



## **MINUTES OF THE MISSION CITY COUNCIL MEETING**

**February 21, 2024**

The Mission City Council met in a regular meeting on Wednesday, February 21, 2024 at 7:00 p.m. at Mission City Hall. The meeting was called to order by Mayor Flora. The following councilmembers were in attendance: Hillary Thomas, Trent Boultinghouse, Lea Loudon, Brian Schmid, Debbie Kring, Ben Chociejski and Cheryl Carpenter-Davis. Councilmember Ryherd appeared via Zoom. No councilmembers were absent.

Mayor Flora explained that the meeting was also offered virtually through Zoom, if preferred. The public was invited to participate in the meeting by using the instructions included in the City Calendar item listed on the front page of the website. For those participating virtually, they had the option of utilizing the "chat" feature to voice their comments which would be read aloud. The members of the public in person were encouraged to raise their hand and stay at their seats to be called on. The Mayor requested that anyone commenting please state their name and city of residence as well as to be conscientious of others talking and to speak clearly and slowly.

### **PUBLIC HEARING**

#### **1a. Public Hearing on Mission & Beverly, LLC (Milhaus) Tax Abatement Request**

Mayor Flora welcomed City Administrator Laura Smith to make her presentation and explain the public hearing tonight. Ms. Smith stated that the City has officially called the public hearing for consideration of the Milhaus Mission and Beverly LLC, tax abatement project, multifamily project located, generally at Beverly and Martway in Mission. She then provided a brief recap of the timeline and the project's history. Milhaus approached the city with the concept in the summer of 2022. Through conversations with the Mayor and staff about goals for that area, the developer actually worked to assemble the parcels south of Martway, acquiring the Martway Office Buildings which allowed for some positive changes in the anticipated design of buildings adjacent to single-family residential. Through the summer and early fall, several projects, including Milhaus' went into a holding period, while the Council reviewed and updated the City's tax abatement policy. In October, the Council considered the 58/Nall project and then also reengaged with Milhaus in anticipation of bringing their tax abatement request forward in the first quarter of 2024. In January, Staff reintroduced the Milhaus project to Council, and work with the City's financial advisor and bond

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counsel resulted in a recommendation being presented at the February Finance & Administration Committee meeting, eventually leading up to tonight's public hearing. Ms. Smith discussed the information provided by Bruce Kimmel of Ehlers, the City's financial advisor, at the February Committee meeting which spoke to his evaluation of the developer's pro forma assessing whether or not a need exists for the consideration of the incentive request. For example, "but for the use of an incentive, could we reasonably expect a developer to take on a project of the size and scope proposed?" Once that threshold was established the City team could then really begin to negotiate with the developer on how the project might align with the criteria outlined in the tax abatement policy.

One of the things evaluated in the process is the difference between current taxes being generated by the property compared to taxes that are estimated following development, even with the abatement. In the case of the Mission & Beverly, LLC project here is a pretty significant jump. The eight parcels are currently assessed at about \$635,000 in total and generate about \$11,769 in property taxes for Mission annually. After the development, even with a classification and a lower appraisal rate at 11.5% versus a 25% rate with the increased, assessed valuation the property taxes go to almost \$92,000, and 25% of that is \$23,180. Simply put, even with the abatement for the first ten years, the City is doubling the revenues being generated by these properties. Additionally, the City will continue to collect stormwater utility fees. Total estimated tax revenues to Mission over the first ten years were about \$265,000. And then in year 11, the estimated property taxes jumped to about \$125,000. Based on this analysis, that same sort of increase in estimated annual tax revenues could be transferred or extrapolated to any of the other taxing jurisdictions impacted such as the school district, fire district, library, County, etc.

