



MINUTES OF THE MISSION CITY COUNCIL MEETING

March 20, 2024

Councilmember Boultinghouse shared that there would be a ribbon cutting the following day at 4:30 p.m. at Azura Credit Union, all are invited.

Appointments

CITY ADMINISTRATOR'S REPORT

Ms. Smith gave a list of business activity in the City, including announcing the following openings:

Deluxe Studios
Pho and My Bestea
Avelluto's
Chakra Circus

She also announced that the meeting packet includes interim financial reports, which were on a hiatus in 2023. She anticipates bringing those back monthly and that trending looks good in the first couple of months of the year.

She also reviewed that the Year End Project Status Update was shared by email earlier in the day. That will be added to the packet, and it will be featured on the website. She reflected on the amount of change the organization went through in 2023 and how many things were completed successfully during that time. She mentioned that the update will be used to help make budget decisions for 2025, and reminded the Council that a work session will be held the following Wednesday at 5:30 p.m. with dinner served and a location TBD. That work session will provide a good opportunity to review the five key performance areas that are focused on, along with goals and objectives in the current year budget along with projects on the horizon that are bringing energy and excitement to the City. She also shared that a budget schedule had been shared the prior week for review, with the goal of wrapping up the budget process by August.

EXECUTIVE SESSION

Councilmember Boultinghouse explained that there was not a need for an executive session tonight.

ADJOURNMENT

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

Moved by Kring, seconded by Schmid to adjourn the meeting at 8:05 p.m.

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Street and 55th Street has improved somewhat, but living between two different projects did create some difficulties. She is happy to have both projects going on.

Councilmember Kring shared that she worked with students at Tyler's House with resume writing. Tyler's House offers a great space for high school students to connect, share and prepare for adulthood.

COUNCIL COMMITTEE LIAISON REPORTS

Sustainability Commission (Boultinghouse/Loudon)

Councilmember Boultinghouse shared that he attended his first meeting, which he found very engaging. He appreciated the Commission's passion for the work they are doing. He looks forward to continued conversations about their goals.

Parks, Recreation + Tree Commission (Kring/Schmid)

Councilmember Schmid reviewed the last meeting, including budget approval along with passing a tree plan. He mentioned that Mission has been accepted as Tree City USA again, and achieved a growth award which puts Mission in the top 15% of all of the Tree City USA programs in the country.

Councilmember Kring shared that there was a good discussion about what kinds of trees to plant and what kind not to plant and how to maintain the tree canopy. She also believes that the Commission may offer up some content for the magazine.

Mission Magazine Editorial Board (Ryherd/Chocie)

Councilmember Ryherd shared that she has sat in on two magazine meetings and has really enjoyed them. The next issue will be delivered the next week. Ms. Smith shared that this issue is themed around youth. The board has been talking about theming issues around interesting things around Mission, and a possible issue themed around food options in the City from a cultural point of view.

Family Adoption Committee (Carpenter-Davis)

Councilmember Carpenter-Davis reported that the Committee has not met due to the time of year, however they are working on gathering some data to bring back to the Council. She is looking forward to that in the months to come.

MAYOR'S REPORT



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Councilmember Thomas asked if applicants have to own and live in the home, and Mr. Scott clarified that is a requirement of the program, the home must be owner-occupied.

Moved by Ryherd, seconded by Kring to approve an increase in the income threshold guidelines for the 2024 Community Rebate Program from 50% of HUD's Area Median Income (AMI) to 65% of AMI and/or include a rebate of 50% of the annual Storm Water Utility Fee.

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

COMMENTS FROM THE CITY COUNCIL

Councilmember Carpenter-Davis thanked Public Works and Parks staff for the tours they gave to herself and Councilmember Schmid recently. They helped them understand the work their staffs do, and she finds them incredible. She also thanked Ms. Smith for all of her guidance as she has stepped into her role.

