FINANCE & ADMINISTRATION COMMITTEE AGENDA

WEDNESDAY, DECEMBER 2, 2026 at 7:30 p.m.
(or immediately following 6:30 p.m. Community Development Committee)

MISSION CITY HALL
6090 Woodson Street

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. This meeting will also be available virtually via Zoom (https://zoom.us/join). 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 COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

ACTION ITEMS

1. Acceptance of the November 4, 2026 Finance & Administration Committee Minutes - Robyn Fulks

   Draft minutes of the November 4, 2026 Finance and Administration Committee meeting are included for review and acceptance.

2. Funding Agreement – First Commercial Properties, LLC (R.H. Johnson Company) – Laura Smith

   R.H. Johnson Company, operating as First Commercial Properties, LLC expects to be the new owner of the former Mission Mall property upon conclusion of the foreclosure action. Their plans are to develop a mixed-use project on the site, and they anticipate requesting public incentives for the project. Whenever the City is asked to consider or evaluate the use of public incentives, a funding agreement is required with the Developer of record. This agreement commits the Developer to escrow funds to cover the City's costs in reviewing the incentive request.

3. 2027 Legislative Priorities – Justin Carroll

   Each year the City prepares a Legislative Program which outlines priorities and areas of interest or concern to be communicated to our state legislators at the outset of the legislative session. The attached program represents the recommended 2027 Legislative

Priorities for review and approval.

4. CMB Renewals – Robyn Fulks

   City ordinance and Kansas statutes require that any person wishing to sell any cereal malt beverage/enhanced cereal malt beverage (CMB) at retail must obtain an annual license for each place of business. Current licenses expire December 31, 2026.

5. Surplus Property – Justin Carroll

   City Council Policy No. 111 defines the process and procedure for the sale and disposal of real and personal property by the City of Mission, which is also outlined in K.S.A. 12-101. Specifically, the City Council must approve any disposition of property with an estimated value greater than $5,000. The City Council will be asked to consider a resolution identifying items to be declared as surplus including Public Works' damaged street sweeper.

6. KERIT Workers Compensation Renewal – Justin Carroll

   The City is a member of the Kansas Eastern Regional Insurance Trust (KERIT), a workers' compensation pool of eighteen member cities and counties. Workers' compensation premiums are based on the City's annual payroll, the level of exposure to risk that certain jobs may entail, and an experience modifier that reflects past claims. The 2027 premium will be finalized after the KERIT Board of Trustees meeting on December 8, 2026 and this action item will be updated accordingly.

7. Citywide Phone Service RFP Contract Award – Justin Carroll

   The City has been with ServiceMark Communications for the past eight years utilizing an on-premise phone service through NEC. Beginning in 2027, NEC will cease providing support to on-premise systems in North America. As a result of this, Staff began researching new phone solutions. An RFP was issued in August 2026. Six vendors responded to the initial RFP, and three vendors were selected for interviews. Staff is recommending approval of an agreement with ServiceMark Communications for citywide cloud-based unified communications as a service (UCaaS) phone service through zoom for a period not to exceed five years.

8. 2026 Budget Amendment – Justin Carroll

   The municipal budgeting process in Kansas establishes maximum budget expenditure authority for each fund. The City must hold a public hearing and amend its budget if it believes expenditures for the budget year will exceed the maximum budget authority. In reviewing the financial statements, it appears that the City will exceed its maximum budget expenditure authority for two (2) funds in 2026, the Equipment Reserve Fund, and the Solid Waste Utility Fund. In all cases, expenditures or encumbrances were higher than anticipated at the time the budget was developed, but the additional costs are offset by bond proceeds and fund balances. A public hearing on the 2026 Budget Amendment has been set for the City Council meeting on December 16, 2026.

9. 2027 Budget Adoption – Laura Smith/Justin Carroll

   One of the final steps in the annual budget process includes the City Council formally adopting the 2027 Budgets by ordinance. There are no changes proposed to the 2027 Budgets approved by the City Council in September.

10. 2027 Budget Spending Authority – Laura Smith/Justin Carroll

    As part of the annual budget process, the City Council takes formal action to authorize the City Administrator to spend according to the 2027 adopted budgets.

DISCUSSION ITEMS

OTHER

11. Department Updates – Laura Smith

Brian Schmid, Chairperson
Ben Chociej, Vice-Chairperson

City of Mission	Item Number:	1.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Robyn Fulks

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

RE: November 4, 2026 Finance & Administration Committee Minutes.

RECOMMENDATION: Review and accept the November 4, 2026 minutes of the Finance & Administration Committee.

DETAILS: Minutes of the November 4, 2026 Finance & Administration Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

CFAA CONSIDERATIONS/IMPACTS: N/A

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

MINUTES OF THE MISSION FINANCE & ADMINISTRATION COMMITTEE
November 6, 2024

The Mission Finance & Administration Committee met at Mission City Hall and virtually via ZOOM on Wednesday, November 6, 2024. The following Committee members were present: Lea Loudon, Brian Schmid, Trent Boultinghouse, Debbie Kring, Ben Chociej, Cheryl Carpenter-Davis, Mayor Sollie Flora, Josepha Haden Chomphosy, and Mary Ryherd. No councilmembers were absent. Councilmember Schmid called the meeting to order at 6:33 p.m.

The following staff were present: City Administrator Laura Smith, City Clerk Robyn Fulks, Deputy City Administrator Justin Carroll, Deputy City Administrator Brian Scott, Public Works Director Stephanie Boyce, Public Works Superintendent Brent Morton, Chief Dan Madden, and Parks and Recreation Director Penn Almoney.

Public Comments

Councilmember Schmid reminded the public they can participate via the chat feature on Zoom. All comments would be visible to the group. Public comments are limited to three minutes.

There were no public comments.

Public Presentations/Informational Items

There were no public presentations.

Acceptance of the October 9, 2024 Finance & Administration Committee Minutes

Minutes of October 9, 2024 Finance & Administration Committee were provided to the Committee for review.

Councilmember Ryherd recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the consent agenda.

5665 Foxridge – Incentive Requests

City Administrator Laura Smith introduced Aaron Mesmer of Block Realty to give a presentation about the request for incentives at the 5665 Foxridge multi-family project. They have requested approval of Tax Increment Financing (TIF) incentives for the full 20-year term allowed under the TIF statutes.

Mr. Mesmer reviewed the parameters of the project. His company is hoping to get the project launched and ready to build. Their last two residential projects were built in November of 2021. Two additional projects were slated to begin in 2022 but market turns stopped those projects and capital investments were refunded to investors. While no construction starts have happened in the last three years, he is optimistic that there may be one or two in the spring of 2025. Their process is to have the incentive in place, finalize construction documents, and then be in a position to begin construction. They hope to realize some potential savings through the bidding process and to see a lowering of interest rates that will provide them with a slightly higher rate of return on the project. Their plans still include achieving one Green Globe rating for sustainability.

Councilmember Kring asked for background information to find out if the developer has gone through the Sustainability Commission scorecard process. Mr. Mesmer confirmed they have, and Ms. Smith explained that the development agreement for the project will outline the sustainability items that the developer has committed to for the project.

Councilmember Boultinghouse asked if attainable housing would be considered for this project. Mr. Mesmer explained that they would prefer to make a contribution rather than commit to a specific percentage of attainable units for the 20-year TIF term. Ms. Smith confirmed that the Developer's pro forma includes a proposed $250,000 contribution to the city.

Councilmember Chociej asked Mr. Mesmer to explain why the City should be willing to give public dollars to this project. Mr. Mesmer explained that the project will generate tax revenue for the City, including bringing in new residents and adding more housing which could help with the affordability of housing in the future. He also believes that because Block holds long-term ownership of their projects, and because it will be a Class A project, that it will attract a great resident base that benefits the City in many ways.