Ms. Smith moved on to discuss the factors that were considered to recommend a tax abatement. As it relates to this project, Milhaus is a local and established developer. They have other successful projects here in the Kansas City metropolitan area on both sides of the state line. With this project, they're looking to have a more than \$75 million dollar of capital investment with proximity to the City's downtown and other amenities such as the Community Center. Staff analysis along with the pro forma that Mr. Kimmel provided demonstrated a gap in the market in terms of if no incentive were to be provided. Milhaus' has demonstrated a willingness and the ability to assemble multiple parcels which are currently vacant or blighted. The City's tax revenues double even during the



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abatement period, and the project allows for the development on the south side of Martway to be more sensitive to the neighborhood concerns expressed in connection with previous project. Floodplain limitations on the southern parcels, however, did require the building to be linear, as opposed to more of an L-shaped which Milhaus was initially contemplating. During a preliminary review with Community Development staff it was determined that the City would not have been able to issue the building permit for that L-shaped building, which was what had allowed for the land swap of green space on the south side in exchange for Beverly Park. Staff talked through that with the developer, and they were willing to increase their cash contribution from \$300,000 to \$500,000 to allow for potential expansion and enhancement of park green space elsewhere. They're committed to a sustainable building certification process and addressing other sustainability factors as presented by Devon Coffey during the Committee meeting. Based on those criteria, and application of the policy, staff recommended at the February committee meeting a tax abatement percentage in total at 75%, distributed among the categories listed as follows: baseline of 45% because it meets the policy criteria, capital investment 15%, target area adjustment of 10%, attainable housing criteria 0%, environmental design adjustment of 2.5%, and finally, a community benefit adjustment of 2.5%, which is based on a cash contribution of \$500,000.

Ms. Smith showed the need to extend the building and make it more linear where previously the discussed land swap that was originally anticipated. The new design doesn't allow for comparable sized greenspace acreage to be allocated on the south side of Martway. Staff talked at length and at the Committee meeting in February about how to add or enhance green space as a part of this project and presented an option whereby the Council could designate current City-owned parcels adjacent to the Rock Creek Trail as parks. This would amount to approximately 1.35 acres of park/greenspace. That designation could be accomplished with a Council resolution, which would then make disposal of those parcels in the future subject to certain statutory notice and petition requirements. Additionally, this allows for the designated parkland to more than triple in area when compared to the existing Beverly Park, which is about .43 acres. With the cash contribution, there's an opportunity to potentially jumpstart the recommendations moving forward out of the Rock Creek corridor on these parcels.

Ms. Smith reviewed that it has been important to the Council and others through

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this project to be able to add or enhance green space. This project will allow for the potential to get started much sooner on improvements to the Rock Creek corridor. Recommendations from that study will be coming to the Council during a March work session. Ms. Smith previewed the recommendations which include maintaining green space in roughly the same proximity to surrounding residents as Beverley Park just shifted one block east. Coupled with the Milhaus development, this plan to designate additional park/greenspace maximizes investment in the core of Mission through both private and public efforts. Ms. Smith shared that she and Mayor Flora presented this concept to the Parks, Recreation + Tree Commission at their February 12 meeting. Similar to the Council reaction at the Committee meeting, the PRT members were excited about the opportunity and are looking forward to having the opportunity to move this forward. Ms. Smith explained that later in the meeting tonight the Council will have the opportunity to consider a Resolution of Intent for the IRBs. This Resolution provides the Council's commitment to grant the property tax abatement and the sales tax exemption through the IRB process for this project. At the February committee meeting it was discussed that in order to dispose of Beverley Park, the City does have to follow certain statutory requirements. Staff published for two consecutive weeks in The Legal Record the notice of the intent to dispose of of the park land, with the second publication occurring on February 20, 2024. Following the second publication, a 30-day period within which a petition could be filed in opposition to the disposal of that park land officially begins. Milhaus is tentatively scheduled for the April Planning Commission meeting for review of their preliminary development plan. And then over the next several months they would move through the preliminary and final development plan phases and close on the properties. Anticipated construction would start in April of 2025. That would be the same time at which the cash contribution would be made to the City, with construction slated for completion in August of 2027.

Mayor Flora next called for public comments. First to speak was John Arnett of Mission. He stated that he stands in support of the Milhaus Abatement policy before you. He was able to watch the February committee presentation, which was very, very helpful, to him as a resident and, knowing some of the background, found that there was a lot of thoughtful and well-considered comments. He complimented staff for working with the Milhaus group over the years to come to some resolution or conclusion of the properties that can certainly benefit from improvement. The project is apartment dwelling, which, of course, does not bring homeowner residents into the city, but it still brings residents who



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can engage with the city, take part in activities and visit businesses. He sees those things as an overall benefit. He also extended compliments to staff for finding a replacement for the for the green space for Beverly Park. He believes that aspect was important and a thoughtful idea. He believes that in general the abatement appears to be favorable and agrees that it's not a burden to residents. And the overall income is increased over the first ten years. And even after that, there's going to be a real benefit for income opportunities for the city.

