

CITY OF MISSION, KANSAS
FINANCE & ADMINISTRATION COMMITTEE

WEDNESDAY, DECEMBER 9, 2020
6:30 P.M.

Meeting Held Virtually via Zoom

In consideration of the COVID-19 social distancing recommendations, this meeting will be held virtually via Zoom (<https://zoom.us/join>). The public may participate with comments by using the “chat” feature, please note all statements are made visible to the group.

Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>. Please contact the Administrative Offices, 913-676-8350, with any questions or concerns.

PUBLIC HEARINGS / PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

1. Discussion of SMSD Bond Issue - Rushton Rebuild - Ron Appletoft ([page 3](#))

As discussed at the December 2, 2020 Finance & Administration Committee meeting, SMSD Superintendent Dr. Michael Fulton, Deputy Superintendent Dr. Rick Atha, and Chief Communications Officer David Smith will attend the meeting to share information and answer questions regarding the upcoming January 26, 2021 bond issue. More information on the bond issue may be found [here](#). The Council will continue to explore opportunities to educate Mission residents on the upcoming election and the anticipated rebuild of Rushton Elementary School. A copy of the presentation to the Board of Education from October and a copy of the site/facility assessment conducted for Rushton Elementary school is included in the packet for your information.

ACTION ITEMS

2. Ordinance Establishing TIF District 3A, Approving a Project Plan for the Same and Approving a Redevelopment Agreement with - Laura Smith ([page 89](#))

Mission Bowl Apartments, LLC (the “Developer”), has requested the City consider using both TIF and Industrial Revenue Bonds (IRBs) to establish a public-private partnership which would be mutually beneficial for both the City and the Developer. For the last several months City staff, and our development consultant team have been negotiating the specifics of recommended deal points for the project. The results of those negotiations are captured in a memo from the City’s Financial Advisor Bruce Kimmel and in the redevelopment agreement. The final step in authorizing TIF for the Mission Bowl Apartments, LLC project is consideration of an ordinance (1) approving removal of certain real property from

Redevelopment District No. 3; (2) dividing Redevelopment District No. 3 into two; (3) adopting a Redevelopment Project Plan; and, (4) approving execution of a Redevelopment Agreement.

3. Resolution of Intent to Issue IRBs - Mission Bowl Redevelopment Project - Laura Smith ([page 154](#))

In addition to the request for Tax Increment Financing, the Developer has also submitted a formal application to request the issuance of IRBs for the sole purpose of a sales tax exemption on construction materials. The City's Bond Counsel, Gilmore & Bell, has prepared a Resolution which establishes the intent and authority of the City to proceed with the transaction. The IRBs and the associated interest shall be special, limited obligations of the City payable solely out of the amounts derived by the City under a Lease Agreement. The bonds are not a general obligation of the City, and are not backed by the full faith and credit of the City.

4. Agreement for Enforcement of Johnson County Public Health Order - Laura Smith ([page 158](#))

On November 13, 2020, the Johnson County Board of County Commissioners, sitting as the Johnson County Board of Public Health, adopted Johnson County Board of Public Health Order No. 002-20 in an effort to slow the spread of COVID-19 within the County. In order to better allow the County to enforce its own Health Order, the County adopted Resolution No. 108-20 on November 19, 2020 making noncompliance with Order 002-20 a violation of the Johnson County Code. The County has requested that cities within Johnson County approve an agreement specifically allowing for County enforcement of the Health Order. That agreement has been prepared for Council consideration and approval.

5. Mask Protocols at Powell Community Center - Laura Smith ([page 174](#))

In concert with the discussion of the recent Johnson County Public Health order at the December 2, 2020 Finance & Administration Committee meeting, the Council discussed COVID-19 protocols and safety practices at various City facilities, including the Powell Community Center. A request was made to consider modifying the current mask protocols at the Center. The issue is under review by the City attorney and will be presented for further discussion at the Committee meeting. A copy of Governor Kelly's Executive Order regarding masks is included in the packet for reference.

DISCUSSION ITEMS

OTHER

6. Department Updates - Laura Smith

Debbie Kring, Chairperson
Hillary Parker Thomas, Vice-Chairperson
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