Councilmember Chociej thanked him for the information and noted that the parcel is identified as high-density mixed use, which he acknowledged that developers cite as a struggle. He asked Mr. Mesmer to explain why there isn't a larger mixed-use component to help meet future land use plans the City has. Mr. Mesmer doesn't believe the site would be viable for retail as it is not along Johnson Drive, the City's retail corridor. He also said that office as a use is not something developers are building to, as there are so many empty office spaces, especially in Mission. He used the example of the Mission Corporate Towers office building down the street from this site. That building will sell for about $3 million dollars or $30 per square foot. A new office building would be around $340 per square foot, which makes building new office space a non-starter. He believes a project with a residential focus that activating the street on Broadmoor is a good compromise. Councilmember Chociej finally asked for a sense of the viability of the project without incentives. Mr. Mesmer answered that the return on investment is about 4-5% without incentives, a very small amount, especially with the risks associated with building. Councilmember Chociej stated that one Green Globe is a starting point for him as the Council's goal is to go above and beyond. Acknowledging the increase in costs, he still believes that multi-family projects can often be built without the use of incentives. He doesn't see extra building blocks adding up to the large tax increment amount, but he also knows that will shake out more after further conversations. He feels like the case is almost there for justification of the full request, but not yet without any more on attainable housing and sustainability. Mr. Mesmer stated the project will need the entitlements to proceed. If it were viable to build these types of projects without the public-private partnership his company would be building more projects. He also encouraged everyone to come tour one of their completed sites to see the investment and high level of finishes in the units.

Councilmember Kring asked for the range of rents. Mr. Mesmer stated their model includes rent rates of $1,600 to $2,800 depending on the type and size of the unit. There are also ten penthouse units with a rent range of around $4,000. Councilmember Kring asked to clarify if the $1,600 would be a one-bedroom or studio unit. Mr. Mesmer answered they are executive units, which is basically a studio unit at around 640 square feet.

Councilmember Carpenter-Davis asked if there would be noise abatement at the project to attract people to the higher rents while being directly next to the highway. Mr. Mesmer explained that they have other sites near highways and

use quality construction and windows to help decrease those noise factors.

Mayor Flora asked why the higher-level finishes and quality of materials would be a benefit to the City to give incentives. She did understand why they would be a benefit to the Developer. Mr. Mesmer answered that some benefit will be that years down the road, there will not be a transfer in management to have to begin a new relationship with. Also, he stated that using higher quality materials and hardscape outside will help maintain the visual quality. Additionally, the units would be comparable to a home in Mission and could be an option for empty nesters to stay in Mission and retire in place. The units will also bring in about 450 residents which will increase taxes and spending within the community. He also believes there is a time value to the City's TIF payments and tax share if the project takes longer to build.

Mayor Flora asked if there are incentives in connection with the twelve projects waiting to be built. Mr. Mesmer stated that there are incentives with several of them, some of which are different types of incentives such as historic tax credits. The projects that will be built in 2025 all have incentives. He also noted that structured parking is what is really bought by incentives, to avoid surface parking. Mayor Flora next asked if his team was aware of the City's requirement to meet timelines and that there is not an appetite for projects that will face long delays. Mr. Mesmer agreed and stated that his team has conveyed that they are happy to sign documents with a construction commencement by the end of 2027.

Councilmember Loudon asked what the company's occupancy rate is at other similar projects in the region. Mr. Mesmer replied that it is at around 96%. During the COVID-19 pandemic experienced reductions in occupancy and rent amounts, however those numbers have bounced back. Councilmember Loudon asked if there would be an opportunity to talk about the investment in public art if there is not a path forward for attainable housing. He confirmed they have invested in public art features before and would certainly be open to doing so again.

Mayor Flora reiterated that she would hope to see more than one Green Globe, which has not happened, and she would encourage a look at that especially in light of them being long-term owners as other conversations have shown that green building is a long-term investment and will pay for itself. Mr. Mesmer stated that the cost to go from one globe to two is about $2 million, and they have looked at that.

Ms. Smith introduced Bruce Kimmel of Ehlers, the City's financial advisor, to make a brief presentation regarding the finances surrounding this request based on his analysis. Mr. Kimmel began by noting that his memo used the Developer's requested numbers of varying percentages of incentives. He also pointed that the numbers in the memo are correct regardless of which percentage is being used. His team has reviewed the financials of the Developer, along with expenses, taxes, debt service information, and more. Their observations included noting that the numbers are just estimates at this point. With this large project and a budget of over $100 million, there are many moving pieces. It is difficult this early to determine costs during construction that wouldn't occur for two to three years. Mr. Kimmel's team also asked about higher costs associated with the project than they would expect, which was attributed to the higher amenities and higher construction quality proposed to be used for the project. They also observed and asked about higher operating expenses, which were attributed to the higher level of amenities and staffing needed once the project is complete. He also noted that, in order to calculate rates of return on an investment, there is an assumption that the project is sold at some point in the future. Not doing so doesn't give a full rate of return because there is a payoff with the sale. While the Developer may never sell the property, to calculate a full rate of return he uses a 10-year sale date to complete the full calculation and analysis. The Developer and his team both have assumed the proposed IRB sales tax exemption, which would add up to several million dollars for this project and has been factored into the estimated rate of return. They City has typically granted this exemption on previous redevelopment projects, but it would still have to be approved as part of the development agreement.

Mr. Kimmel pivoted back to the return on investment (ROI) piece of the discussion. His team found that, while the Developer wants as large as a TIF percentage for as long as possible to help reach a comfortable ROI target, due to the size of this project and the fact that it commands considerable rents, the TIF dollars do not make as much of a difference to the ROI as one may think. His team did see that the numbers can be manipulated with different percentages and term of the TIF without seeing significant change in the overall ROI. He explained that this would illustrate that there is some room for the City to negotiate in good faith with the Developer on the structure of the TIF. The percentages and duration could be discussed to align with City priorities. He sees that as flexibility for the City as his client as it relates to TIF as part of the negotiation. He explained several different levels of TIF that he had analyzed, all having a similar ROI. He also stated that his team does sees rationale for the

TIF request if the Governing Body deems the project desirable, and he does not believe the project would go forward with the TIF.

Mr. Kimmel next moved to a handout of different scenarios, most of which assume a full 20-year TIF term, however that length of time is not a given and can be negotiated along with the development schedule. Because the Developer asked for 20 years of TIF, his team used that number for the calculations. The scenarios showed TIF calculations beginning at 95% and decreasing gradually to 80% in the last five years of the twenty-year span. Given the estimated value of the property and the current mill rate that can be captured in the TIF, the percentages showed PAYGO revenues of about $16 million and the residual TIF to be used by the City for public TIF eligible expenses would total about $2.4 million. Ms. Smith clarified that the PAYGO revenues go to the Developer and the residual revenues go to the City. Mr. Kimmel also noted that the residual TIF funds received by the City are required to be used for TIF eligible public purposes in and around the TIF area. He also showed a scenario similar to what was negotiated for the Lanes at Mission Bowl project wherein calculations begin at 90% and decrease to 75%, the Developer's TIF revenues would be approximately $15.1 million and the residual revenues would be about $2.3 million to the City. Other larger decreases could also be considered which would move the Developer's TIF reimbursements to approximately $13.6 million with $4.8 million coming to the City. He also ran a scenario with a 15-year term, assuming the TIF would stop after 15 years, and the City would go back to collecting normal taxes. That case would keep TIF revenues the same for the first 15 years for both the Developer and City, however due to the City's overall low mill rate, the City would receive only about $200,000 per year in the last five years, which is about half of the previous scenario. There is further work to do to look at the best option for the City. He also noted that there will be more discussion about the start of the TIF clock relative to the construction timeline to ensure that the agreement is aggressive in terms of pushing the Developer to move forward timely, while also recognizing the time needed to do the pre-development work.

Mr. Kimmel paused and asked for questions. There were no comments from the public. Councilmember Kring asked if there will be any new information to consider prior to the November 20 meeting. Ms. Smith explained that there would not be, the meeting on the 20th will give the public a chance to ask questions, and both teams will work to take what was heard tonight to translate that to other deal points for the Development Agreement. By the November 20 meeting that may be closer to completion, but a fully developed

recommendation will not come back until the December committee meeting.

Councilmember Loudon stated she likes the idea of developing in the area. She asked how this project will affect traffic with Metcalf Ave. being so close and wondered if anything had changed from a traffic perspective from the last conversations. Ms. Smith explained that it had not. The traffic study that was conducted in conjunction with the preliminary development plan essentially showed that the project does not cause any additional traffic stress on the area over the previous office use. Mr. Mesmer explained that the site is currently approved for an office-site and call center, which had a huge amount of traffic twice per day. The development with people coming and going less stringently would not be any worse than the previous scenario. Ms. Smith explained that there have been conversations with KDOT about the Johnson Drive and Metcalf interchange, however at this time there is no short or long-term plan for that area outside of necessary repairs. She believes that having residual TIF dollars, which can only be spent in and around that district, gives the city some flexibility to have funds available to address potential future infrastructure needs. What those needs are is undefined at this time.