Next was an online comment from Nicole Sullivan of Mission. Ms. Sullivan stated that she supports this project and is excited about the City's commitment to designate new green and park space in place of Beverly Park. She was hesitant at first, however it seems like the right move now. She expects the cash contribution to help jumpstart improvements to the trail system and parks. She would love to see a Council Resolution as soon as possible to designate the green space along the Rock Creek corridor.

There were no other comments and Mayor Flora officially closed the public hearing.

### **SPECIAL PRESENTATIONS**

#### **2a. Staff Introductions**

Deputy City Administrator Brian Scott introduced two new staff members in the Community Development Department, noting that the department is now fully staffed. The first was Kalin Bird who has replaced Jim Brown as the City's building official. Mr. Bird has served as a building official for several years and is a Kansas native who has relocated back to Kansas from South Dakota. Mr. Bird and his wife are currently living in Lawrence where she works in the medical field.

Mr. Scott also introduced David Binckley. Mr. Binckley comes to the City from Bloch & Co., however prior to that he served as a police officer and codes enforcement officer in the cities of Leawood and Olathe. He has a wealth of knowledge and experience and both new employees have hit the ground running.

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Mr. Binckley shared that his first week has been great and that the staff has been very welcoming and supportive. He thanked the Council for the opportunity.

### **2b. Championship Tree Presentation**

Parks and Recreation Director Penn Almoney introduced the 2023 Championship Tree award which is chosen by the Parks, Recreation + Tree Commission at the end of each calendar year to aid the City in maintaining the Tree City USA designation. Mr. Almoney invited Mission resident Barry Oppenheimer to the podium to receive the award. Mr. Oppenheimer's tree was nominated because of its majestic presence in the neighborhood, its tree canopy coverage, tree location and the amount of shade and the fact that it beautifies the neighborhood. The tree also has quite a unique origins story and is a red maple. Mr. Oppenheimer received a plaque and a Lowe's gift card to help maintain the tree. Mr. Almoney asked Mr. Oppenheimer to share the story of the tree, to which he shared that when he purchased his home in 2000, the person he purchased the home from was very proud of the fact that the tree had been stolen from what was then a bank on Roe Avenue. He also shared that his son was born in the home and enjoyed rolling in the leaves of the tree for many years. He thanked the Council for the work they do.

### **ISSUANCE OF NOTES AND BONDS**

There were no items related to Issuance of Notes and Bonds.

### **CONSENT AGENDA**

- 4a. Minutes of the January 17, 2023 City Council Meeting
- 4b. Resolution for City Sponsored Festivals and Events
- 4c. Special Events Permit for SMN Class of 1974 Picnic
- 4d. Terminate Fifth Amended Gateway TIF Project Plan
- 4e. Terminate Gateway Community Improvement District (CID)
- 4f. Resolution Updating Bank Signatories
- 4g. MIP Authorization
- 4h. Super Pool Pass Agreement/ Letter of Understanding
- 4i. Safe Streets for All Obligation of Grant Funds

**Moved by Kring, seconded by Loudon** to adopt the Consent Agenda as



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presented. Voting AYE: Boultinghouse, Thomas, Loudon, Chocie, Carpenter-Davis, Schmid, Ryherd, and Kring. **Motion Carried.**

### **PUBLIC COMMENTS**

There were no public comments.

### **PLANNING COMMISSION**

There were no items from the Planning Commission

### **COMMITTEE REPORTS**

#### **Finance and Administration Committee**

Councilmember Thomas reported that the Finance & Administration Committee met on February 7 and considered eight items. The meeting minutes, Resolution for City Sponsored Festivals and Events, Special Events Permit for SMN Class of 1974 Picnic, Ordinance terminating the Fifth Amended Gateway TIF Project Plan, Ordinance terminating the Gateway Community Improvement District (CID), Resolution Updating Bank Signatories, and MIP Authorization were approved under the Consent Agenda. A Resolution Establishing Parks and Park Facilities and a Resolution of Intent to Issue Industrial Revenue Bonds (Mission & Beverly, LLC) both related to the Milhaus Tax Abatement Request will be considered under the Regular Agenda this evening.