Councilmember Thomas recognized visitors at the meeting from The Mission Project and thanked them for coming.

Councilmember Kring noted that she attended the National League of Cities (NLC) Congressional Cities Conference in Washington D.C. along with Mayor Flora and Councilmember Loudon the previous week. NLC is celebrating its 100th anniversary and was formed in Lawrence, KS. A leadership reception was held in Lawrence in February which was also a great celebration. She especially enjoyed the keynote speakers at the conference last week, and she received a lot of recognition for the work that Mission is doing. She also shared that Mission won an Infrastructure Hub Award which brought the delegates onto the stage for acceptance, and they were by far the smallest city.

Councilmember Loudon added that Mayor Flora was part of a panel discussion and really highlighted great things about Mission on a national level.

Councilmember Schmid shared that he also went on tours recently, and he was struck by how much Staff does in-house rather than outsourcing work. He applauded Staff by really thinking through bringing work in-house to improve quality and cost.

Councilmember Loudon shared that Woodson and Outlook Streets between 53rd



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Councilmember Boultinghouse explained that the second item of new business tonight was for consideration of updated guidelines for the 2024 Community Rebate Program. He asked Deputy City Administrator Brian Scott to please provide a report about the item.

Mr. Scott explained that Mission has offered a Community Rebate Program to residents for almost twenty years. Historically, the rebate offers a 100% rebate on city property taxes, utility franchise fees, and a 50% rebate on the City's solid waste utility fee. This is for residents who own their home and have an annual income of less than 50% of the median income level for the Kansas City area. He explained that Staff budgets \$15,000.00 per year for the program and an average of 25 households use the program each year. Each household typically receives about \$500 - \$600 per year in rebates. Mr. Scott also explained that in 2023, Council increased the amount budgeted for the program to \$25,000 and asked Staff to evaluate and increase the reach of the program to serve more households. Staff has evaluated the program and gathered information from other cities in the County. Mr. Scott explained that different cities have different criteria as far as income levels. Staff is recommending to raise the income threshold of who qualifies for the program in order to offer it to more residents. The proposal is to increase the threshold to 65% of the median income level. He explained that this abatement applies to taxes paid to the city only, along with franchise utility fees and 50% of the solid waste utility fee. There is also a consideration to offer up to 50% of the stormwater utility fee. He noted that Staff will continue to promote the program through the Mission Magazine, word of mouth, and social media and website postings, along with notifications through the Mission Food Pantry and school social workers, along with other community outreach areas. He noted that Staff recommends modification to increase the income threshold to 65% of the median income with 100% rebate for city property tax, franchise fees, and 50% of the solid waste utility fee and stormwater utility fee.

Councilmember Kring noted she wants to see the stormwater utility fee included.

Councilmember Loudon liked the idea of targeting the program through the community more.

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discontinued and, additionally, supply chain issues delayed manufacturing even further. The vehicle is finally available; however it will have to be a 2025 model which will result in a cost increase of \$14,742.00 bringing the total cost to \$127,095.00. She explained that the new chassis is ready to be delivered for the installation of the necessary equipment. Staff and the City Administrator have expressed their concern to the dealership regarding not sharing the information about the cost increase sooner, while recognizing that there are not many alternatives for the City at this time. Refusal to accept will cause additional delays of 6-9 months or more and a substantially higher price. She shared that given those circumstances; Staff recommends approval of the increase of \$14,742.00 in order to proceed with replacement of the vehicle.

There were no public comments.

Councilmember Kring expressed that she agrees with Staff and the City Administrator that she does not like the way the dealership handled the transaction. She wanted to know how the dealership reacted to the feedback from Staff. Ms. Smith explained that Staff looked at other manufacturer options, however two of them at the time were \$30,000-\$40,000 more than the model purchased, which is still true. She also explained that, due to supply chain issues, the dealer would mark up the vehicle and sell it to someone else which would require Staff to find another to purchase at an even higher cost. She explained that Staff clearly communicated to the dealership that advising of the price increase at the time of delivery was not appropriate to allow for consideration. Councilmember Kring asked if there was any room for negotiation on the price of the model and Ms. Smith explained that Staff tried a variety of different ways and options to try and reduce the price, which the dealership was receptive to. They took no commission or mark up on the vehicle.