Councilmember Loudon followed up to ask if there is a concrete plan of how funds paid into the City for attainable housing funds in lieu of providing attainable housing on-site would be used. Ms. Smith explained that staff is still looking into some of the concepts that have arisen more recently to determine the best way they can be moved forward.

Councilmember Schmid reminded the group that this item will be heard as public hearing at the November 20 City Council Meeting, and no action will be taken at that time. The soonest action would be taken is at the December 18 City Council Meeting.

Councilmember Loudon asked if, at the public hearing, something can be available to show what the City currently generates in tax revenues from this property compared to what tax revenues might be anticipated if the project is given incentives. Ms. Smith agreed that she would have that information available at for the November 20 City Council meeting.

Councilmember Chociej asked to continue discussing what the public incentive money will buy and what the City is getting for the investment. He sees several good ways to look at the project, and some he would like to see more. But the project goes a good amount toward the land use goals of the City. Additionally,

he believes there is also a big plus to moving development into this area, and it would be nice to have. He thinks talking about tax incentives across other projects, there has been interest in making the numbers make sense but also that the development brings qualities such as sustainability, affordability, and walkability. He would like to keep in mind what the City wants to buy with public dollars beyond just the project making sense on paper and what expectations for Developers does it set for now and in the future.

Councilmember Kring feels like this project doesn't meet the "unique in nature" piece of a TIF project. She likes the quality of the project, but she would hope the project would be better suited. She doesn't see any public good from this project. She doesn't believe a multi-family housing project meets the qualities she would like to see for a TIF project. Ms. Smith acknowledged the amount of multi-family housing seen in the City in recent years, noting that those projects do meet the goals and objectives of the current Council. She pointed out that, as Councilmember Chociej stated, from a land use prospective, it's a good project that met goals and objectives. Adding the incentive request does elevate the project in terms of the Council's ability to ask for more.

Councilmember Chociej pointed out the lack of housing in the area, and he likes the idea of being able to help in some way to be part of the solution of the housing crisis. He also sees the value because the part of town could use the development. He would like to see a higher bar set for public inventive dollars.

Councilmember Loudon noted that one goal is to increase density to help the downtown business district be successful. She noted that The Locale project has been completed for some time and asked if there was any noticed difference showing increases in spending money within the City since the project has been completed. Ms. Smith said that, because sales tax data cannot be culled out that way, it's more difficult to assess. Sales tax revenues have increased incrementally and continue to do so. She noted that since The Locale opened right at the beginning of the pandemic, any data that might be collected is likely not entirely a curate. Anecdotally, staff hear how much the residents like living on Johnson Drive and having that walkability piece. The hope is that by increasing density more retail is brought into the area. Councilmember Loudon noted that she does worry about traffic concerns along Johnson Drive as projects get completed and more residents move in. She would like to maintain traffic flow and police services with new residents.

No recommendation was needed for this item, it will be heard as a public hearing

at the November 20, 2024 City Council meeting.

DISCUSSION ITEMS

2025 Legislative Priorities

Councilmember Schmid announced that due to guests joining the meeting, the Discussion Item would be moved up on the agenda. He asked Deputy City Administrator Justin Carroll to make his presentation.

Mr. Carroll explained that each year legislative priorities are adopted by the Governing Body and communicated with the State legislature. The Mayor and staff worked with Little Government Relations (LGR) to review the 2024 program and have proposed some initial edits. The first was an added section speaking toward local control over zoning, and a section about the World Cup encouraging the State to fully fund the event. He also noted that Stuart Little with Little Government Relations, the City's legislative advocacy partner, is in attendance and can stand for questions.

Mayor Flora stated that, on the zoning paragraph, she would like to see beefed up language to indicate that the removal of local control would be a negative. She believes that subject will come back again in this legislative session.

Councilmember Chociej asked, especially looking toward the World Cup and with increased growth in the County, he would like to see more transit emphasis as he sees it as a blind spot where more connectivity could be pushed. He believes that the World Cup will push the region to its limits, transportation wise, and added density in the area needs to be considered for a long-term transportation plan. He sees a lack of help from KDOT in general and would like more forward thinking on getting people to use public transportation and to provide it. He would like to see that help from Topeka.

Ms. Smith added that she has spoken with Mr. Little about what he anticipates coming back as areas of interest from Topeka, many around tax policy. She believes that it will make sense to leave some of the language a bit more open-ended initially so that the City has the opportunity to respond via testimony or other ways as specific legislation arises. The priorities will come back as an Action Item in December and Staff welcomes suggested edits or changes until that time.

Councilmember Loudon noted that the priorities include a statement about collaborative conversations about homelessness and would like to ask for action rather than just conversations about the homelessness problem in the state. Ms. Smith offered to review and offer some additional suggestions at the December meeting.

Mayor Flora asked Mr. Little to speak to what he anticipates coming forward based on the week's election results and an increase in one super-majority. Mr. Little explained that the Mayor's question and what Ms. Smith explained as the preliminary conversations. He explained that there will be significant discussion about local authority as there has been in several recent sessions related to everything from plastic bag bans to tax policy to the effort to pass the property tax rebate plan for government competition. He also noted that the plastic bag ban and government competition bill were both passed last year but vetoed and the vetoes were not over-written by just one or two votes, which may not happen with a larger super-majority. There is a larger margin to override the Governor's vetoes for the upcoming session.

Renewal of Interlocal Agreement with Johnson County Department of Technology for IT Network Support for 2025

Deputy City Administrator Brian Scott introduced the final item of the evening, for the approval of an Interlocal Agreement with Johnson County Department of Technology for IT Network Support for 2025. They support City Hall, the Police Department and Public Works for all programs, IT security, and help-desk support. The cost has risen every year, with a dramatic increase of 33% the previous year after the County analyzed their support and the costs. 2025 will see an increase of 11% to $103,274.69.

Councilmember Loudon asked if going through the County was less expensive than using a private firm and Mr. Scott confirmed it is. He has received much higher quotes from private firms, and the support is much more limited in scope, providing mostly off-site help-desk support. The County services include equipment setup and on-site visits for larger projects and also for issues that come up.

Councilmember Chociej found the large amount of support both off and on-site to be a bargain compared to the cost.

Ms. Smith noted that, when the City transitioned to using the County, they were paying almost $160,000 per year which included data storage hosting needs. Mr. Scott noted that a private company was used then, which contributed to the high costs. Mr. Scott explained also that finding a general IT specialist to hire is almost impossible without an extremely high salary.

Councilmember Carpenter-Davis recommended this item be forwarded to the City Council for approval. All on the committee agreed, and this item will be on the consent agenda.

Department Updates

There were no department updates.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:55 p.m.

Respectfully submitted,

_____
Robyn L. Fulks, City Clerk

City of Mission	Item Number:	2.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Laura Smith

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

RE: Funding Agreement - First Commercial Properties, LLC

RECOMMENDATION: Approve the funding agreement with First Commercial Properties, LLC for review and consideration of the redevelopment of the former Mission Mall site.

DETAILS: R.H. Johnson Company, operating as First Commercial Properties, LLC expects to be the new owner of the former Mission Mall site upon conclusion of the foreclosure action and are planning to develop a mixed-use project on the site.

They anticipate submitting a preliminary development plan in November that will begin review by the Planning and Commission and the City Council. They also anticipate requesting public incentives for the project that will be consider after the first of the year.

The funding agreement establishes the financial framework necessary for the City to independently and thoroughly evaluate the proposed development, including its potential to advance community objectives such as thoughtful land use, accessible public spaces, diverse housing opportunities, and connections to goods, services and amenities. By requiring the developer to fund the costs of review and incentive negotiations, the City protects taxpayer resources and preserves its ability to invest in existing programs, services and infrastructure that benefit the entire community.

While approval of the funding agreement does not constitute endorsement of a specific development proposal or commitment of public incentives, it is the first step in supporting a responsible, transparent evaluation process through which the City can assess the project's potential to deliver meaningful, long-term community benefits.