#### **7a. Resolution Establishing Parks and Park Facilities**

Councilmember Thomas explained that Section 230, Article III of the City of Mission Municipal Code outlines the rules and regulations for Mission's parks and park facilities. These regulations include things such as hours of operation, noise restrictions, vehicle restrictions, and signage. In addition to clearly defining where park rules, regulations or restrictions apply, the designation of park land solidifies the City's intention for the property to be preserved and maintained as recreational or greenspace. This designation then means that in order to dispose or convert the space to anything else subjects that decision to a public notice and petition process in accordance with K.S.A. 12-1301.

As the conversations with Milhaus regarding their Mission & Beverly multi-family



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development have evolved, their request included incorporating the existing Beverly Park as a part of the project in order to achieve multiple goals and objectives of both the developer and the City. The negotiations with the developer anticipate selling the Beverly Park parcel for \$500,000. These funds could then be used to acquire new greenspace or to begin improving existing greenspace adjacent to the Rock Creek Trail that has been the focus of the Rock Creek Corridor Study.

The existing Beverly Park parcel is approximately 0.43 acres in size. There are eight parcels adjacent to the trail between Woodson and Outlook which, total 1.82 acres. Some of this acreage includes the Rock Creek Channel, but the designation of the parcels as parks or parks facilities would provide approximately 1.35 acres of specifically designated green or recreational space.

At the February 7, 2024 Finance & Administration Committee meeting the Council directed staff to proceed with initiating the statutory notice process for the potential sale of Beverly Park and to prepare the attached Resolution which would designate these parcels as parks and parks facilities. Beverly Park will remain on the list of designated facilities until such time as the property would change ownership.

The Resolution presented outlines the specific parks and parks facilities to be covered by Section 230, Article III as follows: Andersen Park, Mohawk Park, Broadmoor Park, Mission Family Aquatic Center, Beverly Park, Pearl Harbor Park, Birch Park, Streamway Park, Johnson Drive Park (market site), Powell Community Center, Legacy Park, Rock Creek Trail, Waterworks Park and Rock Creek Corridor Park to include the following parcels (5915 Woodson, 5908 Outlook, 5916 Outlook, 5922 Outlook, 5924 Outlook, 5907 Outlook, KP27500000 0162, and KP27500000 0163).

**Moved by Thomas, seconded by Boultinghouse** to approve the Resolution designating parks/park facilities in the City of Mission.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chocie, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

### **7b. Resolution of Intent to Issue Industrial Revenue Bonds (Mission & Beverly, LLC)**



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Councilmember Thomas explained that Milhaus has formally applied for consideration of both sales and property tax abatement in connection with the Mission & Beverly, LLC proposed 261-unit multi-family project with structured and surface parking located generally at 5935 Beverly Avenue. Under Kansas law, various economic development incentives are available to assist cities in achieving their economic development goals. In the Economic Development Revenue Bonds Act of 1961 (the "Act"), codified as amended at K.S.A. 12-1740 et seq., the Kansas Legislature created industrial revenue bonds (IRBs) as an economic development tool for cities to stimulate economic prosperity and to promote economic stability, by providing greater employment opportunities and diversification of industry. Cities may consider and issue IRBs when a proposed project furthers the economic goals and objectives of the City. The statutes provide for the use of IRBs to grant a property tax exemption and/or to grant a sales tax exemption on the purchase of materials and taxable labor. Councilmember Thomas then asked City Administrator Laura Smith to provide some additional context on the item before the Council.

Ms. Smith then recapped that following discussion at a January 17, 2024 Work Session, a final staff recommendation was presented to the Finance & Administration Commission on February 7, 2024 advising of a public hearing on February 21, 2024 for Council to take comment and consider granting a property tax abatement for the Mission & Beverly, LLC multi-family project. A detailed memorandum, cost benefit analysis report and other materials outlining the potential financial benefits of the project to the City and other taxing jurisdictions that were originally presented at the Committee meeting were also included in the Council meeting agenda packet for this evening. During the Committee meeting, Councilmember Thomas inquired about what made up the indirect costs outlined in the Cost Benefit Analysis report. Following that meeting, City Administrator Laura Smith reached out to the individual preparing the report and that information was provided in the updated memo included in the packet. Ms. Smith explained that notice of the public hearing was published in The Legal Record on February 13, and the required public hearing on the IRB application was conducted at the outset of the meeting this evening. Now, it is appropriate for the Governing Body to consider a Resolution of Intent authorizing the issuance of the bonds and execution of the Performance Agreement which governs the responsibilities and commitments of both the City and the Developer.

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Upon adoption of the Resolution, the City will request a sales tax exemption certificate for the project from the Department of Revenue. The remaining procedural steps detailed in the February 7, 2024 memorandum will occur following construction of the project to satisfy the requirements outlined in the IRB statues.

**Moved by Thomas, seconded by Boultinghouse** to approve the Resolution of Intent determining and declaring the intent of the City of Mission, Kansas issue Industrial Revenue Bonds in the amount not to exceed \$77,222,282 to finance the costs of acquiring, constructing, improving, and equipping a commercial multifamily facility for the benefit of Mission & Beverly, LLC and its successors and assigns.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chociej, Ryherd and Carpenter-Davis. Voting NO: Kring. **Motion Carried.**

### **Community Development Committee**

Councilmember Loudon reported that the Community Development Committee also met on February 7 and considered seven items. The meeting minutes, Super Pool Pass Agreement/Letter of Understanding, and Safe Streets for All Obligation of Grant Funds were approved under the Consent Agenda. Mohawk Playground Phase II, Solar Picnic Table at Water Works Park, Johnson Drive II Design Contract from Metcalf to Lamar, and a Bike Share Program Obligation of Grant Funds will be considered under the Regular Agenda this evening.

### **7c. Mohawk Playground Phase II**

Councilmember Loudon explained that during the conceptual design process, the stakeholder group and the larger public were educated on Mission's Communities for All Ages goals. An important consideration in all future park improvements was making inclusive playgrounds a priority. The existing design of the Mohawk Park playground does not meet the higher standard of 'All Abilities' or inclusive design. Inclusive play areas have far-reaching benefits, not just for users but also for caregivers. They are also a welcome resource for parents with disabilities or aging caregivers who may want to interact with children on the amenities. As the final design of Phase II improvement evolved,

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cost estimates for inclusive playgrounds began at \$600,000 for the play features alone, not including the poured in place rubber surfacing and shade systems. This exceeded initial budget projections and estimates by approximately \$200,000 and caused staff to pursue discussions about addressing this gap through potential fundraising or grant funding opportunities.

Staff discussed the associated costs with Cunningham Recreation representatives along with the need to generate additional funding and was educated about a unique 'grant' program that Game Time runs each fall. City Council saw the value in saving \$216,744 by ordering some of the playground features in October 2023 and storing it at Mission Public Works prior to installation. This allowed the design to proceed as planned. Staff is now ready to order the remaining play features along with the poured in place rubber surface, remaining shade sails and the corresponding installation costs. This will complete the playground order portion of Phase II and engage Cunningham Recreation as the contractor for this work. Mission was able to take advantage of an \$8,936.01 discount for the remaining freestanding amenities. In addition to the Game Time grant savings, staff applied to the Land and Water Conservation Fund (LWCF) for a grant to fund the Phase II improvements at Mohawk Park for \$566,285. A LWCF coordinator was on site the last week of September 2023 to review the layout and improvement locations. The grant decision for Phase II is pending. A grant of approximately \$400,000 was secured from the LWCF for Phase I improvements.

**Moved by Loudon, seconded by Chocie** to approve a contract with Cunningham Recreation for the Mohawk Park inclusive playground equipment partial order in an amount not to exceed \$583,020.40.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chocie, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

### **7d. Solar Picnic Table (Water Works Park)**

Councilmember Loudon's second item was for the purchase of a solar picnic table for Water Works Park. She explained that the 2024 Water Works Park Improvement Project is officially underway. The purchase of a solar picnic table was carved out from the general contractor's scope of work with the hope of

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eliminating any “middleman markup” and finding the best product for the best price. Staff studied advances in manufacturing and sustainable inputs and considered the following factors to determine the appropriate solution with the best long-term value for Mission's park system: table and panels meet outdoor temperature, weather and use extremes; standard design/style that can easily be made ADA accessible; powder coated steel and pre-wired; sustainable productivity; 25-year warranty; 5-year warranty on electronics/wiring; and rated to 1,000 lbs. Staff solicited bids from the two companies that have regional installations at universities, libraries, and business campuses. Sunbolt and Lumos both submitted bids with Sunbolt determined to be the lowest and most responsive bidder. There may be shipping increases on the horizon due to seasonal demand, so staff recommends increasing the amount budgeted amount for shipping by \$300 if it is needed.

