

CITY OF MISSION, KANSAS
FINANCE & ADMINISTRATION COMMITTEE

WEDNESDAY, JUNE 7, 2017

7:30 p.m.

(or immediately following 6:30 p.m. CDC Meeting)

Mission City Hall, 6090 Woodson

PUBLIC HEARINGS / PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

ACTION ITEMS

1. Ordinances Extending Gateway CID Districts #1 and #2 - Laura Smith ([page 3](#))

In February 2013, the City Council approved Ordinance Nos. 1376 and 1377 which established the Community Improvement Districts (CIDs) for the Gateway Redevelopment Project. The original ordinances specified the districts were to take effect January 1, 2015, but that date was amended by the Council on three previous occasions. The Developer has requested another extension - to July 1, 2018. Delaying activation preserves the entire 22 year period for collecting revenues within the district, and provides the Council with the greatest degree of flexibility in evaluating how these funds might be used. The developer has submitted a new CID Application associated with the current Gateway project, which is intended to replace the two separate districts. The existing districts would be terminated upon approval of any new CID.

2. Ordinance Repealing Transportation Utility Fee - Laura Smith ([page 9](#))

In August 2010, the City Council adopted Ordinance 1332 which established the Transportation Utility Fee (TUF), and outlined how it would be applied and administered within the City of Mission. On April 7, 2017, the Kansas Supreme Court published a decision upholding the findings of the Court of Appeals determining that the TUF was illegal. It is now appropriate to formally repeal Chapter 145 of Mission's Municipal Code related to the Transportation Utility Fee.

3. Replacement of Police Vehicles - Ben Hadley ([page 10](#))

The 2017 budget included \$55,000 to purchase two new vehicles for the Police Department. After review of the fleet, the Department determined it does not need two vehicles at this time, and is requesting to proceed to purchase one. The vehicle will be secured under MARC's cooperative purchasing agreement, and purchased from Shawnee Mission Ford at a cost of \$30,760.

DISCUSSION ITEMS

4. Continued Review of General Fund Budget - All Staff ([no attachments](#))

Each Department will provide a brief overview of their programs and services to be delivered as a part of the 2018 General Fund Budget. The supplemental requests and other policy assumptions currently included in the first draft of the budget will also be reviewed. The budget book distributed at the May 24, 2017 worksession is the document we will be working from, and presentation handouts will be distributed at the Committee meeting.

OTHER

5. Department Updates - Laura Smith

Nick Schlossmacher, Chairperson
Ron Appletoft, Vice-Chairperson
Mission City Hall, 6090 Woodson
913-676-8350

City of Mission	Item Number:	1.
ACTION ITEM SUMMARY	Date:	May 31, 2017
Administration	From:	Laura Smith

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

RE: Extending the implementation dates for Gateway CID Districts #1 and #2

RECOMMENDATION: Approve the ordinances amending the implementation date for the Gateway Community Improvement Districts (CIDs) to an effective date of July 1, 2018.

DETAILS: On February 20, 2013, the City Council approved Ordinance Nos. 1376 and 1377 which established the CIDs for the Gateway Redevelopment Project. The ordinance specified the districts were to take effect January 1, 2015. Since that time, the Council has amended the implementation dates for the districts on three other occasions.

The Developer is now requesting that the implementation dates be adjusted to July 1, 2018 (letter attached). This is not an approval of new incentives, but simply an extension of the date when CID taxes will begin to be collected by the taxing authorities. With no retailers on site generating sales tax, it is not in the City's best interest for the Districts to become active at this time. Delaying activation preserves the entire 22 year period for collecting revenues within the district, and provides the Council with the greatest degree of flexibility in evaluating how CID revenues might be used. Once activated, the CID "clock" cannot be reset.

The State requires that dates for sales tax implementation coincide with the start of a quarter. They also require notice of any changes at least one quarter in advance of the implementation date. In this case, we are required to provide the Kansas Department of Revenue information on the implementation dates for the two Gateway CID Districts by June 30, 2017.

The developer has submitted a new CID Application associated with the current project, which will replace the two separate districts with one. As indicated in their letter, the developer intends to request termination of the existing districts upon approval of the new CID District.