The agreement recognizes First Commercial Properties, LLC as the exclusive developer of the project and requires them to provide an initial escrow of $50,000 to cover the City’s costs in reviewing their applications. The escrow must be replenished if costs exceed $50,000.

CFAA CONSIDERATIONS/IMPACTS: Redevelopment of the former Mission Mall site represents a unique opportunity to advance Mission’s Community for All Ages objectives. The funding agreement supports a comprehensive evaluation of the proposed development, ensuring that accessibility, connectivity, inclusivity and the needs of residents across generations remain central to the City's consideration of the project.

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

FUNDING AGREEMENT

THIS FUNDING AGREEMENT (this "Agreement") is entered into as of the ___ day of _____, 2026, between the CITY OF MISSION, KANSAS, a municipal corporation of the State of Kansas (the "City"), and FIRST COMMERCIAL PROPERTIES, LLC, a Missouri limited liability company, and its successors and assigns (the "Developer") (the City and Developer are hereby collectively referred to as the "Parties").

RECITALS

A. The Parties desire to enter into this Agreement in order to designate the Developer as the exclusive developer during the term of this Agreement for the purpose of studying the feasibility of a commercial and multi-family housing development ("Development") to be generally located at the southwest corner of Johnson Drive and Roe Avenue, Mission, Kansas ("Project Area") and determining matters that may be included in a development agreement between the Parties ("Development Agreement").

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the City and the Developer agree as follows:

1. BASIC TERMS OF FINAL DEVELOPMENT AGREEMENT.

The Parties agree that before either party is obligated to proceed with any development within the Project Area, a Development Agreement, satisfactory to both Parties in their sole and absolute discretion, must be entered into. Although the specific terms of such Development Agreement must be negotiated between the Parties, the Parties presently believe that such terms must necessarily address, at a minimum, the following matters, to-wit:

A. Determination of Development. The Parties must agree on the proposed square footages of each building, number of living units, the exterior design, and the overall budget for the Development.

B. Agreement on Site Work, Infrastructure and Utilities. The Parties shall agree on how site work, utilities, street, intersection, sidewalk, and similar improvements are to be addressed by any development plan.

C. Agreement on Plans and Specifications. The Parties shall agree on the plans and specifications of the exterior design of the Development.

D. Agreement on Progress Schedule. The Parties shall agree on a progress schedule by which the Development will be undertaken and completed, subject to force majeure.

E. Zoning Changes. The Parties shall agree as to how any necessary zoning changes will be addressed. Nothing contained within this Agreement, nor any future agreement, shall be deemed to bind the City, acting in its governmental capacity, to make any such zoning changes.

F. Public Incentives. The Parties shall agree on public incentives, if any, for which the Development qualifies.

G. Other Matters. The Development Agreement shall also address any other matters that either party deems appropriate.

In the event of a conflict between this Agreement and the Development Agreement, the terms of the Development Agreement shall control.

2. OBLIGATIONS OF THE PARTIES TO PROCEED.

The obligation of the Parties to proceed beyond this Agreement is dependent upon the Parties entering into a Development Agreement prior to the termination of this Agreement. Nothing contained herein shall: (i) obligate the City to create or approve the Development; (ii) obligate the City to create or approve a development plan for Project Area; (iii) obligate the City

to approve or provide public incentives; (iv) obligate either party to enter into a Development Agreement; or (v) obligate the Developer to pursue the Development.

3. FEASIBILITY STUDY. The City may wish to obtain a third-party Feasibility Study (the "Study") to determine whether the Development's benefits, community improvement district sales tax revenue, tax increment revenue, and other available revenues are expected to exceed or be sufficient to pay for the eligible costs of the Development. Developer shall reasonably cooperate with the City and its consultants in connection with the Study, including but not limited to sharing non-proprietary information, attending public input sessions and attending City Council work sessions.

4. MISCELLANEOUS.

A. Costs. Except as otherwise provided specifically herein, each party shall be solely responsible for all costs and expenses incurred by such party in connection with the matters contemplated by this Agreement. Provided, however, that the Developer will reimburse and pay the City for its expenses incurred ("City Expenses") following execution of this Agreement.

i. In order to ensure the prompt and timely payment of the City Expenses, the Developer will establish a fund (the "Fund") in the amount of $50,000.00 ("Initial Deposit") by paying such amount to the City contemporaneously with the execution of this Agreement, receipt of which is hereby acknowledged.

ii. City shall provide Developer with a written description of each City Expense containing the name of the party to which the expense will be owed and a reasonable description of the work to be performed or service to be provided. Developer shall have fifteen (15) days after receipt of the City's notice to approve or deny the expense or request additional detail. In the event Developer fails to respond within the fifteen (15) day period, the expense shall be deemed approved. In the event Developer denies any City

Expense, the City and Developer shall attempt in good faith to resolve Developer's objection thereto; in the event the parties are unable to resolve such objection, City may terminate this Agreement.

iii. On a monthly basis, the City will pay the approved City Expenses from the Fund and will submit to Developer monthly statements itemizing the approved City Expenses paid from the Fund during the preceding month.

iv. In the event the City determines that the total of the City Expenses will exceed the balance in the Fund, the City will submit an itemized statement therefor to the Developer to replenish the Fund so that there is a cash balance available against which additional City Expenses may be applied on a current basis.

v. All statements of approved City Expenses will be payable by Developer within thirty (30) days of receipt thereof.

vi. If economic incentives are extended to Developer for its project, and any City Expenses are eligible for reimbursement through such incentives, the City will not oppose such reimbursement.

vii. All studies, reports, and other work product, other than attorney-client work product, prepared for City and paid out of the Fund shall be provided to Developer at no charge to Developer.

B. Assignability. Neither party shall assign this Agreement without the written consent of the other party.

C. Amendments. This Agreement may be supplemented or amended only by written instrument executed by the Parties affected by such supplement or amendment.

D. Applicable Law. This Agreement shall be deemed to be entered into in the state of Kansas and shall be enforceable under the laws of that state.

E. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon the Parties hereto, and the permitted successors and assigns of the Parties.

F. Non-liability of City Officials and Employees. No member of the governing body, official or employee of the City shall be personally liable to Developer, or any successor in interest to Developer, pursuant to the provisions of this Agreement, nor for any default or breach of the Agreement by the City.

G. Not A Partnership. The provisions of this Agreement are not intended to create, nor shall they in any way be interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the Parties.

H. Termination. Developer may terminate this Agreement upon ten (10) days' advance written notice to the City, in which event (i) the City will be reimbursed for all approved City Expenses actually incurred by the City prior to the receipt of such termination notice, (ii) all remaining moneys on deposit in the Fund shall immediately be returned to Developer, and (iii) this Agreement shall automatically terminate and the Parties shall have no further obligations hereunder.

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IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

CITY OF MISSION,
a Kansas municipal corporation

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

FIRST COMMERCIAL PROPERTIES, LLC
a Missouri limited liability company

By: _____

Name: _____

Title: _____

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	December 2, 2026
ADMINISTRATION	From:	Justin Carroll

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

RE: 2027 Legislative Priorities

RECOMMENDATION: Adopt the proposed 2027 Legislative Priorities.

DETAILS: Each year the City prepares a Legislative Program which outlines priorities or areas of interest or concern to be communicated to our state legislators at the outset of the legislative session.

This item was first presented to the Council during the November 4 Finance and Administration Committee meeting. Stuart Little of LGR was also present and weighed in on the platform and upcoming 2027 Legislative Session. Following that review and discussion by the Council, the final recommended platform is being presented for consideration and adoption.

The red-lined version of the 2026 Priorities and a clean document encompassing the 2027 Priorities are both included in the packet for referecne. Once adopted the 2027 Priorities will be shared with Mission's legislative delegation in advance of the 2027 Session.

CFAA CONSIDERATIONS/IMPACTS: Developing a comprehensive and thoughtful legislative program helps Mission to communicate our values and priorities to our state elected officials as we seek to support and encourage policy that helps to build, maintain and enhance communities for residents of all ages and abilities.