**Moved by Loudon, seconded by Kring** to approve the purchase of one solar picnic table as part of Water Works Park improvements in an amount not to exceed \$20,015.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chociey, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

**7e. Johnson Drive II Design Contract (Metcalf to Lamar)**

Councilmember Loudon explained that the Johnson Drive Phase II project (Metcalf to Lamar) is included in the City's Capital Improvement Program (CIP) and 5-year CARS Program for construction in 2026 at an estimated cost of \$12,609,901.00. The scope of work includes full depth pavement reconstruction, sidewalk and retaining walls, stormwater improvements, traffic signal buyout and replacement of streetlights, installation of a HAWK pedestrian signal at Riggs and various streetscape improvements. The stormwater and sidewalk improvements will require the City to acquire easements or additional right-of-way. Survey work to determine the necessary easements and right-of-way was authorized under a separate Task Order in 2023. Once the survey work is complete, the acquisition of the additional right-of-way and easements will be handled by an outside appraiser/consultant in 2025 due to the Federal requirements and guidelines associated with this project.

Councilmember Loudon noted that in May 2023, the Mission Johnson Drive

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Rehabilitation project was programmed through MARC-STP for 2026 construction with funds at an 80/20 cost share for construction and construction inspection up to the maximum of \$6,000,000 (six million dollars). Due to the timeline provided through the Kansas Department of Transportation, The City is required to have a design contract executed no later the April 1, 2024, to keep this project on track to advertise for bids in December 2025. The task order with Olsson includes design services for the roadway and stormwater infrastructure. The design services also include utility coordination, project management, public engagement and bid and construction phase services. The construction costs of the project will exceed what the city can cash flow in any given year, and staff will be bringing financing options forward at a later date for Council consideration, including proposals to secure additional outside funding.

**Moved by Loudon, seconded by Boultinghouse** to approve a task order with Olsson for engineering services for design work associated with the Johnson Drive Phase II (Metcalf to Lamar) project in an amount not to exceed \$862,210.00.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chociej, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

**7f. Bike Share Program Obligation of Grant Funds**

Councilmember Loudon explained that the City of Mission, in collaboration with Roeland Park, has submitted a joint application for the Bike Share Program extension in Northeastern Johnson County.

The Carbon Reduction Program focuses on mitigating carbon dioxide emissions from on-road transportation sources. In mid-2023, the City of Mission and Roeland Park jointly applied for the Bike Share Program extension to introduce 30 e-bikes in Mission and 20 e-bikes in Roeland Park. This initiative aims to enhance mobility options, especially in northeast Johnson County, and integrate electric bikes (e-bikes) into our community. The application covers the cost of e-bikes, batteries, bike racks, wayfinding signage, promotional materials, and operation expenses for a period of five years.

The City of Mission is committed to "leading by example" in reducing carbon



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emissions. By incorporating e-bikes into our transportation infrastructure, we are taking proactive steps towards a sustainable and environmentally friendly future. This is a joint application with Roeland Park and Mission is the lead agency and project sponsor. The total project cost, including equipment, signage, promotional materials, and operations, is \$628,810. The local match required is \$125,760. Operation costs will be paid quarterly over five years. The City of Mission will enter into an interlocal agreement with Roeland Park for project reimbursements and an agreement with RideKC for the maintenance and operations of the e-bikes.

**Moved by Loudon, seconded by Carpenter-Davis** to approve a resolution obligating \$125,760 in local match for the NE Johnson County RideKC Bike Share Project

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chociej, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

### **UNFINISHED BUSINESS**

Mayor Flora explained that there was no unfinished business tonight.