Moved by Carpenter-Davis, seconded by Schmid to approve the increase in cost of one (1) 2025 Single Axle Dump Truck in an amount not to exceed \$14,742.00

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

9b. Consideration of Updated Guidelines for 2024 Community Rebate Program

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pavement condition. The average PCI of this segment is 40, which is considered very poor. The scope of work for the project includes full depth pavement reconstruction, curb and gutter removal and replacement, existing sidewalk replacement, and stormwater improvements or repairs. The project was bid in January, with five contractors submitting bids. G-B Construction LLC has submitted the lowest and most responsive bid. The project came in approximately \$300,000 under the engineer's estimate. Construction is anticipated to begin in April/May 2024 and is estimated to be completed in 244 calendar days. Utility relocation work has been underway for the last several months in anticipation of this project.

Councilmember Thomas expressed her excitement for the reconstruction of this street.

Moved by Loudon, seconded by Kring to approve a contract with G-B Construction, LLC for construction of the 2024 Residential Street Preservation Project in an amount not to exceed \$1,788,274.75.

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

UNFINISHED BUSINESS

Councilmember Boultinghouse explained that there was no unfinished business tonight.

NEW BUSINESS**9a Approval of Additional Funds for Public Works Vehicle**

Councilmember Boultinghouse explained that there were two items of new business this evening, approval of additional funds for a Public Works vehicle. He asked Public Works Director Stephanie Boyce to please provide a report about this item.

Ms. Boyce explained that in January of 2022 the Council gave approval for the purchase of a 2023 Peterbilt 548 chassis to replace unit 574, an aging dump truck. At the time of the approval, the quoted price for the vehicle was \$112,353.00. However, after ordering the vehicle that specific model was

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7b. Johnson Drive Landscaping Bids

Councilmember Loudon explained that the landscaping on Johnson Drive, between Lamar Avenue and Maple Street, was completed in 2014. Over the past ten years, the area has experienced issues related to overgrowth, creating sight distance problems and presenting on-going maintenance challenges. In response to concerns raised by business owners and to address the deteriorating condition of the landscape, the City decided to evaluate and renovate the corridor with a new landscape design incorporating native plantings.

The renovation project includes the removal of existing plants and replacing them with native plantings and 6 months of maintenance once the project is accepted as complete. The goal is to create a visually appealing and sustainable landscape that supports Mission's Climate Action goals. Native plants require less water and maintenance, provide habitat for pollinators, food for birds and sink carbon into the ground with their deep roots. The project was bid in January and three bids were received, with Country Brook Landscapers submitting the lowest and most responsive bid.

Councilmember Loudon voiced her excitement for the project and noted that she likes the idea of native plantings. Councilmember Boultinghouse echoed her sentiments, and liked seeing all of the pieces coming together.

Moved by Loudon, seconded by Kring to approve a contract with Country Brook Landscapers for renovation of the Johnson Drive Landscape Renovation Project in an amount not to exceed \$179,876.65.

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

7c. 2024 Street Preservation Construction Projects Award

Councilmember Loudon's second item was for approval of the 2024 Street Preservation construction project award. She explained that The 2024 Residential Street Preservation Project includes 55th Street from Lamar east to the City Limits. This location was selected from the proposed 10-year program for maintenance and rehabilitation of local/residential streets based on

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site.