CFAA CONSIDERATIONS/IMPACTS: NA

Related Statute/City Ordinance:	
Line Item Code/Description:	NA
Available Budget:	NA



May 31, 2017

Laura Smith
City Administrator – City of Mission, KS
6090 Woodson
Mission, KS 66202

Re: Mission Gateway Community Improvement District

Dear Laura,

Aryeh Realty, LLC, is the owner of record of all property within two (2) certain Community Improvement Districts (CIDs) within the City of Mission, Kansas created under Ordinances Nos. 1376 and 1377, as amended by Ordinances Nos. 1408 and 1409, Ordinances Nos. 1428 and 1429, and Ordinance Nos. 1440 and 1441 (the "Ordinances"). The Ordinances established that the CID Sales Tax for both districts was to commence on January 1, 2015, and that date was extended by subsequent action of the City to October 1, 2017.

As you are aware, the property within the CIDs is still under consideration and no businesses currently operate there. Please be advised the Cameron Group, LLC, as agent for Aryeh Realty, LLC, is requesting to extend the CID Sales Tax commencement date from October 1, 2017 to July 1, 2018.

In the event that new ordinance(s) are passed creating a new Community Improvement District for the Gateway project, we will request termination of the existing districts. We would appreciate the City communicating this request to the Kansas Department of Revenue.

Sincerely,

A handwritten signature in black ink, appearing to read "MV", written over a white background.

Matthew Valenti
Cameron Group, LLC

(Published in The Legal Record on _____, 2017)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBERS 1376, 1408, 1428, AND 1440 AUTHORIZING THE CREATION OF THE MISSION GATEWAY COMMUNITY IMPROVEMENT DISTRICT #1 IN THE CITY OF MISSION, KANSAS; AUTHORIZING THE MAKING OF CERTAIN PROJECT IMPROVEMENTS RELATING THERETO; APPROVING THE ESTIMATED COSTS OF SUCH PROJECT IMPROVEMENTS; LEVYING A 0.5% CID SALES TAX, PROVIDING FOR SPECIAL ASSESSMENTS AND PROVIDING FOR THE METHOD OF FINANCING THE SAME, INCLUDING THE ISSUANCE OF SPECIAL OBLIGATION BONDS AND FULL FAITH AND CREDIT BONDS.

WHEREAS, on February 20, 2013, the City of Mission, Kansas adopted Ordinance No. 1376, creating the Mission Gateway Community Improvement District #1 ("District"); and

WHEREAS, said Ordinance No. 1376 in Section 4 thereof established a date of January 1, 2015 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on September 17, 2014, the City of Mission, Kansas adopted Ordinance No. 1408, amending Ordinance No. 1376 to establish a date of January 1, 2016 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on September 16, 2015, the City of Mission, Kansas adopted Ordinance No. 1428, amending Ordinance Nos. 1376 and 1408 to establish a date of October 1, 2016 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on July 20, 2016, the City of Mission, Kansas adopted Ordinance No. 1440, amending Ordinance Nos. 1376, 1408, and 1428 to establish a date of October 1, 2017 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, the City wishes to amend said Section 4 of Ordinance No. 1376 and Section 1 of Ordinance Nos. 1408, 1428, and 1440 to provide that the commencement of the CID Sales Tax within the District shall be July 1, 2018.

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

SECTION 1. Amendment of Section 4 of Ordinance No. 1376 and Section 1 of Ordinance Nos. 1408, 1428, and 1440. That Section 4 of Ordinance No. 1376 and Section 1 of Ordinance Nos. 1408, 1428, and 1440 are hereby amended to read as follows:

***SECTION 4. Imposition of Transportation District Sales Tax.** In order to provide for the payment of the Projects, the Governing Body of the City hereby imposes the CID Sales Tax within the District in an amount of 0.5% on the selling of tangible personal property at retail or rendering or furnishing services taxable pursuant to the provisions of the Kansas retailers' sales tax act within the District with such CID Sales Tax to commence on July 1, 2018, or such other date as shall be approved by ordinance of the City.*

SECTION 2. Ratification; No Repeal. Except as amended herein, Ordinance No. 1376, Ordinance No. 1408, Ordinance No. 1428, and Ordinance No. 1440 are hereby ratified, shall remain in full force and effect, and shall not be repealed hereby.