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

20276 Legislative Priorities

6090 Woodson
Mission, Kansas 66202
Phone: (913) 676-8350
Fax: (913) 722-1415

www.missionks.org

December 20265

December 17, 20265

Dear Reader:

The Governing Body of the City of Mission annually adopts a state legislative program to communicate Mission's legislative initiatives and policy positions in a manner that is reflective of Council priorities and values, including diversity and inclusion, sustainability, and investment in infrastructure, both physical and human.

The cornerstone of the City's legislative program is the belief that public affairs should be governed as close to the people as possible. Supporting activities that promote and encourage the exercise of authority and responsibility by locally elected officials is a top priority of the City.

Generally, and when not inconsistent with Mission's stated priorities, we support the Statement of Municipal Policy of the League of Kansas Municipalities. The City Council works cooperatively each year with the League and other cities for the shared benefit of Kansas cities.

If you have questions concerning the 20276 Legislative Program, please, do not hesitate to contact me or other members of the Governing Body.

Sincerely,

Sollie Flora
Mayor

Governing Body

Mayor
Sollie Flora

Ward I
Josepha Haden Chomphosy
Wanda Vaughn

Ward II
Mary Ryherd
Sam Komosa

Ward III
Debbie Kring
Brian Schmid

Ward IV
Ben Chociej
Cheryl Carpenter-Davis

20276 Legislative Priorities

State and municipal governments work together to provide citizens with many services they require and have come to expect. This partnership is dependent upon stable funding, decision-making at the appropriate level, and removing barriers to efficient and effective access to services and protections for every person in the state of Kansas without regard to age, race, religion, color, sex, disability, national origin, ancestry, military status, sexual orientation, or gender identity. The City of Mission understands our citizens' needs and is equipped to respond to them effectively and efficiently. While we respect the State government's role, we support the preservation of local authority, local control of revenue and spending, and oppose the devolution of State duties to local units of government without planning, time and resources. The City of Mission has established the following as our legislative priorities for the upcoming session and advocates in the interests of our elected representatives and on behalf of those who live and work in our community.

Finance and Taxation

Local Control Over Revenue and Spending

The City of Mission opposes actions by the State to impose constitutional or statutory limits on the authority of local governments to establish appropriate levels of taxation. Discretion and flexibility are important components of responsible and effective fiscal management, ensuring that local elected leaders can respond appropriately to the priorities of their constituents. We oppose arbitrary caps on taxing and spending limits that restrict that ability. Transparency measures should not be burdensome, costly, or punitive. Like most local governments, Mission's budget is driven in large part by costs associated with infrastructure and public safety. For example, in Mission's 2026 budget, public safety costs represent 36% of the General Fund Budget. Efforts by the State to restrict the ability of cities to levy property taxes are, in effect, anti-public safety measures that the City of Mission strongly opposes.

Tax & Appraisal Policy

The City supports stable revenues and urges the Legislature to avoid applying any further limitations to the ad valorem property tax base, including exceptions for specific business entities or the state/local sales tax base, as well as industry-specific, special tax treatment through exemptions or property classification. As a result of state tax policy changes, local governments have been increasingly pressured to rely on residential property taxes. We do not support changes in State taxation policy that would narrow the tax base, significantly reduce available funding for key programs, or put Kansas counties and cities at a competitive sales tax disadvantage with Missouri. We urge the Legislature to be cautious when pursuing policy changes related to assessed valuation, and do not believe an artificial cap is the best way to provide long-

term, equitable relief to Kansas homeowners and taxpayers. We support targeted, state-funded property tax relief for homeowners, including, for example, expansion of the homestead property tax refund program (*i.e.*, SB 215 introduced in 2025).

Sales Tax & Exemptions

Cities should continue to retain voter-approved local sales tax allocations. The Legislature is granted authority to make decisions relating to statewide sales tax. Local voters vote on and are granted authority to make decisions regarding local sales taxes. Any sales tax exemptions considered by the Legislature should only apply to the state portion of sales tax and not eliminate voter-approved local sales taxes.

Statutory Pass-Through Funding

The City supports the preservation and funding of local government revenues which pass through the State's treasury, alcoholic liquor funds and the local portion of motor fuel tax to local governments.

Government Policies and Procedures

Home Rule Authority

Cities possess Home Rule authority "to determine their local affairs and government" pursuant to the Kansas Constitution and any policy decisions undertaken by the Legislature must be respectful of this authority. The City of Mission supports the retention and strengthening of local Home Rule authority to allow locally elected officials to conduct the business of the City in a manner that best reflects the values and standards of their constituents. This includes matters dealing with public health and safety, such as local health orders and rental inspections, and the ability to govern possession of firearms in public spaces in the interest of community safety.

Promotion of Equity and Equality

Mission supports comprehensive anti-discrimination legislation that offers protections to every person in the state of Kansas without regard to age, race, religion, color, sex, disability, national origin, ancestry, military status, sexual orientation, or gender identity. We further support State efforts to encourage racial equity and promote diversity.

Abandoned and Blighted Properties

Mission supports streamlining and expediting the process for local governments, neighborhood organizations and private businesses to deal with the blight of abandoned, nuisance, foreclosed housing, and commercial structures to protect the rights and property values of surrounding property owners. Cities should continue to retain the ability to manage vacant property registry programs to counter blight.

Housing-Rental Inspections

Cities should be provided the authority to require inspections of rental housing for the safety of tenants and to protect the rights and property values of surrounding property owners.

Zoning

Cities should be allowed to maintain control over local zoning policy since it is an essential function of local government. Removing oversight ~~of this~~is ~~would be~~ an unprecedented shift in local control since removing elected local officials' ability to carry out this function is potentially contrary to the larger public interest in each community.

Non-Partisan Local Elections

The City supports non-partisan local elections and further supports local elections remaining separate from state and national elections, as well as the right to inform citizens about public policy and finance matters with no additional restrictions. We oppose any legislation that would require local elections to be conducted with partisan identification.

Additionally, the City supports policies and practices that facilitate fair, safe, and accessible elections, including mail-in ballots, grace periods, secure ballot drop boxes, extended early voting opportunities and expanded language access.

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Firearm Policy

We strongly believe the ability to govern how firearms are possessed or transported throughout our community is a matter of local control. Local government should have the ability to regulate and enforce the possession and use of weapons within city-owned facilities, including City Hall, public parks, the outdoor pool, community center and city vehicles. The City also supports the ability of local governments to set policies regarding the carrying of weapons and firearms by their employees while they are engaged in the course of their employment. We urge State legislators to amend K.S.A. 75-7c which currently restricts local government from enacting important firearm safety measures in their communities.

Education

K-12 Education Financing

Mission is supportive of the Kansas Legislature adequately and equitably funding primary and secondary education to a level that places Kansas among the leading states in support of a world class education and strongly encourages the State to fund special education at the statutorily required ninety-two percent of excess costs. ~~This was accomplished during the 2024 Legislative Session and the Legislature should continue to do this annually.~~ Mission also believes public funding for education is for the public schools, not for non-public schools or homeschooling.

Environment and Energy

Addressing the Climate Crisis as a Public Policy Priority

Climate change poses a global environmental, economic, social, and public safety crisis. We ask that the State recognize this crisis and join Mission in elevating sustainability and decarbonization as among the top and most urgent of policy priorities. The ongoing climate crisis demands

coordinated action at all levels of government. Mission supports State investment in and commitment to decarbonize our electricity, transportation, agriculture, and buildings sectors, so that Kansas can build community resilience and mitigate the financial impacts of climate change on cities.

Energy Policy and Control of Greenhouse Gas Emissions

Mission supports the establishment of a statewide Energy Office to support the development and implementation of statewide energy policies. We further support the development of a coordinated and comprehensive energy policy/plan, developed with strong input from cities, that would encourage the further implementation of renewable energy and energy-efficient technologies. As energy efficiency saves money, drives investment across all sectors of the economy, creates jobs, and reduces the environmental impact of energy use, we support public and private incentives to encourage energy efficiency by local governments and citizens. Further, Mission encourages the adoption of policies that will position Kansas as a forerunner in renewable energy production. Accordingly, encourages the Kansas Legislature to provide incentives for such energy sources that protect air quality and reduce dependence on oil and gas. More specifically, the City supports policies which allow and encourage homeowners and businesses to utilize and invest in alternative energy rather than imposing fees or additional barriers which result in discouraging investment that can save residents and businesses money. Mission further encourages the State to investigate and adopt innovative green technologies to drawdown greenhouse gas emissions and/or sequester carbon dioxide (for example carbon dioxide mineralized concrete and photocatalytic concrete technology).