Councilmember Carpenter-Davis asked if Phase I was on track to be completed on-time and meeting deadlines. Mr. Floodman answered that it is, and that the north side sidewalk opened by the deadline of March 1. He has weekly meetings with architects and contractors, along with property management and the general contractor. They discuss what is happening to get them to occupied, including ongoing leases and events. They anticipate a late June opening as there are over 125 potential residents on a VIP waitlist who have expressed interest. Those meetings help ensure that the project timeline and communications are in line. He acknowledged that it may seem like activity has slowed on the site, however workers are mainly inside working right now. Earlier in the day the general contractor was able to again confirm the project is on-time.

Ms. Smith emphasized that, like any development project, there is a large amount of activity on the outside of the project initially and then once crews move inside it is more difficult to see the finish work being done and can look like the project has slowed down, however that is not the case on this project.

Moved by Ryherd, seconded by Loudon to approve the funding agreement with Mission Bowl Apartments, LLC for review and consideration of Phase II of the Lanes at Mission Bowl project.

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

Community Development Committee

Councilmember Loudon reported that the Community Development Committee also met on March 6 and considered seven items. The meeting minutes, MFAC Deck Chair Replacement, MFAC 1 Meter Diving Board, 2024 Street Preservation Construction Projects Inspection Award, and Public Works Capital Equipment Purchase were approved under the Consent Agenda earlier tonight. Johnson Drive Landscaping Bids and 2024 Street Preservation Construction Projects Award for 55th Street will be considered under the Regular Agenda this evening.

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The Developer has communicated to staff that for Phase II they would plan to dedicate 20% of the units as attainable housing and would secure LEED Silver Certification for the project. Mission historically requires a funding agreement be in place before City staff or consultants spend time and resources reviewing the applications or engaging in negotiations. This agreement recognizes Mission Bowl Apartments, LLC as the exclusive developer of the project and requires them to provide an initial escrow of \$10,000 to cover the City's costs in reviewing their applications. The escrow must be replenished if costs exceed \$10,000. The funding agreement does not obligate the City to approve any incentives for the project. It is the first step in the evaluation process, ensuring that Mission residents do not bear any costs associated with consideration of the incentive request. It is anticipated the review and discussion, with required hearings and public notice, would occur between late March and June 2024.

Councilmember Kring asked if any representatives were available at the meeting from Sunflower Development Group. City Administrator Laura Smith explained that Mr. Banks Floodman was available via Zoom. Councilmember Kring shared that she is confused about the naming of the project, and believes the different names are confusing for the public as well. She is hopeful for a clarification of the formal legal name of the development. Ms. Smith replied that she will try to provide some context, but acknowledged that it still may be confusing. She explained that typically a developer will form an LLC for each project. She explained that the LLC for Phase I had a different name than what the name will be for the project as it is advertised and leased out, which is now the Lanes at Mission Bowl. She hopes that Mr. Floodman from Sunflower Development can share naming for the Phase II project, but she believes that for ease of understanding for the public, references should be to Sunflower Development Group project.

Banks Floodman of Sunflower Development Group offered apologies for any confusion and shared that Mission Bowl Apartments LLC was the buyer of the ground for Phase I and will remain the same for Phase II. His company then brought in an equity partner, at which time the LLC became The Residence on Rock Creek, LLC. They used branding professionals who felt that was not the right naming for this project, and The Lanes at Mission Bowl was created and will be the project, although the "Mission Bowl" part will drop off and the project will be The Lanes, as will Phase II. He is hopeful that will eliminate some confusion. He likes that the name now recognizes some of the history of the

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- 4e. 2024 Street Preservation Construction Projects Inspection Award
- 4f. Public Works Capital Equipment Purchase

Moved by Kring, seconded by Loudon to adopt the Consent Agenda as presented. Voting AYE: Boultinghouse, Thomas, Loudon, 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 Ryherd reported that the Finance & Administration Committee met on March 6 and considered three items. The meeting minutes and Declaration of Surplus Equipment were approved under the Consent Agenda earlier tonight. The Mission Bowl Apartments, LLC Funding Agreement will be considered under the Regular Agenda this evening.

