information on this proposed project at the December committee meeting. The facility would include three levels of care and they will be seeking certain incentives. She stated that historically, when the City considers a project of this nature, we enter into a predevelopment agreement that outlines the responsibilities and expectations of both parties. This agreement designates Dial Development as the Developer of Record for four months and, during this time, the City may not enter into a final development agreement with another party for the same site. She stressed that nothing in the agreement obligates the City to approve the final development or any public incentives. The developer submitted their required \$10,000 to fund reimbursements of any City expenses incurred during discussion and review of the final development agreement.

Councilmember Gibbs recommended that the Predevelopment Agreement with Dial Development for consideration of a senior housing facility development on five acres located at 5665 Foxridge Drive be forwarded to Council for approval. All on the committee agreed, but this will not be a consent agenda item.

### **Resolution Establishing Public Hearing on Redevelopment District, Dial Development**

Ms. Smith stated that in conjunction with the proposed development of a senior living facility by Dial Development, the developers have indicated that they will ask the City to consider establishing a Redevelopment District (TIF) for the project. They have taken the first step of submitting their application, and now a resolution must be passed calling a public hearing on this issue so the Council may hear comments from the public. Establishing the district sets the base year for increment calculation. State Statute requires the resolution be passed not less than 30 days and no more than 70 days prior to the date of the hearing. Because February is a short month, the time between the February 15th Council Meeting and March 15th Council

Meeting does not meet the statutory requirement. Ms. Smith stated that Special City Council Meeting has been called for 7:45 p.m. tonight to vote on this resolution so that we are within the required timeline. Notice of the public hearing will be sent to Johnson County, the School District and property owners, and will be published. The next step in this process will be consideration of a TIF Project Plan.

Councilmember Quinn asked if the property must be considered blighted to be eligible for TIF. Ms. Smith stated that there are several options and this district is considered a conservation area due to the age of the building. Councilmember Schlossmacher asked if improvements to 56th & Metcalf will be considered as part of this project. Ms. Smith stated that they are considering this. Councilmember Geraghty asked when we can anticipate building to begin if the process moves forward. Ms. Smith stated that if financing is approved by the City then the developer will apply for a HUD loan and they would start building in the summer 2018. Curt Petersen, Polsinelli, attorney for the developer, stated that it will take approximately 20-22 months to build this project and explained that the HUD financing favors senior housing at market rate.

Councilmember Gibbs recommended that the resolution providing for notice of a public hearing concerning the establishment of a redevelopment district within the City pursuant to K.S.A. 12-1770, et. seq., as amended be forwarded to Council for approval. All on the committee agreed. This will be considered at the Special City Council Meeting, February 1, 2017 at 7:45 p.m.

### **Purchase of Speed Limit Signs**

Capt. Lane provided an update on the warning tickets (21) and citations (15) that were issued between January 10-24, 2017 following the lowering of the speed limit on Johnson Drive. He stated that this works out to about one citation per day, which is reasonable. He stated they are also looking at testing a flashing portable speed limit sign in the area. These signs cost between \$2,600-\$4,600 and can be moved from location to location. A Speed Trailer that indicates speed and includes a message will be placed on Johnson Drive this week for evaluation. Mr. Belger discussed the various types of speed trailers and signs available, noting that they are testing the mid-range options.

Discussion by the committee continued on the benefits of these signs, other cities that use them (Prairie Village and Overland Park for example), the difference in both cost and use for speed trailers vs. electronic signs, and whether an electronic sign could be mounted to our existing message boards. Mr. Belger stated that our current message boards would not accommodate an electronic sign and Capt. Lane stated that the speed trailers are not for use in residential areas, so both types of signs would be needed. The mid-model speed trailer cost is approximately \$15,000. Councilmember Schlossmacher stated that he supports evaluating several types of signs and noted that the cost of 3-4 electronic signs would be close to the cost of one speed trailer. He also appreciates the benefits of data collection by these signs. He

feels the investment made by the City to include LED lighting on the current pedestrian beacons is a good investment. Capt. Lane concurred that these signs are good “PR” tools.

Ms. Smith asked if anyone has received any comments from the public on the reduced speed limit on Johnson Drive. Councilmember Schlossmacher stated that traffic speed seems better and he has not had any complaints. Councilmember Quinn asked whether speeding seems to be a bigger issue going either east or west on Johnson Drive. Capt. Lane said that there is no significant difference.

This item was for discussion only and no action was taken.

### **Review of 2018 Budget Process and Calendar**

Ms. Smith stated that the 2018 Budget Calendar was included in the packet and outlines the anticipated meetings to develop the 2018 Budget. There is flexibility in the calendar and the second Wednesdays of the month can be used for additional meetings if needed. She asked if anyone has any conflicts, to let her know. There was no discussion by the committee.

This item was for discussion only and no action was taken.

### **Department Updates**

There were no departmental updates.

### **Other**

### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Finance and Administration Committee adjourned at 7:30 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk