

Minutes

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting, 4800 Town Center Drive, at 6:00 P.M., on Monday, April 16, 2018. Mayor Peggy Dunn presided.

Councilmembers Present: Chuck Sipple, Jim Rawlings, Julie Cain, Andrew Osman, James Azeltine, Debra Filla, Mary Larson and Lisa Harrison

Councilmembers Absent: None

Staff present: Scott Lambers, City Administrator Patty Bennett, City Attorney
Mark Klein, Planning Office Chris Claxton, Parks & Rec. Director
Kathy Byard, Budget Manager Dawn Long, Finance Director
Chief Troy Rettig, Police Department David Ley, Public Works Director and
Chief Dave Williams, Fire Department City Engineer
Nic Sanders, Human Resources Director Cindy Jacobus, Assistant City Clerk
Debra Harper, City Clerk

Others Present: Kevin Jeffries, President, Chief Executive Officer and Director of Economic Development, Leawood Chamber of Commerce

Presentation of 2019-2023 Capital Improvement Programs [C.I.P.] and 2019 Budget Model Assumptions

1. OPENING BY THE MAYOR

Mayor Dunn called the meeting to order at 6:03 P.M. Introductions with affiliation were made. She thanked all attendees and Ms. Long and Ms. Byard for the wonderful meeting documentation.

Ms. Long stated that Ms. Byard, who works diligently on the budget throughout the year would present, and both would answer questions.

Ms. Byard stated replacement handout pages had been placed at each seat. The biggest change on was to refine the project names for burial of power lines to be more distinct for the streets covered. For 2020 residential streets, the length of residential streets was corrected. She stated the C.I.P. manual would not be reviewed page-by-page. Her presentation would follow detailed agenda and reference numbered hand-out documentation, as done in previous years.

2. REVIEW THE 2019 – 2023 CAPITAL IMPROVEMENT PROGRAM [C.I.P.]Handout #2a – FY 2018 Summary

A snapshot summary of the 2018 C.I.P. projects with Debt-Financed Projects listed at the top of the page, followed by 2018 Pay-As-You-Go Projects [PAYG] grouped by “Program” type: Arterial [Streets], Residential Street, 1/8th Cent Stormwater, Other Projects, Parks Master Plan and Art Projects.

The Debt-Financed Projects list contains the first year for 2018 Street Improvements for \$3 Million. The name of Project #82074 for power line burial has been changed and the revised project name has not been updated on this handout.

PAYG Arterial projects are funded by the Street Improvement Fund, General Fund transfers and a portion of the 1/8th Cent Sales Tax. Residential Street mill and overlay projects are funded with Gasoline Tax money and a portion of the 1/8th Cent Sales Tax. In 2019, preliminary engineering and construction is planned for storm sewers in Waterford subdivision.

“Other Projects” Programs on the PAYG Project list include repairs on City buildings, mostly heating, ventilation and air conditioning projects, some fiber technology and the bay addition at the Public Works Maintenance Facility. City-wide Park Improvements is a “Parks Master Plan” Program on the PAYG Project list. Art acquisition/installation is under the “Art Projects” Program on the PAYG Project list.

Councilmember Cain inquired if an art piece for the Ironhorse Golf Course had been selected as noted in a \$13,000 line item. Ms. Claxton did not think a selection had been made, but this would be on an agenda for a committee meeting later this month.

Councilmember Cain inquired if \$25,000 for City banners was included in the budget. Ms. Byard stated the banners are not a capital improvement and they would be funded by the General Operations Budget.

Councilmember Filla inquired if money for sidewalk repair was included in the C.I.P. Ms. Byard stated \$25,000 of operating money was included in street projects for patching done by Maintenance Crews.

Handout 2b – FY 2019 Summary

2019 Debt-Financed Projects at the top of the page, followed by 2019 Pay-As-You-Go [PAYG] Projects, grouped by “Program” type: Arterial, Residential Street, 1/8th Cent Sales Tax, Other Projects, Parks Master Plan and Art Projects.