7a. Mission Bowl Apartments, LLC (Sunflower Development Group) Funding Agreement

Councilmember Ryherd explained that The Sunflower Development Group is interested in doing a second phase of their multi-family project currently under construction on the former Mission Bowl property located at 5399 Martway Street. Last summer, Sunflower submitted a preliminary development plan (PDP) to construct a second, 96-unit, mixed use structure on property to the east of Phase I. The PDP was approved by the Planning Commission in July 2023 and by City Council in August 2023.

Sunflower has indicated a desire to seek Tax Increment Financing (TIF) incentives similar to those granted for their Phase I project, The Lanes at Mission Bowl. They intend to submit a TIF Application as well as an IRB Application for the sales tax exemption associated with the purchase of construction materials.



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in 2023, and one of her co-workers noted that there was so much representation and leadership from Mission at the summit. She was proud of that notation.

Ms. Reiter-Schmid thanked Deputy City Administrator Justin Carroll for his work as he has transitioned into the role of staff liaison to the Commission. The Commission is excited to have him.

2b. SevenDays® Supportive City Proclamation

Councilmember Boultinghouse next presented a proclamation recognizing SevenDays "Make a Ripple, Change the World". SevenDays® overcomes hate by promoting kindness and understanding through education and dialogue. This year, SevenDays® marks its 10th anniversary of promoting kindness with a new Community Kindness Festival to be held on Sunday, April 14. He shared that opportunities on how to participate were available by visiting the website at www.SevenDays.org and noted that together, we can make a ripple of kindness to change the world. He also welcomed John Prutsman up to accept the SevenDays® Supportive City proclamation and thanked him and all the members of the organization for the work they are doing to promote kindness.

2c. Fair Housing Month Proclamation

For the final presentation of the night, Councilmember Boultinghouse issued a proclamation which recognizes Fair Housing Month in Mission. He noted that this April marks 57 years since the signing of the Federal Fair Housing Act and noted the importance of recognizing each individual's rights under fair housing laws. Mission is committed to equal housing opportunities in the community, and he proclaimed April as Fair Housing Month in the City of Mission.

ISSUANCE OF NOTES AND BONDS

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

CONSENT AGENDA

- 4a. Minutes of the February 21, 2024 City Council Meeting
- 4b. Declaration of Surplus Equipment
- 4c. MFAC Deck Chair Replacement
- 4d. MFAC 1 Meter Diving Board

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Council, Staff and Commissioners attended. She thanked Commissioner Josh Thede who has gone through to update the scorecard in anticipation of updated building codes. The scorecard is to ensure that Developers are going above and beyond what the building codes call for, so staying up to date on the codes is important. The Commission participates in Adopt a Street on Shawnee Mission Parkway, tables at the Mission Market throughout the summer, and hopes to take additional steps to be out in the community.

Ms. Reiter-Schmid shared goals and plans for 2024. Those include a renewed sense of urgency on implementation aligning with the goals of the Climate Action Taskforce. They also hope to continue the recycling programs, environmental fair, sharing success and highlighting energy audits, and are looking for opportunities to collaborate with the Parks, Recreation & Tree Commission, particularly surrounding the Adopt a Tree program. The Commission sets aside money in their budget each year to plant a tree, and they hope to do more to inspire others to plant trees as well. They are very proud of the successes they have seen and the group of people that work on the Commission. They see the future as being bright, and thanked the Council for their support, along with Staff's support.

Ms. Reiter-Schmid asked the Council if there were any areas of focus they would like to see from the Commission.

Councilmember Kring would like the Commission to take a closer look at the overall stormwater effect with pervious parking in the new developments.

Councilmember Thomas thanked Ms. Reiter-Schmid for her presentation. She noted that she would like to see more education around green buildings and the certification process for that. She would also like to see the process of the scorecard and what is LEED or Green Globes and how those should be ranked and considered when considering tax abatement.