### **NEW BUSINESS**

#### **9a. Resolution Ratifying the Expenditure of Funds to purchase a Ford F-550 Truck**

Mayor Flora explained that there was one item of new business this evening, a resolution ratifying the expenditure of funds to purchase a Ford F-550 truck for the Public Works Department. She asked Ms. Smith to please provide a report about this item. Ms. Smith explained that supply chain issues continue to affect purchasing, especially of vehicles, and that oftentimes Staff needs to move quickly and make rapid decisions about purchases. In this case, a Ford F-550 truck was budgeted for 2024 for the Public Works Department, however the order window offered by the dealership did not align with Council meeting dates so Ms. Smith authorized the purchase since it was included in the 2024 budget. The truck is now on order, and the Resolution being introduced ratifies that expenditure.



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There were no public comments.

**Moved by Carpenter-Davis, seconded by Schmid** to approve the Resolution ratifying the expenditure with Shawnee Mission Ford for purchase of a Ford F-550 Truck in the amount of \$67,805.00 for the Public Works Department.

Voting AYE: Boultinghouse, Thomas, Loudon, Schmid, Chociey, Ryherd, Kring and Carpenter-Davis. **Motion Carried.**

### **COMMENTS FROM THE CITY COUNCIL**

Councilmember Boultinghouse mentioned that he wants to emphasize how monumental the items passed this evening are. In his five years on the Council he can't recall such big items all coming forward at once. He commends his fellow Councilmembers and finds a lot of pride in the work they are doing.

Councilmember Kring noted that some Councilmembers will be attending the National League of Cities conference in Washington, D.C. March 10 – 13, and will have the opportunity to meet with colleagues across the country and discuss things important to cities. She sits on the Energy and Environment and Natural Resources committee, and she is so proud to present the accomplishments of the Sustainability Commission as part of that assignment.

Mayor Flora added that the National League of Cities (NLC) leadership will visit Mission in honor of their 100<sup>th</sup> year anniversary, which is an honor for our community and reflects Mission's long-standing involvement and support of the NLC.

Councilmember Thomas shared that, with mixed emotions, she and her family will soon be putting their house on the market and making a move out of Mission, so she will be vacating her City Council seat. She anticipates her last Council meeting will be in April. Her family is hoping to stay in Mission, but they need more space than most of the homes in Ward I offer.

Councilmember Chociey referenced an error in the verbal motion given for the item designating land as park space, stating that the motion referenced Article II and should have been Article III. Ms. Smith clarified there was no need for a new motion and that the resolution is correctly written, thanking Councilmember



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Chociej for that catch.

### **COUNCIL COMMITTEE LIAISON REPORTS**

#### **Sustainability Commission (Boultinghouse/Loudon)**

Councilmember Loudon stated she attended the most recent meeting where budget was mostly what was discussed.

#### **Parks, Recreation + Tree Commission (Kring/Schmid)**

Councilmember Schmid shared that he sat on the PRT several years ago, and it was good to be back. The Commission talked about Johnson Drive updates and native plantings, positive improvements to Water Works Park and the excitement they are hearing from the public for the parks upgrades and discussed the need for more permanent restroom access at Broadmoor Park. Most of the meeting was spent reviewing the budget.

#### **Mission Magazine Editorial Board (Ryherd/Chociej)**

Councilmember Chociej noted that the meeting was postponed to February 28, therefore there was nothing to report.

#### **Family Adoption Committee (Carpenter-Davis)**

Councilmember Carpenter-Davis shared that the Family Adoption Committee held a recap meeting on January 23. She explained that the program has been supported by the City's employees and volunteers since 2006, and she hopes that residents recognize that commitment. She explained that the committee works with social workers at the various local schools to identify families for the program. The program began by providing baskets of food. It started with just two families, and now is serving over 100 families each year. They provide a box of food at Thanksgiving and Christmas. In her role as liaison, she is hoping to work with the City Administrator and thinks about all the work that's put into this by the Public Works and Parks + Recreation staff, and hopes to be able to put together some data to reflect the needs and resources allocated to aid in making decisions for the program into the future. Additionally, she noted that this Friday the committee will be holding an appreciation lunch for the City employees that assisted in this wonderful program.