Debt-Financed Projects include 143rd Street, Windsor to Kenneth Road and Fire Station #1 Replacement. Temporary Notes will be used for Fire Station #1 and the annual debt-service payments will be paid from the Public Safety Fund, not from the Debt Service Fund. Mr. Lambers stated the City had planned to pay cash, but due to tax lid legislation the City will use the Public Safety Fund. The Public Safety Fund revenue is used for safety purchases. A transfer from the Debt-Service Fund to the Public Safety Fund No transfers would not be required.

Councilmember Filla referred to Page 19 of the C.I.P. Manual and requested the yearly amount of money going into the Public Safety Fund and confirmation that the fund balance includes the removal of approximate \$633,000 annual debt-service payment for Fire Station #1. Ms. Byard confirmed the fund balance includes debt-service payment in 2021 and that the fund receives approximately \$1 Million to \$1.1 Million in sales tax money each year. Mr. Lambers stated the fund has been used for equipment purchases.

There are no major 2019 PAYG Projects except the Waterford Storm Sewer which is approved for Johnson County Stormwater Management Advisory Council [SMAC] funding [75% County, 25% City]. Mayor Dunn confirmed to Councilmember Filla the County Assisted Road System [CARS] program would remain, but the County may revise the SMAC program to address only watersheds.

Ms. Byard stated that CARS funding helps finance Arterial Program PAYG repairs and is also used for fund other debt-financed street projects. Funding sources for 2019 PAYG Projects are shown in the lower right of both Handouts 2a and 2b.

Ms. Byard confirmed to Councilmember Sipple that a decision packet for the 2019 Operating Budget had been requested for South Bicycle Loop signage and the project would be added.

Councilmember Azeltine asked when the 1/8th Cent Alcohol Tax expires. Ms. Byard stated the tax expires in 2021. Mr. Lambers stated he would likely recommend the Governing Body extend the duration to tax 10 years, starting in 2020. Mayor Dunn stated the City had set the duration of the tax at seven years to synchronize with an election cycle, and most cities have a tax duration of 10 years.

Councilmember Sipple pointed out the 2019 revenue sources do not include the South Leawood Transportation Impact Fee, which would be applicable to the new hotel and other new development. Ms. Byard stated Impact Fee funds are not budgeted or forecast, and Impact Fees are for a specific use. The City has \$280,000 in the South Leawood Transportation Impact Fee Fund and that will all be used in 2018. Ms. Long stated revenue from Impact Fees is sporadic. Ms. Byard pointed out that on Handout 2b, the Park Impact Fee would be used to fund City-wide Park Improvements in 2019. All money available in the Park Impact Fee Fund would be used in 2019 for these improvements in the Parks Master Plan.

Mr. Klein confirmed to Councilmember Sipple that Impact Fees for commercial are paid at the time of building permit issuance, are based on gross square footage and the Public Art Impact fee is currently 15 cents per gross sq. ft.

Ms. Byard pointed out the City is supposed to be using the monies within a specific amount of time. Ms. Bennett stated use is within five years or payees can question why the monies have not been used. Mr. Lambers stated the operative word is “question.”

Handout 2b – C.I.P. Letter

Provides a quick reference for significant changes or items added since the previous C.I.P. The largest of these is burial of power line projects, reprioritization of the Parks Master Plan, Waterford subdivision storm sewers and Art projects.

Councilmember Filla noted the City now has many power line burial projects. Mayor Dunn stated that undergrounding of power lines had been set as one of the Council's goals at a January Work Session when Councilmember Filla was unable to attend. Mr. Ley would present all opportunities and Council analysis would be on a case-by-case basis, for the City to do where this would like not happen otherwise. Underground is a requirement for developers. Mr. Ley stated power lines were buried as part of the street reconstruction on 143rd Street from Nall to Windsor and on Nall from 135th Street to 151st Street, and cost was bonded with those projects.

Councilmember Harrison noted there are two sources for art funding: the City Capital Art Fund and the Public Art Impact Fee Fund. The Public Art Impact Fee has been increased. She referred to Page 56 of the C.I.P. Manual, pointing out that in 2018 the City had significant spending of \$367,500 on art projects, in comparison the amount anticipated for the next five or six years. She inquired if the difference was because this was an extraordinary year, future projects are unknown, or if projects are limited by funding.

Ms. Claxton stated the balance of \$277,839 of the combined Capital Art Fund and Public Art Impact Fee fund balances was with planned expenditures for 2018 through 2023. Art Selection Panels have not been established, so planned acquisitions are estimates. It takes more than one year for an Art Selection Panel to complete an acquisition. Councilmember Harrison inquired if there needed to be a directive to suggest we do not have more than one art project per year to avoid looking frivolous. Mr. Lambers stated the Arts in Public Places Initiative [APPI] practices had changed. APPI had been overwhelmed to coordinate the start of one project during the end of another, and then the price of art skyrocketed. Now funding builds up for a large expenditure every other year, at minimum. Mayor Dunn stated it was an anomaly to have three pieces of art approved in 2017 and coming to fruition in 2018.

Councilmember Harrison inquired if there was an abundance of art funds and there were no public locations for installation in the City, could the funding be used for parks or other artistic items. Mayor Dunn stated that public art is public art. Art funding covers three areas: Leawood Stage Company, Public Arts and Cultural Arts. She stated there would be ample opportunities for locations, especially with development of 135th Street.

Councilmember Azeltine stated Art Impact Fees only go toward capital art. Mr. Lambers stated the funding is augmented from the General Fund by a \$5 per capita fee, for about \$34,000 a year. The Council could change policy and permit funding for other purposes. Leawood is one of the few cities that does this.

Councilmember Sipple pointed out the different start dates for mill levy increases at the bottom of Handout 2c. Ms. Byard stated in the 2017 Budget – Financial Assumptions model, a 0.95 mill levy increase was planned for 2020, 2021 and 2022. For 2018 Budget – Financial Assumptions model, the 0.95 mill levy increase changed to 2022, 2024 and 2026. For 2019 Budget – Financial Assumptions model, the 0.95 mill levy increase changed to 2021, 2023 and 2025. General Fund reserves are reviewed at years end. Mr. Lambers confirmed to Councilmember Sipple this is an estimate. In 2005, the Council directed to have a three mill levy increase over three years to accelerate mill and overlay into street reconstruction in 2009, 2010 and 2011. Since then, the Council directive is for increases of just one mill levy with the ability to have a levy increase each year, rather than every other year, over a three year period.

Mr. Lambers stated Handout 3b demonstrates the City has both a fully funded Operating Budget and C.I.P. The City is in good operating condition should the C.I.P. Program could to be scaled back or shutdown if an economic downturn would occur like in 2007 and 2008. Mayor Dunn noted the statement “Annually, key Assumptions will be reviewed and, if necessary, revised.” The Cities professional staff does this very well.

Councilmember Azeltine shared that when he first became a member of the Council, he had trouble with building mill levy increases into out years, but then he learned that many projects are bonded for specific purposes, and this has worked well. The stress test was in 2008 and 2009. Mr. Lambers stated the Council has spending discretion over capital-driven projects in the C.I.P. Program.

Mr. Lambers confirmed to Councilmember Sipple the tax lid legislation gives exemptions for debt-service, contrary to economic sense, and so the funding source for Fire Station #1 changed over the past 18 months. The City will pay a couple of percentage points in interest over the life of the bond, but that this will provide a cushion for the City. Mayor Dunn noted that a couple of area cities have never borrowed and have never used bonds.

Handout 2d – Capital Improvements Program – Parks Projects [PAYG], 2018 - 2026

A box in the upper right presents the Unfunded Parks Projects – To Be Prioritized by the Governing Body. In 2019, renovation of the City Park Pool House is planned. Initial cost had been \$1 Million and now cost is \$1.2 Million, with the difference made up by using some Park Impact Fees. Councilmember Filla questioned why the project could not be funded with Park Improvements. Mr. Lambers stated park improvements are issues that must be brought before voters. Mayor Dunn pointed out in 1998, voters approved \$12 Million for the City, Ironwoods and I-Lan Parks. Ms. Byard confirmed to Councilmember Azeltine the last of voter-approved park funding has been used.

Mr. Lambers confirmed to Councilmember Sipple that the Unfunded Parks Project for “Trails, City Hall Connection to Greenway Trail & Roe Tunnel Repair” at an estimated cost of \$653,000 was a another Council goal.

Councilmember Harrison requested that documentation use no font below 8 point for readability.

Mr. Ley and Ms. Claxton distributed a detailed cost estimate and map for the “Trail Extension, Roe Avenue to Tomahawk Trail – Layout Option 3.” The cost estimate LED lighting upgrade for the tunnel under Roe Avenue, repair of the downstream edges of the culvert to remedy puddling, reconstruction of the damaged trail on Sunrise, an overlay of trail section in front of Reece & Nichols, installation of an 80 ft. bridge across creek, and 7% grading to bring trail up to Town Center. The project also includes removal of sidewalk adjacent to Town Center and installation of a 10 ft. trail. A mid-block crossing, one in each direction, is considered the best to keep crosswalk away from the Town Center and Tomahawk Creek Parkway intersection, so trail would extend north on the west side of Tomahawk Creek Parkway. This project is listed as an unfunded Parks project for \$653,000 and cost has been updated to \$680,000. Mayor Dunn pointed out this project would be a higher priority because of the future installation of the “Dancers” art piece and no walkway access. The site is a nice, beautiful area.

Councilmember Sipple asked if there would be walkway to “Dancers.” Mr. Ley stated the trail would swing to Town Center and the unfunded project does not include a walkway to the art piece. There are public sidewalks on the east and west side of Roe Avenue. Mayor Dunn inquired if small stepping stones could be installed to the art piece. Mr. Ley stated using stepping stones would likely be an Americans with Disabilities Act [ADA] issue. Mr. Lambers added the steep incline of site would also be an issue, from either the sidewalk on the west of Roe or going north. A walkway would be a separate project. The goal is to keep the unfunded park trail project cost at \$800,000.

Councilmember Filla questioned if funding for the trail could happen sooner than 2023. Mr. Lambers stated if the Council agrees, he would try to incorporate funding in 2019 or 2020.

Councilmember Cain stated she has been on the Park & Recreation Advisory Board for a long time and she did not believe the trail would be a priority over other unfunded Parks projects if the City can fund \$800,000. The trail needs to be done at some point, but there are other projects such as tennis courts, pool house, and taking care of existing facilities, that have been waiting a long time. Mr. Lambers stated the trail was in response to a Council goal, triggered by the “Dancers” art piece, and the project could be reviewed by the Park & Recreation Advisory Board. This would need to be reviewed by the Park & Recreation Advisory Board. Ms. Claxton stated the trail project would not move ahead of other projects, it would just move from the unfunded to the funded list. Councilmember Cain stated her understanding and reiterated her disagreement.

Mayor Dunn stated the Council would take the responsibility for trail funding rationale, if needed, and she pointed out the title of the unfunded list states “To Be Prioritized by the Governing Body.” Councilmember Cain pointed out the “Replace Lions Shelter and Restroom” funded project is not scheduled until 2022 and the number people who use these facilities would be greater than the number of people who might want to view “Dancers.” There are sidewalks to get to the site; visitors would just not be able to meander.