Infrastructure

Improved Coordination with Municipalities with Respect to Federal Funding Opportunities

~~With recent historic investments at the federal level in infrastructure, sustainability, and clean energy through the Bipartisan Infrastructure law and the Inflation Reduction Act,~~ Mission encourages the Legislative and Executive branches of State government, along with various State agencies to more closely engage with cities to ensure that any federal transportation funds are as accessible and flexible as possible for local spending. Continued support, coordination, and guidance to local governments is critical in order to maximize opportunities to successfully leverage these federal investments. We appreciate efforts like the Build Kansas Fund, but there is a need to seek input from municipalities before the role out of such programs to ensure that the application criteria is in alignment with what cities need.

Comprehensive Transportation Plan

Mission supports full funding of the Eisenhower Legacy Transportation Program. We oppose any use of these funds to balance the state's General Fund budget, and any reduction in funding that jeopardizes existing programs.

Multimodal Transportation and "Vision Zero"

We encourage the State to increase planning for and funding of multimodal projects to improve our bike and pedestrian infrastructure and to embrace "complete streets" concepts in the planning of projects. While maintaining traditional transportation infrastructure, like roads and bridges, is critical, the State should be looking beyond this for ways to create new opportunities for transportation beyond car miles. We further encourage the State to prioritize achievement of "vision zero" with

the goal of increasing safe, healthy, equitable mobility for all.

Electric Charging Station Infrastructure

We support the expansion of electric charging station infrastructure throughout the state in order to increase the pace of electric vehicle adoption and positively impact local communities. We support a change to allow sales of electricity at EV charging stations and for EV charging stations to not be classified as regulated utilities.

Stormwater Management

Mission endorses regional and cooperative solutions to stormwater quality and quantity challenges that address point and non-point source pollution. We further endorse state measures to incentivize and enable investment in green infrastructure (e.g., street trees, use of native plants) to support sustainable communities.

Building Codes

Mission opposes any measures to preempt local building codes. Further, cities should continue to be allowed to shape local codes to incentivize net-zero or net-zero ready building requirements.

Human Services

Investment in the Social Safety Net

The City supports restoring funding to social services programs that provide a safety net for the most vulnerable in our communities. Continued support for these programs at the state level is imperative to keep our communities safe, productive, and vibrant.

Mental Health

Mental health is a critical component of the public safety and health of Mission's residents and all residents of the state of Kansas. Access to quality mental health services and an increasing need for these services is a growing concern of the City. The City supports increased funding for programs and services to provide enhanced training and support for police and fire departments; for public safety co-responder programs; to provide increased services to youth, for community mental health centers; and for state psychiatric hospitals. Mission advocates for the ability to establish public/private partnerships to increase provision of and access to mental health services and removing from the property tax lid the ability to fund mental health services and programs at the local level.

Medicaid Expansion

The City supports the expansion of Medicaid in Kansas and any State efforts to protect and strengthen Medicaid services and other public assistance programs ~~, as well as the expansion of access to Medicaid~~. Accordingly, we anticipate that statewide expansion of Medicaid will assist uninsured city residents in obtaining needed medical insurance and services.

Housing Needs

Mission supports existing and expanded State efforts to address the housing needs and challenges and, in particular, would like to see additional support for small urban communities which are often excluded in existing programs. Local officials should have the flexibility to address the need for affordable and varied housing types in accordance with their economic development and public safety duties. We urge the Legislature to continue building on existing programs as a lack of affordable and available housing continues statewide, including here in Johnson County.

Unhoused Populations

The City also encourages State and local collaborative conversations around homelessness and helping our unhoused populations. Local communities continue to try to address these needs, but more assistance is needed. We urge the Legislature to consider options to assist cities in maintaining and expanding affordable housing stock, including expansion of new housing incentives to cities with fewer than 60,000 residents, and/or providing matching funds. Mission would like to see State surplus funds targeted towards supporting those most in need.

Substance Abuse Prevention and Treatment

We support increased funding for proven state tobacco prevention programs to improve the State's "F" grade by the American Lung Association. We also support criminal justice reform measures targeted toward the treatment of drug use as a health issue, not a criminal one. With the Kansas cigarette sales tax rate well-below the national average, the City supports a statewide increase in the tobacco sales tax as a deterrent to tobacco use.

Miscellaneous

Legalization of Cannabis

The City supports legalization of cannabis in Kansas. At a minimum, the State should adopt legalization of medical cannabis which should be subject to existing state and local sales tax and cities should be able to levy their own excise fees and receive a portion of any state funds to offset the impact of medical cannabis. Each city should have the ability to opt-in to allowing dispensaries in their city and to further regulate operations.

~~**2026 World Cup in Kansas City**~~

~~The City encourages the State's support for the 2026 FIFA World Cup via mutual aid and honoring appropriations already made with an emphasis on transportation and public safety assistance. Kansas City was selected as a host site for the 2026 FIFA World Cup, which is set to be the largest sport event in history. The regional economic impact is estimated to be over $652 million, with up to $167 million of that impact to Kansas. The City of Mission appreciates the state's pledge of $28 million to support World Cup operations.~~

2027
Legislative Priorities

6090 Woodson
Mission, Kansas 66202
Phone: (913) 676-8350
Fax: (913) 722-1415

www.missionks.org

December 2026

December 17, 2026

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Generally, and when not inconsistent with Mission's stated priorities, we support the Statement of Municipal Policy of the League of Kansas Municipalities. The City Council works cooperatively each year with the League and other cities for the shared benefit of Kansas cities.

If you have questions concerning the 2027 Legislative Program, please, do not hesitate to contact me or other members of the Governing Body.

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Sollie Flora
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Governing Body

Mayor
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Josepha Haden Chomphosy
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Medicaid Expansion

The City supports the expansion of Medicaid in Kansas and any State efforts to protect and strengthen Medicaid services and other public assistance programs . Accordingly, we anticipate that statewide expansion of Medicaid will assist uninsured city residents in obtaining needed medical insurance and services.

Housing Needs

Mission supports existing and expanded State efforts to address the housing needs and challenges and, in particular, would like to see additional support for small urban communities which are often excluded in existing programs. Local officials should have the flexibility to address the need for affordable and varied housing types in accordance with their economic development

and public safety duties. We urge the Legislature to continue building on existing programs as a lack of affordable and available housing continues statewide, including here in Johnson County.

Unhoused Populations

The City also encourages State and local collaborative conversations around homelessness and helping our unhoused populations. Local communities continue to try to address these needs, but more assistance is needed. We urge the Legislature to consider options to assist cities in maintaining and expanding affordable housing stock, including expansion of new housing incentives to cities with fewer than 60,000 residents, and/or providing matching funds. Mission would like to see State surplus funds targeted towards supporting those most in need.

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Miscellaneous

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The City supports legalization of cannabis in Kansas. At a minimum, the State should adopt legalization of medical cannabis which should be subject to existing state and local sales tax and cities should be able to levy their own excise fees and receive a portion of any state funds to offset the impact of medical cannabis. Each city should have the ability to opt-in to allowing dispensaries in their city and to further regulate operations.

City of Mission	Item Number:	4.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Robyn Fulks

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

RE: 2027 Cereal Malt Beverage Licenses

RECOMMENDATION: Approve the 2027 Cereal Malt Beverage (CMB) License Renewals.

DETAILS: City ordinance and Kansas statutes require that any person or business wishing to sell any cereal malt beverage/enhanced cereal malt beverage (CMB) at a retail location must obtain an annual license from the City. Renewal licenses for January 1, 2027 through December 31, 2027 have been submitted by the following Mission businesses:

- Avelluto's, 6846 Johnson Drive
- Casey's Retail Company, 5800 Johnson Drive
- Hy-Vee Grocery, 6655 Martway Street
- Hy-Vee Convenience Store, 6645 Martway Street
- Natural Grocers, 6819 Johnson Drive
- QuikTrip, 4700 Lamar Avenue
- Target, 6100 Broadmoor Street

Each applicant will be required to submit their application and fee before issuance of license. Licenses will be issued pending satisfactory background checks for each applicant/store manager and approval by Police Chief Madden.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	K.S.A. 41-2702; City of Mission Code Section 600.160 & 600.170
Line Item Code/Description:	n/a
Available Budget:	n/a

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Justin Carroll

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

RE: Declaration of Surplus Equipment

RECOMMENDATION: Approve the Resolution providing for the sale/disposal of surplus equipment from various Departments.