### **MAYOR'S REPORT**



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### Appointments

#### Planning Commission

Mayor Flora recommended Kelsey Brown, Ward II, for appointment to a term ending December 31, 2025 to the Planning Commission. She thanked Ms. Brown for her interest in volunteering her time to the City of Mission.

**Moved by Chociey, seconded by Loudon** to uphold the appointment of Kelsey Brown to the Planning Commission with a term expiring December 31, 2025.

Voting AYE: Boultinghouse, Schmid, Thomas, Loudon, Chociey, Carpenter-Davis, Ryherd, and Kring. **Motion Carried.**

#### Parks, Recreation + Tree Commission

Mayor Flora recommended Dylon Sease, Ward III, for appointment to a term ending December 31, 2025 to the Parks, Recreation + Tree Commission. She thanked Mr. Sease for his interest in volunteering his time to the City of Mission.

**Moved by Schmid, seconded by Kring** to uphold the appointment of Dylon Sease, Ward III to the Parks, Recreation & Tree Commission with a term expiring December 31, 2025.

Voting AYE: Boultinghouse, Schmid, Thomas, Loudon, Chociey, Carpenter-Davis, Ryherd, and Kring. **Motion Carried.**

#### Board of Zoning Appeals (BZA)

Mayor Flora recommended Mike Patterson, Ward IV, for appointment to a term ending February 21, 2027 to the Board of Zoning Appeals (BZA). She thanked Mr. Patterson for his interest in volunteering his time to the City of Mission.

**Moved by Carpenter-Davis, seconded by Loudon** to uphold the appointment of Mike Patterson, Ward IV, to the Board of Zoning Appeals with



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a term expiring February 21, 2027.

Voting AYE: Boultinghouse, Schmid, Thomas, Loudon, ChocieJ, Carpenter-Davis, Ryherd, and Kring. **Motion Carried.**

### CITY ADMINISTRATOR'S REPORT

Ms. Smith stated she will have City Clerk Robyn Fulks give business updates, and that Staff continues to work on the 2023 Year End Project Status Update. She is happy to announce that City Hall is fully staffed and that we are all looking forward to new opportunities in 2024.

Ms. Fulks announced the following business updates to the Mayor and Council:

- The Big Biscuit has opened at 7017 Johnson Drive, and that elected officials and staff will attend a ribbon cutting there later in the week.
- Azura Credit Union is getting closer to completion of their new space on Johnson Drive and have a ribbon cutting scheduled for March 21.
- Mission Lean Lifestyle, a healthcare clinic and specialty practice has opened at 5739 Johnson Drive
- Liberty Tax has opened a pop-up shop at 6518 Martway Street for the duration of the tax season.
- Fiorella Schlossmacher, a previous Mission resident, will open Fiorella's Boutique at 5832 Johnson Drive

Ms. Fulks also noted that new banners for spring have been hung along Johnson Drive and encouraged the Council to check them out.

### EXECUTIVE SESSION

Mayor Flora explained that there was a need for an executive session tonight and that the Governing Body would adjourn to Executive Session for the allotted time. When that time has expired, the Governing Body will reconvene to do one of the following: Extend the time required for discussion and return to Executive Session or continue with the City Council meeting. She reminded the public that the Governing Body may take no binding action in an Executive Session.

**Moved by Boultinghouse, seconded by ChocieJ** to recess to executive session in accordance with K.S.A. 75-4319 (b)(1) for consultation with an attorney and preliminary discussions relating to the acquisition of real property. Also attending the executive session will be City Attorney Dave Martin and City



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Administrator Laura Smith. The open meeting will resume in the Council Chambers at 8:34 p.m. (30 minutes). **Motion carried.**

The Council returned from the Executive Session at 8:34 p.m. No further action was taken.

### **ADJOURNMENT**

Mayor Flora announced that the public video from tonight's meeting will be available through a link on the City's website - missionks.org.

**Moved by Thomas, seconded by Chociej** to adjourn the meeting at 8:34 p.m. All present voted AYE. **Motion carried.**

Respectfully submitted by Robyn L. Fulks, City Clerk.

A handwritten signature in black ink, appearing to read "Solana", is written above a horizontal line.

Solana Flora, Mayor

A handwritten signature in blue ink, appearing to read "Robyn L. Fulks", is written above a horizontal line.

Robyn L. Fulks, City Clerk