Councilmember Filla agreed the trail project is important. The City has visitors from around the world and walkers to Town Center and Park Place. The trail would increase walkability and is something that has been desired for a long time. Impression and impact are valuable amenities. She stated she would not want to take the project before the Park & Recreation Advisory Board.

Councilmember Osman stated the City must budget for the masses and for entirety. Parents of young children need adequate restrooms near the playing fields. Ms. Claxton reminded that the West Kindergarten Fields 11 and 12 would be unusable for three years because of the Johnson County Wastewater Treatment Plant Expansion Project.

Mayor Dunn asked Mr. Lambers when the Governing Body was expected to prioritize the unfunded projects list. Mr. Lambers stated the Council could rank unfunded Parks projects at a future Governing Body Work Session.

Mr. Lambers requested direction on the disposition of the unfunded trail project. The project could be added to the 2019 or 2020 C.I.P. Program, or the project left in the unfunded list and all unfunded projects reviewed by the Council at a future Work Session. If the project remains on the unfunded list this would mean a delay of at least one year, and it could be reviewed in 2020 or 2021. He stated any project beyond the 2019 C.I.P. Program is subject to change.

Councilmember Sipple stated support for ranking unfunded projects. Councilmember Azeltine stated support for pushing out the trail until 2020, retaining on the unfunded list. Mayor Dunn reminded in either case, it would be 2020 before anything could be done.

Councilmember Azeltine requested a sufficient time for review of C.I.P. Program documentation, to give standing committees adequate review time. Mayor Dunn stated manuals had been distributed two weeks ago and the Planning Commission reviews at a Work Session. Mr. Lambers stated he would look to accelerate the availability of documentation. The C.I.P. Program is probably more important than the Operating Budget.

Mr. Lambers stated a Governing Body Work Session would be scheduled for later this year to rank unfunded projects with cost estimates, and also again next year at this time, to determine priorities. Funding could be available to spend 2019, but more likely 2020 at the earliest. A two-year period to review funding options with Ms. Long and Ms. Byard would be needed. Councilmember Filla stated she did not want to push out projects that far and available funding should be used for Parks; Councilmember Cain agreed. Mr. Lambers stated the Work Session would provide a good schedule for future cost planning. Use of cash has an immediate impact on fiscal year.

Councilmember Filla inquired if money from the large balance of the Public Safety Fund could be used for unfunded Parks projects. Mr. Lambers stated that would be a Council prerogative, but he suggested being conservative.

Mr. Lambers confirmed to Councilmember Azeltine the Public Safety Sales Tax that commenced in 2008, it was used to construct the Justice Center, it goes into the General Fund, and can be spent on anything. There is no sunset date for the tax, similar to Johnson County taxes. The County typically does not have sunset dates on their taxes. The recent voter-approved tax for renovation of the Johnson County Courthouse and Coroner Facility is an exception; that tax expires in 10 years.

Councilmember Osman stated support for budgeting \$700,000 as a “plug number” and to decide at a Work Session what that amount would be used for in 2019. Mayor Dunn and Councilmember Larson agreed.

Mayor Dunn stated her assumption the Park & Recreation Advisory Board was aware the Governing Body was tasked with prioritization of unfunded projects. Councilmember Cain expressed concern, based on her comments, that funding for a possible Parks project would not be available. Per Mayor Dunn’s request, Councilmember Cain agreed to provide explanation to the Park & Recreation Advisory Board.

Mr. Lambers stated if the Council would review at an August or September Work Session, the Park & Recreation Advisory Board could have the opportunity to re-assess projects and the unfunded list, provide their top five priorities. Councilmember Rawlings stated this was a good suggestion. Councilmember Cain noted a project scheduled for 2024 might be moved up to 2022 if the potential \$700,000 in funding was available. Mayor Dunn inquired if the Work Session would need to be held before the Budget Work Session scheduled in June. Mr. Lambers said the Work Session on parks projects could occur after June 1.