DETAILS: City Council Policy No. 111 defines the process and procedure for the sale and disposal of real and personal property by the City of Mission, which is also outlined in K.S.A. 12-101. This policy was updated in October 2025 to increase the threshold to $5,000 in estimated property value which would require City Council approval prior to disposition. Property valued at less than $5,000 will be reviewed and approved for disposal by the City Administrator. Property and equipment valued over $5,000 and identified as surplus has been included as Attachment A to the Resolution.

Each Department, in consultation with the Deputy City Administrator, will be responsible for determining the best method for disposal in accordance with Council Policy and State law.

The items to be declared as surplus are the damaged City street sweeper, an old server, and end-of-life Automated External Defibrillators (AEDs).

CFAA CONSIDERATIONS/IMPACTS: Removing equipment that is no longer safe, reliable, or cost-effective to maintain allows the City to make better use of its resources and prioritize investments in dependable equipment and services to serve residents of all ages and abilities.

Related Statute/City Ordinance:	K.S.A. 12-101, City Council Policy 111
Line Item Code/Description:	NA
Available Budget:	NA

CITY OF MISSION, KANSAS
RESOLUTION NO. _____

A RESOLUTION DECLARING SURPLUS PROPERTY FOR SALE OR DISPOSAL

WHEREAS, City Council Policy No. 111 defines the process and procedure for the sale and disposal of real and personal property by the City of Mission, which is also outlined in K.S.A. 12-101; and

WHEREAS, the City, has identified those items listed on Attachment A as "Surplus Property;"

NOW, THEREFORE, be it resolved by the Governing Body of the City of Mission:

Section 1. The items included on Attachment A are hereby declared as surplus.

Section 2. The Deputy City Administrator, in consultation with each Department, will be responsible for determining the best method for disposal or sale of the items declared as surplus.

Section 3. In accordance with Council Policy 111, all City Officials and employees, both elected and appointed, are prohibited from participating in the purchase of real and personal property from the City.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION on this 16th day of December 2026.

APPROVED BY THE MAYOR on this 16th day of December 2026.
.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn L. Fulks, City Clerk

Attachment A

Surplus Items - 12/02/2026

Item	Description	Serial Number/Asset Tag	Department	Quantity	Potential Re-Sale Value
Vehicle					
Ravo Series 4 Street Sweeper	2015 Street Sweeper - Damaged	XL95FCHB4FA020211	Public Works	1	$2,500
Equipment					
Server	Dell Server	MSNSITSVM03	Administration	1	N/A
AEDs	Old AEDs ready for disposal	Various	Citywide	20	$8,000

City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Justin Carroll

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

RE: 2027 Worker's Compensation Insurance Renewal

RECOMMENDATION: Approve the City's 2027 workers' compensation coverage through the Kansas Eastern Regional Insurance Trust (KERIT).

DETAILS: The City has been a member of the Kansas Eastern Regional Insurance Trust (KERIT), a workers' compensation pool for local governments in Kansas, since 2009. The Trust comprises 17 member cities and counties.

The 2027 premium for workers' compensation coverage will be paid in two installments, the first in January and the second in July. The KERIT Board of Trustees will not confirm the final projected premiums until their Tuesday, December 8, 2026. This action item will be updated following that meeting with the 2027 premium information so that Council will be able to take action on this item at the December 16, 2026 legislative meeting.

Premiums are based on the City's annual payroll, the level of exposure to risk that certain jobs may entail, and an experience modifier that reflects past claims.

KERIT Premiums - 2024 through 2026

Year	2024	2025	2026
Total Premium	$76,122 (audited)	$71,387 (audited)	$78,147 (estimated)

The City undergoes a payroll audit after the first of the year to review actual payroll expenses for 2027. Mid-year premiums are adjusted to reflect the results of the audit.

The Trust continues to maintain a strong emphasis on loss control, and all member entities are actively engaged in proactive risk management activities. Because of this, members routinely receive a dividend from the trust when prior claim years are closed out and an additional premium discount for active participation in the risk management activities. This year, the City received a dividend distribution of $22,690 from the Trust which will be applied to the 2027 premiums.

Funds in the amount of $55,000 were included in the 2027 Adopted Budget for workers' compensation premiums.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various General Fund line items
Available Budget:	$55,000

City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Justin Carroll

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

CFAA CONSIDERATIONS/IMPACTS: Participating in a Workers' Compensation program that emphasizes employee and workplace safety, support and trains staff and supervisors and has a strong focus on sound fiscal management creates a work environment for City employees that values and protects them while they are delivering programs and services to meet the needs of the larger community.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various General Fund line items
Available Budget:	$55,000

City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Parks + Recreation	From:	Justin Carroll

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

RE: Citywide Phone Service Contract Award with ServiceMark Communications

RECOMMENDATION: Approve an agreement with ServiceMark Communications for citywide cloud-based unified communications as a service (UCaaS) phone service through Zoom including all necessary equipment, implementation, training, and ongoing service for a period of 5 years.

DETAILS: The City has been with ServiceMark Communications for the past eight years utilizing an on-premise phone service through NEC. Beginning in 2027, the software assurance agreement with NEC expires and they have already exited the phone system business in North America. This action, coupled with the fact the City's AT&T contract expired in September 2026, prompted staff to begin evaluating new phone solutions.

As the City began researching phone solutions, it became clear switching to a UCaaS solution is the future for local government. Numerous cities and school districts in the Midwest are switching to this type of service which features virtually no service interruptions and through application support a host of new features and flexibility previously not available on legacy phone systems.

The City issued an RFP for a UCaaS phone solution on August 31, 2026, and the deadline for submittals was October 2, 2026. The City received 6 proposals from the following:

- Tier 1 Telecom
- TSI Global
- Verge Network Solutions
- ServiceMark Communications
- Towner Communications
- Allo Business

Staff began the vendor review process in October 2026 with four internal stakeholders: Christine Korth – Budget and Finance Manager, Brian Scott – Deputy City Administrator, Lt. Robert Meyers – Support Staff, and Justin Carroll – Deputy City Administrator. The team reviewed each proposal and narrowed potential vendors to three.

Staff interviewed the three vendors and identified and evaluated proposals based on the following key priorities:

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	$35,800

City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Parks + Recreation	From:	Justin Carroll

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

- Solution Functionality and Fit
- Implementation and Transition
- Reliability, Security and Emergency Calling
- Customer Support and Service Levels
- Proposal Quality and Compliance
- Vendor Experience and References

The selection team rated the proposals as follows:

Vendor	Rating	First Year Cost	Five Year Cost
ServiceMark Communications	90.7	$39,954	$79,083
Verge Network Solutions	79.7	$21,000	$51,335
TSI Global	79.2	$33,035	$123,579

ServiceMark Communications and their partnership with Zoom emerged as the preferred solution due to the proven reliability of Zoom, incredible flexibility and functionality through the application platform, and proven local customer support. Additionally, staff felt that although there was a cheaper solution available, said solution was a proprietary one that comes with exponentially higher levels of uncertainty versus Zoom.

The proposed contract is for five years. The year one investment, which includes implementation costs, equipment purchases, and training, is estimated at a cost not to exceed $39,954. Moving forward, the estimated yearly cost of the service is estimated at approximately $10,000.

Implementation work would begin in late December and the official cutover to the new service is expected sometime in February 2027. Funding for this project will come from the combination of existing resources and savings identified by staff and achieved through consolidating existing phone service lines as well as eliminating citywide phone and internet service with AT&T. The internet service is not necessary since Johnson County's Department of Technology and Innovation (DTI) provides the City fiberoptic internet which will support the new phone solution.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	$35,800

City of Mission	Item Number:	7.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Parks + Recreation	From:	Justin Carroll

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

CFAA CONSIDERATIONS/IMPACTS: Transitioning to a modern Unified Communications as a Service (UCaaS) phone system supports the City's commitment to being a community for all ages by improving accessibility, reliability, and flexibility in how residents connect with City services. Features such as mobile and desktop applications, improved call routing, and more flexible communication options help ensure residents can conveniently reach City staff and access the services they need, regardless of age, ability, or location.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	$35,800

City of Mission	Item Number:	8.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Justin Carroll

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

RE: 2026 Budget Amendment

RECOMMENDATION: Approve the Resolution amending the maximum budget authority for expenditures in certain funds for the City of Mission's 2026 Budget.