Councilmember Boultinghouse noted his excited to start working with the group as he is a new liaison to the Commission.

Ms. Reiter-Schmid introduced the Commissioners in the audience, and they were acknowledged by the Council.

Councilmember Loudon shared that she attended the Climate Action KC summit

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would like to advocate to Council and Staff to adopt sustainability best practices in city operations and development projects. They would like to increase the awareness of the importance and benefits brought about to people, planet, and prosperity through sustainability efforts by showing the benefits to people, especially when public dollars are being invested. They hope to engage with residents and businesses to influence behavior toward adopting sustainable best practices in their daily lives. Lastly, they hope to retain a foundation of expertise to maintain Mission as a thought leader in sustainability. She explained that the Commission is very fortunate to have a lot of very strong professionals along with some change to the Commission that provides a good opportunity to reevaluate and reenergize their efforts.

Ms. Reiter-Schmid gave highlights of 2023 successes, including participation in the Climate Action Taskforce and Bike-Pedestrian Taskforce. The Commission is proud of the aggressive goals Mission has set and the leadership that has been shown from Mission. She thanked the Council and Staff for their support of the goals of the Climate Action Taskforce. The Commission also hosted a successful Go Green Environmental Fair that included 9 cities, 42 exhibitors, 5 educational sessions, and a thrift store fashion show. She was excited to announce that the fair will be held again in 2024. Ms. Reiter-Schmid also shared that the Commission has been working hard on the sustainability scorecard process, which they really appreciate the opportunity to work on. They have been able to help shape conversations around sustainable building which has been a goal of theirs. Additionally, they have encouraged citizen awareness through the energy audit program. She shared that this was something she was very excited about to provide support to the community. They are excited to work with Staff to continue the program and the momentum that has been built.

Ms. Reiter-Schmid shared that the Commission hosts two recycling programs, for batteries and holiday lights. In 2023 almost one ton of products were recycled. Over the lifespan of the programs almost five tons of product have been recycled. She is very proud of that program, and of the Commissioners who donate time to sort batteries for recycling. They also continue to volunteer at city events to share recycling best practices. They will partner with the Parks, Recreation & Tree Commission to volunteer at the Bunny Eggstravaganza. They have also maintained the Community for All Ages gold level designation, which is a high priority for the Commission. They have also taken seriously continuing education efforts, including the Climate Action KC Summit which many of the



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The Mission City Council met in a regular meeting on Wednesday, March 20, 2024 at 7:00 p.m. at Mission City Hall. The meeting was called to order by Council President Trent Boultinghouse. The following councilmembers were in attendance: Hillary Thomas, Lea Loudon, Brian Schmid, Debbie Kring, Mary Ryherd and Cheryl Carpenter-Davis. Councilmember Chociey and Mayor Flora were absent.

Councilmember Boultinghouse 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. Councilmember Boultinghouse 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

There were no public hearings.

SPECIAL PRESENTATIONS

2a. Sustainability Commission Strategic Plan Update

Councilmember Boultinghouse welcomed Planning Commission Chairperson Lauren Reiter-Schmid to give a presentation about the Commission's work and an update on their strategic plan. Ms. Reiter-Schmid thanked the Council and Staff for having her, and for their flexibility scheduling. She appreciates the opportunity to share where the Commission has been and where they are going, and for the chance to speak to the Council about their work. She shared that the Commission held a bi-annual retreat in December of 2023, talking about what has been done well and what can be improved upon. Updated goals out of that retreat include partnering with Council, Staff and other boards and commissions to achieve the goals of the Climate Action Taskforce, which are very ambitious. The Sustainability Commission would like to support those goals by monitoring, measuring and tracking sustainability goals and initiatives. They



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All present voted AYE. **Motion carried.**

Respectfully submitted by Robyn L. Fulks, City Clerk.

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

Solana Flora, Mayor

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

Robyn L. Fulks, City Clerk