Mayor Dunn suggested an economical use, such as Frisbee golf, on the 45 acres of available land at Ironwoods Park should be included in the unfunded list. There has been public requests at community meetings for such ideas.

Handout 2e – Current and Future Annual General Obligation Debt Payments

Handout 2f – Capital Improvements Program, 2019 - 2023

Current debt is presented in purple and future planned debt in orange. Current debt would be paid in full in 2032 and future debt paid in full in 2047 [chart data provided only through 2035].

Councilmember Filla asked if the City stopped bonding projects, debt ratio would remain the same. Mr. Lambers stated bonding is used for projects that have an extended useful life, like storm sewers and streets. The City is landlocked and will eventually be in a maintenance mode, rather than capital mode. As debt-service decreases and assessed valuation increases, the portion of the mill levy used for debt-service will decrease and the mill levy increase used for Operations.

Councilmember Filla asked if Public Safety Funding could be discussed at the Governing Body Work Session for reprioritizing parks projects. Mr. Lambers stated that discussion would be a separate meeting. A 2018 expenditure decision would need to be before June; it is best to address after June.

Dark Store Theory Discussion

Mr. Lambers stated the commercial “Dark Store Theory”, basically a vacant building with no revenue, is becoming an avalanche all over the United States. Large retailers such as Target, Wal-Mart and T.J. Maxx, theorize their properties are unique to them, the highest and best use, and there would be lesser use if someone else would buy their properties. Smaller retailers such as CVS Pharmacies have come on-board and it is likely other commercial properties will do the same. In some states there have been significant reduction in assessed valuations and are having to come up with money to repay property taxes. Johnson County is fighting and plans to take to the Court, but it does look like an appeal would be successful. Mayor Dunn stated Johnson County Board of Commissioners Chair Ed Eilert plans to testify against.

Ms. Long attended a meeting scheduled by Johnson County Appraiser Paul Welcome. Mr. Welcome stated the longest retrospective payback period is 2011, seven years. He estimated Leawood would be required to pay back several hundred thousand dollars, retro to at least 2011. There could be a statute of limitations on the look-back period. The State is unlikely to intervene as their budget is not impacted, only school districts, cities and counties, and because of party affiliations. There may be little notice provided in advance of a Court Order.

Councilmember Osman stated compared to other municipalities, the City would have less exposure because the City does not have Home Depots or Targets. Mr. Lambers agreed other cities with far more commercial development would be hit the hardest. An example in Leawood might be if the vacant HyVee building were to have a significant decrease in best use and valuation. He stated Town Center Plaza might make the same argument for the entire plaza. Mr. Lambers opined the theory would be similar to an empty-nest home owner claiming valuation based on fewer bedrooms used, and that industrial businesses may make the same claim. Mayor Dunn stated a 30% reduction in valuation has prevailed. Mr. Lambers stated if assessed valuation decreases, mill levy would be needed to increase revenue if the same service levels are desired.

Mr. Lambers stated he would distribute an article and information provided to Ms. Long at the meeting with Mr. Welcome. He is available for questions. This situation will not go away and the City will be impacted.

Handout 3a – 2019 – 2023 Five-Year Financial Plan

Page 2 – Presents the three-part revenue stream which is the basis for the budget. Revenue is comprised of 31% Sales Tax, 38% Property Tax 38% [Assessed Valuation] and 31% Other Governmental Revenues. Property Tax percentage increased from last year as the City is receiving a share of the Johnson County Courthouse/Corner project.

Page 3 – Overview of Leawood sales and use taxes collected for 2010 through 2017 and also sales and use taxes for Lenexa, Olathe, Shawnee, Overland Park and Leawood for 2016 and 2017. The City's 2017 collections grew from 4.7% in 2017, and have a 3-year average growth of 4.3% and a 5-year average growth of 3.8%. The City's planning model is a conservative projected growth of 2.95%.