PASSED by the Governing Body this 21st day of June, 2017.

SIGNED by the Mayor this 21st day of June, 2017.

CITY OF MISSION, KANSAS

By: _____
Steve Schowengerdt, Mayor

[SEAL]

ATTEST:

Martha Sumrall, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

(Published in The Legal Record on _____, 2017)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBERS 1377, 1409, 1429, and 1441 AUTHORIZING THE CREATION OF THE MISSION GATEWAY COMMUNITY IMPROVEMENT DISTRICT #2 IN THE CITY OF MISSION, KANSAS; AUTHORIZING THE MAKING OF CERTAIN PROJECT IMPROVEMENTS RELATING THERETO; APPROVING THE ESTIMATED COSTS OF SUCH PROJECT IMPROVEMENTS; LEVYING A 0.5% CID SALES TAX, PROVIDING FOR SPECIAL ASSESSMENTS AND PROVIDING FOR THE METHOD OF FINANCING THE SAME, INCLUDING THE ISSUANCE OF SPECIAL OBLIGATION BONDS AND FULL FAITH AND CREDIT BONDS.

WHEREAS, on February 20, 2013, the City of Mission, Kansas adopted Ordinance No. 1377, creating the Mission Gateway Community Improvement District #2 ("District"); and

WHEREAS, said Ordinance No. 1377 in Section 4 thereof established a date of January 1, 2015 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on September 17, 2014, the City of Mission, Kansas adopted Ordinance No. 1409, amending Ordinance No. 1377 to establish a date of January 1, 2016 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on September 16, 2015, the City of Mission, Kansas adopted Ordinance No. 1429, amending Ordinance Nos. 1377 and 1409 to establish a date of October 1, 2016 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, on July 20, 2016 the City of Mission, Kansas adopted Ordinance No. 1441, amending Ordinance Nos. 1377, 1409, and 1429 to establish a date of October 1, 2017 for the commencement of the CID Sales Tax within the District, or such other date as shall be approved by ordinance of the City; and

WHEREAS, the City wishes to amend said Section 4 of Ordinance No. 1377 and Section 1 of Ordinance Nos. 1409, 1429, and 1441 to provide that the commencement of the CID Sales Tax within the District shall be July 1, 2018.

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

SECTION 1. Amendment of Section 4 of Ordinance No. 1377 and Section 1 of Ordinances 1409, 1429, and 1441. That Section 4 of Ordinance No. 1377 and Section 1 of Ordinance Nos. 1409, 1429 and 1441 are hereby amended to read as follows:

***SECTION 4. Imposition of Transportation District Sales Tax.** In order to provide for the payment of the Projects, the Governing Body of the City hereby imposes the CID Sales Tax within the District in an amount of 0.5% on the selling of tangible personal property at retail or rendering or furnishing services taxable pursuant to the provisions of the Kansas retailers' sales tax act within the District with such CID Sales Tax to commence on July 1, 2018 or such other date as shall be approved by ordinance of the City.*

SECTION 2. Ratification; No Repeal. Except as amended herein, Ordinance No. 1377, Ordinance No. 1409, Ordinance No. 1429, and Ordinance No. 1441 are hereby ratified, shall remain in full force and effect, and shall not be repealed hereby.

PASSED by the Governing Body this 21st day of June 2017.

SIGNED by the Mayor this 21st day of June, 2017.

CITY OF MISSION, KANSAS

By: _____
Steve Schowengerdt, Mayor

[SEAL]

ATTEST:

Martha Sumrall, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

City of Mission	Item Number:	2.
ACTION ITEM SUMMARY	Date:	May 25, 2017
Administration	From:	Laura Smith

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

RE: Repealing Chapter 145 of the Mission Municipal Code relating to the Transportation Utility Fee.

RECOMMENDATION: Adopt the ordinance repealing Chapter 145 of the Mission Municipal Code relating to the Transportation Utility Fee (TUF).

DETAILS: In August 2010, the City Council adopted Ordinance 1332 which established the Transportation Utility Fee and outlined how it would be applied and administered within the City of Mission. On April 7, 2017, the Kansas Supreme Court published a decision upholding the findings of the Court of Appeals determining that the TUF was illegal.