DETAILS: The adopted annual budget establishes the maximum, authorized budget expenditure for each fund for the current fiscal year. Exceeding these expenditures without formally amending the budget is a violation of the Kansas statutes (K.S.A. 79-2929(a)). If there is a need to amend the budget, state laws require that a public hearing be held. A public hearing has been scheduled for the City Council legislative meeting on December 16, 2026 and the attached notice will be published in The Legal Record on December 1, 2026.

Please see below for a brief explanation of the proposed 2026 budget amendments:

- The Equipment Reserve Fund was amended to account for the necessary upfitting equipment which was purchased and installed as part of the five new police vehicles purchased with 2025A bond proceeds.
- The Solid Waste Utility Fund slightly exceeded projected expenditures. This is generally the result of timing of special assessment receipts.

The increased expenditures were identified for all the impacted funds during the 2027 Budget process and the 2026 Revised Budget which was approved by the City Council at the September 16, 2026 City Council meeting. The revised maximum expenditure limits are listed in the table below:

Fund	Original 2026 Budget Max Expenditure	Amended 2026 Budget Max Expenditure
Equipment Reserve Fund (Fund 24)	$110,404	$205,404
Solid Waste Utility Fund (Fund 30)	$703,400	$711,000

The 2026 budget amendments are not the result of unanticipated or unauthorized expenditures. The budget amendment is accomplished by adoption of the Resolution included in the packet. There are no unanticipated impacts to the current year budget as a result of the budget amendments.

CFAA CONSIDERATIONS/IMPACTS: Responsible financial management is essential to maintaining a community that is affordable, livable, and sustainable for residents of all

Related Statute/City Ordinance:	K.S.A. 79-2929(a)
Line Item Code/Description:	Various Funds
Available Budget:	NA

City of Mission	Item Number:	8.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Justin Carroll

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

ages and abilities. Maintaining transparency, accountability, and compliance with statutory budget requirements helps protect the City's financial stability and its ability to deliver reliable services and make long-term investments that benefit the entire community.

Related Statute/City Ordinance:	K.S.A. 79-2929(a)
Line Item Code/Description:	Various Funds
Available Budget:	NA

CITY OF MISSION
RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MISSION, KANSAS AMENDING THE MAXIMUM BUDGET EXPENDITURE AUTHORITY FOR THE 2026 BUDGET FOR THE EQUIPMENT RESERVE FUND AND SOLID WASTE UTILITY FUND

WHEREAS, revenues and expenditures can be difficult to anticipate when the original budget is adopted; and

WHEREAS, the timing of payments and reimbursements for large capital projects can be unpredictable based on weather, supply chain, or other issues and factors; and

WHEREAS, the proposed amendments are not the result of any unexpected or unauthorized expenditures, expenditures will not exceed the funds available to pay for the expenditures and were anticipated and approved on September 16, 2026 when the 2026 Revised Budget was adopted by the City Council; and

WHEREAS, in accordance with state law, the City of Mission conducted a public hearing and has prepared the necessary documents to amend the 2026 Budget to increase the maximum expenditure limits in the impacted funds.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION:

Section 1. That the maximum expenditure authority in the 2026 Budget for the following funds has been amended and established as:

Fund	Original 2026 Budget Max Expenditure	Amended 2026 Budget Max Expenditure
Equipment Reserve Fund (Fund 24)	$110,404	$205,404
Solid Waste Utility Fund (Fund 30)	$703,400	$711,000

PASSED AND APPROVED BY THE CITY COUNCIL this 16th day of December 2026.

APPROVED BY THE MAYOR this 16th day of December 2026.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn L. Fulks, City Clerk

State of Kansas
Amendment

2026

Notice of Budget Hearing for Amending the
2026 Budget

The governing body of

City of Mission

will meet on the day of 12/16/2026 at 7:00pm at 6090 Woodson, Mission, KS 66202 for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at www.missionks.org
and will be available at this hearing.

Summary of Amendments

Fund	2026 Adopted Budget			2026 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Equipment Reserve Fund			110,404	205,404
Solid Waste Utility			703,400	711,000
			0	0
			0	0
			0	0
			0	0

Justin Carroll
Official Title: Deputy City Administrator

City of Mission	Item Number:	9.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Laura Smith/Justin Carroll

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

RE: Ordinance Adopting the 2027 Budgets for the City of Mission, Kansas

RECOMMENDATION: Approve an ordinance adopting the 2027 Budget of the City of Mission, Kansas, Rock Creek Drainage District No. 1 and Rock Creek Drainage District No. 2.

DETAILS: As part of the annual budget process, the City takes formal action to adopt the 2027 Budget by ordinance. This ordinance represents one of two ordinances that are considered each December to finalize the City's annual budget and to provide expenditure authority. The Ordinance will adopt the City's budget as well as the budgets for Rock Creek Drainage Districts Nos. 1 and 2.

There are no changes to the 2027 Budget approved by the City Council in September 2026.

CFAA CONSIDERATIONS/IMPACTS: N/A

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

CITY OF MISSION
ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2027 BUDGETS OF THE CITY OF MISSION, KANSAS, ROCK CREEK DRAINAGE DISTRICT NO. 1 AND ROCK CREEK DRAINAGE DISTRICT NO. 2

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

SECTION 1. Adoption of Budget. The budgets for the City of Mission, Rock Creek Drainage District No. 1 and Rock Creek Drainage District No. 2 are hereby adopted for the year 2027. Copies of said budget shall be open for inspection in the office of the City Clerk during business hours. Upon filing of the budget with the County Clerk of Johnson County, Kansas, said budget shall constitute an appropriation for each fund, and the appropriation thus made shall not be used for any other purpose, pursuant to K.S.A. 79-2934.

SECTION 2. Take Effect. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the official City newspaper, all as provided by law.

PASSED BY THE CITY COUNCIL this 16th day of December 2026.

APPROVED BY THE MAYOR this 16th day of December 2026.

_____
Solana Flora, Mayor

(SEAL)

Attest:

_____
Robyn L. Fulks, City Clerk

City of Mission	Item Number:	10.
ACTION ITEM SUMMARY	Date:	December 2, 2026
Administration	From:	Laura Smith/Justin Carroll

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

RE: Authorization to Spend According to the Approved 2027 Annual Budgets.

RECOMMENDATION: Approve an ordinance authorizing the City Administrator to make expenditures in accordance with the adopted 2027 Annual Budgets for the City of Mission, Rock Creek Drainage District No. 1 and Rock Creek Drainage District No. 2.

DETAILS: As part of the annual budget process, the City Council takes formal action in December to authorize and direct the City Administrator to spend according to the adopted budgets for the City as well as Rock Creek Drainage Districts Nos. 1 and 2.

The attached ordinance authorizes the City Administrator to spend in accordance with the approved 2027 Annual Budgets.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	City Council Policy 102
Line Item Code/Description:	NA
Available Budget:	NA

CITY OF MISSION
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING EXPENDITURES BY THE CITY ADMINISTRATOR FROM THE 2027 BUDGET FOR THE CITY OF MISSION, ROCK CREEK DRAINAGE DISTRICT NO. 1 AND ROCK CREEK DRAINAGE DISTRICT NO. 2.

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

SECTION 1. Grant of Authority. The City Administrator is hereby authorized to make expenditures from the 2027 Budget for the City, Rock Creek Drainage District No. 1 and Rock Creek Drainage District No. 2 as adopted by Resolution Numbers 1257, 1258, and 1259 pursuant to and in accordance with City Council Policy Number 102, as from time to time amended. Copies of said Policy shall be open for inspection in the office of the City Clerk during business hours.

SECTION 2. Take Effect. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the official City newspaper, all as provided by law.

PASSED BY THE CITY COUNCIL this 16th day of December 2026.

APPROVED BY THE MAYOR this 16th day of December 2026.

_____
Solana Flora, Mayor

(SEAL)

_____
Robyn L. Fulks, City Clerk