Councilmember Cain inquired why Olathe had a large increase in 2016. Ms. Byard stated this was likely due to some redevelopment and retail growth. Olathe's 2017 sales and use tax growth decreased to normal.

Page 4 – Top 10 tax categories comparison for 2015 to 2017, with Groceries the highest following by Full-Service Restaurants. New to the list is Furniture Stores. The City has begun to receive sales tax revenue in regard to a Wyandotte County development area that had used STAR Bonds.

Councilmember Cain pointed out the Hen House remodel likely contributed to the increase for Grocery Stores in 2017. Mr. Lambers stated the Kansas Legislature will likely be reducing the sales tax on food. The Senator from Overland Park has supported total elimination of sales tax on food, but if the State does not have even a small amount of sales tax on food, a city cannot tax.

Ms. Byard confirmed to Councilmember Osman inquired the City receives sales tax from jewelry stores, but this is not a Top 10 category and would be considered retail.

Page 5 – Another view of Page 4 data, comparing two-year growth of the Top 10 sales tax categories. An important note is new retail in the City generated \$85,000 in sales tax. Without new retail, the City would not have seen an increase. Mr. Lambers stated the City would continue to see positive sales tax revenue growth driven by an expanding County sales tax base.

Page 7 – Sales tax categories forecast for City Sales, County Sales, City Use, County Use and 1/8th Cent Sales taxes, as well as the County Public Safety tax and County Court/Coroner Tax.

Mayor Dunn confirmed to Councilmember Filla the City 1/8th Cent Sales Tax is split and used equally between street and storm sewer projects.

Page 8 – Projected Assessed Valuation & Mill Levy from 2010 to 2018. The City's financial planning model includes a conservative increase of 3.10%. The 3-year average growth was 2.3%, the 5-year average growth was 5.1% and the 10-year average growth was 2.6%.

Page 9 – Another view of assessed valuation [property tax] forecast presented on Page 8.

Page 11 – According to the 2018 Revaluation Report, the average appraised home value in the City is \$523,000, a 5.2% growth, as compared to \$497,000 in previous year.

Councilmember Cain noted there had been a 10.7% decrease in home prices 2016 to 2017, and a 6.5% decrease 2015 to 2016. Mr. Lambers stated extremely large expensive homes \$1 Million to \$10 Million, are seeing price declines in the City and throughout the United States. There is an extreme shortage of houses priced from \$350,000 to \$400,000. It is expected that in the next two years this “constricted bulge-like” pressure shortage will impact houses from \$400,000 to \$425,000. The houses are not changing, only their values.

Pages 15 and 16 – Present the financial assumptions for 2019 – 2023. Population estimate assumes a 0.5% growth factor each year. There will be no debt service issued in 2018; this occurs every other year for now. The C.I.P. and financial planning model does not include the issuance of any further special-financed debt for Special Benefit Districts or Transportation Development Districts.

Mr. Lambers confirmed to Councilmember Filla there had not been a separate Work Session in regard to the \$1 Million expenditure each year 2023, 2025 and 2026 from the PAYG Public Safety Fund for land/construction of a Fire Training Facility. If the Council would like to explore, a possible location would be brought before the Governing Body. Councilmember Filla asked why the City would want to acquire such a facility. Mr. Lambers stated currently the Fire Department uses Overland Park’s facility, which takes our Staff out of the City, and this would provide for a permanent City-owned Fire Training Facility.

Mayor Dunn thanked Ms. Long and Ms. Byard for providing quarterly finance reports. She stated the 2019 Budget Manuals should be distributed a minimum of two weeks in advance of the June Budget & Finance Committee Work Session. The budget will present much of the same C.I.P. Program information.

Mayor Dunn stated review of the C.I.P. Program had been rushed, but hoped good suggestions were made to Mr. Lambers.

ADJOURN

There being no further business, the meeting was adjourned at 7:25 P.M.

Debra Harper, CMC, City Clerk

Cindy Jacobus, Assistant City Clerk