Although the matter will return to District Court for any remaining details to be finalized, it is appropriate to repeal Chapter 145 of the Code related to the Transportation Utility Fee.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Chapter 145 - Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

ORDINANCE NO. _____

AN ORDINANCE REPEALING CHAPTER 145 TRANSPORTATION UTILITY FEE AND DELETING FROM THE CODE OF THE CITY OF MISSION, KANSAS.

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

Section I. Chapter 145 Transportation Utility Fee is hereby repealed in its entirety and deleted from the Code of the City of Mission, Kansas.

Section II. This Ordinance shall take effect and be in force from and after publication as required by law.

PASSED AND APPROVED by the City Council this 21st day of June, 2017.

APPROVED by the Mayor this 21st day of June, 2017.

Steve Schowengerdt, Mayor

(SEAL)

ATTEST:

Martha M. Sumrall, City Clerk

APPROVED BY:

Payne & Jones, Chtd.
11000 King, Suite 200
P. O. Box 25625
Overland Park, KS 66225-5625
Tel: (913) 469-4100
Fax: (913) 469-8182

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	May 16, 2017
Police	From:	Ben Hadley

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

RE: Purchase of 2017 Ford Explorer

RECOMMENDATION: Approve the purchase of one 2017 Ford Explorer for the Police Department.

DETAILS: The Police Department's capital equipment budget for 2017 included \$55,000 to purchase two new vehicles (a van and Ford Taurus). After a review of the fleet, it was determined that one new Ford Explorer (equipped with a police package) would meet the Department's needs at this time. There will be no equipment (except a spotlight) installed in this vehicle as it will be used for training, travel, errands, and evidence transport.

The vehicle is being secured under MARC's cooperative purchasing agreement, and will be purchased from Shawnee Mission Ford. The cost for the vehicle is:

2017 Ford Explorer	\$30,760
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The department will sell a 1997 Plymouth Voyager van (DARE vehicle) and a 2006 Ford Taurus (old detective vehicle).

The purchase of the Explorer, versus a sedan, is recommended so that in the event one of the existing patrol vehicles is damaged beyond repair, its equipment could be transferred to this pre-wired vehicle and the Department would have a vehicle back on patrol in about a week (assuming the equipment is not damaged). Wiring a vehicle can take several days and having it pre-wired at the time of initial purchase saves time and money. The color and body style is the same as the recent patrol vehicle purchase which keeps the fleet as flexible and functional.

The Police Department's 2017 capital budget line item will realize savings of approximately \$24,240 by replacing one vehicle instead of two. Staff recommends: 1) transferring any savings to the Equipment Replacement Fund; and, 2) depositing proceeds from the sale of the two existing vehicles to the Equipment Replacement Fund.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	01-30-403-01 - Police Vehicles
Available Budget:	\$55,000

Shawnee Mission Ford

11501 SHAWNEE MISSION PARKWAY • P.O. BOX 3179
SHAWNEE, KANSAS 66203-0179 • 913/631-0000 • FAX 913/268-6521

May 9, 2017

David Moloy
City of Mission

2017 Ford Utility PI AWD (**K8A**)

Exterior: Shadow Black (**G1**)

Interior: Charcoal Cloth Front / Vinyl Rear (**9W**)

Base Price: \$26,786

Options:

- Pre Drilled Head Lamps (**86P**) \$119
- Pre Drilled Tail Lamps (**86T**) \$58
- LED Driver Side Spot Light (**51R**) \$190
- Keyed A Like (**59B**) \$49
- Courtesy Lamps Disable \$ Inc
- Red / White Cargo Dome Light (**17T**) \$49
- Hub Caps (**Delete 65L**) \$(40)
- Heated Mirrors (**549**) \$58
- Rear View Camera in mirror (**87R**) \$ N/C
- Reverse Sensors (**76R**) \$261
- Eco Boost (**99T**) \$3,130
- Weather Tech Floor mats Front \$100

Total \$30,760

Thank you for your time and interest.

Sincerely,

Jay Cooper



Government Fleet Sales